

# 561 ROCKY CREEK RD

ACTIVE STR | OFFERED AT \$699,000



Investment Opportunity! Coco Casita is a thriving STR on 6.47 UNRESTRICTED acres just minutes from Fredericksburg's Main Street, wineries, and shopping. With 331 nights booked in 2024 and over \$75K in gross annual income, this Spanish-Mediterranean casita is a proven performer. The open layout features high ceilings, rustic concrete floors, and custom finishes. A spacious king suite offers a canopy bed and double shower. Outdoor highlights include a private hot tub, oversized fireplace, pergola-covered deck, and hammock lounge surrounded by native landscaping. With no restrictions and plenty of usable land, there's excellent potential to add more STR units or guest cottages for added income. Whether you continue it as a rental, use it as a guest house, or generate income while adding a personal residence, Coco Casita offers rare flexibility, charm, and income-producing potential in the heart of the Texas Hill Country.

Click QR Code for additional information and photos.

**Jill Tabor**  
REALTOR®

📞 830-456-8115

✉️ [jill@jilltabor.com](mailto:jill@jilltabor.com)

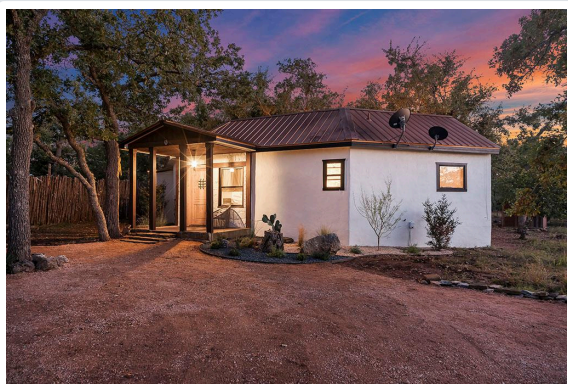


**PORTFOLIO**  
REAL ESTATE  kw





**MLS #: R97745A (Active)**  
**List Price: \$699,000**  
**561 -- Rocky Creek Rd Fredericksburg, TX 78624**



Bedrooms: 1	Unit #:
Full Baths: 1	Original List Price: \$699,000
Half Baths: 0	Area: County-Northwest
Main House Living SqFt : 794	Subdivision: N/A
Apx Total SqFt: 794	County: Gillespie
Price Per SQFT: \$880.35	School District: Fredericksburg
Source SqFt: GCAD	Distance From City: 6-9 miles
Appx Year Built: 2007	Property Size Range: 6-10 Acres
Type & Style: Spanish/Mediterranean	Apx Acreage: 6.4700
Current B&B: Yes	Seller's Est Tax: 2880.18
# Stories: One	Showing Instructions: Appointment, Call Listing Agent, Showing Service, Special Instructions
Heating: Central	Days on Market 15
A/C: Central Air	
Garage/Carport: None	

Tax Exemptions: Yes		CAD Property ID #: 92490		Zoning: None	
Flood Plain: No	Deed Restrictions: No	STR Permit: Yes	Permit #: 0	Manufactured Homes Allowed: No	
HOA: No	HOA Fees:	HOA Fees Pd:	HO Warranty:		
Rental Property: Yes		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:	
Living Room	Den	Family Room	Great Room	Kitchen	
Dining Room	Breakfast Area	Office	Utility Room	Other Room	
Extra Room	Guest Quarters	Detached Workshop	Master Bedroom	Bedroom 2	
Bedroom 3	Bedroom 4				

Construction: Stucco	City/Rural: Outside City(w/Acrg)
Foundation: Slab	Site Features: Cable, Deck/Patio, Hot Tub, Wired for High Speed Internet
Roof: Other	Interior Features: High Ceilings
Flooring: Concrete	Topography: Level, Wooded
Utilities: Electric-CTEC	Surface Water: None
Water: Well	Access: Highway
Sewer: Septic Tank	Location Description: Gravel Drive
Fireplace/Woodstove: Electric, Outside	Documents on File: Septic Permit, Survey, Well Log
Appliances: Cooktop, Dishwasher, Microwave, Refrigerator	

Trms/Fin:	Trms/Fin: Cash, Conventional	Possessn: Closing/Funding	Excl Agy: No
Title Company: Select Title		Attorney:	Refer to MLS#:
Location/Directions: From Fredericksburg travel West on Main St., at the fork stay right on Hwy 87 N. Drive approximately 8.8 miles and turn left onto Rocky Creek Rd. Drive approximately .5 mile. Property is on left.			

Owner: NOTE CARD INVESTMENTS LLC - SERIES A	Occupancy: Short Term Rental
Legal Description: ABS A0675 L SANCHEZ #797, 6.22 ACRES, .25 ACRES HOMESITE	
Instructions: This is an Active STR and will need to work around bookings. Call ShowingTime (800-746-9464) to schedule a showing.	

