



# This home is a must see! Beautiful Hill Country Home located in Blanco Texas.

The main house has 4 bedrooms with full baths and three fireplaces, extensive covered outdoor living entertaining areas, guest living quarters, 4 car garage with storage and main level apartment with full bath, screened in porch, pool, hot tub, tankless hot water heaters, fire pit, home gym, courtyard, stocked fishing pond, 1500 sq. ft. barn, remote generator, rain water collection 30,000 gals, Well 465' 65 gallon per minute, in-ground propane tank, wildlife management program, security system, Smart Home System (Savant Pro 8), HOA, gated community, cattle pens, hunting allowed, deed restrictions.

Property is being co-listed with Ledord Realty

Wildlife Wildlife management program

Hunting Hog, Turkey, Whitetail Deer, tank stocked with bass and bluegills.

Utilities Street/Utilities All Weather Road Asphalt Community Mailbox Outside

City Limits Septic Well

Fencing Type of Fence: Automatic Gate Barbed Wire Partially Fenced

Water Well, I of Stock Tanks (water under I acre)

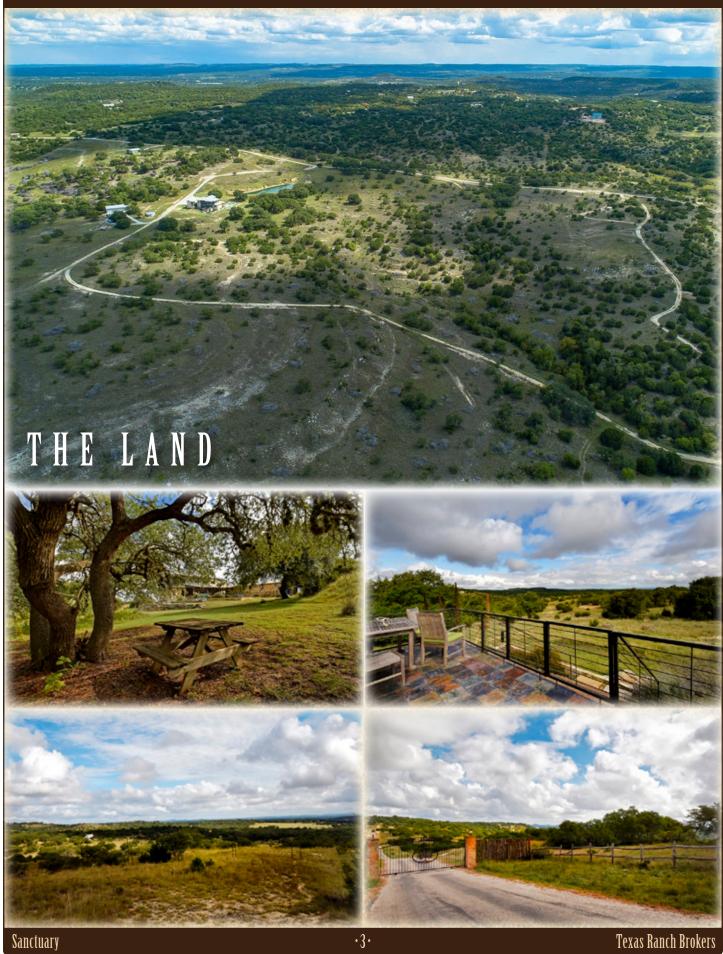
Easements Electric Telephone Utilities

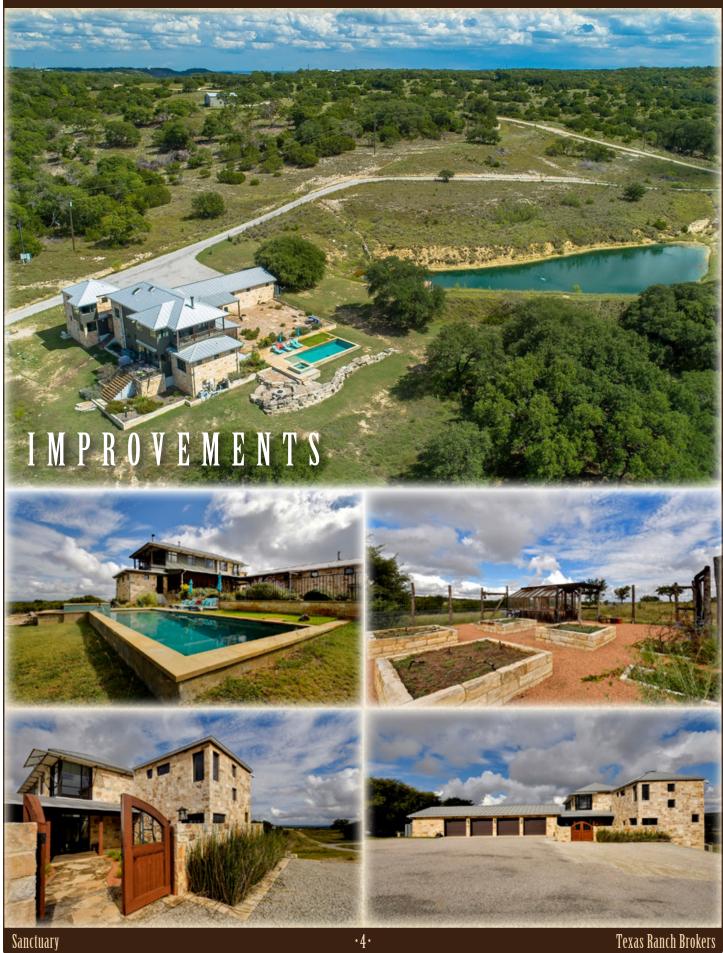
**Restrictions** Deed Restrictions

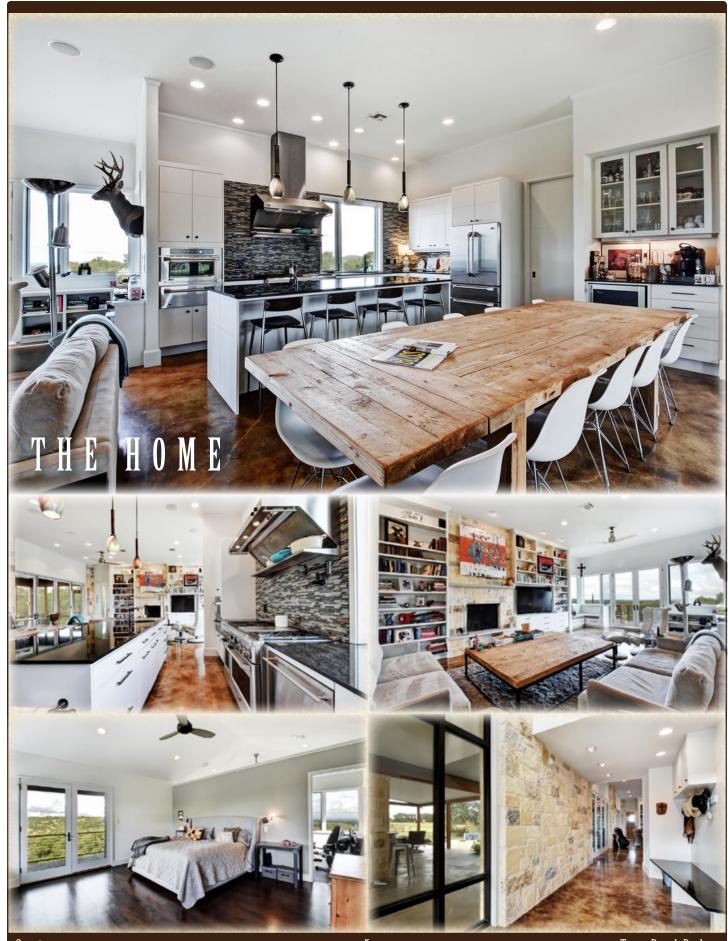
**Directions**From Blanco Texas take FM 1623 9.7 miles turn Right on Sanctuary Lane.
From Stonewall Texas take FM 1623 10 miles turn left on Sanctuary Lane.

