

372 E DISTANT VIEW

3 Bed | 2.5 Bath | 2830 sq ft | 8 Acres

OFFERED AT \$1,399,000



Hill Country Retreat on 8 Acres – Pool, Views & More! This 3-bedroom, 2.5-bath home sits on 8 scenic acres in Mountain View Subdivision, just 10 minutes from town. Enjoy stunning Hill Country views from every room, with an open floor plan, vaulted ceilings, and custom stained wood trim. The living room features custom knotty alder cabinetry and a ventless fireplace. The kitchen boasts granite countertops, stainless steel appliances, and a walk-in pantry. A dedicated office and second living area offer versatility. Outside, relax by the pool, firepit, or under large oak trees. The oversized garage includes extra storage or potential flex space above. Don't miss this Hill Country gem! For more information and photos please visit <https://372-e-distant-view-dr.jilltabor.com>.

Click QR Code for additional information and photos.



Jill Tabor
REALTOR®

📞 830-456-8115

✉ jill@jilltabor.com



PORTFOLIO
REAL ESTATE  kw

MLS #: R97135A (Active)
List Price: \$1,399,000
372 E Distant View Dr Fredericksburg, TX 78624



Bedrooms: 3	Unit #:
Full Baths: 2	Original List Price: \$1,450,000
Half Baths: 1	Area: County-Southeast
Main House Living SqFt : 2,966	Subdivision: Mountain View
Apx Total SqFt: 2,966	County: Gillespie
Price Per SQFT: \$471.68	School District: Fredericksburg
Source SqFt: Owner	Distance From City: 6-9 miles
Appx Year Built: 2010	Property Size Range: 6-10 Acres
Type & Style: Hill Country Style	Apx Acreage: 8.0200
Current B&B: No	Seller's Est Tax: 11499.00
# Stories: One and One Half	Showing Instructions: Appointment, Lockbox, Occupied, Showing Service
Heating: Central, Electric	Days on Market 99
A/C: Central Air, Electric	
Garage/Carport: 2 Car, Attached	

Tax Exemptions:	Taxes w/o Exemptions: \$0.00	Tax Info Source:	CAD Property ID #: 87800	Zoning: None
Flood Plain: No	Deed Restrictions: Yes	STR Permit: No	Permit #: 00	Manufactured Homes Allowed: No
HOA: Yes	HOA Fees: 300.00	HOA Fees Pd: Yearly	HO Warranty:	
Rental Property:	Rental \$:	Items Not In Sale:		
Guest House: No	# of Guest Houses:	Total Guest House SqFt: 0		
Guest House # Bedrooms:	Guest House # Baths:	Guest House # Half Baths:		

Construction: Stone, Stucco	City/Rural: Outside City(w/Acrg)
Foundation: Slab	Site Features: Cable, Deck/Patio, Sprinkler System-Lawn, Swimming Pool
Roof: Metal	Interior Features: Ceiling Fan(s), Garage Door Opener, High Ceilings, Pantry, Storage, Vaulted Ceilings, Walk-in Closet(s), Washer-Dryer Connection, Water Softener, Window Treatments
Flooring: Ceramic	Topography: Rolling Slope, Views, Wooded
Utilities: Electric-CTEC, Propane Tank-Leased, Water Heater-Electric	Surface Water: None
Water: Well	Access: County Road, Paved
Sewer: Septic Tank	Location Description: Gravel Drive
Fireplace/Woodstove: Gas Logs, Masonry	Documents on File: None
Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener	

Trms/Fin:	Trms/Fin: Cash, Conventional	Possessn: Closing/Funding	Excl Agy: No
Title Company: Select Title	Attorney:	Refer to MLS#:	
Location/Directions: From Main St, go northeast on Market Rd 1631/N Olive St. In approx 7 miles, go left to stay on Market Rd 1631/N Olive St. In approx 1/2 mile, turn left on Great View Dr then right on E Distant View.			
Owner: Randolph Holland, Catherine M Holland	Occupancy: Owner		