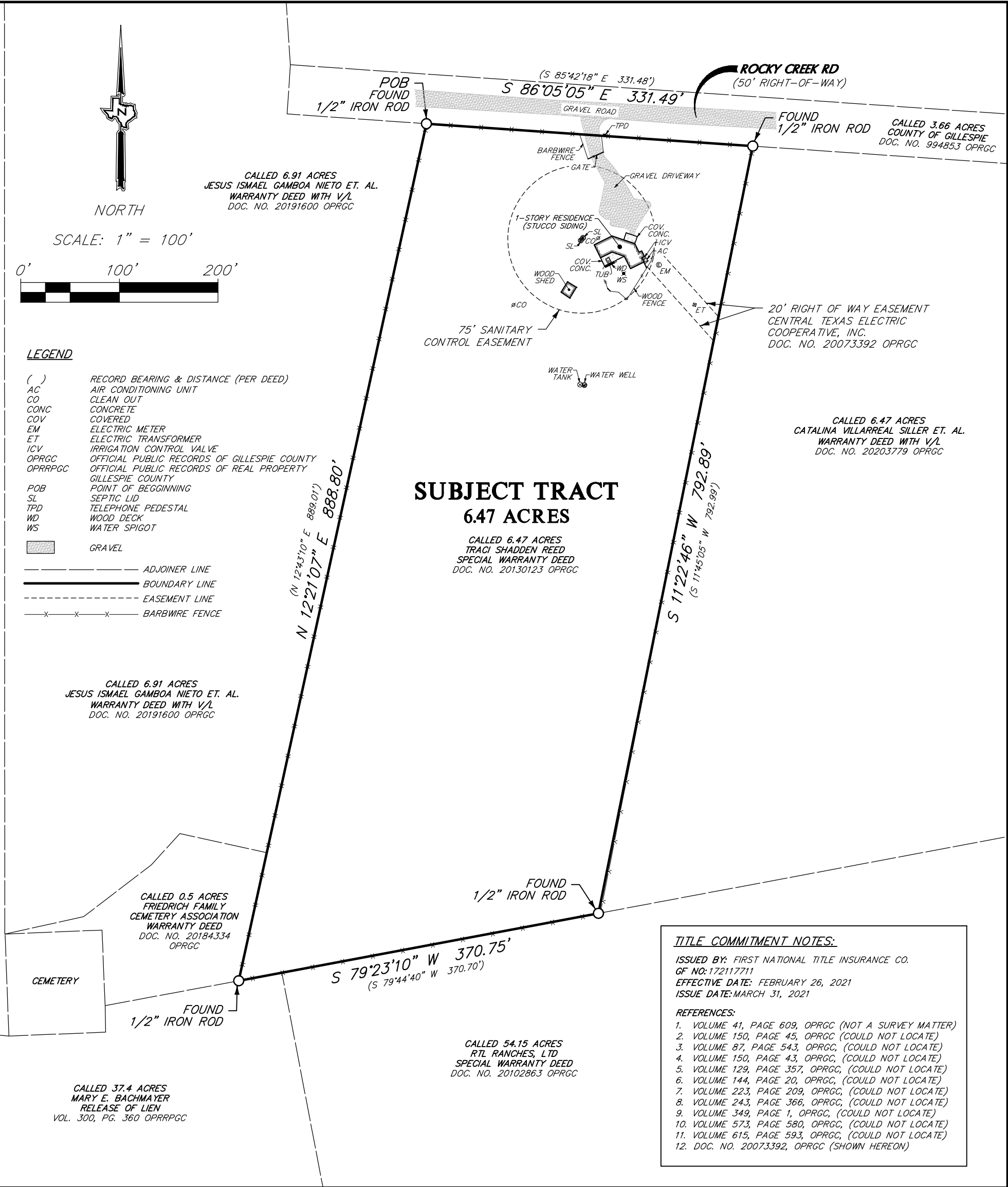
Public Remarks: Investment Opportunity! Coco Casita is a thriving STR on 6.47 UNRESTRICTED acres just minutes from Fredericksburg's Main Street, wineries, and shopping. With 331 nights booked in 2024 and over \$75K in gross annual income, this Spanish-Mediterranean casita is a proven performer. The open layout features high ceilings, rustic concrete floors, and custom finishes. A spacious king suite offers a canopy bed and double shower. Outdoor highlights include a private hot tub, oversized fireplace, pergola-covered deck, and hammock lounge surrounded by native landscaping. With no restrictions and plenty of usable land, there's excellent potential to add more STR units or guest cottages for added income. Whether you continue it as a rental, use it as a guest house, or generate income while adding a personal residence, Coco Casita offers rare flexibility, charm, and income-producing potential in the heart of the Texas Hill Country.

Agent Remarks:			
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: <a href="mailto:jill@jilltabor.com">jill@jilltabor.com</a>
Mail Address 1: 804 S. Adams St	Contact #: (830) 456-8115
Mail City: Fredericksburg	License Number: 0562308

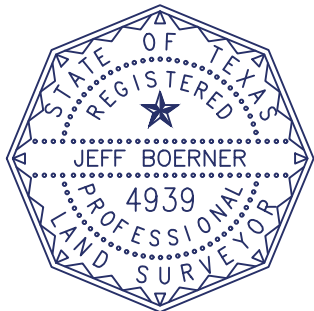
K:\Projects\21-140-00 561 Rocky Creek Rd LTS.dwg Apr 15, 2021 5:20pm Dylan Buysse



STATE OF TEXAS §  
COUNTY OF KERR §  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THIS 15th DAY OF APRIL, 2021, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

**JEFF BOERNER**  
REGISTERED PROFESSIONAL LAND SURVEYOR # 4939

**ADDRESS:**  
561 ROCKY CREEK RD  
FREDERICKSBURG, TX



**PLAT SHOWING:**

A 6.47 ACRE TRACT OF LAND OUT OF THE L. SANCHEZ SURVEY, ABSTRACT NO. 675, GILLESPIE COUNTY, TEXAS, BEING A PORTION OF A CALLED 12.94 ACRE TRACT CONVEYED TO SHAWN L. REED AND WIFE, TRACI S. REED BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 577, PAGE 51, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY TEXAS, SAID 6.47 ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED AS A CALLED 6.47 ACRE TRACT CONVEYED TO TRACI SHADDEN REED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 20130123, OFFICIAL PUBLIC RECORD OF GILLESPIE COUNTY, TEXAS.

**GENERAL NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
- DISTANCES SHOWN HEREON ARE GRID VALUES.
- FIELD SURVEY COMPLETED 04-14-2021.
- VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- ACCORDING TO COMMUNITY PANEL NO. 48299C0575C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR GILLESPIE COUNTY, TEXAS, HAVING A MAP EFFECTIVE DATE OF MAY 15T, 2012; THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

**LAND TITLE SURVEY**  
**OF THE**  
**REED TRACT**  
**BEING**  
**6.47 ACRES**  
**OUT OF THE**  
**L. SANCHEZ SURVEY, A-675**  
**GILLESPIE COUNTY, TEXAS**  
**APRIL 2021**

**MDS LAND SURVEYING**  
**COMPANY, INC.**  
ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10019600  
874 HARPER RD, SUITE 104 KERRVILLE, TX 78028 830-816-1818

JOB No. 21-140-00 SURVEYORS: JB/DB SHEET 1 OF 1

**FIELD NOTES FOR A 6.47 ACRE TRACT OF LAND**

**BEING** A 6.47 ACRE TRACT OF LAND OUT OF THE L. SANCHEZ SURVEY, ABSTRACT NO. 675, GILLESPIE COUNTY, TEXAS, BEING A PORTION OF A CALLED 12.94 ACRE TRACT CONVEYED TO SHAWN L. REED AND WIFE, TRACI S. REED BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 577, PAGE 51, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY TEXAS, SAID 6.47 ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED AS A CALLED 6.47 ACRE TRACT CONVEYED TO TRACI SHADDEN REED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 20130123, OFFICIAL PUBLIC RECORD OF GILLESPIE COUNTY, TEXAS. SAID 6.47 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**Note:** all bearings based on the Texas State Plane Coordinate System, Central Zone 4203 (North American Datum of 1983, 2011 Adjustment);