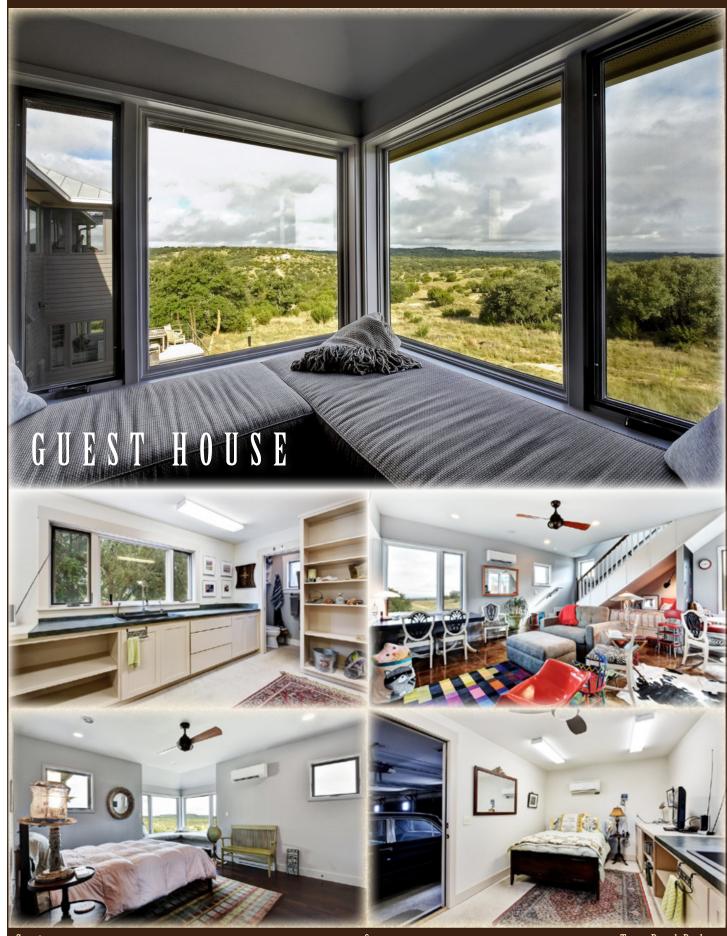


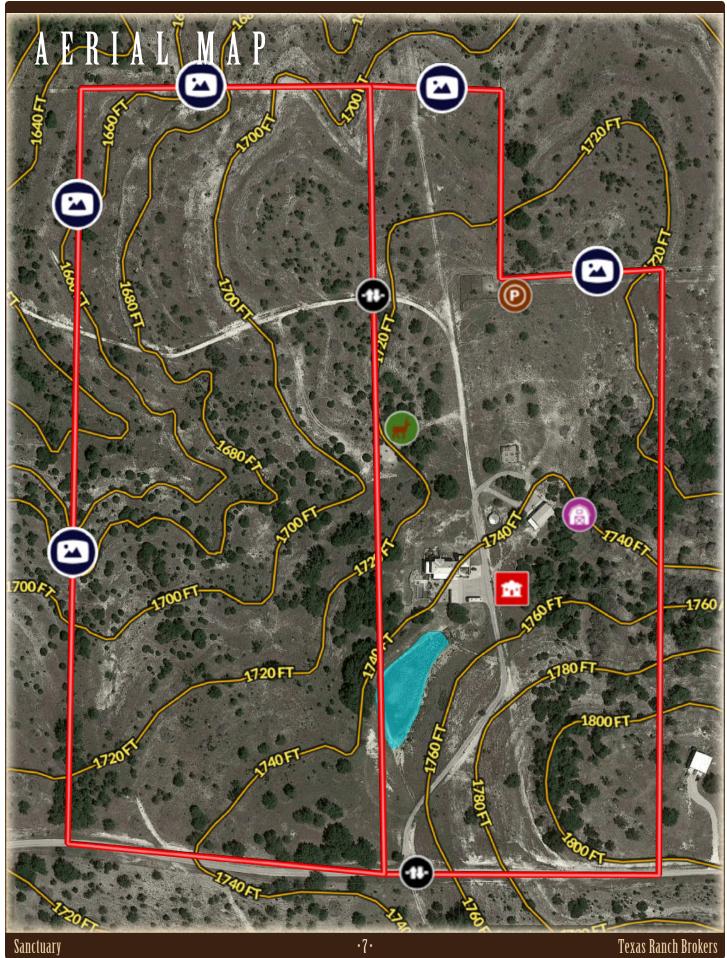
Sanctuary  $\cdot 2\cdot$  Texas Ranch Brokers

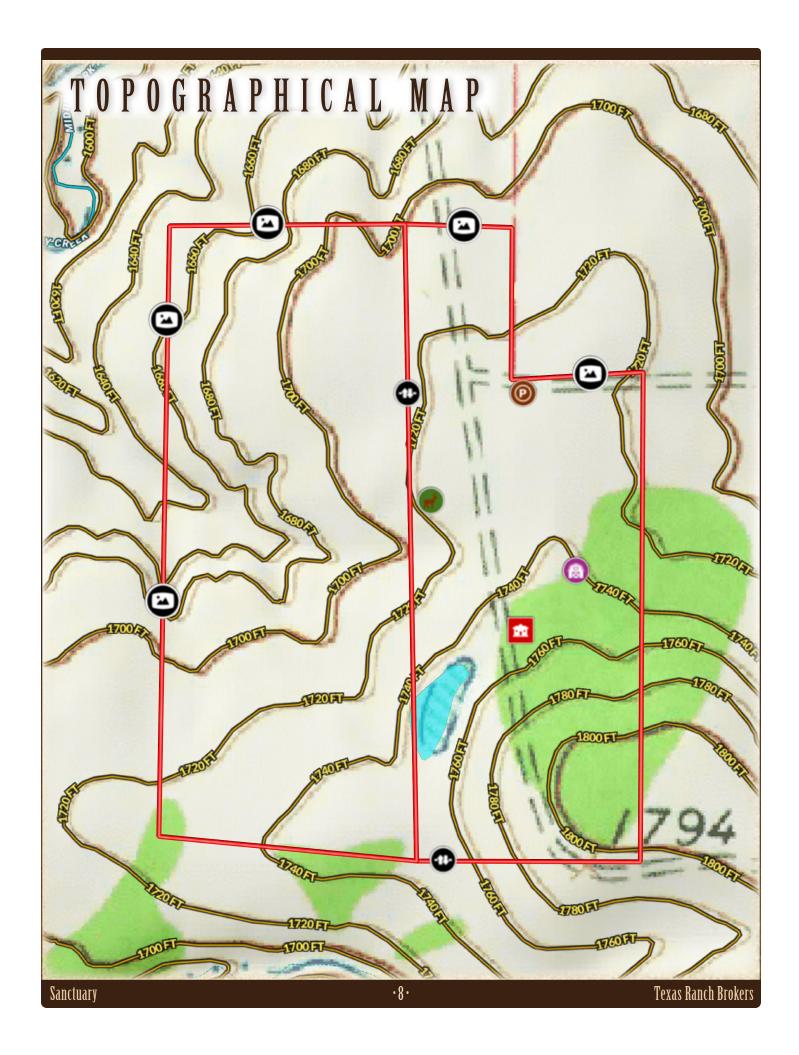












PLAT	EMIL ITRCP SURVEY NO. ABSTRACT NO	S 00°15′17" W 430.18'	
3'50'52" E., 2600.56' 92.00' 6	COTTON ROD SPINDLE ROD 492.45	OFFICIAL PUBLIC RECORDS VOLUME 308 PAGES 442-4 (S 00'00'50" E 430.21' RE	52
	FOUND IRON RO	N 88'35'54" E 1045,34'	"X" IN CONCRETE WATER TROUGH
U II	S	198.60 COTTON 846.74	- X
ZG.ZJ! AUKES	28.081 ACRES  N 00'23'41" E 1805.40'  26.848 ACRES		
ZG. Z	28.08 PPROXIMATE SUI N 00'23'41"	ш О ш	
OT 9 TRA	ACT 11 TRACT	නි	
	175	L27 L29 L30 L31	
D FASEMENT LZ1 SAN	ICTUARY L25 ANE	LZ8 SEE DETAIL A	EMIL SURV ABSTRA
	1	T 14 TRACT 16 ,27.769	
469 ACRES	25.678 ACRES  N 00'23'41" E 1752.23	1.31	
26.		32.992	494.12'
/2" IRON 1/2" ROD 523.92'	A	IRON 236.28' COTTON SPINDLE 855,63'	
89"41'29" W 985.97		8" IRON N 89'40'15" W	1/2" IRON LV/S Tevas Ranch Rrokers

# $\star$ WHO WE ARE $\star$



**Our organization got its start in 2011** when our founders, Drew Colvin and Mike Bacon, partnered to form a real estate company that prided itself on honest knowledge and reliable expertise. We've grown since then, but we remain true to those roots of exceptional personal service, integrity, experience and professionalism.

