

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



PORTFOLIO

REAL ESTATE  kw

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

Bedrooms: 1

Full Baths: 1

Half Baths: 0

Main House Living SqFt : 794

Apx Total SqFt: 794

Price Per SQFT: \$880.35

Source SqFt: GCAD

Appx Year Built: 2007

Type & Style: Spanish/Mediterranean

Current B&B: Yes

Stories: One

Heating: Central

A/C: Central Air

Garage/Carport: None

Unit #:

Original List Price: \$699,000

Area: County-Northwest

Subdivision: N/A

County: Gillespie

School District: Fredericksburg

Distance From City: 6-9 miles

Property Size Range: 6-10 Acres

Apx Acreage: 6.4700

Seller's Est Tax: 2880.18

Showing Instructions: Appointment,

Call Listing Agent, Showing Service,

Special Instructions

Days on Market 15

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

Foundation: Slab

Roof: Other

Flooring: Concrete

Utilities: Electric-CTEC

Water: Well

Sewer: Septic Tank

Fireplace/Woodstove: Electric, Outside

Appliances: Cooktop, Dishwasher, Microwave, Refrigerator

City/Rural: Outside City(w/Acrq)

Site Features: Cable, Deck/Patio, Hot Tub, Wired for High Speed Internet

Interior Features: High Ceilings

Topography: Level, Wooded

Surface Water: None

Access: Highway

Location Description: Gravel Drive

Documents on File: Septic Permit, Survey, Well Log

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)

Main: (830) 997-6041

Mail Address 1: 804 S. Adams St

Mail City: Fredericksburg

Listing Agent: Jill Tabor (#:12)

Agent Email: jill@jilltabor.com

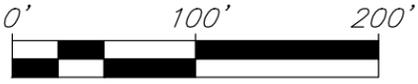
Contact #: (830) 456-8115

License Number: 0562308



NORTH

SCALE: 1" = 100'



LEGEND

()	RECORD BEARING & DISTANCE (PER DEED)
AC	AIR CONDITIONING UNIT
CO	CLEAN OUT
CONC	CONCRETE
COV	COVERED
EM	ELECTRIC METER
ET	ELECTRIC TRANSFORMER
ICV	IRRIGATION CONTROL VALVE
OPRGC	OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY
OPRRPGC	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY GILLESPIE COUNTY
POB	POINT OF BEGINNING
SL	SEPTIC LID
TPD	TELEPHONE PEDESTAL
WD	WOOD DECK
WS	WATER SPIGOT
	GRAVEL
	ADJOINER LINE
	BOUNDARY LINE
	EASEMENT LINE
	BARBWIRE FENCE

(N 12°43'10" E 889.01')
N 12°21'07" E 888.80'

**SUBJECT TRACT
6.47 ACRES**

CALLED 6.47 ACRES
TRACI SHADDEN REED
SPECIAL WARRANTY DEED
DOC. NO. 20130123 OPRGC

S 11°22'46" W 792.89'
(S 11°45'05" W 792.99')

S 79°23'10" W 370.75'
(S 79°44'40" W 370.70')

CALLLED 54.15 ACRES
RTL RANCHES, LTD
SPECIAL WARRANTY DEED
DOC. NO. 20102863 OPRGC

CALLLED 6.91 ACRES
JESUS ISMAEL GAMBOA NIETO ET. AL.
WARRANTY DEED WITH V/L
DOC. NO. 20191600 OPRGC

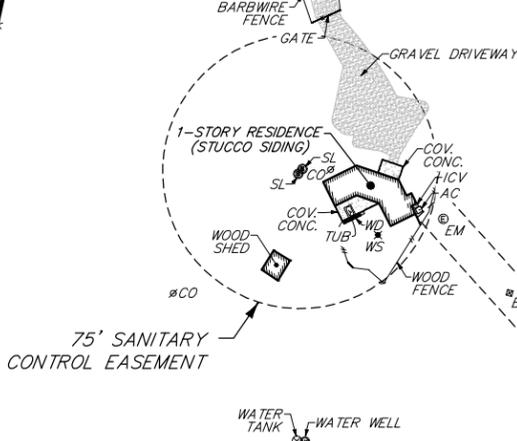
CALLLED 0.5 ACRES
FRIEDRICH FAMILY
CEMETERY ASSOCIATION
WARRANTY DEED
DOC. NO. 20184334
OPRGC