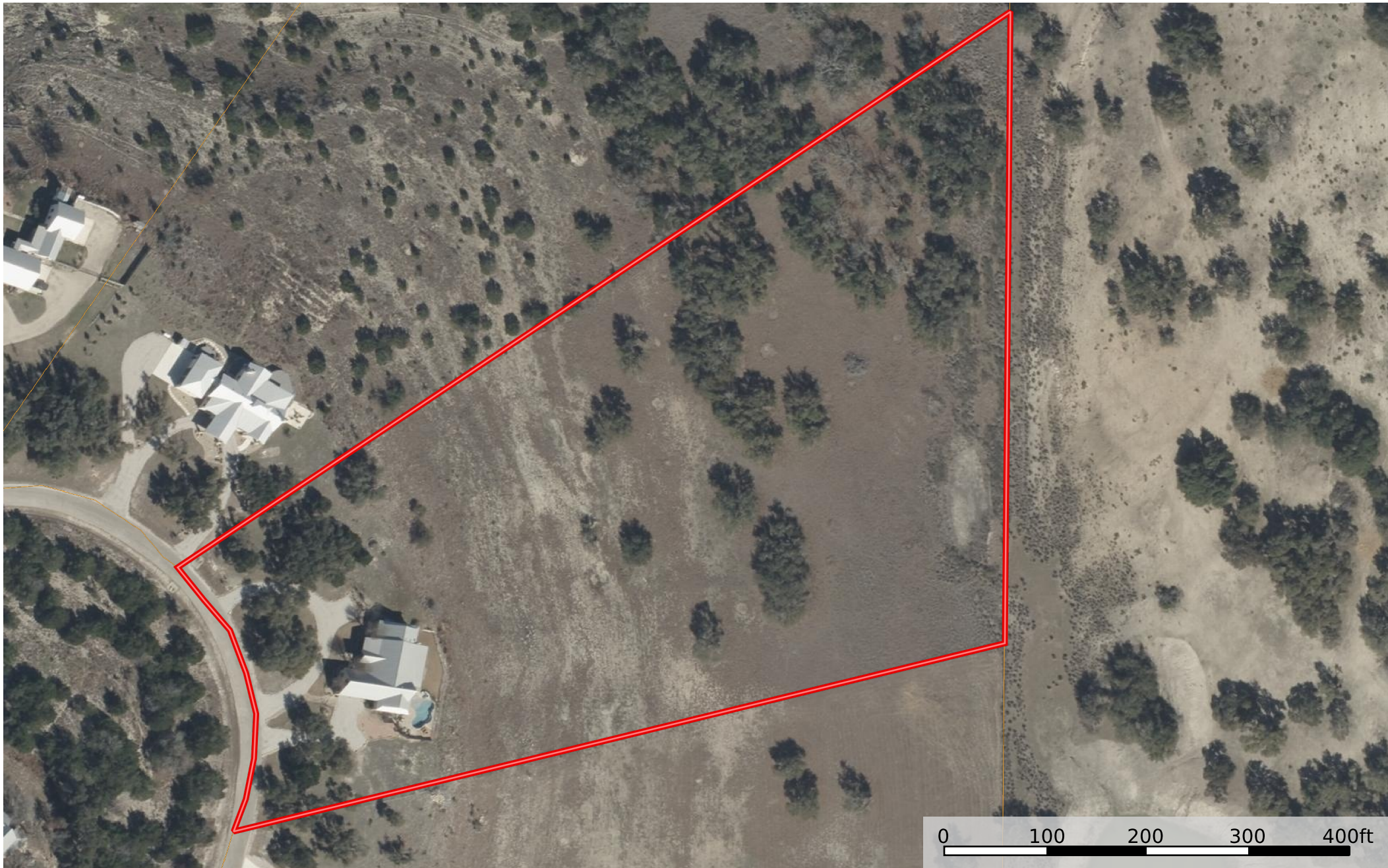
Legal Description: MOUNTAIN VIEW LOT 11, 8.02, -HOMESITE- -HOMESITE-
Instructions: Call ShowingTime (800-746-9464) to schedule a showing.

Public Remarks: Hill Country Retreat on 8 Acres – Pool, Views & More! This 3-bedroom, 2.5-bathroom home sits on 8 scenic acres in the desirable Mountain View Subdivision, less than 10 minutes from town. Breathtaking Hill Country views can be enjoyed from every room, while the open floor plan, vaulted ceilings, and stained wood trim and beams create a warm and inviting atmosphere. The living room is accented with custom-built knotty alder cabinetry and a ventless fireplace, adding to the home's charm and character. The spacious kitchen features knotty alder custom cabinetry, granite countertops, stainless steel appliances, and a large walk-in pantry. A dedicated office provides a quiet workspace, and a second living area off the guest bedroom offers privacy for guests or additional space for family. Step outside to relax by the sparkling pool or gather around the cozy firepit. In the front yard, large oak trees provide shade and a picturesque setting. The oversized garage offers ample space, plus a 360 sq. ft. conditioned area above provides extra storage or potential for a flex space. Don’t miss this incredible opportunity to own a private Hill Country retreat!

Agent Remarks: Property website: <https://372-e-distant-view-dr.jilltabor.com/>

Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Office Broker's Lic #: 547594			

Listing Office: Portfolio Real Estate - KW (#:1462)	Listing Agent: Jill Tabor (#:12)
Main: (830) 997-6041	Agent Email: jill@jilltabor.com
Mail Address 1: 804 S. Adams St	Contact #: (830) 456-8115
Mail City: Fredericksburg	License Number: 0562308
Mail Zip Code: 78624	



 Boundary



The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 372 E Distant View Dr, Fredericksburg, Texas 78624

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ Is ☐ Is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied The Property? ☐ _____ (approximate date) ☐ Never occupied the Property.