Unlike some larger companies, we specialize in large ranch properties and residential land, so that all our knowledge, expertise, and assistance is relevant and useful for the property you are selling. Together, we have over 58 years of industry experience. If you're looking for quality work by specialized, knowledgeable brokers, look no further than us.

With a sale of this kind, you need a compassionate, professional and accessible team available when you need them. Because we are a small company, we take the time to truly understand our customers' needs and create a plan that takes all aspects of the sale into our capable consideration—from inspecting the property and analyzing data to applying our knowledge to your philanthropic needs.

# NO ONE WILL DO MORE TO SELL YOUR PROPERTY THAN US.





# 

# **Listing Agents:**

DREW COLVIN / 512-755-2078 / DREW@TXRANCHBROKERS.COM MIKE BACON / 512-940-8800 / MIKE@TXRANCHBROKERS.COM



313 S. Main Street, Burnet TX 78611
512-756-7718 / INFO@TXRANCHBROKERS.COM
TXRANCHBROKERS.COM

Note: Buyer's agent must be present at initial showing to participate in real estate commission. This write-up may contain errors and omissions and is for information only. The above has been deemed correct but is not guaranteed and is subject to changes, corrections, and or withdraws from the market without prior notice. Texas law requires all real estate licensees to give the following information about brokerage services to all prospects: http://www.trec.state.tx.us/pdf/contracts/OP-K.pdf



# **Information About Brokerage Services**

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

#### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

#### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

#### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas Ranch Brokers LLC	9003375	info@txranchbrokers.com	(512)756-7718
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Designated Broker of Firm	License No.	Email	Phone
Mike Bacon	273134	mike@txranchbrokers.com	(830)940-8800
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Drew Colvin	202616	drew@txranchbrokers.com	(512)755-2078
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/	Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

information on

## **Blanco CAD**

# Property Search > 25129 HARRISON JOHN S & SCHREIBER SUSAN K for Year 2019

Tax Year: 2019

#### **Property**

Type:

Account Property ID:

25129

Legal Description: THE SANCTUARY, BLK 1, LOT 11, ACRES

28.081

Geographic ID:

88100251290029 Real

Zoning:

Agent Code:

Property Use Code:

Property Use Description:

Location

Address:

SAN ANTONIO INFLUENCE

Mapsco:

Neighborhood: Neighborhood CD:

SSAI

Map ID:

Owner

Name:

HARRISON JOHN S & SCHREIBER SUSAN K Owner ID:

113889

Mailing Address:

1529 SANCTUARY LN

% Ownership:

100.0000000000%

BLANCO, TX 78606-5904

Exemptions:

#### **Values**

(+) Improvement Homesite Value: \$0 (+) Improvement Non-Homesite Value: \$0 (+) Land Homesite Value: \$0

(+) Land Non-Homesite Value: \$0 Ag / Timber Use Value (+) Agricultural Market Valuation: \$194,620 \$2,720 (+) Timber Market Valuation: \$0 \$0

(=) Market Value: \$194,620 (-) Ag or Timber Use Value Reduction: \$191,900

(=) Appraised Value: \$2,720 (-) HS Cap: \$0

(=) Assessed Value: \$2,720

#### **Taxing Jurisdiction**

Owner: HARRISON JOHN S & SCHREIBER SUSAN K

% Ownership: 100.0000000000%

Total Value: \$194,620

Entity	Description	Tax Rate App	oraised Value	Taxable Value	Estimated Tax
CAD	Appraisal District	0.000000	\$2,720	\$2,720	\$0.00
FBL	ESD #2	0.100000	\$2,720	\$2,720	\$2.72
GBL	BLANCO COUNTY	0.397000	\$2,720	\$2,720	\$10.80

## **Blanco CAD**

# Property Search > 25129 HARRISON JOHN S & SCHREIBER SUSAN K for Year 2019

Tax Year: 2019

#### **Property**

Type:

Account Property ID:

25129

Legal Description: THE SANCTUARY, BLK 1, LOT 11, ACRES

28.081

Geographic ID:

88100251290029 Real

Zoning:

Agent Code:

Property Use Code:

Property Use Description:

Location

Address:

SAN ANTONIO INFLUENCE

Mapsco:

Neighborhood: Neighborhood CD:

SSAI

Map ID:

Owner

Name:

HARRISON JOHN S & SCHREIBER SUSAN K Owner ID:

113889

Mailing Address:

1529 SANCTUARY LN

% Ownership:

100.0000000000%

BLANCO, TX 78606-5904

Exemptions:

#### **Values**

(+) Improvement Homesite Value: \$0 (+) Improvement Non-Homesite Value: \$0 (+) Land Homesite Value: \$0

(+) Land Non-Homesite Value: \$0 Ag / Timber Use Value (+) Agricultural Market Valuation: \$194,620 \$2,720 (+) Timber Market Valuation: \$0 \$0

(=) Market Value: \$194,620 (-) Ag or Timber Use Value Reduction: \$191,900

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(=) Assessed Value: \$2,720

#### **Taxing Jurisdiction**

Owner: HARRISON JOHN S & SCHREIBER SUSAN K

% Ownership: 100.0000000000%

Total Value: \$194,620

Entity	Description	Tax Rate App	oraised Value	Taxable Value	Estimated Tax
CAD	Appraisal District	0.000000	\$2,720	\$2,720	\$0.00
FBL	ESD #2	0.100000	\$2,720	\$2,720	\$2.72
GBL	BLANCO COUNTY	0.397000	\$2,720	\$2,720	\$10.80