CALLLED 37.4 ACRES
MARY E. BACHMAYER
RELEASE OF LIEN
VOL. 300, PG. 360 OPRRPGC

CALLLED 6.47 ACRES
CATALINA VILLARREAL SILLER ET. AL.
WARRANTY DEED WITH V/L
DOC. NO. 20203779 OPRGC

CALLLED 3.66 ACRES
COUNTY OF GILLESPIE
DOC. NO. 994853 OPRGC

20' RIGHT OF WAY EASEMENT
CENTRAL TEXAS ELECTRIC
COOPERATIVE, INC.
DOC. NO. 20073392 OPRGC



FOUND
1/2" IRON ROD

FOUND
1/2" IRON ROD

POB
FOUND
1/2" IRON ROD

FOUND
1/2" IRON ROD

TITLE COMMITMENT NOTES:

ISSUED BY: FIRST NATIONAL TITLE INSURANCE CO.
GF NO: 172117711
EFFECTIVE DATE: FEBRUARY 26, 2021
ISSUE DATE: MARCH 31, 2021

REFERENCES:

- VOLUME 41, PAGE 609, OPRGC (NOT A SURVEY MATTER)
- VOLUME 150, PAGE 45, OPRGC (COULD NOT LOCATE)
- VOLUME 87, PAGE 543, OPRGC (COULD NOT LOCATE)
- VOLUME 150, PAGE 43, OPRGC (COULD NOT LOCATE)
- VOLUME 129, PAGE 357, OPRGC (COULD NOT LOCATE)
- VOLUME 144, PAGE 20, OPRGC (COULD NOT LOCATE)
- VOLUME 223, PAGE 209, OPRGC (COULD NOT LOCATE)
- VOLUME 243, PAGE 366, OPRGC (COULD NOT LOCATE)
- VOLUME 349, PAGE 1, OPRGC (COULD NOT LOCATE)
- VOLUME 573, PAGE 580, OPRGC (COULD NOT LOCATE)
- VOLUME 615, PAGE 593, OPRGC (COULD NOT LOCATE)
- DOC. NO. 20073392, OPRGC (SHOWN HEREON)

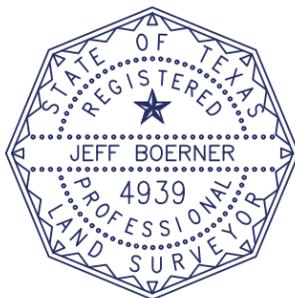
STATE OF TEXAS §
COUNTY OF KERR §

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

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);

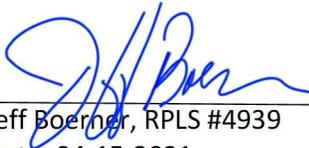
THENCE S 86°05'05" E, with the southwest right-of-way line of Rocky Creek Rd., for a distance of **331.49 feet** (S 85°42'18" E, 331.48 feet) to a found 1/2-inch iron rod being the northeast corner of the herein described tract and the northwest corner of a called 6.47 acre tract conveyed to Catalina 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]

Page 1 of 7

**561 Rocky Creek
Fredericksburg, TX 78624**

Concerning the Property at _____

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

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

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

Condition	Y	N	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: [Signature], [Signature]

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.
- X 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.
- X 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: _____
- X Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- X Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- X Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- X Any condition on the Property which materially affects the health or safety of an individual.
- X 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).
- X 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.

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:  

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.

Gary Y. Wood 05/10/25 Laura P. Furber 5/10/25
 Signature of Seller Date Signature of Seller Date
 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 #: _____

**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:	_____ Printed Name:	_____ Printed Name:



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

Permit # 5386

Date: 8/9/06

Fee: 205.00

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

Name of Landowner: (Last) REED (First) SHAWN (Middle Initial) Tracy

Mailing Address: 140 BARTON RANCH CIRCLE, DRIPPING SPRINGS TX 78620

Physical Address: 561 503 ROCKY CREEK RD, FB6, TX 78624

Daytime Phone Number(s): 512-858-7785 Cell 512-470-4201

Legal Description: Vol. 557 Page 51 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: Lewis Hole Kamp OS# 4569

Information on Single Family Residence: House Mobile Home Manufactured
Total 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.F. 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] (Signature of Owner) 8/8/06 (Date)

Office use only:
 Daily wastewater usage rate: Q= 100 (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: 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 / # 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:

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

Date: 4/7/07

(Signature of Owner)

(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:

Certification of Approval
Final Inspection Permit # 5386

Date: 04/11/07 Approved By: Dwayne C. Boos

I. Sewer (House Drain): 3 inch Sch 40 4 inch Sch 40 Other: _____
 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. <u>750/2c</u>	<u>040507</u>	<u>Y/N</u>	<u>BCCP</u>
2. _____	_____	<u>Y/N</u>	_____
3. _____	_____	<u>Y/N</u>	_____
4. _____	_____	<u>Y/N</u>	_____
5. _____	_____	<u>Y/N</u>	_____

