

1180 BOOS LANE

4 Bed | 3 Bath | 3,092 sq ft | 4.85 Acres

OFFERED AT \$1,099,000



This unique property began as a three-bedroom, two-bath home and has been expanded to over 3,000 square feet with an additional living room, office, extra bedroom and bath, plus flexible bonus space. An attached barn conversion adds 1,172 square feet with a kitchen, bath, and HVAC in place, awaiting a buyer's finishing touch — ideal for extended family living, guest quarters, studio, or workshop. Five peaceful acres are set up for hobby-ranch living with pens for goats, sheep, and a horse, plus a chicken coop — perfect for animals, gardening, or 4-H projects. Just three miles from Fredericksburg, this property offers flexibility, privacy, and a true family compound feel in a serene Hill Country setting.

Scan QR Code for additional information and photos



Jill Tabor

REALTOR®

830-456-8115

jill@jilltabor.com



PORTFOLIO

REAL ESTATE  kw

1180 BOOS LANE

1 Bed | 1 Bath | 616 sq ft



The property also includes a popular one-bedroom, one-bath short-term rental generating approximately \$44,000 annually, offering immediate income potential.

Scan QR Code for additional information and photos

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PORTFOLIO
REAL ESTATE  kw



MLS #: R101757A (Active) List Price: \$1,099,000 (23 Hits)

1180 -- Boos Lane Fredericksburg, TX 78624



New Construction: No
Bedrooms: 4
Full Baths: 3
Half Baths: 0
Main House Living SqFt : 3,092
Apx Total SqFt: 3,718
Price Per SQFT: \$295.59
Source SqFt: Appraiser
Appx Year Built: 1995
Type & Style: Ranch
Current B&B: No
Stories: One
Heating: Propane, Central, Mini-Split
A/C: Central Air, Mini-Split
Garage/Carpport: 2 Car

Unit #:
Original List Price: \$1,099,000
Area: County-Central
Subdivision: Oakwood Forest
County: Gillespie
School District: Fredericksburg
Distance From City Limits: Less than 6 miles
Property Size Range: 1-5 Acres
Apx Acreage: 4.7500
Seller's Est Tax: 7209.86
Showing Instructions: Appointment Only, Lockbox
Days on Market 3

Tax Exemptions: Taxes w/o Exemptions: \$8,292.20 **Tax Info Source:** CAD **CAD Property ID #:** 60223 and 191899 **Zoning:** None

Flood Plain: No **Deed Restrictions:** Yes **STR Permit:** Yes **Permit #:** 000000 **Manufactured Homes Allowed:** No

HOA: No **HOA Fees:** **HOA Fees Pd:** **HO Warranty:**

Road Maintenance Agreement: No **Rental Property:** Short-Term **Rental \$:** **Items Not In Sale:**

Guest House: Yes **# of Guest Houses:** 1 **Total Guest House SqFt:** 626

Guest House # Bedrooms: 1 **Guest House # Baths:** 1 **Guest House # Half Baths:** 0

Construction: Brick, HardiPlank Type
Foundation: Slab
Roof: Metal
Flooring: Carpet, Concrete, Tile
Utilities: CTEC Electric, Propane Tank-Owned
Water: Well
Sewer: Septic Tank
Fireplace/Woodstove: Wood Burning Stove
Appliances: Dishwasher, Disposal, Range

City/Rural: In City Limits
Site Features: Deck/Patio, Guest Quarters, Wired for High Speed Internet
Interior Features: Pantry, Washer-Dryer Connection
Topography: Few Trees, Level
Surface Water: None
Access: City Street
Location Description: Gravel Drive
Documents on File: Deed Restrictions, Septic Permit, Well Log
Misc Search: Horses Permitted, Livestock Permitted, Potential Short-Term Rental

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, head north toward N Adams St. Turn right onto S Adams St / Hwy 16 and continue south. Turn left onto Boos Ln (Fair Dr). Continue approximately 1.2 miles — property will be on the right.

Owner: RUSSELL, TOMMY RAY & CATHY ANN

Occupancy: Owner

Legal Description: OAKWOOD FOREST LOT 7-PT, 4.75,-HOMESITE- and .1, -B&B-

Instructions: Call ShowingTime (800-746-9464) to schedule a showing. Approval of a showing for the house does not guarantee the B&B is available. Please confirm B&B availability separately with the listing agent.

Public Remarks: Unique Fredericksburg Retreat! This listing is truly one of a kind. Originally a cozy three-bedroom, two-bath home, it has been thoughtfully expanded with a spacious additional living room, dedicated office, an extra bedroom and bath, plus a flexible bonus space — bringing the main home to over 3,000 square feet of living space. What makes this property stand out even more is the attached barn conversion. The structure is already heated and cooled and equipped with a kitchen, living, bedroom and bathroom and offers an additional 1,172 square feet. There is an additional half bath and flex room just awaiting a buyer's finishing vision to bring it fully to life — ideal for extended family living, guest accommodations, studio, or workshop space. The property also includes a popular one-bedroom, one-bath short-term rental generating approximately \$44,000 annually, offering immediate income potential! Outside, the acreage is set up for true hobby-ranch living with established pens suitable for goats, sheep, and even a horse, along with a chicken coop — a great setup for anyone wanting animals, gardening, or youth agricultural projects such as 4-H. Set on five peaceful acres just three miles from Fredericksburg, the property lends itself beautifully to multigenerational living or a family compound-style arrangement, offering a rare blend of flexibility, privacy, and opportunity while maintaining a residential feel.

Agent Remarks: Property website:

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)

Main: (830) 997-6041

Mail Address 1: 804 S. Adams St

Mail City: Fredericksburg

Mail Zip Code: 78624

Supervising Agent Name:

Supervising Agent License #:

Listing Agent: Jill Tabor (#:12)

Agent Email: jill@jilltabor.com

Contact #: (830) 456-8115

License Number: 0562308

Information Herein Deemed Reliable but Not Guaranteed
 Central Hill Country Board of REALTORS Inc., 2007

1180 BOOS LANE | PROPERTY FEATURE LIST

Property Overview

Expanded Hill Country home offering over 3,000 square feet in the main residence. Originally a 3 bedroom, 2 bathroom home, thoughtfully enlarged to include:

- Additional living room
- Dedicated office
- Extra bedroom and bathroom
- Flexible bonus space

Attached barn conversion (~1,172 sq ft) already equipped with kitchen, bathroom, and HVAC — ready for a buyer's finishing vision. Ideal for guest quarters, studio, workshop, or multigenerational living.

Income Potential

- Established 1 bedroom / 1 bathroom short-term rental
 - Generates approximately \$44,000 annually
 - Separate septic system for the BnB
 - Furnishings and improvements less than 3 years old
-

Major System Updates

- Hail-resistant metal roof (2 years old)
 - Two HVAC units:
 - One less than 1 year old
 - One 4 years old
 - Upgraded septic system (approximately 1.5 years old)
 - Strong producing well (noted selling feature when purchased)
-

Interior Features

- Tumbled travertine tile flooring throughout most of the home
- New bathroom addition with heated air-jet soaking tub
- Spacious, flexible floor plan ideal for working from home or accommodating guests

Land & Outdoor Living

- Hobby-ranch ready acreage
- Pens suitable for goats, sheep, or a horse
- Chicken coop
- Space for gardening or youth agricultural projects (4-H/FFA)
- Frequent nightly visits from local deer herd

Unique Value

Multi-use property offering a primary residence, guest space, and income-producing rental. Move-in ready with future expansion opportunities and a rare combination of lifestyle and investment potential.



 Boundary



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 1180 Boos Lane, 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: wood burning y
Oven	✓			number of ovens: 2 <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney	✓			<input checked="" type="checkbox"/> wood <input 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: 1 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



Solar Panels		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: number of units: 1
Water Softener	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)		✓		if yes, describe:
Underground Lawn Sprinkler	✓			<input type="checkbox"/> automatic <input checked="" type="checkbox"/> manual areas covered: front yard and beds
Septic / On-Site Sewer Facility	✓			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: 3 (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		✓	Floors		✓	Sidewalks		✓
Ceilings		✓	Foundation / Slab(s)		✓	Walls / Fences		✓
Doors		✓	Interior Walls		✓	Windows		✓
Driveways		✓	Lighting Fixtures		✓	Other Structural Components		✓
Electrical Systems		✓	Plumbing Systems		✓			
Exterior Walls		✓	Roof		✓			

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



Encroachments onto the Property		✓
Improvements encroaching on others' property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Foundation Repairs		✓
Previous Roof Repairs		✓
Previous Other Structural Repairs		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓

Wood Rot		✓
Active infestation of termites or other wood destroying insects (WDI)		✓
Previous treatment for termites or WDI		✓
Previous termite or WDI damage repaired		✓
Previous Fires		✓
Termite or WDI damage needing repair		✓
Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓

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

(Diseased Trees) there are some of the post oaks that have died on the property

*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, 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.)