2047	2018 TOTAL:		\$46.67	\$46.67		\$0.00	\$0.00	\$0.00
2017	1 100	\$2,330	\$27.87	\$27.87		\$0.00	\$0.00	\$0.00
2017		\$2,330	\$0.54	\$0.54	\$0.00	\$0.00	\$0.00	\$0.00
2017	ESD #2	\$2,330	\$2.33	\$2.33	\$0.00	\$0.00	\$0.00	\$0.00
2017	BLANCO COUNTY	\$2,330	\$9.25	\$9.25	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:	the according to the control of	\$39.99	\$39.99	\$0.00	\$0.00	\$0.00	\$0.00
2016	BLANCO COUNTY	\$2,330	\$8.82	\$8.82	\$0.00	\$0.00	\$0.00	\$0.00
2016	ESD #2	\$2,330	\$2.33	\$2.33	\$0.00	\$0.00	\$0.00	\$0.00
2016	BL-PED GROUNDWATER CONS DIST	\$2,330	\$0.54	\$0.54	\$0.00	\$0.00	\$0.00	\$0.00
2016	BLANCO ISD	\$2,330	\$27.87	\$27.87	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$39.56	\$39.56	\$0.00	\$0.00	\$0.00	\$0.00
2015	BLANCO ISD	\$2,330	\$27.87	\$27.87	\$0.00	\$0.00	\$0.00	\$0.00
2015	BL-PED GROUNDWATER CONS DIST	\$2,330	\$0.54	\$0.52	\$0.00	\$0.00	\$0.00	\$0.00
2015	BLANCO COUNTY	\$2,330	\$8.43		\$0.00	\$0.00	\$0.00	\$0.00
2015	ESD #2	\$2,330	\$2.33		\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:	¥ = / = 0	\$39.17	\$39.15		\$0.00	\$0.00	\$0.00
2014	ESD #2	\$2,330	\$2.33		\$0.00	\$0.00	\$0.00	
2014	BLANCO COUNTY		\$7.99					\$0.00
	BL-PED GROUNDWATER CONS DIST	\$2,330			\$0.00	\$0.00	\$0.00	\$0.00
2014		\$2,330	\$0.54	\$0.53	\$0.00	\$0.00	\$0.00	\$0.00
2014		\$2,330	\$27.83	\$27.83	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$38.69	\$38.60	\$0.00	\$0.00	\$0.00	\$0.00
	BLANCO ISD	\$2,330	\$28.26	\$28.26	\$0.00	\$0.00	\$0.00	\$0.00
2013	BL-PED GROUNDWATER CONS DIST	\$2,330	\$0.54	\$0.54	\$0.00	\$0.00	\$0.00	\$0.00
2013	BLANCO COUNTY	\$2,330	\$8.33	\$8.33	\$0.00	\$0.00	\$0.00	\$0.00
2013	ESD #2	\$2,330	\$2.33	\$2.33	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$39.46	\$39.46	\$0.00	\$0.00	\$0.00	\$0.00
2012	ESD #2	\$2,330	\$1.98	\$1.98	\$0.00	\$0.00	\$0.00	\$0.00
2012	BLANCO COUNTY	\$2,330	\$8.29	\$8.29	\$0.00	\$0.00	\$0.00	\$0.00
2012	BL-PED GROUNDWATER CONS DIST	\$2,330	\$0.54	\$0.54	\$0.00	\$0.00	\$0.00	\$0.00
2012	BLANCO ISD	\$2,330	\$28.10	\$28.10	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:	/ Likewickin	\$38.91	\$38.91	\$0.00	\$0.00	\$0.00	\$0.00
2011	BL-PED GROUNDWATER CONS DIST	\$2,330	\$0.54	\$0.53	\$0.00	\$0.00	\$0.00	\$0.00
2011	BLANCO COUNTY	\$2,330	\$8.20	\$8.04	\$0.00	\$0.00	\$0.00	\$0.00
2011	ESD #2	\$2,330	\$1.60	\$1.57		\$0.00	\$0.00	\$0.00
2011	BLANCO ISD	\$2,330	\$27.04	\$27.04	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:	, _,ooo	\$37.38	\$37.18	\$0.00	\$0.00	\$0.00	\$0.00
2010	BLANCO ISD	\$2,330	\$26.83	\$26.56	\$0.00	\$0.00	\$0.00	\$0.00
	ESD #2	\$2,330	\$1.58	\$1.56	\$0.00	\$0.00	\$0.00	-
2010		\$2,330	\$7.96	-	\$0.00			\$0.00
2010	BL-PED GROUNDWATER CONS DIST	\$2,330				\$0.00	\$0.00	\$0.00
	2010 TOTAL:	\$2,550	\$0.54	\$0.53	\$0.00	\$0.00	\$0.00	\$0.00
			\$36.91	\$36.53		\$0.00	\$0.00	\$0.00
	HARRISON JOHN S & SCHREIBER SUSAN K TOTAL:	40.000	\$356.74	\$356.05		\$0.00	\$0.00	\$0.00
2009		\$2,330	\$1.52	\$1.47	\$0.00	\$0.00	\$0.00	\$0.00
2009	BLANCO COUNTY	\$2,330	\$7.90	\$7.66	\$0.00	\$0.00	\$0.00	\$0.00
2009	BL-PED GROUNDWATER CONS DIST	\$2,330	\$0.57	\$0.55	\$0.00	\$0.00	\$0.00	\$0.00
2009	BLANCO ISD	\$2,330	\$25.25	\$24.50	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$35.24	\$34.18	\$0.00	\$0.00	\$0.00	\$0.00
2008	BLANCO ISD	\$2,330	\$25.48	\$25.23	\$0.00	\$0.00	\$0.00	\$0.00
2008	BLANCO COUNTY	\$2,330	\$8.05	\$7.97	\$0.00	\$0.00	\$0.00	\$0.00
2008	BL-PED GROUNDWATER CONS DIST	\$2,330	\$0.57	\$0.56	\$0.00	\$0.00	\$0.00	\$0.00
	ESD #2	\$2,330	\$1.52	\$1.50	\$0.00	\$0.00	\$0.00	\$0.00

2008 TOTAL:	\$35.62 \$35.26 \$0.00 \$0.00 \$0.00 \$0.00
ARCHIZO RANCH LAND LLC TOTAL:	\$70.86 \$69.44 \$0.00 \$0.00 \$0.00 \$0.00
GRAND TOTAL (ALL OWNERS):	\$427.60 \$425.49 \$0.00 \$0.00 \$0.00 \$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

## Questions Please Call (830) 868-4013

Website version: 1.2.2.30

Database last updated on: 6/11/2019 8:18 PM

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## **Blanco CAD**

# Property Search > 25131 SCHREIBER SUSAN K for Year 2019

Tax Year: 2019

#### **Property**

Type:

Account Property ID:

25131

Legal Description: THE SANCTUARY, BLK 1, LOT 13, ACRES 26.848

Geographic ID:

88100251310031 Real

Zoning: Agent Code:

Property Use Code: Property Use Description:

Location

Address:

1529 SANCTUARY LANE

Mapsco:

Neighborhood:

SAN ANTONIO INFLUENCE Map ID:

Neighborhood CD: SSAI

Owner

Name:

SCHREIBER SUSAN K

Owner ID:

28797

Mailing Address:

1529 SANCTUARY LN BLANCO, TX 78606

% Ownership:

100.00000000000%

HS Exemptions:

#### **Values**

(+) Improvement Homesite Value: \$760,000

\$46,540 (+) Improvement Non-Homesite Value: + (+) Land Homesite Value: \$8,580

\$0 Ag / Timber Use Value (+) Land Non-Homesite Value:

\$2,510 (+) Agricultural Market Valuation: \$266,010 (+) Timber Market Valuation: \$0 \$0

(=) Market Value: \$1,081,130

(–) Ag or Timber Use Value Reduction: \$263,500

(=) Appraised Value: \$817,630 (-) HS Cap: \$0

#### **Taxing Jurisdiction**

(=) Assessed Value:

Owner: SCHREIBER SUSAN K % Ownership: 100.000000000% Total Value: \$1,081,130

Entity Description	Tax Rate	Appraised Value	Taxable Value Es	timated Tax
CAD Appraisal District	0.000000	\$817,630	\$817,630	\$0.00
FBL ESD #2	0.100000	\$817,630	\$817,630	\$817.63

\$817,630

			Taxes w	o Exemptions:	\$14,031.35
			Taxes w	Current Exemptions:	\$13,701.79
	Total Tax Rate:	1.716100			and companying any against a second state of the second se
SBL	BLANCO ISD	1.196200	\$817,630	\$792,630	\$9,481.44
GWD	BL-PED GROUNDWATER CONS DIST	0.022900	\$817,630	\$817,630	\$187.24
GBL	BLANCO COUNTY	0.397000	\$817,630	\$809,944	\$3,215.48

# Improvement / Building

Improveme	nt #1:	RESIDENTIAL	State Co	de: E1	Living A	ea: 4673	3.0 sqft	Value:	\$760,000
Туре	Des	cription		Class CD	Exterio Wall		ar silt S	QFT	
MA	MAI	N AREA		M6		20	09 62	25.0	
CP2	COV	ERED PORCH		M6		0	30	0.00	
AGF2	ATTA	ACHED GARAG	E ( 2 CAR)	) M6		0	82	25.0	
MA	MAI	N AREA		M9		20	11 17	752.0	
MA2	MAI	N AREA 2ND F	LOOR	M9		20	11 14	116.0	
MA	MAI	N AREA		M9		20	11 40	0.00	
MA2	MAI	N AREA 2ND F	LOOR	M9		20	11 48	30.0	
CP2	COV	ERED PORCH		M9		20	11 19	92.0	
CP2	COV	ERED PORCH		M9		20	11 24	10.0	
OP	OPE	N PORCH		M9		20	11 20	0.00	
CP2	COV	ERED PORCH		M9		20	11 51	L2.0	
Improveme	nt #2:	MISC IMPROV	EMENT	State Co	ode: D2	Living Ar	ea: sqf	Value	\$21,540
Ту	pe	Description	Cla CD	- F	xterior W	all Year Buil		QFT	
BA	RN	BARN	2A			2013	1 15	0.00	

[Improvement #3: MISC IMPROVEMENT State Code: D2 Living Area: sqft Value: \$25,000]

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value	
1	WDLF	WILDLIFE MANAGEMENT	25.8480	1125938.88	0.00	0.00	\$266,010	\$2,510	
12	TS	THE SANCTUARY	1.0000	43560.00	0.00	0.00	\$8.580	\$0	