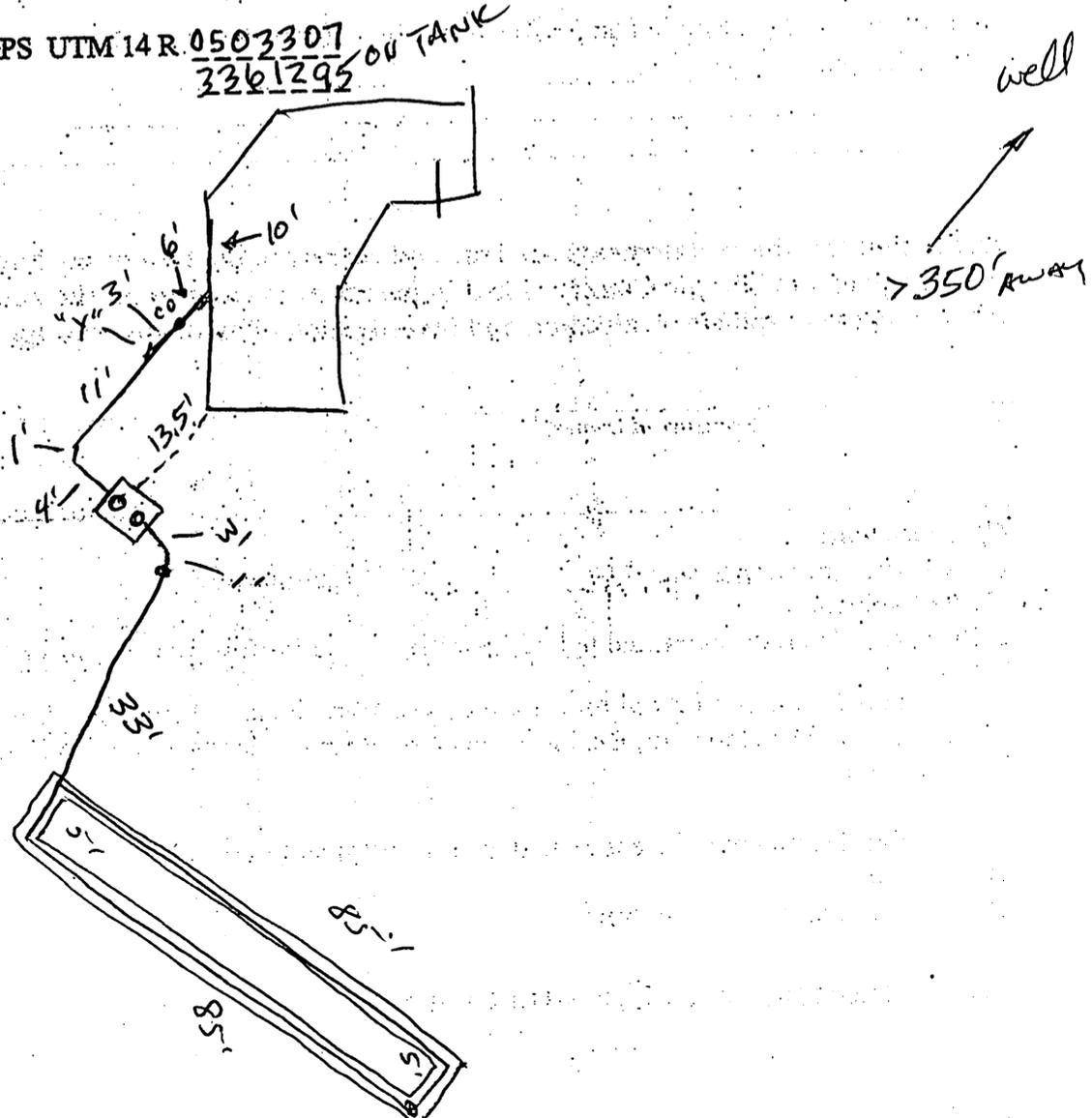
III. Disposal Field: Conventional Gravel Leaching Chambers (Brand) _____
 Low-Pressure Pipe Mounds Gravel-Less Pipe Pressure Emitters (drip)
 ET Beds Other: _____

Subsurface Disposal:

CREDIT	LENGTH OF TRENCH	WIDTH	HEIGHT OF MEDIA	CREDIT	SQUARE FEET AREA=LENGTH X
1.	<u>180'</u> ft.	<u>3</u> ft.	<u>1</u> ft.	<u>5</u> ft.	<u>900</u> Sq. ft.
2.	_____ ft.	_____ ft.	_____ ft.	_____ ft.	_____ Sq. ft.