**BEGINNING** at a found 1/2-inch iron rod in the southwest right-of-way line of Rocky Creek Road (50-foot wide right-of-way), recorded in Document No. 994853, Official Public Records of Gillespie County, Texas (OPRGC) being the northwest corner of the herein described 6.47 acre tract of land and the east corner of a called 6.91 acre tract conveyed to Jesus Ismael Gamboa Nieto et. al. by Warranty Deed with Vendor's Lien recorded in Document No. 20191600, OPRGC, said point having coordinates of Northing: 10106017.61, Easting: 2727679.41 (USFT);

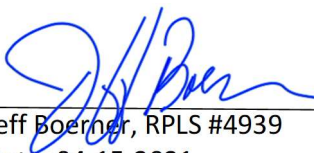
**THENCE S 86°05'05" E**, with the southwest right-of-way line of Rocky Creek Rd., for a distance of **331.49 feet** (S 85°42'18" E, 331.48 feet) to a found 1/2-inch iron rod being the northeast corner of the herein described tract and the northwest corner of a called 6.47 acre tract conveyed to Catalina Villarreal Siller et. Al. by Warranty Deed with Vendor's Lien recorded in Document No. 20203779, OPRGC;

**THENCE S 11°22'46" W**, departing the southwest right-of-way line Rocky Creek Rd., with the west line of said 6.47 Acre Siller Tract for a distance of **792.89 feet** (S 11°45'05" W, 792.99 feet) to a found 1/2-inch iron rod being the southeast corner of the herein described tract, the southwest corner of said 6.47 acre Siller Tract and being in the northwest line of a called 54.15 acre tract conveyed to RTL Ranches, LTD. by Special Warranty Deed recorded in Document No. 20102863, OPRGC;

**THENCE S 79°23'10" W**, with the northwest line of said 54.15 acre tract for a distance of **370.75 feet** (S 79°44'40" W, 370.70 feet) to a found 1/2-inch iron rod being the southwest corner of the herein described tract of land, the southeast corner of a called 0.5 acre tract conveyed to Friedrich Family Cemetery Association by Warranty Deed recorded in Document No. 20184334, OPRGC, said point being in the north line of a called 37.4 acre tract conveyed to Mary E. Bachmayer by Release of Lien recorded in Volume 300, Page 360, Official Public Records of Real Property of Gillespie County, Texas;

**THENCE N 12°21'07" E**, with the east lines of said 0.5 acre tract and said 6.91 acre for a distance of **888.80 feet** (N 12°43'10" E, 889.01 feet) to the **POINT OF BEGINNING, CONTAINING 6.47 ACRES (282,006.22 SQUARE FEET)** of land, more or less, in Gillespie County, Texas.

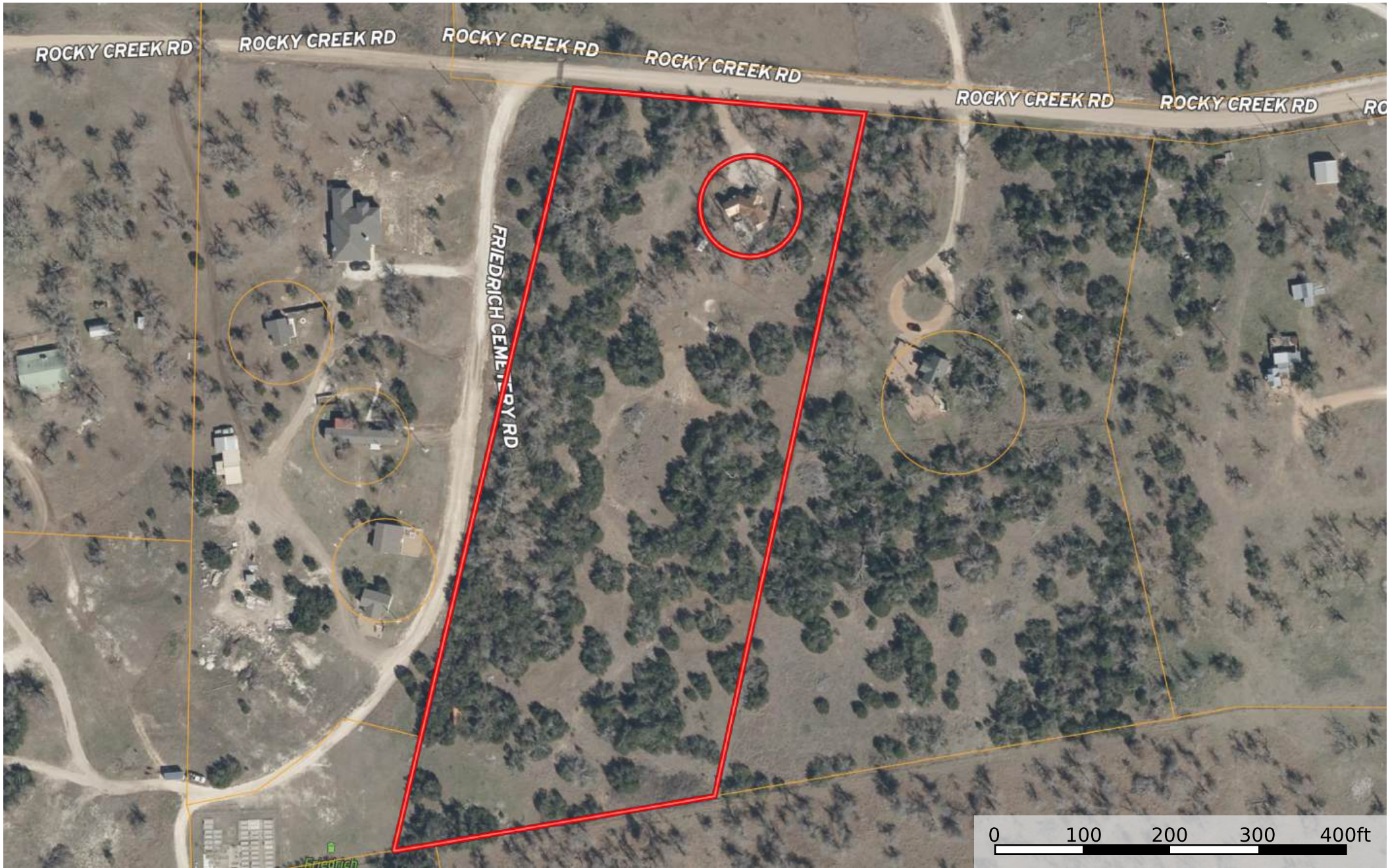
**Note:** This description was prepared from a survey made on the ground by employees of MDS Land Surveying Company, Inc. in April, 2021. "( )" denotes record course and distance information. A survey plat of equal date was made in conjunction with this description.