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: _____

Manager's Name: _____ Phone: _____

Fees or assessments are: \$ _____ per _____ 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):

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





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CONCERNING THE PROPERTY AT 1182 Boos Lane, Fredericksburg, Texas 78624

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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	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring		✓		Natural Gas Lines		✓		Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		✓	
Carbon Monoxide Det.			✓	Fuel Gas Piping:		✓		Rain Gutters	✓		
Ceiling Fans	✓			-Black Iron Pipe			✓	Range/Stove	✓		
Cooktop	✓			-Copper			✓	Roof/Attic Vents	✓		
Dishwasher			✓	-Corrugated Stainless Steel Tubing			✓	Sauna			✓
Disposal		✓		Hot Tub	✓			Smoke Detector	✓		
Emergency Escape Ladder(s)		✓		Intercom System			✓	Smoke Detector – Hearing Impaired			✓
Exhaust Fans	✓			Microwave	✓			Spa			✓
Fences	✓			Outdoor Grill			✓	Trash Compactor			✓
Fire Detection Equip.	✓			Patio/Decking	✓			TV Antenna			✓
French Drain		✓		Plumbing System	✓			Washer/Dryer Hookup	✓		
Gas Fixtures		✓		Pool			✓	Window Screens	✓		
Liquid Propane Gas:		✓		Pool Equipment			✓	Public Sewer System			✓
-LP Community (Captive)		✓		Pool Maint. Accessories			✓				
-LP on Property		✓		Pool Heater			✓				

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



Solar Panels		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: number of units: 1
Water Softener	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)		✓		if yes, describe:
Underground Lawn Sprinkler		✓		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered:
Septic / On-Site Sewer Facility	✓			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: 3 (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		✓	Floors		✓	Sidewalks		✓
Ceilings		✓	Foundation / Slab(s)		✓	Walls / Fences		✓
Doors		✓	Interior Walls		✓	Windows		✓
Driveways		✓	Lighting Fixtures		✓	Other Structural Components		✓
Electrical Systems		✓	Plumbing Systems		✓			
Exterior Walls		✓	Roof		✓			

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



Encroachments onto the Property		✓
Improvements encroaching on others' property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Foundation Repairs		✓
Previous Roof Repairs		✓
Previous Other Structural Repairs		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓

Wood Rot		✓
Active infestation of termites or other wood destroying insects (WDI)		✓
Previous treatment for termites or WDI		✓
Previous termite or WDI damage repaired		✓
Previous Fires		✓
Termite or WDI damage needing repair		✓
Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓

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

*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, 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.)

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: _____

Manager's Name: _____ Phone: _____

Fees or assessments are: \$ _____ per _____ 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):

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





NOTICE REGARDING OAK WILT IN CENTRAL TEXAS

Oak Wilt is a disease that has long been recognized as causing massive tree loss in the Texas Hill Country. It has now been identified in 55 Texas counties. Losses vary with location, with the greatest losses occurring in the Hill Country. A management program has been developed by the Research and Extension faculty at Texas A&M University. This program involves the use of cultural and chemical controls.

Live Oak, Shumard Red Oak, Southern Red Oak, Spanish Oak, Blackjack Oak, Pin Oak and Water Oak are native Oak species that are susceptible to the oak wilt fungus. They are members of the Red Oak group and will normally die in a few weeks to months after symptoms are observed. Members of the white oak group, including Bur Oaks, White Oaks and Post Oaks, rarely become infected. They have a high level of resistance and when infected seldom die.

Our Expertise:

- We cannot make representations of our guarantees because we are not trained in identifying the condition of trees and their diseases and have no expertise in the area of plant diseases.

Therefore, We Recommend:

- That you take whatever measure you feel necessary to satisfy yourself about the condition of the property and its surroundings
- That you accompany the inspectors and the other experts during their inspections and ask any questions you have about the property.

If you are concerned or desire additional information, you may call your County Agricultural Extension Service. If you have access to the internet, you can obtain this and more information at the following: http://daallas.taamu.edu/oakwilt/oak_wilt_information_page.htm .

Signed by:  2/18/2026 | 16:37 EST

D6BC30EDF3234D9...
Signature **Tommy Russell** Date

Signed by:  2/18/2026 | 13:52 PST

30FC6B0DBB064DA...
Signature **Cathy Russell** Date

1/1/2021



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.
© Texas Association of Realtors® Inc., 2026

CONCERNING PROPERTY AT 1180 Boos Lane, 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: drain field Unknown

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

(4) Installer _____ Unknown

(5) Approximate Age: _____ 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?
2023

(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



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 1182 Boos Lane, 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: drain field Unknown

(3) Approximate Location of Drain Field or Distribution System: Unknown
front to right side of structure

(4) Installer _____ Unknown

(5) Approximate Age: 1 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?
never, just over a year installed

(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



Scanned
11/8/24

Dwayn Boos
On-Site Sewage Facilities
101 W. Main St
Fredericksburg, TX 78624

NOTICE OF APPROVAL OF
On-Site Sewage Facility

Tommy & Cathy Russell
1180 Boos Ln.
Fredericksburg, Tx 78624

PERMIT #2377

Property Location: 1180 Boos Ln. Fredericksburg, Tx

GILLESPIE COUNTY, TEXAS

This serves to notify all persons that the on-site sewage facility owned by the above has satisfied design, construction, and installation requirements of the Texas Commission on Environmental Quality (TCEQ) and Gillespie County. This Gillespie County On-Site Sewage Facility Permit is issued for the operation of the above-identified on-site sewage facility.

ANY MODIFICATIONS TO THE STRUCTURE, SYSTEM COMPONENTS, OR CHANGES OF OWNERSHIP MAY REQUIRE A NEW PERMIT. The owner must notify this office of the aforementioned changes.

Addition: 480gpd for:
Revision } 4 BR < 3500 Sq. Ft. Living Area
to Existing } 2 BR Guest House < 1500 Sq. Ft. Living Area
System } Additional Field to accommodate additional
Sq. Footage & Guest House

Inspector and Gillespie County Designated Representatives:

Dwayn C Boos OS0011257

Sheryl Sutton
Sheryl Sutton OS0006358

Date: 4/25/24



GILLESPIE COUNTY

Permit Application for On-Site Sewage Facility

(Permit application is good for 1 year from purchase date.)

Permit # 2377-Revision Date: 3/6/24 Fee: 150.00

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

Name of Landowner: Russell (Last Name or Entity), Tommy & Cathy (First Name), RA (MI)

Mailing Address: 1180 Boos LN (House # and Street Name/or PO Box), Fbg TX (City & State), 78624 (Zip Code)

Daytime Phone Number(s): _____ Cell Number(s): 830-998-8710

***Email Mandatory Tommy @ FREDERICKSBURG. CHURCH

Physical Address/Location of new Septic System: 1180 Boos LN (House # & Street Name), Fbg, TX (City & State), 78624 (Zip Code) *** GATE CODE: None

Legal Description: Gillespie CAD Property ID #: 60223 Volume 2 Page 4 Instrument# 20195305

Subdivision Name: Oak Wood Forest Lot#: _____ Blk _____ Phase _____ Tract 7
 Abstract: _____ Survey Name and #: _____

Total Acreage: 4.85 Private Well Public Well (Supplier's Name): _____

Name & License # of person installing the Septic System: Ben Ball OS# 31139

Email: ben@stkeechadonsite.com Cell #: 850-997-3600

Information on a Single Family Residence: House Mobile Home Manufactured

Total Square Footage of Living Area: <1500 <2500 <3500 <4500 or _____

of bedrooms 4, # 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: or N Water Softener (Demand Initiated Regeneration): 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: 2 BR < 1500 GUEST HOUSE

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]
(Signature of Landowner)

2/8/24
(Date)

Office Use Only:

Daily wastewater usage rate: Q= 480 (gallons/day)

Q: 480 gpd = 4 BR < 3500 @ 300gpd
2 BR < 1500 @ 180 gpd

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 and/or Development Permit # 2963-23

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

Affidavit to the Public

Two-year Maintenance Contract

AUTHORIZATION to CONSTRUCT

DR: Sheryl Sutton DATE: 3/11/24

3/11/24
SAS

Not installed w/ 1st design info. revision submitted again

Certification of Approval

* See Below

Final Inspection PERMIT # 9331

Date: 4/25/24 Approved by: S. Sutton

Guest House Only 4/25/24

I. Sewer (House Drain) 3" Sch 40 4" Sch 40 Other: _____
 Slope of sewer pipe to tank minimum of 1/8"/ft.
 Cleanouts every <100' and within 5' of 90° bends

II. Treatment: Conventional Tanks Aerobic Other: _____

TANKS SIZE AND COMPARTMENTS	SERIAL#	RISERS	MANUFACTURER
1. _____	_____	Y/N	_____
2. _____	_____	Y/N	_____
3. _____	_____	Y/N	_____
4. _____	_____	Y/N	_____