IV. Surface Disposal (Application):
 Loading Rate: _____ Area Required in Sq. Ft. _____
 Area Designed in Sq. Ft. _____
 Timer installed _____ 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
3361295 ON TANK
 Not to Scale



Date: 4-9-07

Site Evaluation Number: _____

Site Evaluator Information:

Name: Pete Morales Phone: 997-3600 Fax: 997-0324

Company: Morales Septic Address: 3443 E. U.S. Hwy 290

City: 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: 78624

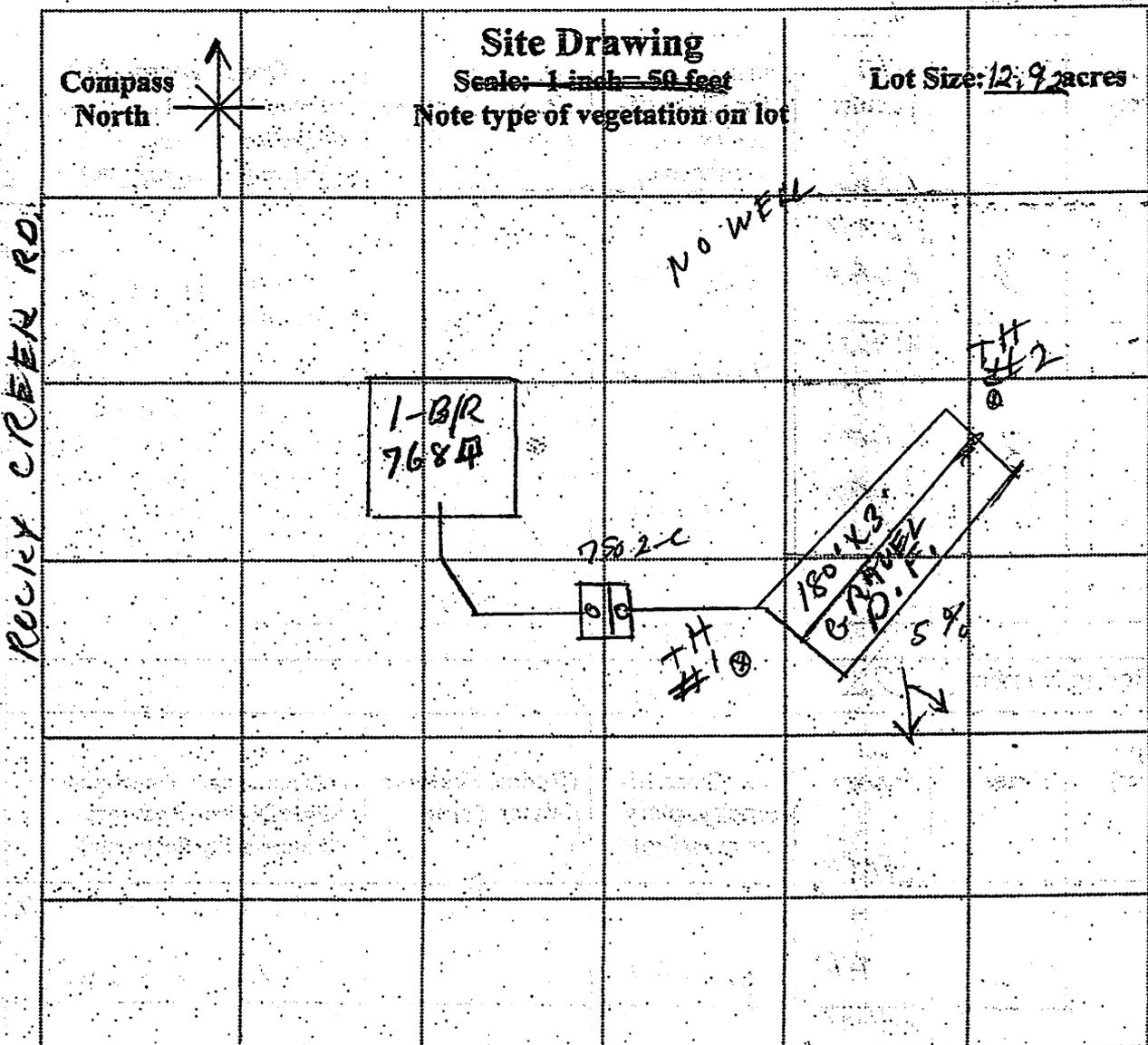
Lot: Block Subdivision County: GILLESPIE Unincorporated Area? Y or N

Street/Road Address: 561 ROCKY CREEK RD. City: FBG Zip Code: 78624

Additional 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 <input checked="" type="checkbox"/> |
| Presence of adjacent ponds, streams, water impoundments | Yes _____ No <input checked="" type="checkbox"/> |
| Existing or proposed water well in nearby area | Yes _____ No <input checked="" type="checkbox"/> |
| Organized sewage service available to lot or tract | Yes _____ No <input checked="" type="checkbox"/> |

Signature: PETE A. MORALES
(Circle one: RS, PE, DR, Installer II)

Site Evaluator License No: 05310

On-Site Sewerage Facility Soil Evaluation Report Information

Date Soil Survey Performed: 4-9-07

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 4-9-07
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	

