

# 218 E CREEKVIEW

3 Bed | 2 Bath | 1,955 sq ft

OFFERED AT \$695,000



Discover easy Hill Country living in Heritage Hill Country, a 55+ community offering comfort, convenience, and a peaceful setting. This updated 3-bedroom, 2-bath home features wood flooring, abundant natural light, creek views, and a warm living room with a fireplace and built-ins. The kitchen offers granite countertops, stainless steel appliances, and a functional layout, while the enclosed sunroom adds extra space to relax and enjoy the scenery. A low-maintenance turf backyard overlooks the creek, creating a private outdoor retreat. Located near the amenity center and pool, this home is ideal for full-time living or a low-maintenance Hill Country getaway. Also available for lease at \$3,500/month with a 1-year lease.

Scan 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 #: R104625A (Active) List Price: \$695,000 (50 Hits)

218 E Creekview Dr Fredericksburg, TX 78624



**New Construction:** No  
**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**Main House Living SqFt :** 1,955  
**Apx Total SqFt:** 1,955  
**Price Per SQFT:** \$355.50  
**Source SqFt:** GCAD  
**Appx Year Built:** 1999  
**Type & Style:** Traditional  
**Current B&B:** No  
**# Stories:** One  
**Heating:** Central, Natural Gas  
**A/C:** Central Air, Electric  
**Garage/Carpport:** 2 Car, Attached

**Unit #:**  
**Original List Price:** \$695,000  
**Area:** City-Southeast  
**Subdivision:** Heritage Hill Country  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City Limits:** In City Limits  
**Apx Acreage:** 0.1722  
**Seller's Est Tax:** 6730.59  
**Showing Instructions:** Appointment Only, Showing Service  
**Days on Market** 11

<b>Tax Exemptions:</b>	<b>Taxes w/o Exemptions:</b> \$6,730.59	<b>Tax Info Source:</b> CAD	<b>CAD Property ID #:</b> 72675	<b>Zoning:</b> R-1
<b>Flood Plain:</b> No	<b>Deed Restrictions:</b> Yes	<b>STR Permit:</b> No	<b>Permit #:</b> 000	<b>Manufactured Homes Allowed:</b> No
<b>HOA:</b> Yes	<b>HOA Fees:</b> 149.00	<b>HOA Fees Pd:</b> Monthly	<b>HO Warranty:</b>	
<b>Road Maintenance Agreement:</b> No	<b>Rental Property:</b>		<b>Rental \$:</b>	<b>Items Not In Sale:</b>
<b>Guest House:</b> No	<b># of Guest Houses:</b>	<b>Total Guest House SqFt:</b> 0		
<b>Guest House # Bedrooms:</b>	<b>Guest House # Baths:</b>	<b>Guest House # Half Baths:</b>		

**Construction:** Brick  
**Foundation:** Slab  
**Roof:** Composition  
**Flooring:** Tile, Wood  
**Utilities:** City Electric  
**Water:** Public  
**Sewer:** Public Sewer  
**Fireplace/Woodstove:** Gas Logs  
**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Gas Water Heater

**City/Rural:** In City Limits  
**Site Features:** Double Pane Windows, Other  
**Interior Features:** Ceiling Fan(s), High Ceilings, Vaulted Ceilings, Walk-in Closet(s), Washer-Dryer Connection  
**Topography:** Level  
**Surface Water:** Other  
**Access:** City Street  
**Location Description:** Concrete Drive, Gated Development  
**Documents on File:** Survey  
**Misc Search:** None

<b>Trms/Fin:</b> Cash, Conventional	<b>Possessn:</b> Closing/Funding, See Remarks	<b>Excl Agy:</b> No
<b>Title Company:</b> Select Title	<b>Attorney:</b>	<b>Refer to MLS#:</b>
<b>Location/Directions:</b> From Main St take a right onto Heritage Hills Dr., and then a left on Creekview Drive, house will be on the left.		
<b>Owner:</b> Laurence B Neuhaus	<b>Occupancy:</b> Vacant	
<b>Legal Description:</b> HERITAGE HILL COUNTRY #1 LOT 47		
<b>Instructions:</b> Call ShowingTime at 800-746-9464 to schedule a showing.		