# **Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$806,540	\$274,590	2,510	817,630	\$0	\$817,630
2018	\$775,610	\$274,590	2,510	786,700	\$0	\$786,700
2017	\$744,640	\$274,590	2,150	755,370	\$0	\$755,370
2016	\$713,640	\$225,100	2,150	722,820	\$0	\$722,820
2015	\$713,640	\$225,100	2,150	722,820	\$0	\$722,820
2014	\$705,260	\$220,590	2,150	714,300	\$0	\$714,300
2013	\$674,720	\$220,590	2,150	683,760	\$0	\$683,760
2012	\$649,720	\$220,590	2,150	658,760	\$0	\$658,760
2011	\$75,910	\$227,240	2,150	86,520	\$0	\$86,520
2010	\$75,910	\$244,080	2,150	87,150	\$0	\$87,150
2009	\$0	\$295,330	2,230	2,230	\$0	\$2,230
2008	\$0	\$295,330	2,230	2,230	\$0	\$2,230

# **Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/1/2008	W	WARRANTY	ARCHIZO RANCH LAND LLC	SCHREIBER SUSAN K	380	97	

## Tax Due

Property Tax Information as of 06/11/2019

Amount Due if Paid on:

			P1 200.00 0.01 1.			Discount		
Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	/ Penalty & Interest	Attorney Fees	Amount Due
2018	ESD #2	\$786,700	\$786.70	\$786.70	\$0.00	\$0.00	\$0.00	\$0.00
2018	BLANCO COUNTY	\$779,323	\$3093.92	\$3093.92	\$0.00	\$0.00	\$0.00	\$0.00
2018	BL-PED GROUNDWATER CONS DIST	\$786,700	\$180.15	\$180.15	\$0.00	\$0.00	\$0.00	\$0.00
2018	BLANCO ISD	\$761,700	\$9111.46	\$9111.46	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$13172.23	\$13172.23	\$0.00	\$0.00	\$0.00	\$0.00
2017	ESD #2	\$755,370	\$755.37	\$755.37	\$0.00	\$0.00	\$0.00	\$0.00
2017	BLANCO COUNTY	\$748,303	\$2970.76	\$2970.76	\$0.00	\$0.00	\$0.00	\$0.00
2017	BL-PED GROUNDWATER CONS DIST	\$755,370	\$173.74	\$173.74	\$0.00	\$0.00	\$0.00	\$0.00
2017	BLANCO ISD	\$730,370	\$8736.68	\$8736.68	\$0.00	\$0.00	\$0.00	\$0.00
,	2017 TOTAL:		\$12636.55	\$12636.55	\$0.00	\$0.00	\$0.00	\$0.00
2016	ESD #2	\$722,820	\$722.82	\$722.82	\$0.00	\$0.00	\$0.00	\$0.00
2016	BLANCO COUNTY	\$716,079	\$2712.51	\$2712.51	\$0.00	\$0.00	\$0.00	\$0.00
2016	BLANCO ISD	\$697,820	\$8347.32	\$8347.32	\$0.00	\$0.00	\$0.00	\$0.00
2016	BL-PED GROUNDWATER CONS DIST	\$722,820	\$166.97	\$166.97	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$11949.62	\$11949.62	\$0.00	\$0.00	\$0.00	\$0.00
2015	ESD #2	\$722,820	\$722.82	\$722.82	\$0.00	\$0.00	\$0.00	\$0.00
2015	BLANCO COUNTY	\$716,079	\$2590.06	\$2590.06	\$0.00	\$0.00	\$0.00	\$0.00
2015	BL-PED GROUNDWATER CONS DIST	\$722,820	\$166.97	\$161.96	\$0.00	\$0.00	\$0.00	\$0.00
2015	BLANCO ISD	\$697,820	\$8347.32	\$8347.32	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$11827.17	\$11822.16	\$0.00	\$0.00	\$0.00	\$0.00
2014	ESD #2	\$714,300	\$714.30	\$714.30	\$0.00	\$0.00	\$0.00	\$0.00
2014	BLANCO COUNTY	\$707,644	\$2428.63	\$2404.34	\$0.00	\$0.00	\$0.00	\$0.00
2014	BL-PED GROUNDWATER CONS DIST	\$714,300	\$165.00	\$163.35	\$0.00	\$0.00	\$0.00	\$0.00
2014	BLANCO ISD	\$699,300	\$8351.74	\$8351.74	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$11659.67	\$11633.73	\$0.00	\$0.00	\$0.00	\$0.00
2013	ESD #2	\$683,760	\$683.76	\$683.76	\$0.00	\$0.00	\$0.00	\$0.00
2013	BLANCO COUNTY	\$683,760	\$2443.76	\$2443.76	\$0.00	\$0.00	\$0.00	\$0.00
2013	BL-PED GROUNDWATER CONS DIST	\$683,760	\$157.95	\$157.95	\$0.00	\$0.00	\$0.00	\$0.00
2013	BLANCO ISD	\$683,760	\$8294.00	\$8294.00	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$11579.47	\$11579.47	\$0.00	\$0.00	\$0.00	\$0.00
2012	BLANCO COUNTY	\$658,760	\$2342.55	\$2342.55	\$0.00	\$0.00	\$0.00	\$0.00
2012	BL-PED GROUNDWATER CONS DIST	\$658,760	\$152.17	\$152.17	\$0.00	\$0.00	\$0.00	\$0.00
2012	BLANCO ISD	\$658,760	\$7944.64	\$7944.64	\$0.00	\$0.00	\$0.00	\$0.00
2012	ESD #2	\$658,760	\$559.95	\$559.95	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:	Mark - 1947	\$10999.31	\$10999.31	\$0.00	\$0.00	\$0.00	\$0.00
2011	ESD #2	\$86,520	\$59.27	\$58.08	\$0.00	\$0.00	\$0.00	\$0.00
2011	BLANCO COUNTY	\$86,520	\$304.46	\$298.37	\$0.00	\$0.00	\$0.00	\$0.00

2011	BL-PED GROUNDWATER CONS DIST	\$86,520	\$19.99	\$19.59	\$0.00	\$0.00	\$0.00	\$0.00
2011	BLANCO ISD	\$86,520	\$1004.24	\$1004.24	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$1387.96	\$1380.28	\$0.00	\$0.00	\$0.00	\$0.00
2010	ESD #2	\$87,150	\$58.91	\$58.32	\$0.00	\$0.00	\$0.00	\$0.00
2010	BL-PED GROUNDWATER CONS DIST	\$87,150	\$20.13	\$19.93	\$0.00	\$0.00	\$0.00	\$0.00
2010	BLANCO COUNTY	\$87,150	\$297.97	\$294.99	\$0.00	\$0.00	\$0.00	\$0.00
2010	BLANCO ISD	\$87,150	\$1003.71	\$993.68	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$1380.72	\$1366.92	\$0.00	\$0.00	\$0.00	\$0.00
2009	ESD #2	\$2,230	\$1.46	\$1.46	\$0.00	\$0.00	\$0.00	\$0.00
2009	BLANCO COUNTY	\$2,230	\$7.56	\$7.56	\$0.00	\$0.00	\$0.00	\$0.00
2009	BL-PED GROUNDWATER CONS DIST	\$2,230	\$0.55	\$0.55	\$0.00	\$0.00	\$0.00	\$0.00
2009	BLANCO ISD	\$2,230	\$24.16	\$24.16	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$33.73	\$33.73	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