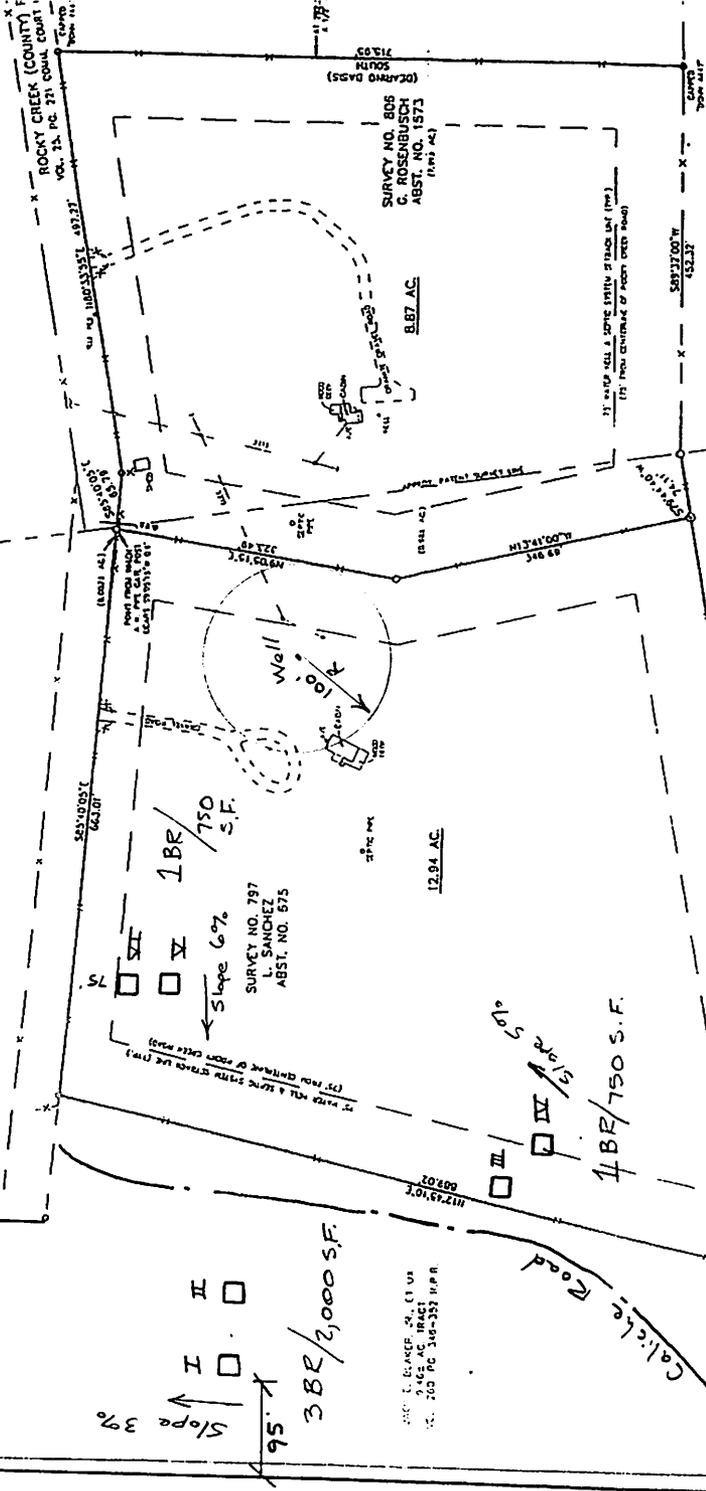
Soil Boring Number <u>2</u>					
Depth (Feet)	Texture Class	Soil Texture	Structure (for Class III-blocky, platy or massive)	Drainage (Redox Features /Water Table)	Observations (i.e.) (Ribbon Length, Fingerprint-Slight/Distinct, Root zone-Texture-gritty/floury, etc)
0	3	BLACK CLAY LOAM	BLOCKY	↑	SOME VERY SMALL ROCKS LOOSE SOIL
1		WHITE SILTY CLAY LOAM	BLOCKY		LOOSE SOIL
2	3			↑	
3					
4					
5				NO	

SURVEY MAP SHOWING TRACTS OF LAND SITUATED IN GLEESBIE COUNTY, TEXAS. SURVEY MADE AT THE REQUEST OF RENEE LAUGHLIN.

Being part of tract 28.84, more tracts of land described in a conveyance to Renee Laughlin, et al., dated June 20, 1991, found at record in volume 218, pages 434-481 of the Real Property Records of Gillespie County, Texas.