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

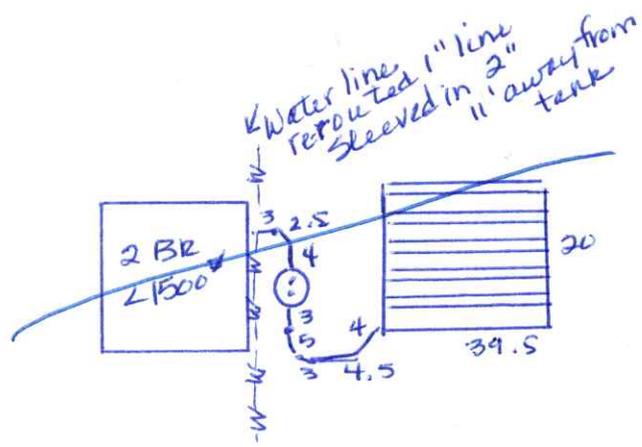
Subsurface Disposal:

LENGTH OF TRENCH	WIDTH	HEIGHT OF MEDIA	CREDIT	SQUARE FEET AREA LENGTH X CREDIT
1. 39.5 ft.	20 ft.	1 ft.	1	790 Sq.ft.
2. _____ ft.	_____ ft.	_____ ft.	_____	_____ Sq.ft.
3. _____ ft.	_____ ft.	_____ ft.	_____	_____ Sq.ft.

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

V. Map of System: GPS UTM 14 R _____ **Not to Scale**

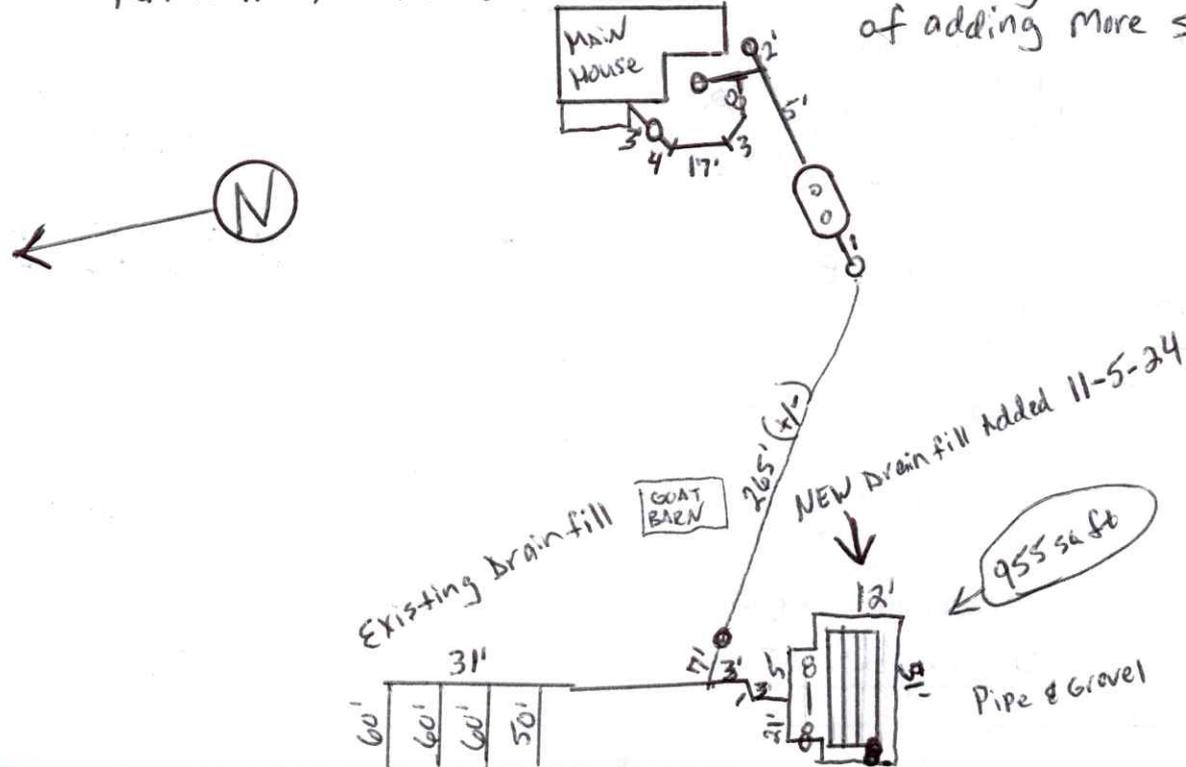
← This is actually #9331



1182 Boos lane #9331

← Guest House in back of property Mix up due to inspection changes.

Permit # 2963 Added lateral lines to the existing MAW House, because of adding more sq. ft.



Facilities Served by OSSF and Overview

Parcel 60223 in Gillespie County is owned by Tommy and Cathy Russell according to Gillespie County publicly available data. The owner has a main home with an extension that includes a full kitchen. The main home has four bedrooms or less with less than 3500 sf of living space. The extension is two bedrooms or less with less than 1800 sf of living space. The subject OSSF will serve those two facilities only. This is not a new OSSF but an addition of drain field. Based on the site evaluation the Standard Absorptive Drain field addition has been selected. This report includes mayor system components only. This design is based on regulations set forth in Chapter 285 of the Texas Administrative Code Chapter 285 (30 TAC 285). This OSSF, including all of its components, shall be constructed, operated, and maintained in accordance with 30 TAC 285. See Attachment A to view the site evaluation.

Major OSSF Components are listed below:

- 1 – 1250 gallon, 2 compartment septic tank (existing)
- 1 – new drain field with 215 feet of perforated pipe per 30 TAC requirements
- 1 – existing drain field 292 ft

See Attachment B to view existing permit.

Septic Tank

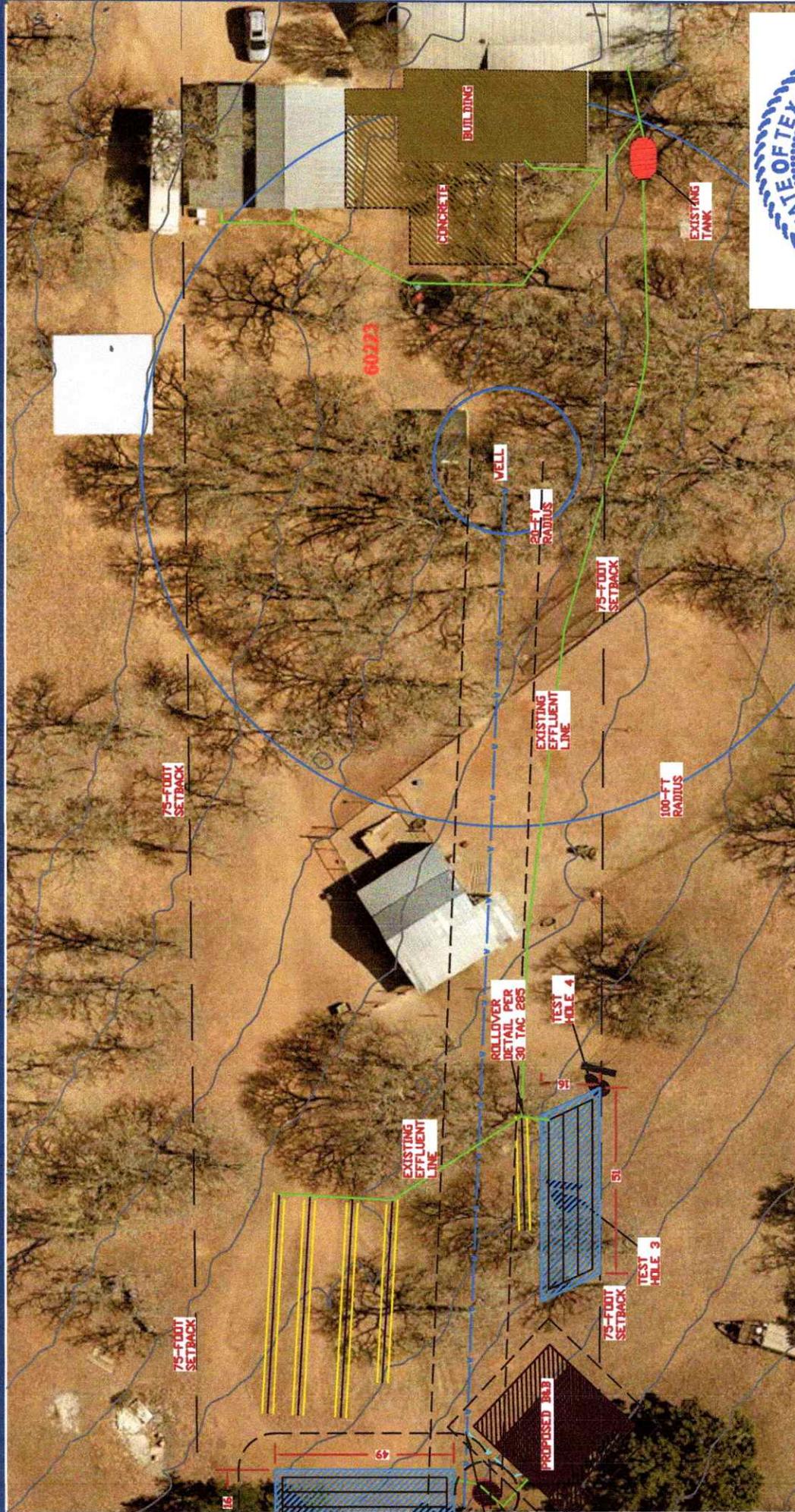
From the proposed residence influent will gravity flow into a 2 compartment, 1250-gallon septic tank that is existing. The slope of influent line shall be no less than 1/8-inch fall per foot of pipe, and its inside diameter shall be a minimum of 3 inches. Effluent will gravity flow from the septic tank to the drain field. Influent lines shall be Schedule 40 PVC. Effluent lines may be Schedule 40 PVC or SDR 35 PVC.