  
Jeff Boerner, RPLS #4939  
Date: 04-15-2021  
Job # 21-140-00





561 Rocky Creek  
Texas, AC +/-



 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.**

**561 Rocky Creek  
Fredericksburg, TX 78624**

CONCERNING THE PROPERTY AT \_\_\_\_\_

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 X is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? \_\_\_ (approximate date) or X 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	X		
Carbon Monoxide Det.		X	
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal		X	
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	X		
French Drain		X	
Gas Fixtures		X	
Liquid Propane Gas:		X	
-LP Community (Captive)			X
-LP on Property		X	

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

Item	Y	N	U
Pump: sump grinder		X	
Rain Gutters		X	
Range/Stove	X		
Roof/Attic Vents	X		
Sauna		X	
Smoke Detector	X		
Smoke Detector - Hearing Impaired		X	
Spa		X	
Trash Compactor		X	
TV Antenna		X	
Washer/Dryer Hookup	X		
Window Screens	X		
Public Sewer System		X	

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

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: [Signature], [Signature]

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**561 Rocky Creek  
Fredericksburg, TX 78624**

Concerning the Property at \_\_\_\_\_

Solar Panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned _____ leased from: _____
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric gas other: _____ number of units: <u>1</u>
Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	owned _____ leased from: _____
Other Leased Items(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, describe: _____
Underground Lawn Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____ automatic _____ manual areas covered _____
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: 16 yrs (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
Basement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item	Y	N
Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Foundation / Slab(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lighting Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plumbing Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Walls / Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Structural Components	<input type="checkbox"/>	<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
Aluminum Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Asbestos Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fault Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous or Toxic Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improper Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intermittent or Weather Springs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Encroachments onto the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improvements encroaching on others' property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in Historic District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic Property Designation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Foundation Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Condition	Y	N
Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Settling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soil Movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Subsurface Structure or Pits	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Underground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unplatted Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unrecorded Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetlands on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wood Rot	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous treatment for termites or WDI	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Fires	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: [Signature], [Signature]

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561 Rocky Creek  
Fredericksburg, TX 78624

Concerning the Property at \_\_\_\_\_

Previous Roof Repairs		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

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.

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: , 

Page 3 of 7



**561 Rocky Creek  
Fredericksburg, TX 78624**

Concerning the Property at \_\_\_\_\_

"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.

☒ Y ☐ N

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: \_\_\_\_\_

Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_

Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ and are: ☐ 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.

☒ Y ☐ N

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: \_\_\_\_\_

☒ Y ☐ N

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

☒ Y ☐ N

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☒ Y ☐ N

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

☒ Y ☐ N

Any condition on the Property which materially affects the health or safety of an individual.

☒ Y ☐ N

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).

☒ Y ☐ N

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.

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller: \_\_\_\_\_

Page 4 of 7

561 Rocky Creek  
Fredericksburg, TX 78624

Concerning the Property at \_\_\_\_\_

- ☒ 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

**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): \_\_\_\_\_

*\*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.*

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller:  

Page 5 of 7



561 Rocky Creek  
Fredericksburg, TX 78624

Concerning the Property at \_\_\_\_\_

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.

Signature of Seller: Gary Y. Wood Date: 05/10/25 Signature of Seller: Laura P. Furber Date: 5/10/25  
Printed Name: GARY Y. WOOD Printed Name: Laura P. Furber

**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: <u>CTEC</u>	phone #: _____
Sewer: _____	phone #: _____
Water: <u>well</u>	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
Internet: <u>Bee Creek</u>	phone #: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: [Signature], [Signature]

Page 6 of 7

**561 Rocky Creek  
Fredericksburg, TX 78624**

Concerning the Property at \_\_\_\_\_

(7) 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.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: _____		Printed Name: _____	

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: DS  
LF, \_\_\_\_\_

Page 7 of 7





**Gillespie County Application for an On-Site Sewage Facility**  
(Application valid for one year from purchase)

Permit # 5386Date: 8/9/06Fee: 205.00Reason for Permit (circle one): New Construction    System Replacement    System RepairName of Landowner: REED (Last) SHAWN (First) Tracy (Middle Initial)Mailing Address: 140 BARTON RANCH CIRCLE, DRIPPING SPRINGS TX 78620Physical Address: 561 503 ROCKY CREEK RD, FB6, TX 78624Daytime Phone Number(s): 512-858-7785 Cell 512-470-4201Legal Description: Vol. 557 Page 51 GCAD Tax I.D. R# 87326

Subdivision Name: \_\_\_\_\_ Lot \_\_\_\_\_ Bk \_\_\_\_\_ Phase \_\_\_\_\_

Abstract # 675 Survey Name and # L. SANCHEZ 797Acres 12.94 ☒ Private Well ☐ Public Well (Suppliers Name) \_\_\_\_\_Installer: Lewis Hole Kamp OS# 4569☐ Information on Single Family Residence: ☐ House ☐ Mobile Home ☐ ManufacturedTotal Square Feet of Living Area: ☐ < 1500 ☐ < 2500 ☐ < 3500 ☐ < 4500 ☐ \_\_\_\_\_

# Of Bedrooms \_\_\_\_\_, # of Baths (Full) \_\_\_\_\_ (Half) \_\_\_\_\_, Water saving devices (circle): Yes or No

Water softener (Demand-Initiated Regeneration) Yes or No    Plumbed separate from the OSSF: Yes or No

☐ Information on Non-Single Family Residence or Commercial/Institutional (including multi-family residences)Describe Usage: B & B, 738 S.E. Cabin with Washer/Dryer connection but no Kitchen;

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 describe property for the purpose of soil/site evaluation and investigation of an on-site sewage facility.