N 1" = 220'

SURVEY NO. 238
S. A. H. & C. RIR, CO.
ABST. NO. 634

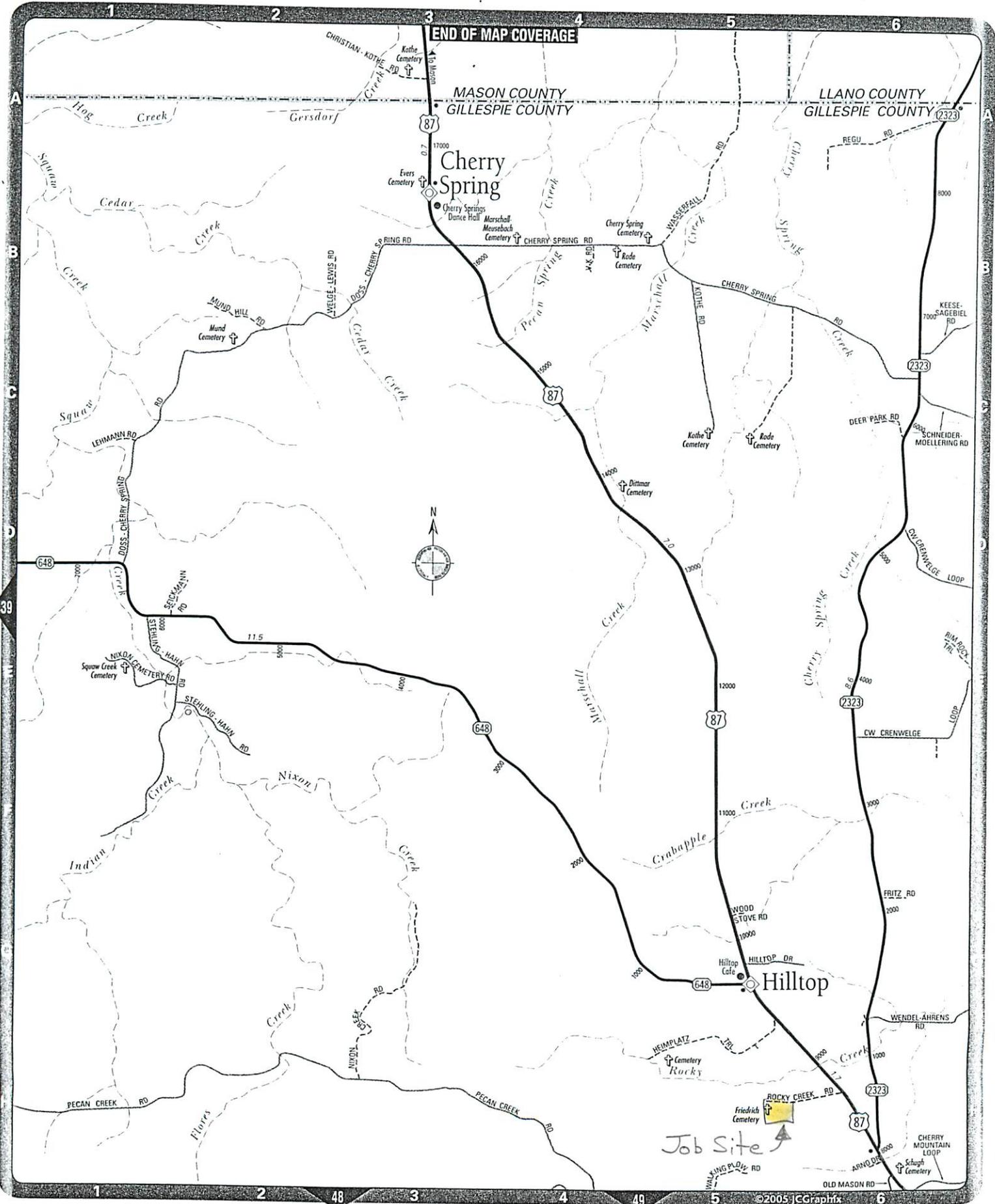
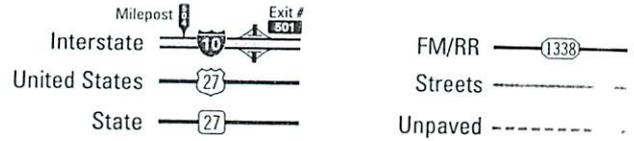


RODOLFO H. TRAYERS ET UX
54.135 AC. TRACT
VOL. 337, PG. 48-54 R.P.R.