Standard Absorptive Drain field

The drain field addition shall consist of 215 feet of perforated pipe. There shall be 3 perforated pipes 47 feet long, 4 feet on center, connected on both ends by perforated pipes. The excavation shall be 51 by 16 feet making a single bed. The bed is a parallelogram to minimize surface drop across the drain field addition. This addition will need to be in a different zone than the existing drain field and a rollover detail will be required. The bed will include porous media per 30 TAC 285 requirements. The excavation for the bed shall be between 18 and 36

inches deep and shall be level within tolerances stated in the 30 TAC 285. All parts of the excavation shall be greater than 5 feet from the property line. The exact property line location shall be verified onsite. The existing slope of the absorptive drain field is less than 30%. There are no wells within 100 feet of the drain field according to publicly available Texas Water Development Board data. See Attachment C to view layout.

Calculation Sheet for a Standard Absorptive Drainfield and Septic Tank			
Hydraulic Loading			
Facility Type	Unit Rate (gpd)	Units	Useage (gpd)
2 BR, < 1800 sf	180	1	180
3 BR, < 3500 sf Single Family Dwellings	300	1	300
Total Hydraulic Loading (gpd)			480
Septic Tank			
Required Size	30 TAC 285.91 (2)	351=<Q=<500	1250 gallons
Actual Size	from Public Records		1250 gallons
Absorptive DrainField			
Soil Class			III
Application Rate			0.2 gal/sf/day
Area Required			2400 sf
Actual Absorptive Area			2415 sf
Existing Absorptive Area per bed			1465 sf
<i>Based on Gillespie County Public Records - Permit 2377</i>			
Proposed Absorptive Area per bed = $L*W + 2*(L + W)$			950
Proposed Excavation Length			51 sf
Proposed Excavation Width			16 sf



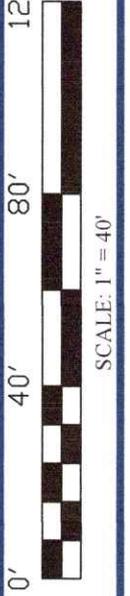
Will Weinheimer

January 19, 2024

- NOTES:**
- THIS DRAWING WAS PRODUCED WITHOUT THE BENEFIT OF A BOUNDARY OR IMPROVEMENT SURVEY. THE PROPERTY LINE IS BASED ON STATE WIDE PARCEL INFORMATION; FOR MORE INFORMATION SEE <https://travis.org/srvtrmap/land-parcels/>. CONTRACTOR TO VERIFY BOUNDARY LOCATION AND CONSTRUCT WITHIN ALL APPLICABLE OFFSETS BASED ON FIELD MEASUREMENTS.
 - BACKGROUND IMAGERY IS PROVIDED FOR PERSPECTIVE AND THERE MAYBE DISTORTION. LOCATIONS OF IMPROVEMENTS SHOWN ARE APPROXIMATE.
 - 1 FOOT CONTOURS ARE BASED ON USGS 2019 LIDAR DATA.
 - THIS ON-SITE SEWAGE FACILITY (OSSF) SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH TITLE 30 PART 1 CHAPTER 285 OF THE TEXAS ADMINISTRATIVE CODE.
 - CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATION AND SPECIFICATIONS.
 - CONTRACTOR TO FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
 - ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE.
 - DIMENSIONS TO PROPERTY LINES ARE GIVEN PERPENDICULAR TO PROPERTY LINES.
 - THIS DRAWING IS PRODUCED FOR THE DESIGN AND PERMITTING OF THE SUBJECT OSSF ONLY.
 - OWNER TO OBTAIN ANY VARIANCES NEEDED TO CONSTRUCT THE SUBJECT OSSF.
 - CONTRACTOR TO VERIFY THAT UTILITIES ARE NOT IN CONFLICT WITH THE PROPOSED DRAIN FIELD AND DRAIN LINES. IF THERE IS CONFLICT, UTILITIES MUST BE REROUTED ACCORDING TO 30 TAC 285 REQUIREMENTS.
 - IMPROVEMENTS SHOWN ARE APPROXIMATE.
 - ANY DRIVES OR PARKING AREAS MUST BE 5 FOOT CLEAR OF EXISTING AND PROPOSED DRAIN FIELDS.
 - ANY PRIVATE WATER LINE/WASTEWATER LINE CROSSINGS SHOULD BE TREATED AS PUBLIC WATER LINE CROSSINGS, PER 30 TAC 290 REQUIREMENTS.



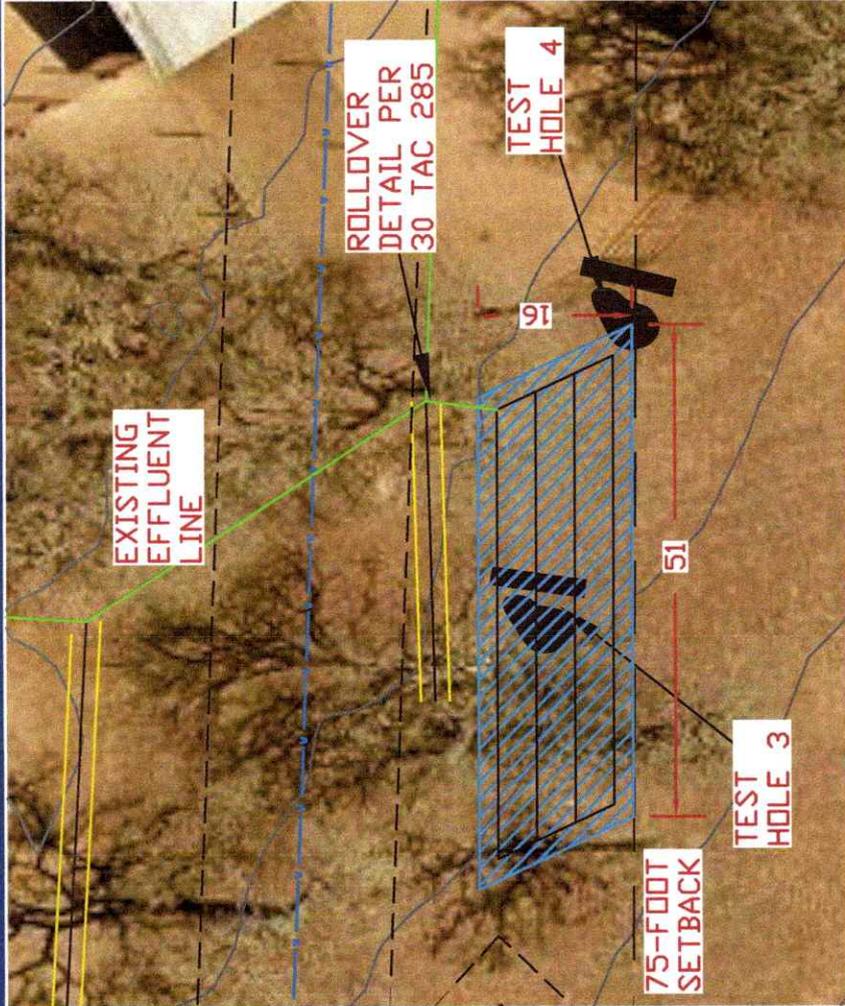
OSSF LAYOUT
 MAIN RESIDENCE
 11401 SO. 8073E
 FREDERICKSBURG, TX
 78624
 ATTACHMENT C
 REV. 0



- LEGEND:
- PROPERTY LINE (Gillespie County Parcel Data)
 - OSSF SETBACK LINES
 - INFLUENT AND EFFLUENT LINES
 - PROPOSED DRAINFIELD EXCAVATION
 - EXISTING DRAINFIELD EXCAVATION
 - APPROXIMATE EXISTING WATERLINE
 - PROPOSED WATERLINE