(Signature of Owner)

8/8/06

(Date)

**Office use only:**Daily wastewater usage rate: Q= 100 (gallons/day)☐ Site EvaluationPlanning Materials submitted by: ☐ Installer ☐ Professional Engineer ☒ Registered Sanitarian☐ Development Plans required for Subdivisions, Manufactured Housing Communities, Multi-Unit Residential Development, Business Parks, or other similar uses (i.e. B&B's, Rentals, R.V. Parks)☐ Floodplain

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

☐ Affidavit☐ Two-year maintenance contract☒ Authorization to Construct Date: 08/18/06

\*Note Back fill Class III

*Reid & entered  
8/15/2006*





Gillespie County Application for an On-Site Sewage Facility  
(Application valid for one year from purchase)

Permit # 5529 5386

Date: 4/10/07

Fee: 150.00

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

Name of Landowner: (Last) Reed (First) Shawn (Middle Initial) L

Mailing Address: P.O. Box 2409, FB6, TX 78624

Physical Address: 503 Rocky Creek Rd

Daytime Phone Number(s): 898-0048 Cell 512-470-4201

Legal Description: Vol. 216 Page 454-461 GCAD Tax I.D. R# 87326

Subdivision Name: \_\_\_\_\_ Lot \_\_\_\_\_ Bk \_\_\_\_\_ Phase \_\_\_\_\_

Abstract # 675 Survey Name and # L. SANCHEZ #797

Acres 12.94 ☒ Private Well ☐ Public Well (Suppliers Name) \_\_\_\_\_

Installer: MORALES SEPTIC OS# 310

☐ Information on Single Family Residence: ☐ House ☐ Mobile Home ☐ Manufactured  
Total Square Feet of Living Area: ☒ < 1500 ☐ < 2500 ☐ < 3500 ☐ < 4500 ☐ \_\_\_\_\_  
# Of Bedrooms 1, # of Baths (Full) 1 (Half) \_\_\_\_\_ Water saving devices (circle): Yes or No  
Water softener (Demand-Initiated Regeneration) Yes or No No Plumbed separate from the OSSF: Yes or No

☐ Information on Non-Single Family Residence or Commercial/Institutional (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 describe property for the purpose of soil/site evaluation and investigation of an on-site sewage facility.

[Signature]

(Signature of Owner)

4/7/07

(Date)

Office use only:

Daily wastewater usage rate: Q= 180 (gallons/day)

☒ Site Evaluation

☒ Planning Materials submitted by: ☒ Installer ☐ Professional Engineer ☐ Registered Sanitarian

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

☐ Floodplain

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

☐ Affidavit

☐ Two-year maintenance contract

☒ Authorization to Construct Date: \_\_\_\_\_



**Final Inspection Permit #** 5386

Date: 04/11/07 Approved By: D Wayne C. 5003

- I. Sewer (House Drain): ☐ 3 inch Sch 40 ☒ 4 inch Sch 40  
Slope of sewer pipe to tank ☒ minimum of 1/8 inch/foot  
Elevation difference from house stub out to tank \_\_\_\_\_  
☒ Clean-outs every 50 feet and within 5 feet of 90 degree bends

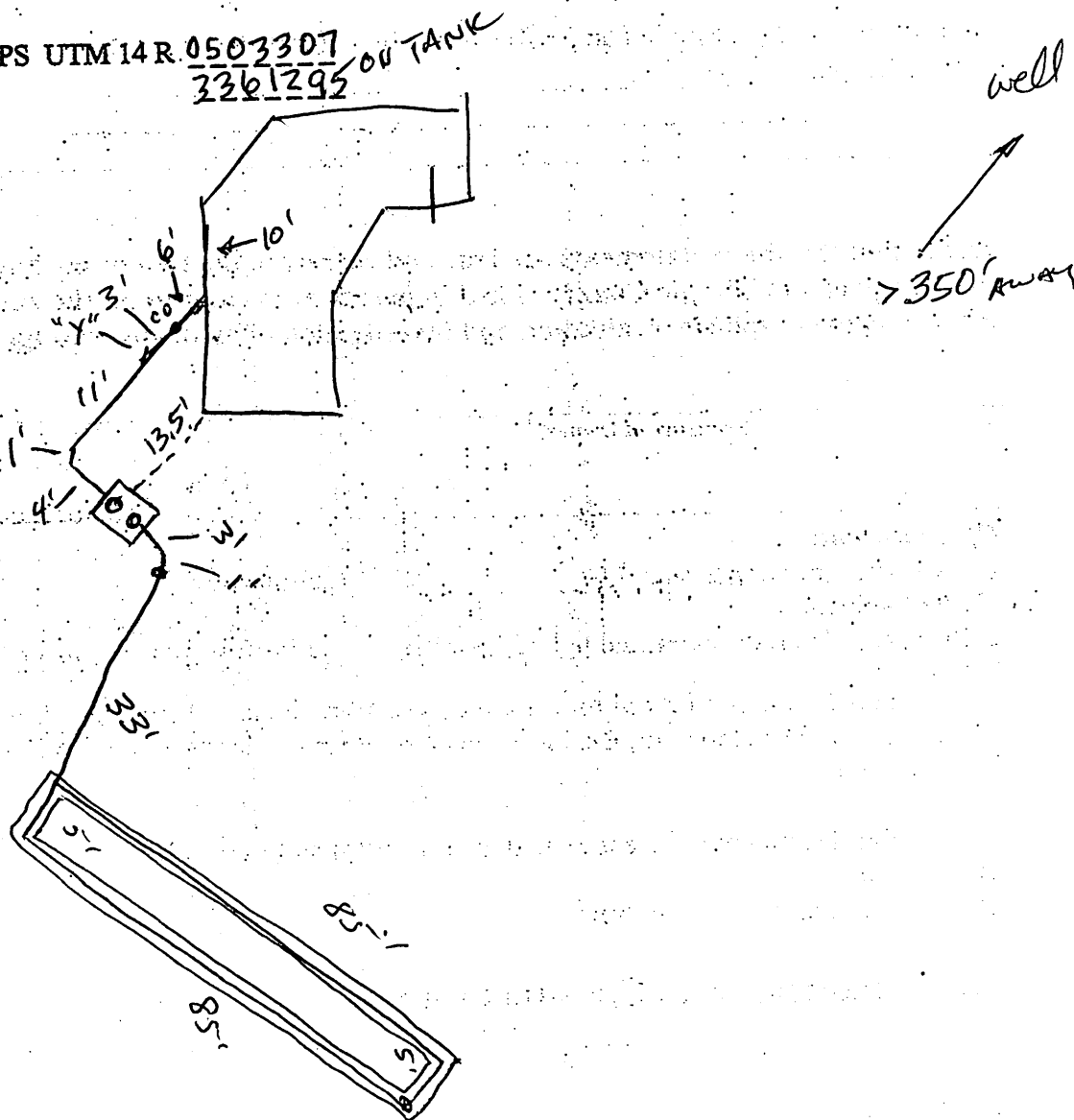
- II. Treatment: ☒ Conventional Tanks ☐ Aerobic ☐ Other: \_\_\_\_\_
- | TANKS SIZE AND COMPARTMENTS | SERIAL # | RISER | MANUFACTURE |
|-----------------------------|----------|-------|-------------|
| 1. 750/2C                   | 040507   | Y/N   | BCCP        |
| 2. _____                    | _____    | Y/N   | _____       |
| 3. _____                    | _____    | Y/N   | _____       |
| 4. _____                    | _____    | Y/N   | _____       |
| 5. _____                    | _____    | 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. 180' ft.	3 ft.	1 ft.	5 ft.	900	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 \_\_\_\_\_ Yes or No  
Anti-siphon Hole used \_\_\_\_\_ Yes or No  
Check valve used \_\_\_\_\_ Yes or No