SURVEY NO. 40
LEUBCKER & ROSENBUSCH
ABST. NO. 1120

SURVEY NO. 544
GENEY FRIEDRICH
ABST. NO. 1085

SURVEY NO. 238
S. A. H. & C. RIR, CO.
ABST. NO. 634



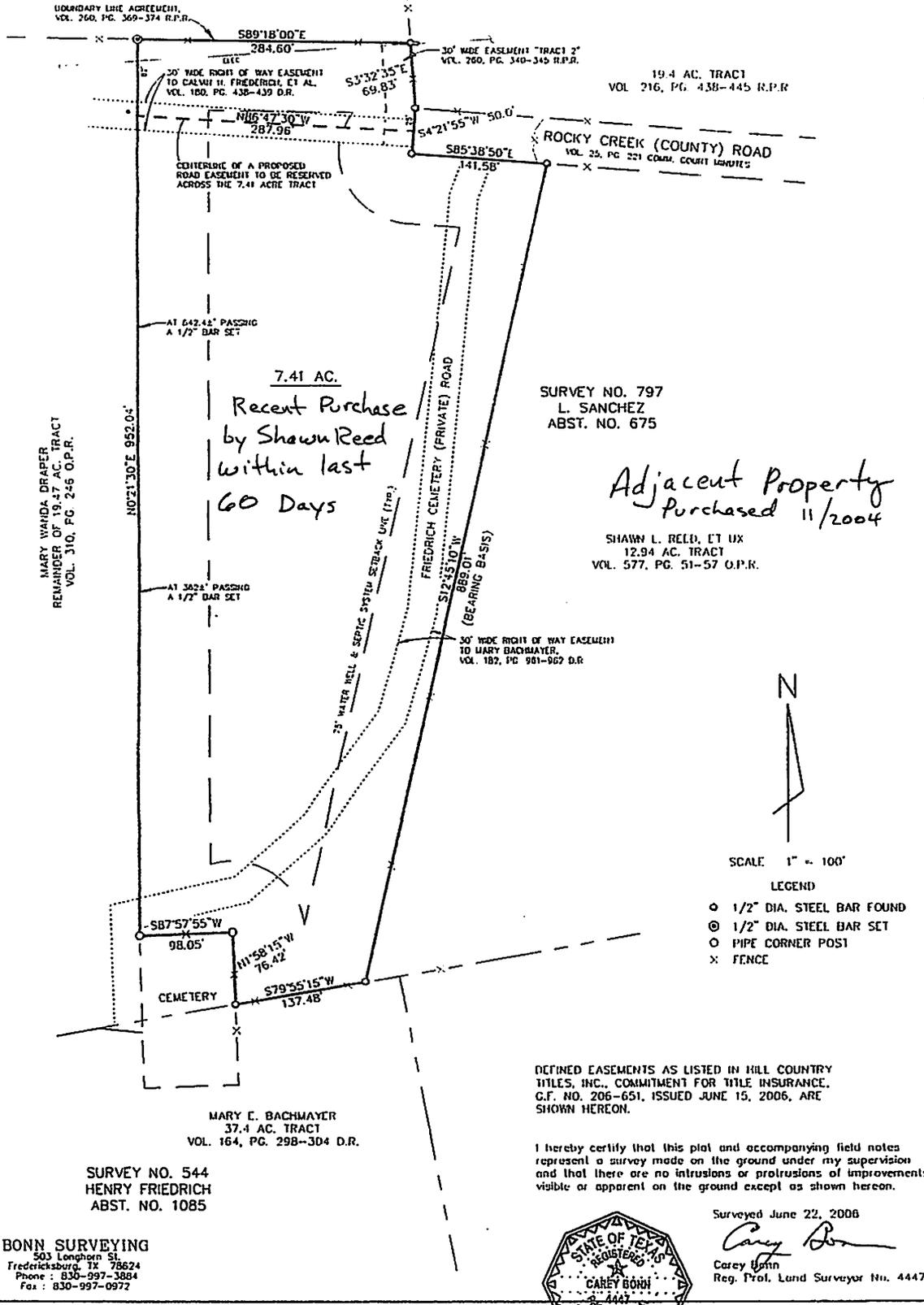
BORROWER/PROPERTY ADDRESS
 SHAWN LEE REED AND
 TRACI SHADEN REED
 ROCKY CREEK ROAD
 FREDERICKSBURG, TEXAS 78624

**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. Blaker
 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.

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



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.



SCALE 1" = 100'

LEGEND

- 1/2" DIA. STEEL BAR FOUND
- ⊗ 1/2" DIA. STEEL BAR SET
- PIPE CORNER POST
- X 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 Bohn

Carey Bohn
 Reg. Prof. Land Surveyor No. 4447



SURVEY NO. 544
 HENRY FRIEDRICH
 ABST. NO. 1085

MARY E. BACHMAYER
 37.4 AC. TRACT
 VOL. 164, PG. 298-304 D.R.