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	✓		
Carbon Monoxide Det.	✓		
Ceiling Fans	✓		
Cooktop		✓	
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain		✓	
Gas Fixtures		✓	
Liquid Propane Gas:		✓	
-LP Community (Captive)		✓	
-LP on Property	✓		

Item	Y	N	U
Natural Gas Lines		✓	
Fuel Gas Piping:	✓		
-Black Iron Pipe		✓	
-Copper			✓
-Corrugated Stainless Steel Tubing		✓	
Hot Tub		✓	
Intercom System		✓	
Microwave	✓		
Outdoor Grill		✓	
Patio/Decking	✓		
Plumbing System	✓		
Pool	✓		
Pool Equipment	✓		
Pool Maint. Accessories	✓		
Pool Heater		✓	

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		✓	
Rain Gutters	✓		
Range/Stove	✓		
Roof/Attic Vents		✓	
Sauna		✓	
Smoke Detector	✓		
Smoke Detector – Hearing Impaired		✓	
Spa		✓	
Trash Compactor		✓	
TV Antenna		✓	
Washer/Dryer Hookup	✓		
Window Screens		✓	
Public Sewer System		✓	

Item	Y	N	U	Additional Information
Central A/C	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 2
Evaporative Coolers		✓		number of units:
Wall/Window AC Units		✓		number of units:
Attic Fan(s)		✓		if yes, describe:
Central Heat	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 2
Other Heat		✓		if yes describe:
Oven	✓			number of ovens: 1 <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney	✓			<input type="checkbox"/> wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other:
Carport		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	✓			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	✓			number of units: 2 number of remotes: 2
Satellite Dish & Controls			✓	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Security System		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from



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Solar Panels		<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: number of units: 1
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)		<input checked="" type="checkbox"/>	if yes, describe:
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: .5 acre
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: ☐ City ☒ Well ☐ MUD ☐ Co-op ☐ Unknown ☐ Other: _____

Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Metal Age: 15 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ Yes ☒ No ☐ Unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary):

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: oak wilt		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation	<input checked="" type="checkbox"/>	
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>



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Encroachments onto the Property		✓	Wood Rot	✓	
Improvements encroaching on others' property		✓	Active infestation of termites or other wood destroying insects (WDI)		✓
Located in Historic District		✓	Previous treatment for termites or WDI	✓	
Historic Property Designation		✓	Previous termite or WDI damage repaired	✓	
Previous Foundation Repairs		✓	Previous Fires		✓
Previous Roof Repairs		✓	Termite or WDI damage needing repair		✓
Previous Other Structural Repairs		✓	Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓			

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

(Urea-formaldehyde Insulation) Used foam insulation when house was built in 2010 - I do not know if the insulation company used urea-formaldehyde insulation

(Wood Rot) See comment below regarding carpenter ants. Carpenter ants prefer to nest in structural lumber such as in wall voids and seek wood that has been softened by moisture, decay or other insects. No evidence of moisture in the wall void was noted when the ants were discovered.

(Previous treatment for termites or WDI) Approx. 3 years ago, our exterminator, during his quarterly inspection, noticed carpenter ants accessing the house around the a/c compressor pipes where they enter the house. The pipe openings were resealed and the ants were exterminated. No additional activity has been noticed.

(Previous termite or WDI damage repaired) Carpenter ant access was between the exterior stucco wall and the interior sheet rock. The extent of structural damage, if any, is unknown.

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- ☐ ☒ Present flood insurance coverage.
- ☐ ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☐ ☒ Previous flooding due to a natural flood event.
- ☐ ☒ Previous water penetration into a structure on the Property due to a natural flood.
- ☐ ☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE,



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AO, AH, VE, or AR).

- ☐ ☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☐ ☒ Located ☐ wholly ☐ partly in a floodway.
- ☐ ☒ Located ☐ wholly ☐ partly in a flood pool.
- ☐ ☒ Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

****If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).***

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? ☐ yes ☒ no If yes, explain (attach additional sheets as necessary):

**Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).*

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ☐ yes ☒ no If yes, explain (attach additional sheets as necessary):

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)



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Y N

- ☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time
- Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
 Name of association: Mountain View Property Owners' Association
 Manager's Name: Grace Rath, President Phone: 281-627-2366
 Fees or assessments are: \$ \$300.00 per Annually ☒ mandatory ☐ voluntary
- ☒ ☐ Any unpaid fees or assessment for the Property? ☐ Yes (\$) ☒ No
- If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- ☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
 Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe
- ☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- ☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- ☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- ☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.
- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
☐ ☒ If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- ☐ ☒ Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- ☐ ☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- ☐ ☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

(Q2) Home is located in the Mountain View Subdivision. The Subdivision has a Property Owners' Association.