1121 State Hwy. 16 South LB 600
 FREDERICKSBURG, TX 78624
 (512) 942-1774
 www.fbcengineering.com





NOTES:

1. THIS DRAWING WAS PRODUCED WITHOUT THE BENEFIT OF A BOUNDARY OR IMPROVEMENT SURVEY. THE PROPERTY LINE IS BASED ON STATE WIDE PARCEL INFORMATION; FOR MORE INFORMATION SEE <https://tnris.org/stratmap/land-parcels/>. CONTRACTOR TO VERIFY BOUNDARY LOCATION AND CONSTRUCT WITHIN ALL APPLICABLE OFFSETS BASED ON FIELD MEASUREMENTS.
2. BACKGROUND IMAGERY IS PROVIDED FOR PERSPECTIVE AND THERE MAYBE DISTORTION. LOCATIONS OF IMPROVEMENTS SHOWN ARE APPROXIMATE.
3. 1 FOOT CONTOURS ARE BASED ON USGS 2019 LIDAR DATA.
4. THIS IS NOT A CONSTRUCTION DRAWING.
5. ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE.
6. DIMENSIONS TO PROPERTY LINES ARE GIVEN PERPENDICULAR TO PROPERTY LINES.
7. THIS DRAWING IS PRODUCED FOR THE PURPOSE OF PROVIDING A SITE EVALUATION FOR THE SUBJECT OSSF ONLY.
8. OWNER TO OBTAIN ANY VARIANCES NEEDED TO CONSTRUCT THE SUBJECT OSSF.
9. CONTRACTOR TO VERIFY THAT UTILITIES ARE NOT IN CONFLICT WITH THE PROPOSED DRAIN FIELD AND DRAIN LINES. IF THERE IS CONFLICT, UTILITIES MUST BE REROUTED ACCORDING TO 30 TAC 285 REQUIREMENTS.
10. IMPROVEMENTS SHOWN ARE APPROXIMATE.
11. ANY DRIVES OR PARKING AREAS MUST BE 5 FOOT CLEAR OF EXISTING AND PROPOSED DRAIN FIELDS.



January 19, 2024

Test Hole	Depth (inches)	Class	Description	Groundwater Evidence	Restrictive Horizon
3	0-10	III	BROWN TOPSOIL	NO	NO
	10-19	III	REDISH BROWN BLOCKY		
	19-60	III	WHITE CALICHE		
4	0-28	III	REDISH BROWN	NO	NO
	28-60	III	WHITE CALICHE		

Numbering starts with 3 in order to not become confused with the commercial OSSF design at this site.

LEGEND:

- PROPOSED DRAINFIELD EXCAVATION
- EXISTING DRAINFIELD EXCAVATION
- APPROXIMATE EXISTING WATERLINE
- PROPOSED WATERLINE

PROPERTY LINE (Gillespie County Parcel Data)

OSSF SETBACK LINES

INFLUENT AND EFFLUENT LINES

1171 State Hwy. 16 South Unit 800
 Fredericksburg, TX 78624
 TEL: 817.264.1427
 www.fbgengineering.com



OSSF SITE EVALUATION
 MAIN RESIDENCE
 1180 BOOS LANE
 Fredericksburg, TX
 78624
 ATTACHMENT A
 REV. 0



*Approved
11/8/24*

**Dwayn Boos
On-Site Sewage Facilities
101 W. Main St
Fredericksburg, TX 78624**

NOTICE OF APPROVAL

**Tommy & Cathy Russell
1180 Boos Ln.
Fredericksburg, Tx 78624**

PERMIT #9331

Property Location: 1182 Boos Ln. Fredericksburg, Tx

GILLESPIE COUNTY, TEXAS

This serves to notify all persons that the on-site sewage facility owned by the above has satisfied design, construction, and installation requirements of the Texas Commission on Environmental Quality (TCEQ) and Gillespie County. This Gillespie County On-Site Sewage Facility Permit is issued for the operation of the above-identified on-site sewage facility.

ANY MODIFICATIONS TO THE STRUCTURE, SYSTEM COMPONENTS, OR CHANGES OF OWNERSHIP MAY REQUIRE A NEW PERMIT. The owner must notify this office of the aforementioned changes.

Addition:

*180 GPD = UP TO 2 BR < 1500 Sq. Ft. Living Area
(Short Term Rental)*

Inspector and Gillespie County Designated Representatives:

Dwayn C Boos OS0011257

Sheryl Sutton

Sheryl Sutton OS0006358

Date: 4-25-24



GILLESPIE COUNTY

Permit Application for On-Site Sewage Facility

(Permit application is good for 1 year from purchase date.)

Permit # 9331 Date: 12/11/23 Fee: \$275

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

Name of Landowner: RUSSELL (Last Name or Entity), TOMMY + CATHY (First Name) (MI)

Mailing Address: 1180 Boos Ln (House # and Street Name/or PO Box), FREDERICKSBURG TX (City & State), 78624 (Zip Code)

Daytime Phone Number(s): 520 425 4465 Cell Number(s): _____

***Email Mandatory cathrussell18@gmail.com; fusionmb@icloud.com

Physical Address/Location of new Septic System: 1182 Boos Ln (House # & Street Name), FREDERICKSBURG TX (City & State), 78624 (Zip Code) *** GATE CODE: _____

Legal Description: Gillespie CAD Property ID #: 60223 Volume 2 Page 4 Instrument# 20195305

Subdivision Name: Oak Wood Forest Lot#: _____ Blk _____ Phase _____ Tract 7
 Abstract: _____ Survey Name and #: _____

Total Acreage: 4.85 Private Well Public Well (Supplier's Name): _____

Name & License # of person installing the Septic System: BEN BALL OS# 0031139

Email: ben@arrowheadossite.com Cell #: 830 456 3791

Information on a Single Family Residence: House Mobile Home Manufactured

Total Square Footage of Living Area: <1500 <2500 <3500 <4500 or _____

of bedrooms 1, # of bathrooms (Full) 1 (Half) _____. 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: Y or N Water Softener (Demand Initiated Regeneration): 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: SHORT-TERM RENTAL USE

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.

Cathy Russell
(Signature of Landowner)

13 NOV 2023
(Date)

Office Use Only:
Daily wastewater usage rate: Q= 180 (gallons/day) Q: 180 GPD = UP TO 2 BR < 1500 R

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 and/or Development Permit # 2963-23
For Aerobic Treatment units and non-standard treatment (if applicable):
 Affidavit to the Public
 Two-year Maintenance Contract

AUTHORIZATION to CONSTRUCT
DR: Sheryl Sutton DATE: 3/11/24

3/11/24
SS

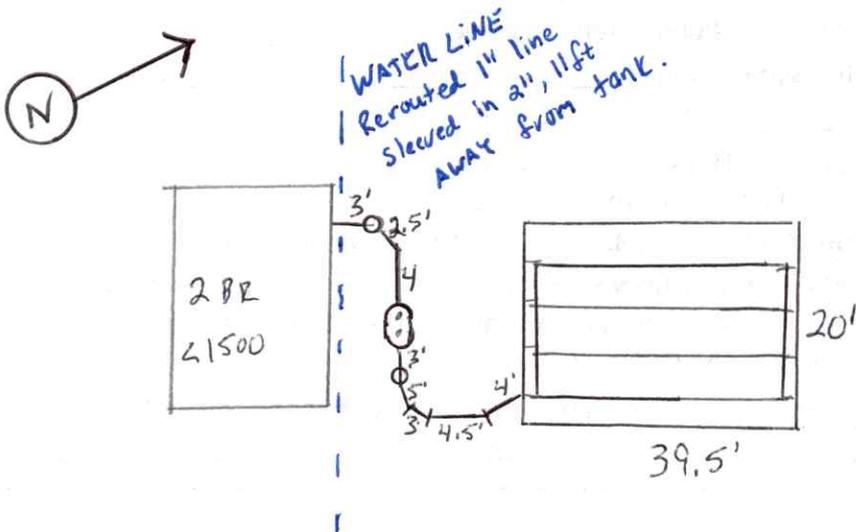
Certification of Approval

Final Inspection PERMIT # 9331

Date: 4-25-24 Approved by: S. Sutton (Re-Draw by M. Spain)

- I. Sewer (House Drain) 3" Sch 40 4" Sch 40 Other: _____
 Slope of sewer pipe to tank minimum of 1/8"/ft.
 Cleanouts every <100' and within 5' of 90° bends
- II. Treatment: Conventional Tanks Aerobic Other: _____
 TANKS SIZE AND COMPARTMENTS SERIAL# RISERS MANUFACTURER
 1. 750 2 312492 Y/N Block creek
 2. _____ _____ Y/N _____
 3. _____ _____ Y/N _____
 4. _____ _____ Y/N _____
- III. Disposal Field: Conventional Gravel Leaching Chambers (Brand) _____
 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>39.5</u> ft.	<u>20</u> ft.	<u>1</u> ft.	<u>-</u>	<u>790</u> Sq.ft.
2. _____ ft.	_____ ft.	_____ ft.	_____	_____ Sq.ft.
3. _____ ft.	_____ ft.	_____ ft.	_____	_____ Sq.ft.
- IV. Surface Disposal (Application):
 Loading Rate: _____ Area Required in Sq. ft. _____
 Timer installed _____ Y/N Area Designed in Sq. ft. _____
 Anti-siphon Hole used _____ Y/N
 Check valve used _____ Y/N
- V. Map of System: GPS UTM 14 R _____ **Not to Scale**



Facilities Served by OSSF and Overview

Parcel 60223 in Gillespie County is owned by Tommy and Cathy Russell according to Gillespie County publicly available data. The owner plans to add a bed and breakfast in a new building at the back of the property. The bed and breakfast will be 2 bedrooms or less and less than 1500 sf of living space. Based on the site evaluation the Standard Absorptive Drain field and Septic Tank have been selected. This report includes mayor system components only. This design is based on regulations set forth in Chapter 285 of the Texas Administrative Code Chapter 285 (30 TAC 285). This OSSF, including all of its components, shall be constructed, operated, and maintained in accordance with 30 TAC 285. See Attachment A to view the site evaluation.