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

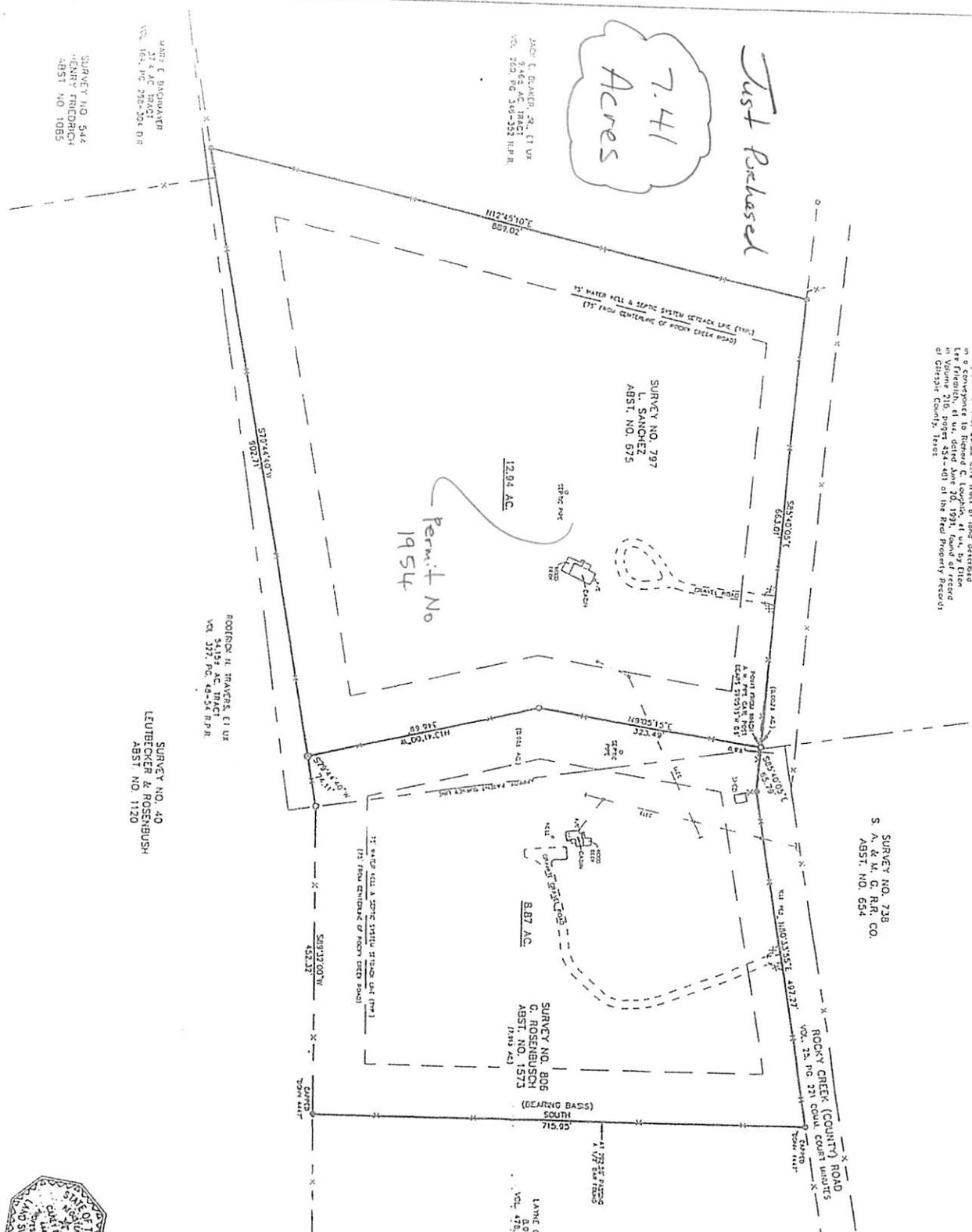
Mary Wanda Draper
Shawn Reed

SURVEY MAP SHOWING
TRACTS OF LAND
SITUATED IN BELLEFLORE COUNTY, TEXAS
SURVEY MADE AT THE REQUEST OF
ROBERT LAURIDEN.

Being part of the 29.81 acre tract of land described
in a certificate to Richard C. Laughlin, et al., by Elton
in Volume 216 of the Public Property Records of
Belleflore County, Texas.

Just Released

7.41
Acres



LEGEND

- 1/2" DIA. STEEL BAR FOUND (AS NOTED)
- 1/2" DIA. STEEL BAR SET (PER FIELD CORNER POST) (EXCEPT AS NOTED)
- APPROX. PLATON DIRECT ONE

NOTE: REFERENCE IS MADE TO THE ACCOMPANYING FIELD NOTES OF THIS DATE



Surveyed September 9, 2001
John Surveying
1000 S. Loop West, Suite 100
Houston, Texas 77027
Phone: 281-571-3300
Fax: 281-571-0899



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.

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller [Signature], [Signature]

Page 1 of 2

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 P. 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.

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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

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