- V. Map of System: GPS UTM 14 R. 0503307  
Not to Scale 3361295 ON TANK



Date: 4-9-07

Site Evaluation Number: \_\_\_\_\_

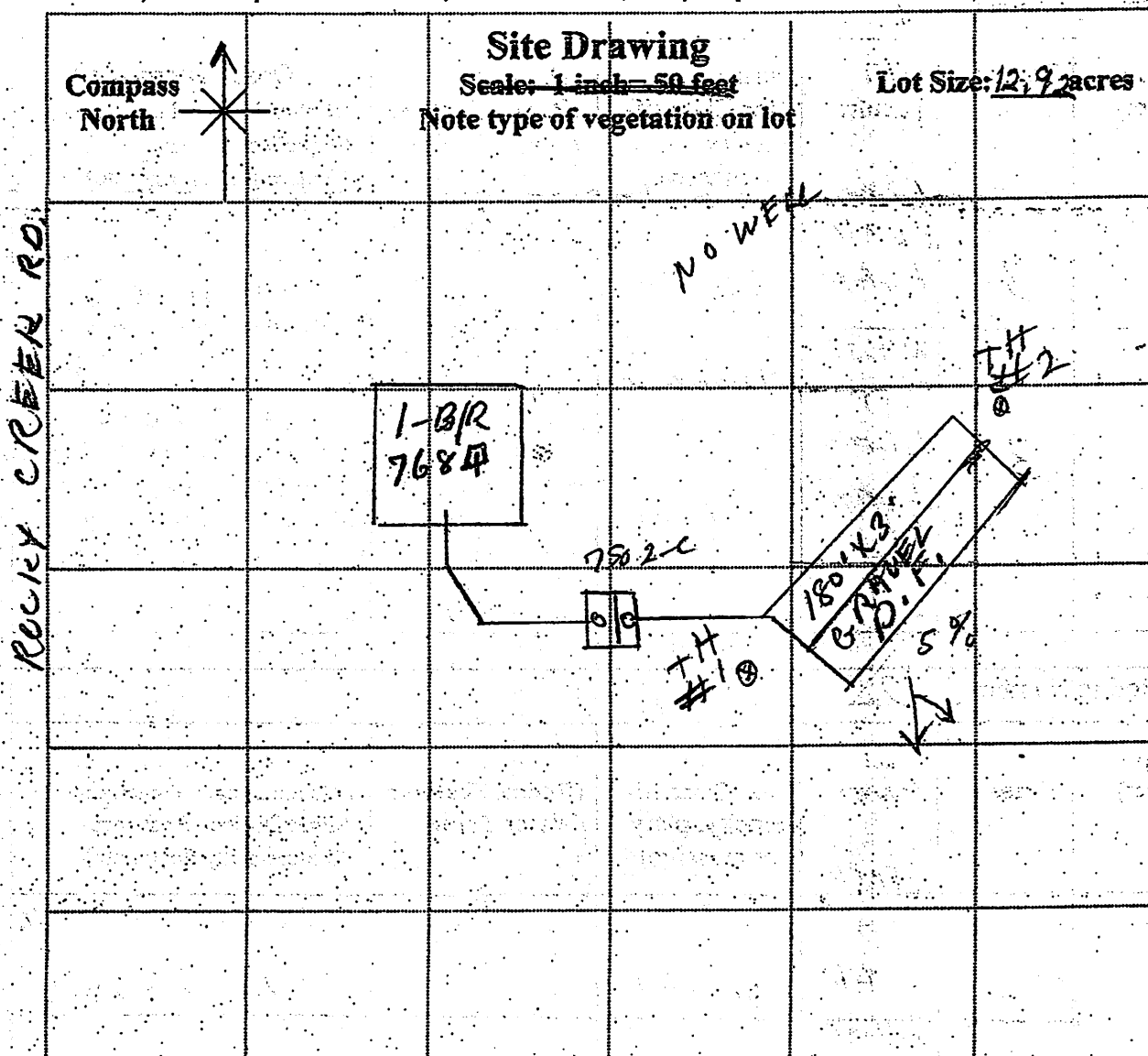
## Site Evaluator Information:

Name: Pete Morales Phone: 997-3600 Fax: 997-0324Company: Morales Septic Address: 3443 E. U.S. Hwy 290City: Fredericksburg State: Tx Zip Code: 78624

## Applicant and Property Information:

Name: SHAWN REED Phone: 898-0048 Fax: \_\_\_\_\_Address: Po B-X, 2409 City: FBG State: TX Zip Code: 78624Lot: — Block: — Subdivision: — County: GILLESPIE Unincorporated Area? Y or NStreet/Road Address: 561 ROCKY CREEK RD. City: FBG Zip Code: 78624Additional Information: NEW HOME

## 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.

## Features of Site Area

Presence of 100 year flood zone

Yes \_\_\_ No ✓

Presence of adjacent ponds, streams, water impoundments

Yes \_\_\_ No ✓

Existing or proposed water well in nearby area

Yes \_\_\_ No ✓

Organized sewage service available to lot or tract

Yes \_\_\_ No ✓Signature: PETE A. MORALESSite Evaluator License No: 05310

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



# On-Site Sewerage Facility Soil Evaluation Report Information

Date Soil Survey Performed: 11-9-07

Site Location: 561 ROCKY CREEK RD.

County: GILLESPIE Proposed Excavation Depth: 3'

Name of Site Evaluator: PETERA. MORALES Registration Number: 050011476

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

Petera Morales 11-9-07  
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	3	BLACK CLAY LOAM	BLOCKY	↑	LOOSE SOIL
1		WHITE SILTY CLAY LOAM	BLOCKY		LOOSE SOIL
2	3			↑	
3					
4					
5				NO	

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	3	BLACK CLAY LOAM	BLOCKY	↑	SOME VERY SMALL ROCKS LOOSE SOIL
1		WHITE SILTY CLAY LOAM	BLOCKY		LOOSE SOIL
2	3			↑	
3					
4					
5				NO	

Nothing part of that 29.81 are listed of land described in a conveyance to Richard C. Loughlin, et al. by Glen Lee Friesch, et al. dated June 20, 1991, found of record in Volume 216, pages 434-481 of the Real Property Records of Gillespie County, Texas

SURVEY NO. 738  
S. A. & M. C. R.R. C  
ABST. NO. 654

ROCK: 221 COUN. CO.  
VOL. 22. PG. 221 COUN. CO.