Major OSSF Components are listed below:

- 1 – 750 gallon, 2 compartment septic tank from Buchanan Septic Tanks, Inc
- 1 – drain field with 204 feet of perforated pipe per 30 TAC requirements

See Attachment B to view manufacturer's drawings and specifications.

Septic Tank

From the proposed bed and breakfast influent will gravity flow into a 2 compartment, 750-gallon septic tank from Buchanan Septic Tanks, Inc. The slope of influent line shall be no less than 1/8-inch fall per foot of pipe, and its inside diameter shall be a minimum of 3 inches. Effluent will gravity flow from the septic tank to the drain field. Influent lines shall be Schedule 40 PVC. Effluent lines may be Schedule 40 PVC or SDR 35 PVC.

Standard Absorptive Drain field

The drain field shall consist of 204 feet of perforated pipe. There shall be 4 perforated pipes 45 feet long connected on both ends by perforated pipes 12 feet in length. The excavation shall be 49 by 16 feet making a single bed. The bed will include porous media per 30 TAC 285 requirements. The excavation for the bed shall be between 18 and 36 inches deep and shall be level within tolerances stated in the 30 TAC 285. All parts of the excavation shall be greater than 5 feet from the property line. The exact property line location shall be verified onsite. The existing slope of the absorptive drain field is less than 30%. There are no wells within 100 feet of the drain field according to publicly available Texas Water Development Board data. See Attachment C to view layout.

Calculation Sheet for a Standard Absorptive Drainfield and Septic Tank

Hydraulic Loading

Facility Type	Unit Rate (gpd)	Units	Useage (gpd)
2 Bedroom Single Family Dwelling Less then 1500 SF	180	1	180

Total Hydraulic Loading (gpd) 180 ✓

Septic Tank

Required Size	30 TAC 285.91 (2)	Q=<250	750 gallons ✓
Actual Size			750 gallons

Absorptive DrainField

Soil Class	III
Application Rate	0.2 gal/sf/day
Area Required	900 sf ✓
Absorptive Area per bed = $L*W + 2*(L + W)$	914 sf ✓
Excavation Length	49 sf ✓
Excavation Width	16 ft ✓

General Notes:

This report includes major system components and basic design information only. Installation, operation, and maintenance of this OSSF system, including all of its components, shall be in accordance with Chapter 285 of the Texas Administrative Code Chapter 285 (30 TAC 285) and Gillespie County requirements.

Maintenance and construction of this OSSF shall be in accordance with all manufacturer's instructions and recommendations.

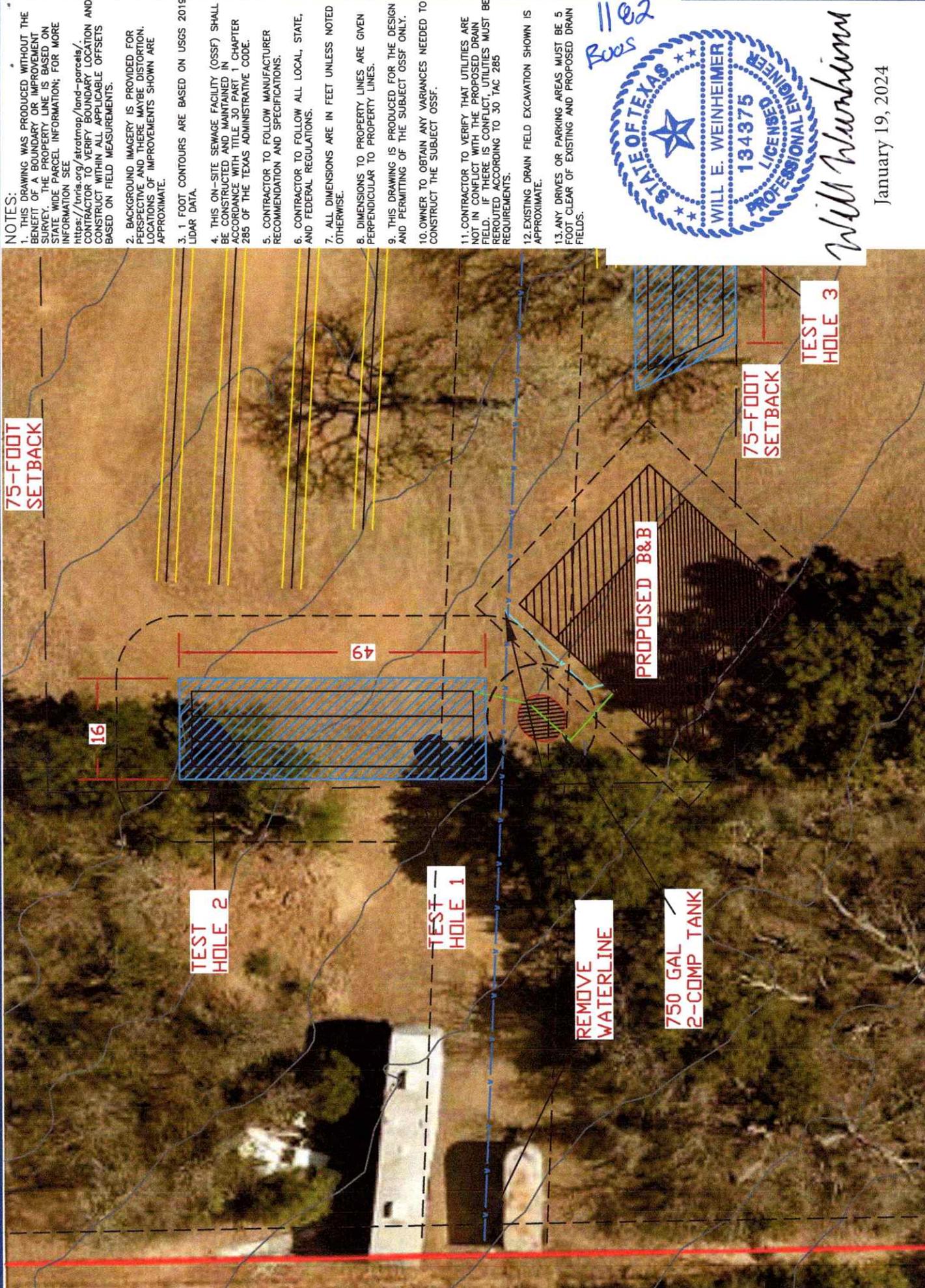
This property is not in the 100-year floodplain.

This property is not in the Edwards Aquifer recharge zone.

Any easement variances required shall be obtained by the owner.

All OSSF components must meet a minimum of 30 TAC 285 and local setback requirements. Setbacks include but are not limited to property lines, easements, water lines, and surface improvements.

This design is based on water saving devices inside the existing house. Water saving devices therefore must be used within the house.