# Questions Please Call (830) 868-4013

Website version: 1.2.2.30

Database last updated on: 6/10/2019 8:18 PM

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# Texas Association of 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 P	RC	PE	R	TY A	T_	15	529 SANCTUA	14	1	<u> </u>	me Blanco lexas			_
AS OF THE DATE S	SIG UY	NE ER	D M	BY AY '	SE WIS	LE H T	R AND IS NOT A	4 \$	SUI	BS	THE CONDITION OF THE PRO TITUTE FOR ANY INSPECTIO VARRANTY OF ANY KIND BY S	NS	O	R
											ller), how long since Seller has o ate date) or 🔲 never occup			
Section 1. The Prope This notice does not es	erty stab	ha lish	s th	t <b>he</b> i e itei	ns te	s n	narked below: (Ma conveyed. The cont	rk rac	Ye t w	s (	Y), Nó (N), or Unknown (U).) etermine which items will & will not c	onv	еу.	
Item	Y	N	U	1	terr			Y	N	U	Item	Υ	N	U
Cable TV Wiring	$\overline{}$				Liau	id F	Propane Gas:	مز		Ė	Pump: ☐ sump ☐ grinder	$\rightarrow$	7	_
Carbon Monoxide Det.	7						nmunity (Captive)					٧		
Ceiling Fans	X		Т	-			Property	ہد				4	$\neg$	
Cooktop	مد				Hot			_	مذ			4		
Dishwasher	4			4 -		_	n System		7	П	Sauna		×	
Disposal		×			Micr			7				7		
Emergency Escape							r Grill				Smoke Detector - Hearing			
Ladder(s)		×						4			Impaired		×	
Exhaust Fans	4				Pati	o/Do	ecking	×				7		
Fences	x						ng System	+			Trash Compactor	_	×	
Fire Detection Equip.	×			-	Poo		3 - ) - 1 - 1	7				4		
French Drain	7			-			uipment	x				2		_
Gas Fixtures	×						aint. Accessories	٧			Window Screens	7	$\exists$	_
Natural Gas Lines		سز					eater	/			Public Sewer System		7	
	_	_	_					1		_	,		-1	-
Item				Y	N	U	Addition	al l	nfo	orm	nation			
Central A/C				4			Delectric ☐ gas		nu	mb	er of units:			
<b>Evaporative Coolers</b>					7		number of units:		4	_				
Wall/Window AC Units				7			number of units:			3	min splits			П
Attic Fan(s)					X		if yes, describe:							٦
Central Heat				4	-		☑ electric ☐ gas		nu	mb	er of units: 2			
Other Heat 606	5	Ho	ide	14	1		if yes describe:	F	ت	DC	Units 2			П
Oven				4	-		number of ovens:	-	2		Defectric ☐ gas ☐ other:			
Fireplace & Chimney				4							nock Oother: ナモルヒンバレ	- 2	3	П
Carport					~		☐ attached ☐ no							$\exists$
Garage				×			→ attached □ no	t a	tta	che	d			П
Garage Door Openers				X			number of units:	L	1		number of remotes: Z			٦
Satellite Dish & Contro				4			owned . Pleas				DIRECTY			
Security System				4			Downed □ leas			_	No Connected To SE	V	,es	3
Solar Panels					4		☐ owned ☐ leas							-
Water Heater				X			Pelectric Das				number of units:	3		
Water Softener				X			□ leas							$\exists$
(TAR-1406) 02-01-18		lr	nitia	led b	y: B	uyer	:, aı	nd S	elle	er: _	5×5. Pag	e 1	of 5	

Concerning the Property at			152	9 5A	10	-TUB	1 A	7	3	NE	BLANCO TEXAS		
Other Leased Item(s)			\ \x			lescrib		-					
Underground Lawn Spr	inkl	er	12					man	1112	al s	areas covered: main douse	A. 6	200
Septic / On-Site Sewer	_										bout On-Site Sewer Facility (TA		
				ell DM	LID		ומ-ח:		111	nkno	own other: 24 Number	V- 1-	01)
Was the Property built	oefo	re 1	978?	ves -	no	□ ur	nkno	wn	u		Collection		
(If yes, complete, si										asec			
Roof Type:											TYESTS (appro	yim:	ate)
Is there an overlay roof	COV	erin	g on the	Property	(sl	ninale	s or	roo	fc	ove	ring placed over existing shingle	es or	roof
covering)? 🛘 yes 🖈	ño	□ u	nknown						_		S process of or		
					: الم	. Alada	٥	L:	4	414			
defects or are need of	OI i	arry ( nie?			u III	i uns	Sec	uon	  -	mai	t are not in working condition, to dition to the distribution of t	nat	nave
CALL LCC.	P	an :	<b>- yes</b>	- C 75	yes	il. <	CHDE	; (at	.ia:	Cn a ≥-Q	idditional sneets if necessary):		
PULDEN ILLI	5	104	1 MEE	122 ME	-1~	ME	80	2 ,			ح ما الماري	_	
	_				_				-	_			
		_			_			_			31	-	
Section 2. Are you (	Sell	er) a	aware o	f any de	fec	ts or	mal	fun	cti	ions	in any of the following?: (N	lark	Yes
(Y) if you are aware ar	id N	lo (N	l) if you	are not	awa	are.)							
Item	Υ	N	Iten		-			Y	N	•	Here	120	1
Basement	1	+					-	T	N	_	Item	Y	N
Ceilings		سر	Floo		OI-	I- (-)	-		٨	$\neg$	Sidewalks	-	+
Doors		7		ndation / rior Walls		ID(S)			٨		Walls / Fences	_	X
Driveways		X	-				-		٨		Windows	-	X
Electrical Systems		X		nting Fixtu			-	~	185	_	Other Structural Components	1	7
Exterior Walls		1		nbing Sy	stei	ms		_	7			4	
		X	Roo						۷	-	itional sheets if necessary):		
Section 3. Are you (sand No (N) if you are n	Sell	er) a	aware o	)							ions: (Mark Yes (Y) if you ar	e av	vare
Condition					1/								
					Υ	N	-	ndi	_			Y	N
Aluminum Wiring Asbestos Components	_		-			7					undation Repairs	_	7
Diseased Trees:  ak	va cilė					7					of Repairs		X
Endangered Species/Ha			Droport		-	X					her Structural Repairs	-	X
Fault Lines	aunt e	at On	riopen	У		7		don		5 <b>a</b> S		-	X
Hazardous or Toxic Wa	oto					~		ttlin		/eme			X
Improper Drainage	סוב				-	X	_					-	2
Intermittent or Weather	Chri	indo		-		X					Structure or Pits	-	7
Landfill	Spin	ings			_	X	Ur	ider	gri	ound	d Storage Tanks		X
Lead-Based Paint or Le	od 1	Óooo	of Dt. U.		-	$\sim$					asements		2
Encroachments onto the				azarus		X	_		_		Easements		X
Improvements encroach	ina	oper	thorn' n	ronortu		X					dehyde Insulation	1	~
Located in 100-year Flo			uners p	горепу		*					ration		ア
(If yes, attach TAR-1414		am				4	VV	etiar	าตะ	s on	Property		
Located in Floodway (If		otto	och TAD	1414			10/	ood	П.	-4		-	X
Present Flood Ins. Cove			ACII IAN	-1414)	-	~					odine of townstand at		X
(If yes, attach TAR-1414		<b>C</b>									ation of termites or other wood		
Previous Flooding into the		Struc	turae				ue Dr	ouic	yır	iy in	nsects (WDI) atment for termites or WDI		X
Previous Flooding onto						X					mite or WDI damage repaired	-	XX
Located in Historic Distri		. 100	Jily			X	Pr	OIVE	us us	Fire	ee or vvDr damage repaired		1
			ed by: Bu								5vy, Pac		X
(TAR-1406) 02-01-18			and become Day						- 11				f 5

Concer	Ting the Property at 1327 JANETURY - ME DIMEO LEXAS
Histor	ic Property Designation    Termite or WDI damage needing repair.
Previo	ous Use of Premises for Manufacture  Single Blockable Main Drain in Pool/Hot
If the a	Tub/Spa*  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	and Are you (Seller) aware of any it
of rep	on 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need air, which has not been previously disclosed in this notice? ☐ yes ☐ no If yes, explain (attack
additio	nal sheets if necessary): (attack
-	
Sectio	n 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) it
you ar	e not aware.)
Y N	
- N	
	remains, with diffesoived permits, of 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: The Dautrus Property Owners' Association:  Manager's name:
	Name of association: The SANETURY Property Owners Association
	Fees or assessments are: \$ 250 per Ventury and are: I mandatory voluntary Any unpaid fees or assessment for the Property? I yes (\$ )
	If the Property is in more than one association, provide information about the
	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 ho If yes, describe:
	Any notices of violations of dead matrix.
~~	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 exceed by
	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 routing maintenance and the relativistic and including an i
	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.
	" you, allact any conflictes or other documentation identifying the autom of
	remediation (for example, certificate of moid remediation or other remediation).
	Any rainwater harvesting system located on the Property that is larger than 500 cells and the property that is larger than 500 cells and the property that is larger than 500 cells and the property that is larger than 500 cells and the property that is larger than 500 cells and the property that is larger than 500 cells and the property that is larger than 500 cells and the property that is larger than 500 cells and the property that is larger than 500 cells and the property that is larger than 500 cells and the property that is larger than 500 cells and the property that is larger than 500 cells and the property that is larger than 500 cells and the property that is larger than 500 cells and the property that is larger than 500 cells and the property than
	a pasie rate: supply as an auxiliary water source.
	The Property is located in a propane gas system service area owned by a propane distribution system
) <b>/</b>	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
TAR-1406	
	i) 02-01-18 Initialed by: Buyer:, and Seller: عرب, Page 3 of 5