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons



who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- ☒ Homestead
 ☒ Senior Citizen
 ☐ Disabled
☐ Wildlife Management
 ☐ Agricultural
 ☐ Disabled Veteran
☐ Other: _____
 ☐ Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☐ yes ☒ no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain:

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☒ unknown ☐ no ☐ yes. If no or unknown, explain. (Attach additional sheets if necessary):

The house has 5 smoke detectors - one in each bedroom, one in the staircase in the garage and one in the storage room above the garage. I am unaware if the location of the detectors are or are not in compliance with Chapter 766 of the Health and Safety Code.

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Randolph Holland
Signature of Seller

2025-02-21
Date

Catherine M. Holland
Signature of Seller

2025-02-21
Date



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Printed Name: Randolph Holland

Printed Name: Catherine M. Holland

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: Central Texas Electric Co-op.800

Phone #: (800) 900-2832

Sewer: none

Phone #: _____

Water: _____

Phone #: _____

Cable: _____

Phone #: _____

Trash: Gillespie Trash

Phone #: (830) 456-5401

Natural Gas: _____

Phone #: _____

Phone Company: _____

Phone #: _____

Propane: Vapo Propane

Phone #: (830) 997-2659

Internet: Bee Creek Communications

Phone #: (830) 990-1258

This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.



Prepared with Sellers Shield

Signature of Buyer
Date

Signature of Buyer
Date

Printed Name: _____

Printed Name: _____



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INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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CONCERNING PROPERTY AT 372 E Distant View Dr, Fredericksburg, Texas 78624

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

(1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown

☐ _____

(2) Type of Distribution System: absorptive drainfield ☐ Unknown

(3) Approximate Location of Drain Field or Distribution System: ☐ Unknown

1,250 gal. septic tank with 1,125 sq. ft. absorption field located approximately 150 ft. downhill from the house

(4) Installer: Barrett Builders ☐ Unknown

(5) Approximate Age: 15 years ☐ Unknown

B. MAINTENANCE INFORMATION:

(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No

If yes, name of maintenance contract: _____

Phone: _____ contract expiration date: _____

(Maintenance contracts must be in effect to operate aerobic treatment and certain "non-standard" on-site sewer facilities.)

(2) Approximate date any tanks were last pumped?
2010

(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No

If yes, explain:

(4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS AND CONTRACTS:

(1) The following items concerning the on-site sewer facility are attached:

☒ Planning materials ☒ Permit for original installation ☒ Final inspection when OSSF was installed
☐ Maintenance contract ☐ Manufacturer information ☐ Warranty information ☐ other

- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1–2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Randolph Holland 2025-02-21
Signature of Seller Date

Catherine M. Holland 2025-02-21
Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date



Gillespie County Application for On-Site Sewage Facility
(Permit application is good for 1 year from purchase date)

Permit # 4090

Date: 1/27/10

Fee: 150

Reason for Permit (Circle one): New Construction System Replacement System Repair

Name of Landowner: Holland (Last), Bandolph (First), (MI)

Mailing Address: 372 EAST (Street # and name), Fredericksburg TX (City & State), 78624 (Zip code)

Physical Address/Location of new septic system: 372 EAST DISTANT VIEW (Street # and name), Fredericksburg TX (City & State), 78624 (Zip code)

Daytime Phone Number(s): (704) 207-6111 Cell Number(s): _____

Legal Description: Volume: 3 Page: 149 Gillespie County Tax I. D. # : R

Subdivision Name: Mountain View Lot 11 Blk _____ Phase _____ Tract _____

Abstract # _____ Survey Name and # _____

Total Acreage: 8.02 ☒ Private Well ☐ Public Well (Supplier's Name) _____

Name & license # of person installing the septic system: Don Barrett 830-285-7291 #03433 (OS#)

Information on a Single Family Residence: ☒ House ☐ Mobile Home ☐ Manufactured
Total Square Footage of Living Area: ☐ <1500 ☐ <2500 ☒ <3500 ☐ <4500 ☐ _____
of bedrooms 3, # of bathrooms (Full) 2, (Half) 1, Does it have or will it have water saving devices such as, low flush toilets, reduced flow shower heads or faucets, pressure reducing valves and/or faucet aerators? ☒ Yes ☐ No Water Softener (Demand-Initiated Regeneration) Circle Y or N

Is the water softener plumbed separate from the OSSF: Y or N

Information on a Non-Single Family Residence or Commercial/Institutional Facility (including Multi-family residences) Describe usage: _____

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to Gillespie County OSSF Department to enter upon the above described property for the purpose of soil/site evaluation and investigation of an on-site sewage facility.