NOTES:

1. THIS DRAWING WAS PRODUCED WITHOUT THE BENEFIT OF A BOUNDARY OR IMPROVEMENT SURVEY. THE PROPERTY LINE IS BASED ON STATE WIDE PARCEL INFORMATION; FOR MORE INFORMATION SEE <https://travis.org/stratmap/land-records/>. CONTRACTOR TO VERIFY BOUNDARY LOCATION AND CONSTRUCT WITHIN APPLICABLE OFFSETS BASED ON FIELD MEASUREMENTS.
2. BACKGROUND IMAGERY IS PROVIDED FOR REFERENCE AND THERE MAY BE DISTORTION. LOCATIONS OF IMPROVEMENTS SHOWN ARE APPROXIMATE.
3. 1 FOOT CONTOURS ARE BASED ON USGS 2019 LIDAR DATA.
4. THIS ON-SITE SEWAGE FACILITY (OSSF) SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH TITLE 30 PART 1 CHAPTER 285 OF THE TEXAS ADMINISTRATIVE CODE.
5. CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATION AND SPECIFICATIONS.
6. CONTRACTOR TO FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
7. ALL DIMENSIONS ARE IN FEET UNLESS NOTED OTHERWISE.
8. DIMENSIONS TO PROPERTY LINES ARE GIVEN PERPENDICULAR TO PROPERTY LINES.
9. THIS DRAWING IS PRODUCED FOR THE DESIGN AND PERMITTING OF THE SUBJECT OSSF ONLY.
10. OWNER TO OBTAIN ANY VARIANCES NEEDED TO CONSTRUCT THE SUBJECT OSSF.
11. CONTRACTOR TO VERIFY THAT UTILITIES ARE NOT IN CONFLICT WITH THE PROPOSED DRAIN FIELD. IF THERE IS CONFLICT, UTILITIES MUST BE REROUTED ACCORDING TO 30 TAC 285 REQUIREMENTS.
12. EXISTING DRAIN FIELD EXCAVATION SHOWN IS APPROXIMATE.
13. ANY DRIVES OR PARKING AREAS MUST BE 5 FOOT CLEAR OF EXISTING AND PROPOSED DRAIN FIELDS.

Boos
1102



Will Weinheimer

January 19, 2024

OSSF LAYOUT
BED & BREAKFAST
1102 BOOS LANE
FREDERICKSBURG, TX
78624
ATTACHMENT C
REV. 1



- LEGEND:**
- PROPOSED DRAINFIELD EXCAVATION
 - EXISTING DRAINFIELD EXCAVATION
 - APPROXIMATE EXISTING WATERLINE
 - PROPOSED WATERLINE

- PROPERTY LINE (Gillespie County Parcel Data)
- OSSF SETBACK LINES
- INFLUENT AND EFFLUENT LINES

1171 Baha Hwy. 16 South US 800
Fredericksburg, TX 78624
TEL: 817.836.4444
www.fbgengineering.com



ON-SITE SEWAGE FACILITY SOIL/SITE EVALUATION REPORT INFORMATION

APPLICANT INFORMATION:

NAME: TOMMY & CATHY RUSSELL
 ADDRESS: 1180 BOOS LN.
 CITY: FREDERICKSBURG
 STATE: TEXAS ZIP: 79624
 PHONE: 520.425.4465
 EMAIL: cathrussell18@gmail.com

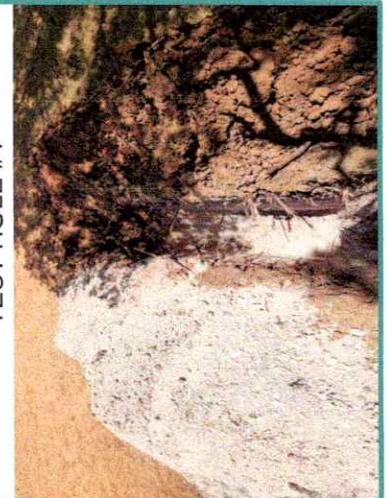
PROPERTY LOCATION:

ADDRESS: 1182 BOOS LN.
 CITY: FREDERICKSBURG
 COUNTY: GILLESPIE
 ZIP: 78624
 SUBDIVISION: OAK WOOD FOREST
 ADDT'L INFO: TRACT 7

REQUIREMENTS:

- AT LEAST TWO SOIL EXCAVATIONS MUST BE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. LOCATIONS OF SOIL BORINGS OR DUG PITS MUST BE SHOWN ON 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 AND IDENTIFY ANY RESTRICTIVE FEATURES ON THE FORM. INDICATE DEPTHS WHERE FEATURES APPEAR

TEXTURE CLASS	SOIL STRUCTURE	OBSERVATIONS (COLOR, CONSISTENCE)	DRAINAGE (REDOX, MOTTLES, WATER TABLE)	RESTRICTIVE HORIZON	%GRAVEL	TEST HOLE #1
III	CLAY LOAM	BROWN LOOSE				
III	SANDY CLAY LOAM	WHITE CALICHE TYPE LOOSE			<30	



TEXTURE CLASS	SOIL STRUCTURE	OBSERVATIONS (COLOR, CONSISTENCE)	DRAINAGE (REDOX, MOTTLES, WATER TABLE)	RESTRICTIVE HORIZON	%GRAVEL	TEST HOLE #2
		SAME AS #1				



DATE OF SURVEY: 09.04.23

PROPOSED EXCAVATION DEPTH: 36"

PRESENCE OF 100 YEAR FLOOD ZONE NO

PRESENCE OF ADJACENT PONDS, STREAMS, WATER IMPOUNDMENTS NO

EXISTING OR PROPOSED WELL IN NEARBY AREA NO

BENJAMIN A. BALL
 SITE EVALUATOR - TCEQ OS0031325 INSTALLER II - TCEQ OS0031139
 ARROWHEAD ON-SITE WASTEWATER SYSTEMS, LLC
 126 MORALES DUECKER RD.
 FREDERICKSBURG, TEXAS 78624
 830.997.3600 ben@arrowheadonsite.com

BY MY SIGNATURE, I CERTIFY THAT THE FINDINGS OF THIS REPORT ARE BASED ON MY FIELD OBSERVATIONS AND ARE ACCURATE TO THE BEST OF MY ABILITY

SIGNATURE: *Benjamin A. Ball*

12/07/2023

FOR COUNTY USE ONLY
APPLICATION NUMBER:

2963-23
permit 9331

GILLESPIE COUNTY
DEVELOPMENT PERMIT APPLICATION

THE STATE OF TEXAS §
COUNTY OF GILLESPIE §

1. NAME OF APPLICANT	Tommy & Cathy Russell
Applicant's mailing address	1180 Boos Lane
2. LOCATION OF PROPERTY (Complete as appropriate)	a. If located in a subdivision... Name & No. of Subdivision: Oak Wood Forest Subdivision
	Section No.: Tract 7
	Block No.:
	Lot No.:
a. or b.	b. If <u>not</u> located in a subdivision... Name & No. of Survey/Abstract: Recorded in Volume 2, page 4
	Acreage: 4.85 approx
	c. Location Description (Attach a vicinity map):
3. NATURE OF PROPOSED CONSTRUCTION (Check and complete as appropriate)	<input checked="" type="checkbox"/> Residential
	<input checked="" type="checkbox"/> Non-residential
	<input type="checkbox"/> Placement of Fill
	<input type="checkbox"/> Alteration of a natural waterway or drainage course.
	<input type="checkbox"/> Other (specify):
4. DESCRIPTION OF PROPOSED CONSTRUCTION (Check and complete as appropriate)	<input checked="" type="checkbox"/> New Construction
	<input type="checkbox"/> Substantial improvement to existing structure
	<input checked="" type="checkbox"/> House or
	<input type="checkbox"/> Mobile Home
	<input type="checkbox"/> Non-residential (specify):
	<input checked="" type="checkbox"/> Commercial (name & type of business):
	<input type="checkbox"/> Other (specify):
5. Applicant will provide one copy of plans and specifications of the proposed construction.	

FOR USE BY COUNTY ADMINISTRATOR

Is the property located in an identified flood hazard area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are other County regulations applicable?	
Are other Federal, State, or Local permits required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Private Sewage Permit	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is additional information required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Water Well Permit	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

HAS PRIVATE WELL



Exemption certificate issued



Permit application approved



Permit application rejected

Date: Dec 14, 2023

Signature of County Administrator:

Dr Wayne C Boos

FOR COUNTY USE ONLY
APPLICATION NUMBER:

2963-23

GILLESPIE COUNTY
DEVELOPMENT PERMIT EXEMPTION CERTIFICATE

THE STATE OF TEXAS §
COUNTY OF GILLESPIE §

NAME OF APPLICANT	Tommy & Cathy Russell
Applicant's mailing address	1180 Boos Lane, Fredericksburg, TX 78624

THE ABOVE-NAMED APPLICANT APPLIED FOR A DEVELOPMENT PERMIT ON 11/13/2023. THE APPLICATION HAS BEEN REVIEWED BY THE COUNTY ADMINISTRATOR AND IT IS HIS/HER DETERMINATION THAT THE PROPOSED DEVELOPMENT IS NOT WITHIN AN IDENTIFIED FLOOD PLAIN OF GILLESPIE COUNTY.

THIS CERTIFICATE EXEMPTS THE APPLICANT FROM DEVELOPMENT STANDARDS REQUIRED BY GILLESPIE COUNTY FLOODPLAIN MANAGEMENT REGULATIONS. WORK IS HEREBY AUTHORIZED TO PROCEED ON THE FOLLOWING DESCRIBED PROPERTY: ADDRESS:

1180 Boos Lane

Fredericksburg, TX 78624

THE COUNTY ADMINISTRATOR HAS REVIEWED THE PLANS AND SPECIFICATIONS OF THE PROPOSED DEVELOPMENT AND DESIRES TO MAKE THE FOLLOWING RECOMMENDATIONS FOR DEVELOPMENT OR DESIGN ALTERATIONS:

WARNING:

The flood hazard boundary maps and other flood data used by the County Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This exemption certificate does not imply that developments outside the identified areas of special flood hazard will be free from flooding or flood damage. Issuance of this exemption certificate shall not create liability on the part of Gillespie County, the County Administrator or any officer or employee of Gillespie County in the event flooding or flood damage does occur.