**Public Remarks:** Discover easy Hill Country living in Heritage Hill Country, a 55+ community offering comfort, convenience, and a peaceful setting. This updated 3-bedroom, 2-bath home features wood flooring, abundant natural light, and large windows that frame picturesque creek views. The living room is warm and inviting with a fireplace, built-ins, and views that bring the outdoors in. The kitchen has been thoughtfully updated with granite countertops, stainless steel appliances, and a clean, functional layout. An enclosed sunroom provides additional living space and a quiet place to enjoy the scenery year-round. The low-maintenance turf backyard overlooks the creek, creating a private and relaxing outdoor setting. Located in a desirable area of the community with access to the amenity center and pool, this home offers a wonderful opportunity for full-time living or a low-maintenance Hill Country retreat. Also available for lease at \$3,500/month with a 1-year lease.

**Agent Remarks:** Also available for \$3,500/ month with 1 year lease. All HOA restrictions and documents at heritagehillcountry.org. A/C Units replaced last year. Water softener replaced in 2024.

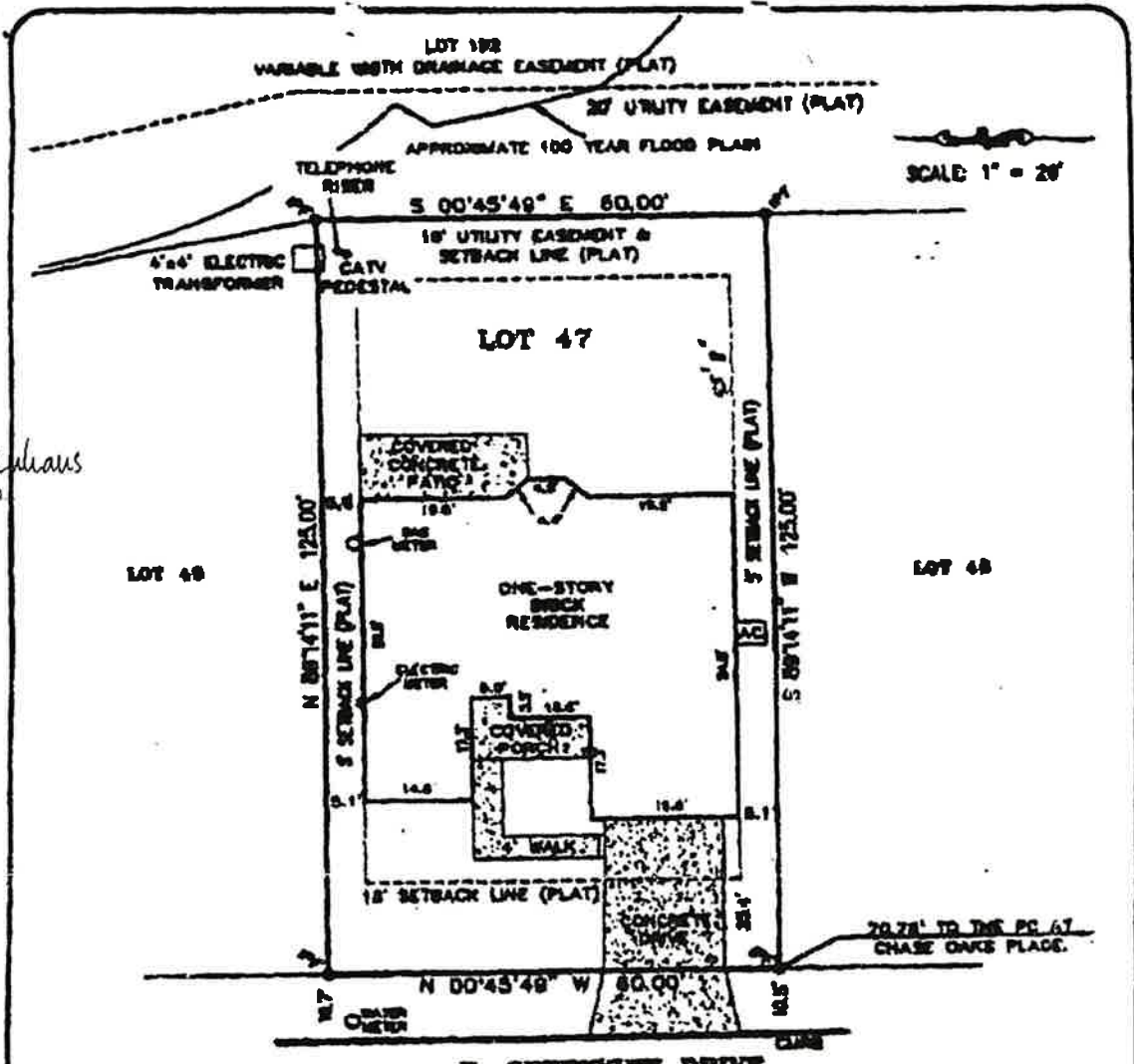
<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes	<b>Allow AVM:</b> No	<b>Allow Comments:</b> No
<b>Office Broker's Lic #:</b> 547594			