(Signature of Landowner)

(Date)

Office use only:

Daily wastewater usage rate: Q= 300 (gallons/day)

☒ Site Evaluation

☒ Planning Materials submitted by: ☒ Installer ☐ P. E. ☐ R. S.

☐ Development Plans required for Subdivisions, Manufactured Housing Communities, Multi-Unit Residential Development, Business Parks, or other similar uses (i.e. B&B Rental, R. V. Park)

☐ Floodplain

For Aerobic Treatment units and non-standard treatment (if applicable):

☐ Affidavit to the Public

☐ Two-year maintenance contract

☒ AUTHORIZATION to CONSTRUCT

Date: 2/1/10

SAFE 2/15/10
EX

830 868-7202

Certification of Approval
Final Inspection Permit # _____

Date: 3/3/10

Approved by: Dwain C Boos

- I. Sewer (House Drain): ☒ 3" Sch 40 ☐ 4" Sch 40 ☐ Other: _____
Slope of sewer pipe to tank ☒ minimum of 1/8"/ft.
☒ Cleanouts every 50 ft. and within 5 ft. of 90° bends

- II. Treatment: ☒ Conventional Tanks ☐ Aerobic ☐ Other: _____

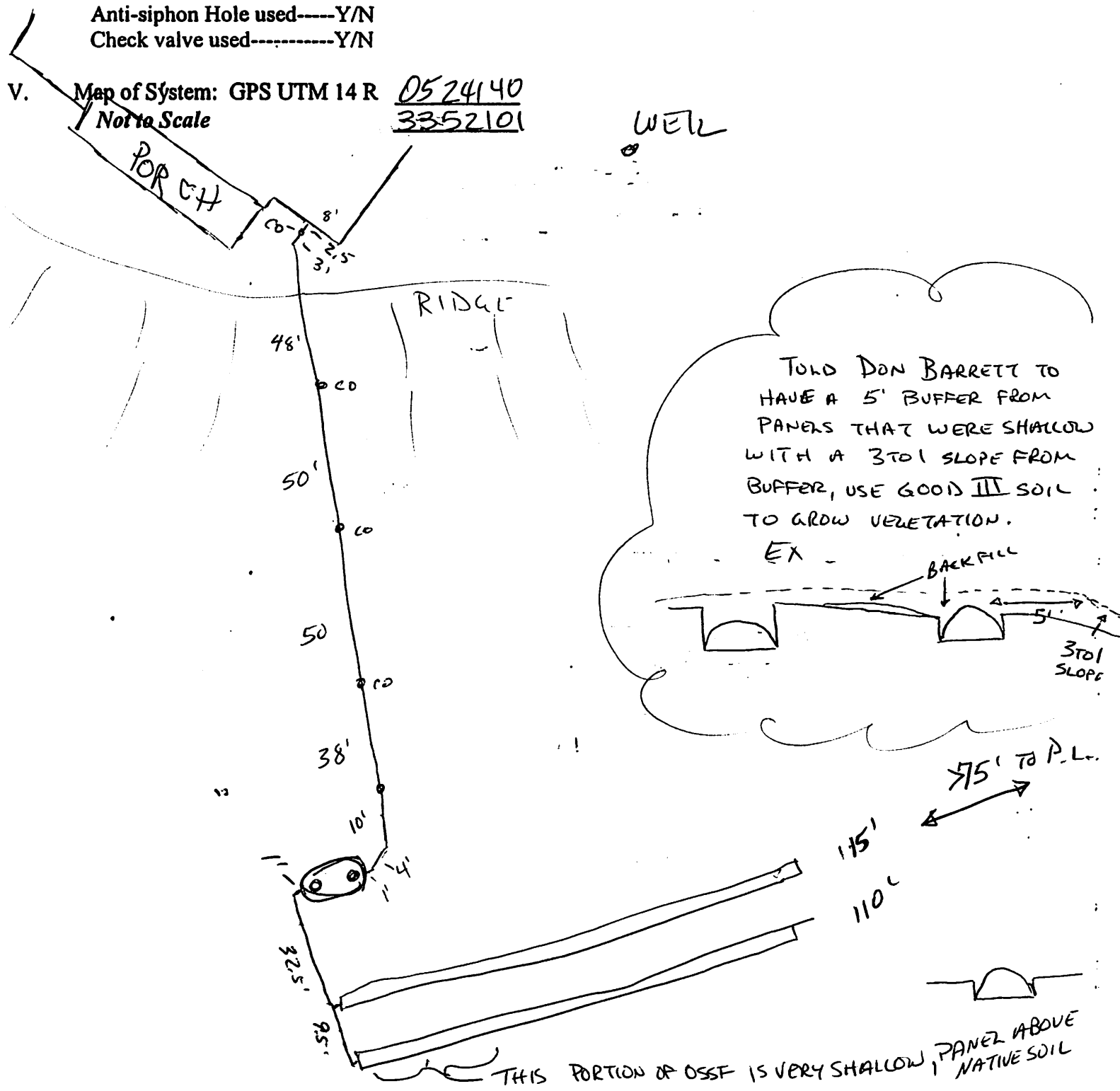
TANKS SIZE AND COMPARTMENTS	SERIAL#	RISER	MANUFACTURER
1. <u>1250/2C</u>	<u>212102</u>	<u>Y/N</u>	<u>BUCHANAN</u>
2. _____	_____	<u>Y/N</u>	_____
3. _____	_____	<u>Y/N</u>	_____
4. _____	_____	<u>Y/N</u>	_____