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1

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— (55) —

NO DATA  
2.05

ROSENBUSCH  
NO. 805  
SURVEY NO.

SI. NO. 1573  
(1975 AC)

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77

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+

dim ucd  
dms

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FOOTNOTES: 1. TRAVERS, C. U. 1954. 1959. AC. IRACI. 1961. 1977. PG. 49-54 RPB.






SURVEY NO. 40  
LEUTBECKER & ROSENBUSH  
ABST. NO. 1120




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P.O. AC. TRACI  
101. 10 795-304 D

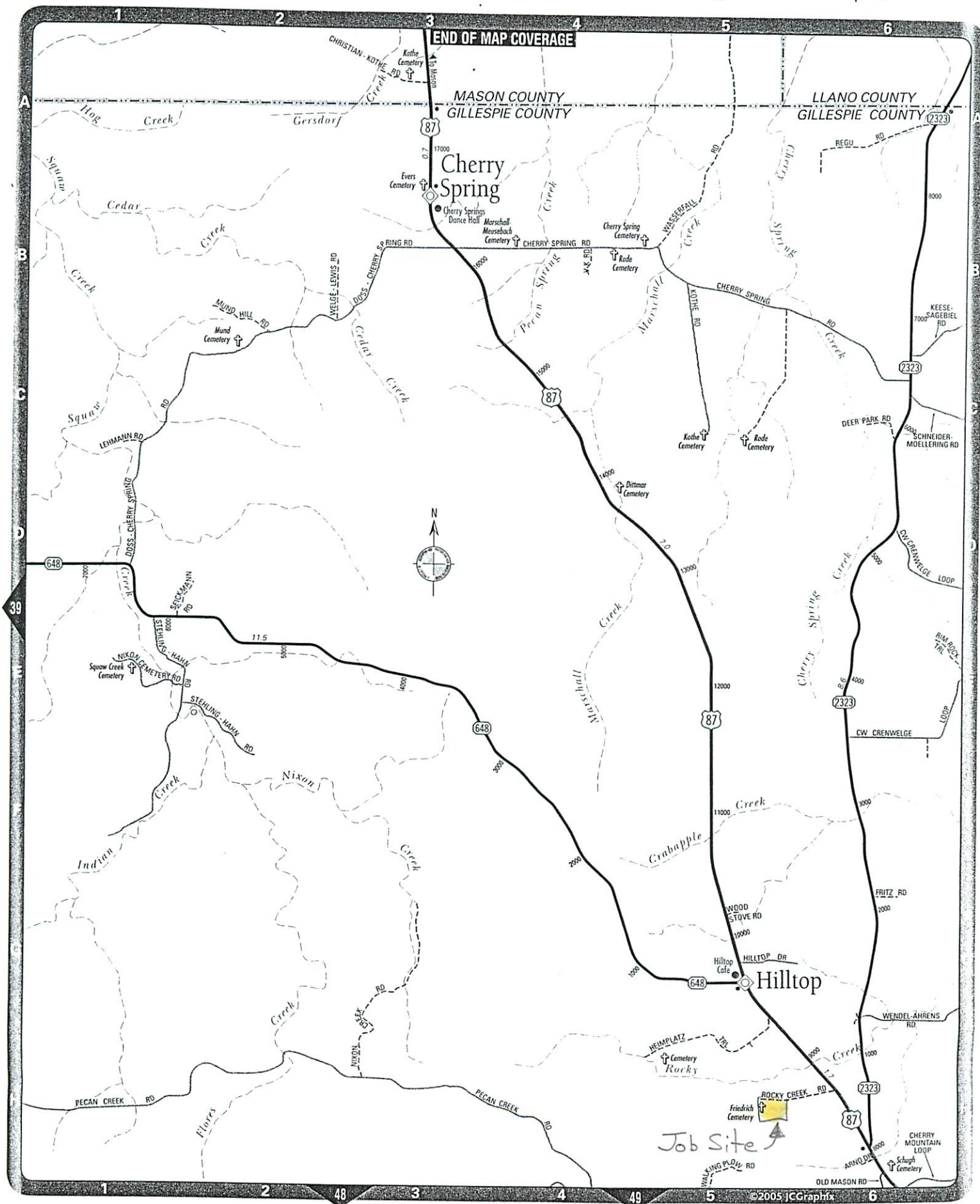
SURVEY NO 544  
 HENRY FRIEDRICH  
 POST NO 1085



0 0.5 1 2  
ONE INCH APPROXIMATELY 1.0 MILES

Milepost  Exit   
Interstate  10  
United States  27  
State  27

FM/RR  1338  
Streets   
Unpaved 



BORROWER/PROPERTY ADDRESS  
SHAWN LEE REED AND  
IRACI SHADEN REED  
ROCKY CREEK ROAD  
FREDERICKSBURG, TEXAS 78624

SURVEY MAP SHOWING  
7.41 ACRES OF LAND SITUATED  
IN GILLESPIE COUNTY, TEXAS,  
SURVEY MADE AT THE REQUEST OF  
MARY WANDA DRAPER.

Being part of that 19.47 acre tract of land described in  
conveyance to Mary Wanda Draper by Jack E. Baker  
et ux, dated August 2, 1995, found of record in Vol. 310,  
page 246 of the Real Property Records of Gillespie  
County, Texas.

JOE A. SAGEBIEL, ET UX  
17.2 AC. TRACT  
VOL. 199, PG. 274-277 R.P.R.

BOUNDARY LINE AGREEMENT,  
VOL. 260, PG. 369-374 R.P.R.

19.4 AC. TRACT  
VOL. 216, PG. 438-445 R.P.R.

ROCKY CREEK (COUNTY) ROAD  
VOL. 25, PG. 221 COMM. COURT MINUTES

SURVEY NO. 797  
L. SANCHEZ  
ABST. NO. 675

Adjacent Property  
Purchased 11/2004

SHAWN L. REED, ET UX  
12.94 AC. TRACT  
VOL. 577, PG. 51-57 O.P.R.

7.41 AC.  
Recent Purchase  
by Shawn Reed  
within last  
60 Days

MARY WANDA DRAPER  
REMAINDER OF 19.47 AC. TRACT  
VOL. 310, PG. 246 O.P.R.

N02°13'07"E 952.04'

AT 642.44' PASSING  
A 1/2" BAR SET

AT 362.24' PASSING  
A 1/2" BAR SET

25' WATER WELL & SEPTIC SYSTEM STRUCK ONE (1) FT.