**Listing Office:** Portfolio Real Estate - KW (#:1462)  
**Main:** (830) 997-6041  
**Mail Address 1:** 804 S. Adams St  
**Mail City:** Fredericksburg  
**Mail Zip Code:** 78624  
**Supervising Agent Name:**  
**Supervising Agent License #:**

**Listing Agent:** Jill Tabor (#:12)  
**Agent Email:** [jill@jilltabor.com](mailto:jill@jilltabor.com)  
**Contact #:** (830) 456-8115  
**License Number:** 0562308

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

618



DocuSigned by:  
*Lawrence Mathews*  
 8952DF9CDF64B4

**SURVEY PLAT OF:**  
 LOT 47 HERITAGE HILL COUNTRY UNIT 1 P.U.D. CITY OF  
 FREDERICKSBURG, BEING IN VOLUME 2, PAGES 140-142,  
 OF THE DEED AND PLAT RECORDS OF SULLY COUNTY,  
 TEXAS.

**REFERENCES:**  
 VOL. 47, Pgs. 288-287; VOL. 47, Pgs. 354-365  
 VOL. 308, Pgs. 62-64; VOL. 246, Pgs. 651-658

NO PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD  
 HAZARD AREA AS DEFINED BY FLOOD INSURANCE RATE MAP FOR THE CITY  
 OF FREDERICKSBURG, SULLY COUNTY, TEXAS, ON COMMUNITY-PANEL  
 NUMBER 482888 8204 E. EFFECTIVE DATE 2-12-87, AS PREPARED BY THE  
 FEDERAL EMERGENCY MANAGEMENT AGENCY.

FREDERICKSBURG W.L.C. INC.  
 OFF 0011843  
 BUYER: JAMES M. & PATRICIA A. PRICE  
 ADDRESS: 218 E. CREEKVIEW DRIVE  
 FREDERICKSBURG, TEXAS

**NOTES:**  
 1/2" = 1/2" IRON PIN SET  
 1/2" = 1/2" IRON PIN FOUND  
 BEARING SOURCE: SUBDIVISION PLAT  
 CONTROLLING LIND: EAST R.O.W. LINE OF  
 E. CREEKVIEW DRIVE.