- III. Disposal Field: ☐ Conventional Gravel ☒ Leaching Chambers (Brand) ARC 36 ADS
☐ Low-Pressure Pipe ☐ Mounds ☐ Gravel-Less Pipe ☐ Pressure Emitters (drip)
☐ ET Beds ☐ Other: _____

Subsurface Disposal:				SQUARE FEET	
LENGTH OF TRENCH	WIDTH	HEIGHT OF MEDIA	CREDIT	AREA=LENGTH X	
CREDIT					
1. <u>225'</u> ft.	<u>3</u> ft.	<u>1</u> ft.	<u>5</u> ft.	<u>1125</u> Sq. ft.	
2. _____ ft.	_____ ft.	_____ ft.	_____ ft.	_____ Sq. ft.	

- IV. Surface Disposal (Application):
Loading Rate: _____ Area Required in Sq. ft. _____
Area Designed in Sq. ft. _____
Timer installed-----Y/N
Anti-siphon Hole used-----Y/N
Check valve used-----Y/N

- V. Map of System: GPS UTM 14 R 0524140
3352101
Not to Scale



Date: 1/18/10

Site Evaluation Number: 0023430

Site Evaluator Information:

Name: Don Barrett Phone: (830) 285-7201 Fax: (830) 868-7202
Company: Barrett Builders Address: PO Box 40, Johnson City, TX
City: J.C. State: TX Zip Code: 78636

Applicant and Property Information:

Name: Randolph Holland Phone: (704) 207-6111 Fax: _____
Address: 372 EAST DISTANT VIEW City: Fredricksburg State: TX Zip Code: 78624
Lot: 11 Block _____ Subdivision: Mountain View County: Gillespie Incorporated Area? Y or N
Street/Road Address: _____ City: _____ Zip Code: _____
Additional Information: _____

Schematic of Lot or Tract

- Show: ☒ Compass North, adjacent streets, property lines, property dimensions, location of buildings, casements, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).
☒ Location of existing or proposed water wells within 150 feet of property.
☒ Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
☒ Location of soil borings or dug pits (show location with respect to a known reference point).
☒ Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks.

Compass North		Site Drawing		Lot Size: <u>8.02</u> acres	
		Scale: 1 inch = 50 feet			
		Note type of vegetation on lot			
<u>SEE</u>					
<u>ATTACHED</u>					
<u>FOR SITE DRAWING</u>					
<u>DESIGN SPECIFICATIONS</u>					
APP. RATE (Ra) : 0.2					
NO. of bedrooms & SSF is designed for: 4 bedrooms.					
300 Gallons Per day used.					
Aseptic Tank absorptive drainfield system is to be utilized based on the site evaluation.					
1125 SQ FT absorption area required					
675 SQ FT Excavation area required					
1250 Gallon compartment septic tank required					
Calculations: Absorption area: $Q/Ra = 300/0.2 = 1500 \text{ SQ. FT.}$					
Reduction for Leaching Panels: (75%) $1500 \text{ SQ. FT.} = 1125 \text{ SQ. FT.}$					

Features of Site Area

Presence of 100 year flood zone	Yes	No <u>X</u>
Presence of adjacent ponds, streams, water impoundments	Yes <u>X</u>	No
Existing or proposed water well in nearby area	Yes <u>X</u>	No
Organized sewage service available to lot or tract	Yes	No <u>X</u>

Signature: _____

(Circle one: RS, PE, DR, Installer II)

Site Evaluator License No: 0023430

On-Site Sewerage Facility Soil Evaluation Report Information

Date Soil Survey Performed: 1/16/10

Site Location: LOT 11 MOUNTAIN VIEW SUB.