FRIEDRICH CEMETERY (PRIVATE) ROAD

S12°45'10"W  
889.01'  
(BEARING BASES)

30' WIDE RIGHT OF WAY EASEMENT  
TO MARY BACHMAYER,  
VOL. 187, PG. 981-982 D.R.

SCALE 1" = 100'

LEGEND

- 1/2" DIA. STEEL BAR FOUND
- ⊙ 1/2" DIA. STEEL BAR SET
- PIPE CORNER POST
- × FENCE

DEFINED EASEMENTS AS LISTED IN HILL COUNTRY  
TITLES, INC., COMMITMENT FOR TITLE INSURANCE,  
C.F. NO. 206-651, ISSUED JUNE 15, 2006, ARE  
SHOWN HEREON.

I hereby certify that this plat and accompanying field notes  
represent a survey made on the ground under my supervision  
and that there are no intrusions or protrusions of improvements  
visible or apparent on the ground except as shown hereon.

Surveyed June 22, 2006

Carey Lynn  
Reg. Prof. Land Surveyor No. 4447



SURVEY NO. 544  
HENRY FRIEDRICH  
ABST. NO. 1085

BONN SURVEYING  
503 Longhorn St.  
Fredericksburg, TX 78624  
Phone : 830-997-3884  
Fax : 830-997-0972



SURVEY MAP SHOWING  
TRACTS OF LAND  
SITUATED IN DALLAS COUNTY, TEXAS.  
SURVEY MADE AT THE REQUEST OF  
RUBEN LAUBACH.

Being part of the 28.84 acre tract of land described  
in a certificate to Richard C. Leupold, et ux, by Ellen  
in Volume 210, Page 44-45 of the Real Property Records  
of Dallas County, Texas.

SURVEY NO. 738  
S. A. & M. G. R.R. CO.  
ABST. NO. 654

ROCKY CREEK (COUNTY) ROAD  
VOL. 23, PG. 321 COMM. CORN. UNITS

7.41  
Acres

Just Purchased

SURVEY NO. 797  
L. SANCHEZ  
ABST. NO. 675

MOORE E. BLANCH, JR., ET UX  
VOL. 262, PG. 349-352 R.P.R.

Permit No  
1954

12.94 AC.

8.87 AC.

SURVEY NO. 805  
C. R. BENSCH  
ABST. NO. 1973

LAMAR C. HEATH, ET UX  
VOL. 470, PG. 68-70 D.P.R.

RODRICK H. MAVER, ET UX  
VOL. 327, PG. 48-54 R.P.R.

SURVEY NO. 40  
LEUTBECKER & ROSENBUCH  
ABST. NO. 1120

SURVEY NO. 544  
LEUTBECKER & ROSENBUCH  
ABST. NO. 1085

WASLEY BROWMAN  
VOL. 164, PG. 282-294 D.P.R.



Surveyed September 9, 2001  
John A. Leupold  
Surveyor No. 14447

JOHN SURVEYING  
1001 Leupold Dr.  
Dallas, TX 75241  
Tel: 972-751-3333  
Fax: 972-751-0877

LEGEND  
● 1/2" DIA. STEEL BAR FOUND  
(AS NOTED)  
○ 1/2" DIA. STEEL BAR SET  
○ PRE-EXISTING CORNER POST  
(EXCEPT AS NOTED)  
X APPROX. PATENT SURVEY LINE  
NOTE: REFERENCE IS MADE TO THE  
ACCOMPANYING FIELD NOTES OF EACH DATE

SCALE 1" = 100'





## 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., 2004

561 Rocky Creek  
Fredericksburg, TX 78624

### CONCERNING THE PROPERTY AT

#### 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: South west of House 46 ft ☐ Unknown
- (4) Installer: Marales Septic ☐ Unknown
- (5) Approximate Age: 12 yrs ☐ 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 contractor: \_\_\_\_\_  
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? 3/30/21
- (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
- (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.



Information about On-Site Sewer Facility concerning \_\_\_\_\_

**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.

Laura G. Farber 5/10/25  
Signature of Seller Date  
**NOTE CARD INVESTMENTS LLC -SERIES A**

Doug Y. Wood 05/10/25  
Signature of Seller Date

Receipt acknowledged by:

\_\_\_\_\_  
Signature of Buyer Date

\_\_\_\_\_  
Signature of Buyer Date

**STATE OF TEXAS WELL REPORT for Tracking #300174**

Owner:	Traci Reed	Owner Well #:	1
Address:	561 Rocky Creek Road fredericksburg , TX 78624	Grid #:	57-33-7
Well Location:	561 Rocky Creek Road fredericksburg , TX 78624	Latitude:	30° 23' 02" N
Well County:	Gillespie	Longitude:	098° 57' 55" W
Elevation:	No Data	GPS Brand Used:	garmin
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Date: Started: 9/13/2012  
Completed: 9/17/2012

Diameter of Hole: Diameter: 9 in From Surface To 50 ft  
Diameter: 6.5 in From 50 ft To 260 ft

Drilling Method: Air Hammer

Borehole Completion: Straight Wall

Annular Seal Data: 1st Interval: From +2 ft to 50 ft with 23 cement (#sacks and material)  
2nd Interval: No Data  
3rd Interval: No Data  
Method Used: tremmi  
Cemented By: charles Bulfer  
Distance to Septic Field or other Concentrated Contamination: 100+ ft  
Distance to Property Line: 80 ft  
Method of Verification: owner  
Approved by Variance: No Data

Surface Completion: Surface Sleeve Installed

Water Level: Static level: 121 ft. below land surface on 9/17/2012  
Artesian flow: No Data

Packers: Rubber at 50 ft.

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

Type Of Pump: No Data

Well Tests: Jetted  
Yield: 10+ GPM with (No Data) ft drawdown after (No Data) hours

Water Quality: Type of Water: fresh  
Depth of Strata: 140 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.

R-04113



Company  
Information: walden Drilling  
1690 CR 102  
LLANO, TX 78643

Driller License  
Number: 58222

Licensed Well  
Driller Signature: Charles A. Bulfer

Registered Driller  
Apprentice  
Signature: No Data

Apprentice  
Registration  
Number: No Data

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 #300174) on your written request.

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

**DESC. & COLOR OF FORMATION MATERIAL****CASING, BLANK PIPE & WELL SCREEN DATA**

From (ft) To (ft) Description  
0 to 3 top soil  
3 to 90 caliche and limestone gravel  
90 to 140 sand and gravel  
140 to 195 sand and gravel and white limestone  
195 to 260 gray limestone

Dia. New/Used Type Setting From/To  
4.5 SDR 17 new  
140 to 260 slotted

R-04113