Concerning the Prope	sity dit	1	, , , , , , , , , , , , , , , , , , , ,	
If the answer to a	ny of the items in	n Section 5 is yes, ex	plain (attach additional she	ets if necessary):
Section 6. Selle	r A has 🗆 ha	s not attached a s	urvey of the Property.	
Deigonia Milo IR	uuiariv orovine	i inspectione and i	eller) received any writte who are either licensed a no If yes, attach copies a	en inspection reports from as inspectors or otherwing complete the following:
Inspection Date	Туре	Name of Inspec		No. of Page
Note: A buyer she	ould not rely on t A buyer should	the above-cited report obtain inspections i	ts as a reflection of the curi from inspectors chosen by t	rent condition of the Propenties
Section 8. Chec	k any tax exem	ption(s) which you	(Seller) currently claim fo	r the Property:
- Homestead		☐ Senior Citizen☐ Agricultural	Disabled	
Other:		☐ Agricultural	☐ Disabled Vet ☐ Unknown	eran
Section 10. Have	you (Seller) e	ever received proces		mage to the Property (fo
Section 10. Have	you (Seller) e	ever received proces	ande for a bleim for to	mage to the Property (fo
Section 10. Have	you (Seller) e	ever received proces	eeds for a claim for da	mage to the Property (f
Section 10. Have example, an insure or make the repaired or make the repaired or make the repaired or make the requirem or make the repairem or make the rep	you (Seller) e rance claim or a rs for which the state of the property hents of Chapte	ever received process a settlement or aware claim was made?	eeds for a claim for danger of the claim for danger of	mage to the Property (for and not used the proceed in:
Section 10. Have example, an insulto make the repair to make the repair to make the repair to make the requirement of the control of the cont	you (Seller) erance claim or are for which the steep the Property hents of Chapten. (Attach additional Attach additional	ever received process a settlement or awa e claim was made?  nave working smoker 766 of the Health ional sheets if necess  ety Code requires one-fautrements of the building	eeds for a claim for dair d in a legal proceeding)  yes ho If yes, expla  e detectors installed in a and Safety Code?* units array:  mily or two-family dwellings to he code in effect in the area in whe safe the state of the st	mage to the Property (for and not used the proceed in:
Section 10. Have example, an insure to make the repair to make the rep	you (Seller) erance claim or are for which the steep the Property hents of Chapten. (Attach additional and property of the Health and Safethance, location, and property check unknown ire a seller to install side in the dwelling licensed physician; oke detectors for the	ever received process a settlement or awa claim was made?  nave working smoker 766 of the Health ional sheets if necess every Code requires one-fautrements of the building ower source requirement above or contact your look I smoke detectors for the g is hearing-impaired; (2 and (3) within 10 days at the hearing-impaired and the hearing-impaired and	eeds for a claim for dard in a legal proceeding)  yes Ino If yes, expla  e detectors installed in a and Safety Code?* In unit of the second in effect in the second in the secon	mage to the Property (fand not used the proceed in:  ccordance with the smole known no yes. If reserve working smoke detectors which the dwelling is located, g code requirements in effect nation.  The or a member of the buyer's the evidence of the hearing takes a written request for the
Section 10. Have example, an insure to make the repair to make the repair to make the repair to make the requirement of the control of the co	you (Seller) erance claim or a res for which the set the Property hents of Chapten. (Attach additional and property in the Health and Safe dance with the require, location, and property in the dwelling licensed physician; loke detectors for the lost of installing the set that the statements, has instructed.	ever received process a settlement or awa claim was made?  nave working smoker 766 of the Health ional sheets if necess ety Code requires one-fautrements of the building power source requirement above or contact your local smoke detectors for the g is hearing-impaired; (2) and (3) within 10 days at the hearing-impaired and is smoke detectors and whice the ments in this notice a	eeds for a claim for dar rd in a legal proceeding)  yes in o If yes, expla  e detectors installed in a and Safety Code?* unit was unit of the area in which is a light of the buyer gives the seller writer the effective date, the buyer more true to the best of Sallar retrue to the sallar retrue to the best of Sallar retrue to the sallar retrue to the best of Sallar retrue to the sallar retrue to the best of Sallar retrue to the sallar retrue to the best of Sallar retrue to the	ccordance with the smoke known on the dwelling is located, in goode requirements in effect nation.  The parties may agree stall.
Section 10. Have example, an insure to make the repair to make the repair to make the repair to make the requirement of the control of the co	you (Seller) erance claim or a res for which the set the Property hents of Chapten. (Attach additional and property in the Health and Safe dance with the require, location, and property in the dwelling licensed physician; loke detectors for the lost of installing the set that the statements, has instructed.	ever received process a settlement or aware claim was made?  The received process of the health in a sheets if necess of the building ower source requirement above or contact your lost of the manufacture of the set of th	eds for a claim for dar rd in a legal proceeding)  yes in o If yes, expla  e detectors installed in a and Safety Code?* unit was a code in effect in the area in was a building official for more informable hearing impaired if: (1) the buyer of the buyer gives the seller writer the effective date, the buyer may be a building official for more installed the brand of smoke detectors to increase the locations for installed the brand of smoke detectors to increase the locations of Seller eller to provide inaccurate	mage to the Property (for and not used the proceed in:  ccordance with the smoke known on no leave. If no leave working smoke detectors which the dwelling is located, in growing code requirements in effect mation.  For or a member of the buyer's little evidence of the hearing lakes a written request for the litton. The parties may agree stall.  The parties may agree information or to omit any information or to omit any
Section 10. Have example, an insure o make the repairment of make the repairment of the control	you (Seller) erance claim or a res for which the set the Property hents of Chapten. (Attach additional and property in the Health and Safe dance with the require, location, and property in the dwelling licensed physician; loke detectors for the lost of installing the set that the statements, has instructed.	ever received process a settlement or awa e claim was made?  have working smoker 766 of the Health ional sheets if necess ety Code requires one-facturements of the building ower source requirement above or contact your lood of smoke detectors for the g is hearing-impaired; (2) and (3) within 10 days at the hearing-impaired and is smoke detectors and white ments in this notice a cted or influenced S	eeds for a claim for dar rd in a legal proceeding)  yes in o If yes, expla  e detectors installed in a and Safety Code?* unit was unit of the area in which is a light of the buyer gives the seller writer the effective date, the buyer more true to the best of Sallar retrue to the sallar retrue to the best of Sallar retrue to the sallar retrue to the best of Sallar retrue to the sallar retrue to the best of Sallar retrue to the sallar retrue to the best of Sallar retrue to the	ccordance with the smoke known on the dwelling is located, in goode requirements in effect nation.  The parties may agree stall.

Page 4 of 5



# POOL RENOVATION

ADDRESS: 1529 SANCTUARY LANE

CITY: 78606

PHONE: 512-922-9973

EMAIL: seje1000@aol.com

DATE: 12/4/2018

WORK TO COMMENCE ON DECEMBER 12TH

Scope of Work

#### TO REMODEL EXISTING SWIMMING POOL TO INCLUDE

- Fossil Creek Pools to prep and re-plaster pool with new pebble-sheen TIER 1.
- Demotile and replace with new tile TIER 1
- Do some minor demo and repair to skimmer area to include. Possible coping re-work and re grout. At that time look for a possible leak. However, at this time we do not know if there is a leak. Mainly to make appearance look better in this skimmer location.
- Check Automatic Water leveler to allow optimum performance using existing water leveling device. Rerun new water supply line to an alternate source
- FCP to protect existing decking as best we can within reason as to not damage. However, homeowner is aware that we are not responsible to existing cracks or damage.
- If upon demo plaster from existing pool we discover structural cracks we will staple up to 10 staples. If cracks require additional staples these will be charged out at \$30.00 each.

Fossil Creek Pools assumes not responsibility of existing shell and how it was constructed. Our warranty will be as follows:

Workmanship will be covered for a period of one year from startup date of the pool. Pebble-sheen will carry a 10 year warranty on materials.