County: Gillespie Proposed Excavation Depth: 6' +

Name of Site Evaluator: Don Barrett Registration Number: PS: 0023430

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

[Signature] 1/18/10
Signature of Site Evaluator Date

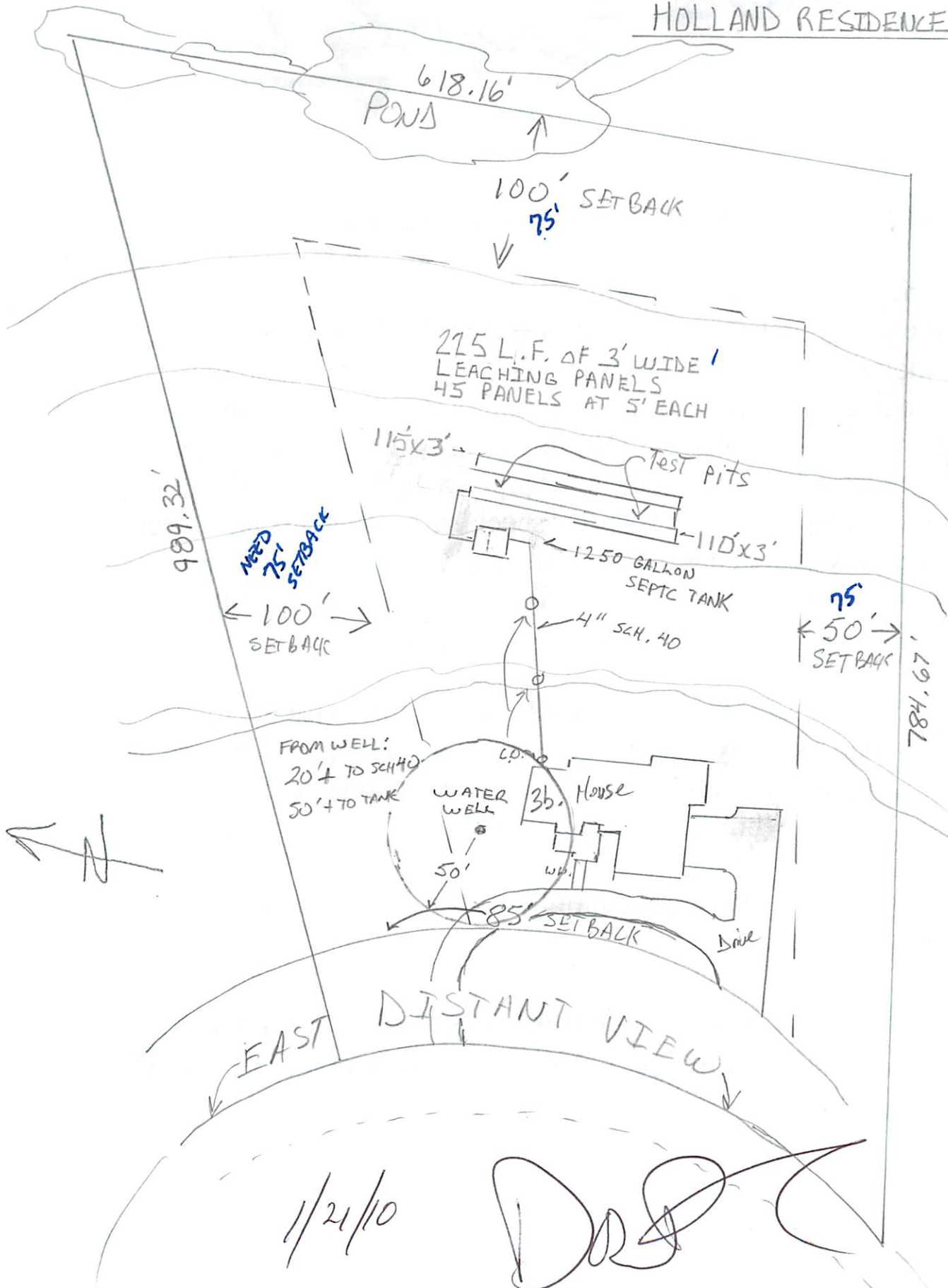
Requirements: At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Soil boring locations or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon. Identify any restrictive features and indicate depths where features appear.

Soil Boring Number <u>1</u>					
Depth (Feet)	Texture Class	Soil Texture	Structure (for Class III- blocky, platy or massive)	Drainage (Redox Features /Water Table)	Observations (i.e.) (Ribbon Length, Fingerprint- Slight/Distinct, Root zone, Texture-gritty/floury, etc)
0	<u>III</u>	<u>0-60"</u> <u>CLAY</u> <u>LOAM</u> <u>BLOCKY</u> <u>(30% gravel)</u>	<u>BLOCKY</u>	<u>NONE</u>	<u>Different than lots 3 or 4.</u> <u>much the same as ADJ.</u> <u>lot #7.</u>
1					
2					
3					
4					
5					

Soil Boring Number <u>2</u>					
Depth (Feet)	Texture Class	Soil Texture	Structure (for Class III- blocky, platy or massive)	Drainage (Redox Features /Water Table)	Observations (i.e.) (Ribbon Length, Fingerprint- Slight/Distinct, Root zone- Texture-gritty/floury, etc)
0	<u>III</u>	<u>SAME</u> <u>AS</u> <u>ABOVE</u>	<u>BLOCKY</u>	<u>NONE</u>	<u>SAME AS</u> <u>ABOVE.</u>
1					
2					
3					
4					
5					

LOT 11 MOUNTAIN VIEW SUB.