**HALLENBERGER**  
**ENGINEERING, L.C.**  
 ENGINEERS  
 PLANNERS  
 SURVEYORS  
 11288 SW WHEATON  
 SAN ANTONIO, TEXAS 78216  
 (512) 340-8097  
 FAX (512) 340-1948  
 EMAIL: ronh@texas.net



STATE OF TEXAS  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT  
 ACCORDING TO AN ACTUAL SURVEY MADE BY THE ENGINEER LADEN  
 BY SUPERVISOR AND THAT THERE ARE NO UNLAWFUL EASEMENTS  
 OR ENCUMBRANCES OF ANY KIND ON ANY PORTION OF THE PROPERTY AND  
 THAT ALL BUILDINGS ARE CORRECTLY LOCATED ON THE PROPERTY  
 EXCEPT AS SHOWN ABOVE.  
 THIS 14th DAY OF SEPTEMBER, 1998.  
*Lawrence Mathews*  
 PROFESSIONAL ENGINEER

7/2/2

# **TEXAS REALTORS®** **SELLER'S DISCLOSURE NOTICE**

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

CONCERNING THE PROPERTY AT 218 East Creekview Drive, Fredericksburg, Texas 78624

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

Seller  is  is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?  2026 (approximate date) or  never occupied the Property

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

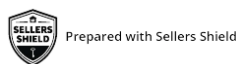
*This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.*

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

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

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

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



Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, describe:
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <b>All of the Plant beds and grass areas</b>
Septic / On-Site Sewer Facility	<input type="checkbox"/>	<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: Composition Age: Unknown (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 checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems	<input checked="" type="checkbox"/>	
Exterior Walls		<input checked="" type="checkbox"/>

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

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

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

(Electrical System) Two GFI circuits are not working properly  
(Roof) Minor flashing improperly installed

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

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



Previous Use of Premises for Manufacture of Methamphetamine	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

**(Aluminum Wiring) Main service to house is aluminum, I believe**

\*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 4) The landscape fountain is not in working condition at this time.**

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

**Y N**

- Present flood insurance coverage.
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood.
- Located  wholly  partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located  wholly  partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located  wholly  partly in a floodway.
- Located  wholly  partly in a flood pool.
- Located  wholly  partly in a reservoir.

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

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

For purposes of this notice:

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

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

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

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

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

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

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



Prepared with Sellers Shield

\*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):

[Empty box for Section 7 explanation]

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

Y N

- Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
- Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  
 Name of association: Heritage Hill Homeowners Association  
 Manager's name: Leah Crumley Phone: 8309904127  
 Fees or assessments are: \$ \$149 per Month 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.
- 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:  
 [Empty box for Section 8 explanation]
- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property
- Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- Any condition on the Property which materially affects the health or safety of an individual.
- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.  
 If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

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

(Home Owner Association) This house is located within the Heritage Hills property owners association which requires that we pay dues monthly. Currently the dues are \$149 a month. In addition, the association has architectural restrictions and bylaws for this neighborhood.

(Common Area) Clubhouse, swimming pool, nature trail with concrete walkway

**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
03-01-2024	TREC REI 7-6	Fabian Suarez	37
03-01-2024	Sewer Scope Report	Fabian Suarez	9

*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):

I am not up to date on the Fredericksburg requirements for smoke detectors. There are battery smoke detectors in the house

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

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



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

Laurence B Neuhaus 2026-05-29  
Signature of Seller Date

\_\_\_\_\_  
Signature of Seller Date

Printed Name: Laurence Neuhaus

Printed Name: \_\_\_\_\_

**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>City of Fredericksburg</u>	phone #: <u>(830) 997-7521</u>
Sewer: <u>City of Fredericksburg</u>	phone #: <u>(830) 997-7521</u>
Water: <u>City of Fredericksburg</u>	phone #: <u>(830) 997-7521</u>
Cable: <u>N/A</u>	phone #: _____
Trash: <u>City of Fredericksburg</u>	phone #: <u>(830) 997-7521</u>
Natural Gas: <u>Atmos Energy</u>	phone #: <u>(888) 286-6700</u>
Phone Company: <u>N/A</u>	phone #: _____
Propane: <u>N/A</u>	phone #: _____
Internet: <u>N/A</u>	phone #: _____

(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: \_\_\_\_\_