Please note that remodels will produce dust. IT is recommended to cover or remove your outdoor furniture to keep it from getting construction dust on it. FCP will not be responsible for water refill of pool, any existing equipment malfunctions, any existing Pool leaks, and or cleaning of outdoor furniture that was not covered. The access path will be discussed with homeowner and we will go over any issues in getting back to do this work. Currently, there are not any known issues in accessing the pool. We need about a 10' wide pathway in and out.

#### Total pay schedule

48% Down .....\$9360,00 50% After tile, and pool prep .....\$ 9750.00 2% After pool start up .....\$390.00 SUBTOTAL ....\$19,500.00

\_Homeowners Authorization



# Texas Association of 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 P	RC	PE	R	TY.	AT_	15	529 SANCTUA	7	1	<u></u> A	W,	¿ Blanco lexas			_
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Seller <b>□</b> is not the Property? □ Property	0	CCL	ipy 2	ying oo	the ९ │ ३	Pro	perty. If unoccupie	d (I ppr	by oxi	Sel ma	le te	r), how long since Seller has date) or 🔲 never occu	occı pied	upie I th	d e
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Cooktop	مد			11	Hot				ملا			Roof/Attic Vents	4		
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Disposal		×			Mic			×				Smoke Detector	×		
Emergency Escape				1 [	Out	doo	r Grill					Smoke Detector - Hearing			_
Ladder(s)		×						4				Impaired		×	
Exhaust Fans	4			7 [	Pati	o/D	ecking	×				Spa	7	1	
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Fire Detection Equip.	×				Poo	1		سر				TV Antenna	4		
French Drain	x				Poo	ΙEc	uipment	X				Washer/Dryer Hookup	4		
Gas Fixtures	×				Poo	l Ma	aint. Accessories	4				Window Screens	×		
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Wall/Window AC Units	ì		_	1	_		number of units:		_	3	_	mini splits			_
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Other Heat 60%	5	+	30				if yes describe:					1445 2			_
Oven				1		_	number of ovens:					≥ electric □ gas □ other:	_	_	_
Fireplace & Chimney				ン								k Oother: + Election	_	3	_
Carport				+	7		☐ attached ☐ no				_				_
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	ming the Property at 1524 JANETURY - mE DIMEO 18X85	
Histor Previo	Termite or WDI damage needing reports Use of Premises for Manufacture  Single Blockable Main Drain in F	pair +
of Met	thamphetamine Tub/Spa*	
If the a	answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessal	ry):
	*A single blockable main drain may cause a suction entrapment hazard for an individual.	
Section of rep	on 4. Are you (Seller) aware of any item equipment, or system in a con the Burnet	
additio	pair, which has not been previously disclosed in this notice?  yes property onal sheets if necessary):	explain (attach
Sectio	on 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware.	Mark No (N) if
	- not	
O D	Room additions, structural modifications, or other alterations or repairs made with permits, with unresolved permits, or not in compliance with building codes in effect at the	out necessary
	Homeowners' associations or maintenance fees or assessments. If yes, complete the finance of association:  The Sautton Property Owners' Association  Manager's name:	e time. ollowing:
	Manager's name:ASEY_D AVENDOT Phone:	Mon
	Fees or assessments are: \$ 250 per VEATOETTAL and are: I mandator Any unpaid fees or assessment for the Property? I yes (\$)	
	If the Property is in more than one association, provide information about the other below or attach information to this notice.	r associations
	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owner interest with others. If was complete the following:	d in undivided
	Any optional user fees for common facilities charged?	
/	THE BILL TI BENDICE UP ME I & SUFT	
	use of the Property.	
<b>□ &gt;</b>	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (In not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)	rcludes, but is
	Any death on the Property except for those deaths caused by: natural causes, suicid unrelated to the condition of the Property.	e, or accident
	Any condition on the Property which materially affects the health or safety of an individua	<b>.</b>
	Any repairs or treatments, other than routine maintenance, made to the Durant	
	If yes, attach any certificates or other documentation identifying the extent remediation (for example, certificate of mold remediation or other remediation).	or mold. of the
	Any rainwater harvesting system located on the Property that is larger than 500 gallons a public water supply as an auxiliary water source.	and that uses
	The Property is located in a propane gas system service area owned by a propane distril retailer.	oution system
	Any portion of the Property that is located in a groundwater conservation district or district.	a subsidence
TAR-1406	3) 02-01-18 Initialed by: Buyer:, and Seller: 545,	Page 3 of 5

40.45				
If the answer to a	any of the items	in Section 5 is yes, exp	plain (attach additional sheets	if necessary):
			7	
Section 6. Selle	er A has 🗅 h	as not attached a su	rvey of the Property.	
Section 7. With persons who re	nin the last 4	years, have you (Se	eller) received any written in the control of the c	
Inspection Date	Туре	Name of Inspecto		No. of Page
Note: A buyer sh	ould not rely on A buyer shou	the above-cited report Id obtain inspections fr	s as a reflection of the current com inspectors chosen by the t	condition of the Proper
Section 8. Chec	k any tax exer	nption(s) which you (	Seller) currently claim for the	e Property:
■ ⊓omestead		☐ Senior Citizen ☐ Agricultural	☐ Disabled	
Other:	iagement	☐ Agricultural	☐ Disabled Veterar ☐ Unknown	1
Section 10. Have example, an insu	you (Seller)	ever received proce	eds for a claim for damag	e to the Property (f
Section 10. Have example, an insu	you (Seller)	ever received proce	ade for a blaim for down	e to the Property (f
Section 10. Have example, an insu o make the repai	you (Seller) rance claim or irs for which th	ever received proce a settlement or awar ne claim was made?	eds for a claim for damag rd in a legal proceeding) and □ yes ௰ௗ௦ If yes, explain:_	e to the Property (f
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STATE OF TEXAS WELL REPORT for Tracking #187572

Owner:

Susan Harrison

Owner Well #:

No Data

Address:

4025 Gilbert Ave. Dallas , TX 75219

Grid#:

57-52-9

Well Location:

Sancturary Tract #13 Blanco, TX 78606

Latitude:

30° 09' 48" N

Well County:

Blanco

Hen Kepon andming and 101012

Longitude:

098° 31' 58" W

Elevation:

No Data

GPS Brand Used:

Garmin

Type of Work:

**New Well** 

Proposed Use:

**Domestic** 

**Drilling Date:** 

Started: 7/3/2009

Completed: 7/3/2009

Diameter of Hole:

Diameter: 8.62 in From Surface To 50 ft

Diameter: 6.75 in From 50 ft To 465 ft

**Drilling Method:** 

Air Hammer

Borehole Completion: Straight Wall

Annular Seal Data:

1st interval: From 0 ft to 85 ft with 4 cement (#sacks and material)

2nd Interval: No Data 3rd Interval: No Data

Method Used: gravity cemented

Cemented By: L & L Drilling Co.

Distance to Septic Field or other Concentrated Contamination: n/a ft

Distance to Property Line: 150 ft Method of Verification: estimated Approved by Variance: No Data

Surface Completion: Pitless Adapter Used

Water Level:

Static level: 359 ft. below land surface on 7/3/2009

Artesian flow: No Data

Packers:

poor boy 85'

Plugging Info:

Casing or Cement/Bentonite left in well: No Data

Type Of Pump:

No Data

Well Tests:

Jetted

Yield: 65 GPM with (No Data) ft drawdown after (No Data) hours

Water Quality:

Type of Water: 2400 TDS, 137 grains hardness

Depth of Strata: 440, 452, 458 ft.

Chemical Analysis Made: Yes

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.

Company Information: L & L Drilling Co.

P.O. Box 217 Hye, TX 78635

Driller License

"Lott Yenhote Transma ... Talla Ca

Number:

Licensed Well

Gregory A. Smith

Driller Signature:

Registered Driller Apprentice

**Lynette Smith** 

Signature: Apprentice

56980

Registration Number:

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 #187572) 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 - 1 topsoil

1 - 4 yellow limestone & caliche

4 - 19 yellow clay

19 - 46 white limestone & caliche

46 - 430 gray shale & clay

430 - 444 gray sand 444 - 452 gray limestone

452 - 454 gray sand

454 - 465 light brown & gray limestone

440 - 441 water 2 gpm

452 - 454 water 60 gpm

458 - 459 water 3 gpm

Dia. New/Used Type Setting From/To 5 new plastic solid 0 - 425 0.265 5 new plastic slotted 425 - 465 0.265