HOLLAND RESIDENCE



MOORE *Supply Co.*

We are pleased to offer you this quotation.

Our prices are firm for all fixture and faucet orders provided we receive your purchase order within **sixty (60) days** of the date of this quotation, unless otherwise noted. Due to volatility in the commodities markets, our prices for all pipe, valve, and fitting orders are firm for only **ten (10) days** from quote date. Purchase orders received within ten days for pipe/valves/fittings will be shipped immediately, unless prior special arrangements have been made. Prices quoted are based on the purchase of complete jobs and on original quantities given. Fixture and faucet orders must indicate exact count and the date job is required.

All material is F.O.B. our warehouse unless otherwise noted. Freight charges apply as indicated on our quote and are charged at time of shipment. Changes in the method of shipment from the original quote will require a new quote.

This quote is our interpretation of the specifications, but does not guarantee compliance.

Thank you for allowing Moore Supply Company to quote you on this project. Your business is appreciated!

STATE OF TEXAS WELL REPORT for Tracking #185173

Owner:	Randy Holland	Owner Well #:	No Data
Address:	305 Tanglewood Fredericksburg , TX 78624	Grid #:	57-43-4
Well Location:	Mountainview Est., Lot #11 TX	Latitude:	30° 18' 01" N
Well County:	Gillespie	Longitude:	098° 44' 59" W
Elevation:	No Data	GPS Brand Used:	Garmin III
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Date: Started: **7/2/2009**
 Completed: **7/2/2009**

Diameter of Hole: Diameter: **8 in From Surface To 241 ft**
 Diameter: **6 in From 241 ft To 420 ft**

Drilling Method: **Air Hammer**

Borehole
Completion: **Open Hole**

Annular Seal Data: 1st Interval: **From 1 ft to 3 ft with 1 Cement (#sacks and material)**
 2nd Interval: **From 3 ft to 50 ft with 12 Bentonite (#sacks and material)**
 3rd Interval: **No Data**
 Method Used: **Grout**
 Cemented By: **Taylor Virdell Jr.**
 Distance to Septic Field or other Concentrated Contamination: **No Data**
 Distance to Property Line: **No Data**
 Method of Verification: **No Data**
 Approved by Variance: **No Data**

Surface
Completion: **Pitless Adapter Used**

Water Level: Static level: **270 ft. below land surface on 7/2/2009**
 Artesian flow: **No Data**

Packers: **Rubber 50'**

Plugging Info: Casing or Cement/Bentonite left in well: **No Data**

Type Of Pump: **Submersible**
 Depth to pump bowl: **360 ft**

Well Tests: **Jetted**
 Yield: **35 GPM with (No Data) ft drawdown after (No Data) hours**

Water Quality: Type of Water: **good (450 ppmTDS)**
 Depth of Strata: **315,345,390,398,410 ft.**
 Chemical Analysis Made: **No**
 Did the driller knowingly penetrate any strata which contained undesirable constituents: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the log(s) being returned for completion and resubmittal.

PL-00143

~~PL-031674~~

Company
Information: **Virdell Drilling Inc.**
111 E. Grayson St.
Llano, TX 78643

Driller License
Number: **1900**

Licensed Well
Driller Signature: **Taylor Virdell Jr.**

Registered Driller
Apprentice
Signature: **James Caleb Virdell**

Apprentice
Registration
Number: **57668**

Comments: **No Data**

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking number (Tracking #185173) on your written request.

Texas Department of Licensing & Regulation
P.O. Box 12157
Austin, TX 78711
(512) 463-7880

DESC. & COLOR OF FORMATION MATERIAL

From (ft) To (ft) Description
6/17 **0 - 2 Topsoil**
2 - 32 White & Gray Limestone
11/17 **32 - 165 Gray Shale & Limestone**
165 - 232 Red Clay & Limestone w/Sand
Ellen **232 - 420 Light Gray & Brown Dolomite**

CASING, BLANK PIPE & WELL SCREEN DATA

Dia. New/Used Type Setting From/To
5" N PVC +2 - 256 SDR 17

1821
125
256
11/17
165
232