Acknowledgement of Warning by Applicant

Applicant's Signature

Cathy Russell *[Signature]*

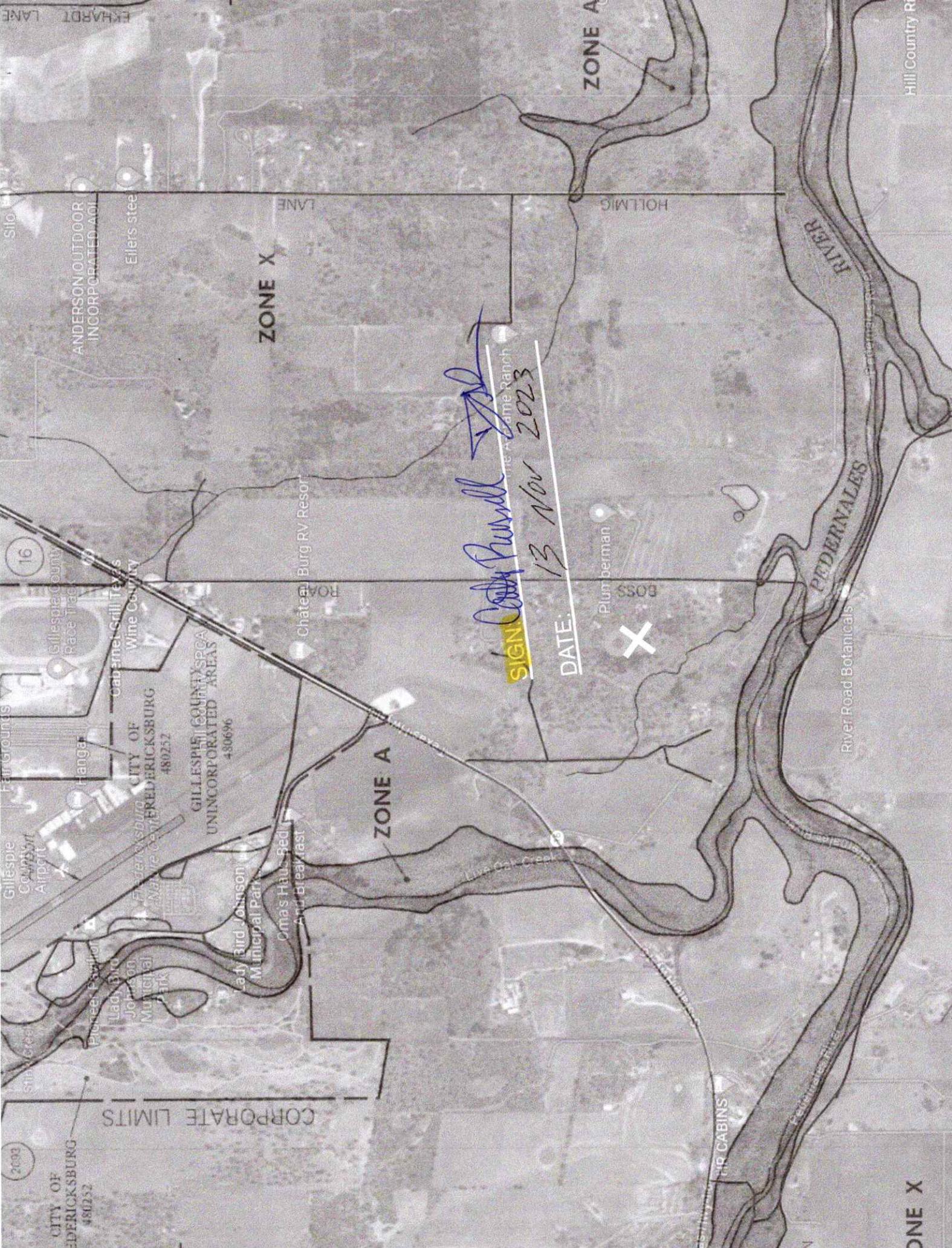
Signature of County Administrator

Dwain C Boos

Date Signed
13 Nov 2023

Date of Issuance

Dec 14, 2023



EKHARDT LANE

ANDERSON OUTDOOR INCORPORATED A.O.I.
Ellers steel

ZONE X

ZONE A

Hill Country Riv

16

Gillespie County Race Track
Cabernet Grill Treys
Wine County

Fangar
Gillespie County Airport
CITY OF FREDERICKSBURG 480252
GILLESPIE COUNTY SPCA UNINCORPORATED AREAS 480696

Chateau Burg RV Resort

ZONE A

Cody Purcell
SIGNATURE

DATE: 13 Nov 2023

Plumberman

BOSS



RIVER

PEDERNALES

River Road Botanicals

CITY OF FREDERICKSBURG 480252
CORPORATE LIMITS

ZONE X

1) OWNER: LUEDECKE, N. R. ADDRESS: 327 BOOS LANE CITY: FREDERICKSBURG STATE: TX ZIP: 78624-

2) ADDRESS OF WELL: County: GILLESPIE GRID # 57-49-3 Street or RFD: OAKWOOD FOREST SUBDIVISION, LOT #7, ON BOOS LANE City, State, Zip code: TX -

3) TYPE OF WORK: NEW WELL 4) PROPOSED USE: DOMESTIC
If Public Supply well, were plans submitted to the TNRCC?

6) WELL LOG: 97025	DIAMETER OF HOLE			7) DRILLING METHOD:	8) BOREHOLE COMPLETION:	N ^o
	DIAMETER	FROM	TO			
DATE DRILLING:	9	0	55	AIR ROTARY/HAMMER	OPEN HOLE IF GRAVEL... FROM	FT. TO FT. TO FT.
STARTED: 02/04/97	6	55	200			
COMPLETED: 02/04/97						

CASING, BLANK PIPE, AND WELL SCREEN DATA:

DIA	NEW/USED	DESCRIPTION	FROM	TO	GAGE CASING SCREEN
4.5	N	PVC CASING	+3	175	
4.5	N	PVC, CUSTOM SLOTTED	175	195	

GEOLOGICAL DESCRIPTION:

FROM	TO	DESCRIPTION
0	1	TOPSOIL
1	32	CLAY-BROWN GRAVEL
32	155	CLAY-RED LIMESTONE LEDGES SANDSTONE STREAKS
155	175	LIGHT LIMESTONE-GRAY CLAY-YELLOW
175	200	LIGHT LIMESTONE-GRAY LIMESTONE-RED

Handwritten: HORIZ II

Handwritten: P. E. Iker

9) CEMENTING DATA:

Cemented from 0 FT. TO 55 FT. No. of Sacks Used 4
Method used: GROUT
Cemented by: TAYLOR VIRDELL, JR.
Distance to septic field lines: 200 ft.
Method of verification of above distance: MEASURE

10) SURFACE COMPLETION:

SPEC. STEEL SLEEVE

11) WATER LEVEL:

STATIC LEVEL : 75 FT. DATE: 02/04/97
ARTESIAN FLOW: GPM. DATE:

12) PACKERS:

TYPE RUBBER DEPTH 175

13) TYPE PUMP:

SUBMERSIBLE
DEPTH TO PUMP: 160

14) WELL TEST:

JETTED
YIELD: 75 GPM WITH FT DRAWDOWN AFTER HRS

15) WATER QUALITY:

TYPE OF WATER: GOOD DEPTH OF STRATA: 185-195
NO STRATA OF UNDESIRABLE WATER PENETRATED

CHEMICAL ANALYSIS MADE
0 GRAINS OF HARDNESS
470 T.D.S.

COMPANY NAME: VIRDELL DRILLING INC. WATER WELL DRILLER'S LICENSE NO.: 1900 4071 WPKL
ADDRESS: 111 E. GRAYSON ST. CITY: LLANO STATE: TX ZIP CODE: 78643

FOR TWC USE ONLY
WELL NO. _____
LOCATED ON MAP _____

I HEREBY CERTIFY THAT THIS WELL WAS DRILLED BY ME (OR UNDER MY SUPERVISION) AND THAT EACH AND ALL OF THE STATEMENTS HEREIN ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT FAILURE TO COMPLETE ITEMS 1 THRU 15 WILL RESULT IN THE LOG(S) BEING RETURNED FOR COMPLETION AND RESUBMITTAL.

(signed) *Virgilio VirdeLL*
(LICENSED WATER WELL DRILLER)

(signed) _____
(REGISTERED DRILLER TRAINEE)

Handwritten: R-01189