



★ SANCTUARY ★



BEAUTIFUL HILL COUNTRY HOME

Blanco, Blanco County, Texas ★ \$2,150,000 ★ 54.929 Acres





# OVERVIEW

## **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, 1 of Stock Tanks (water under 1 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.





# THE LAND





# IMPROVEMENTS





THE HOME

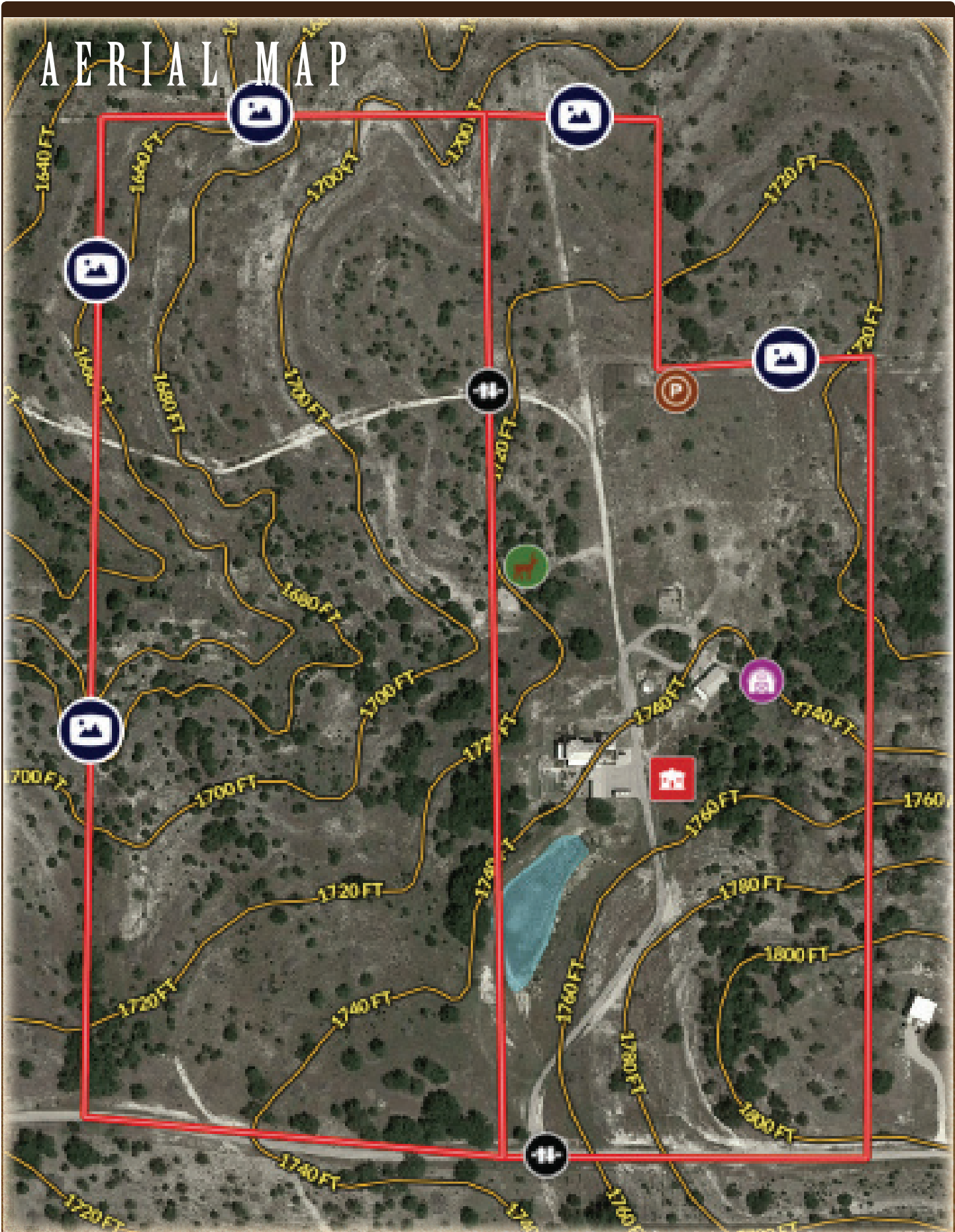




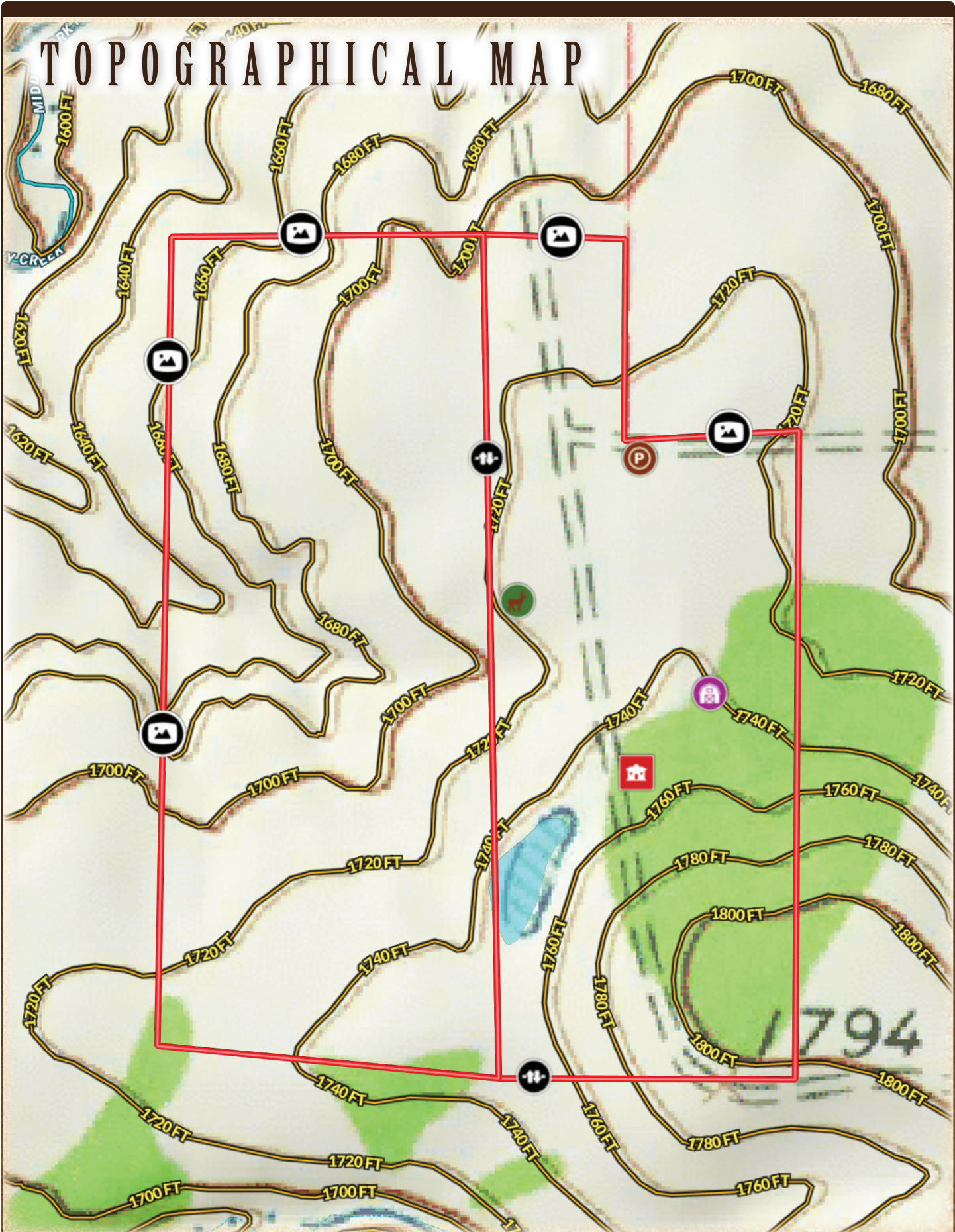
GUEST HOUSE



# AERIAL MAP

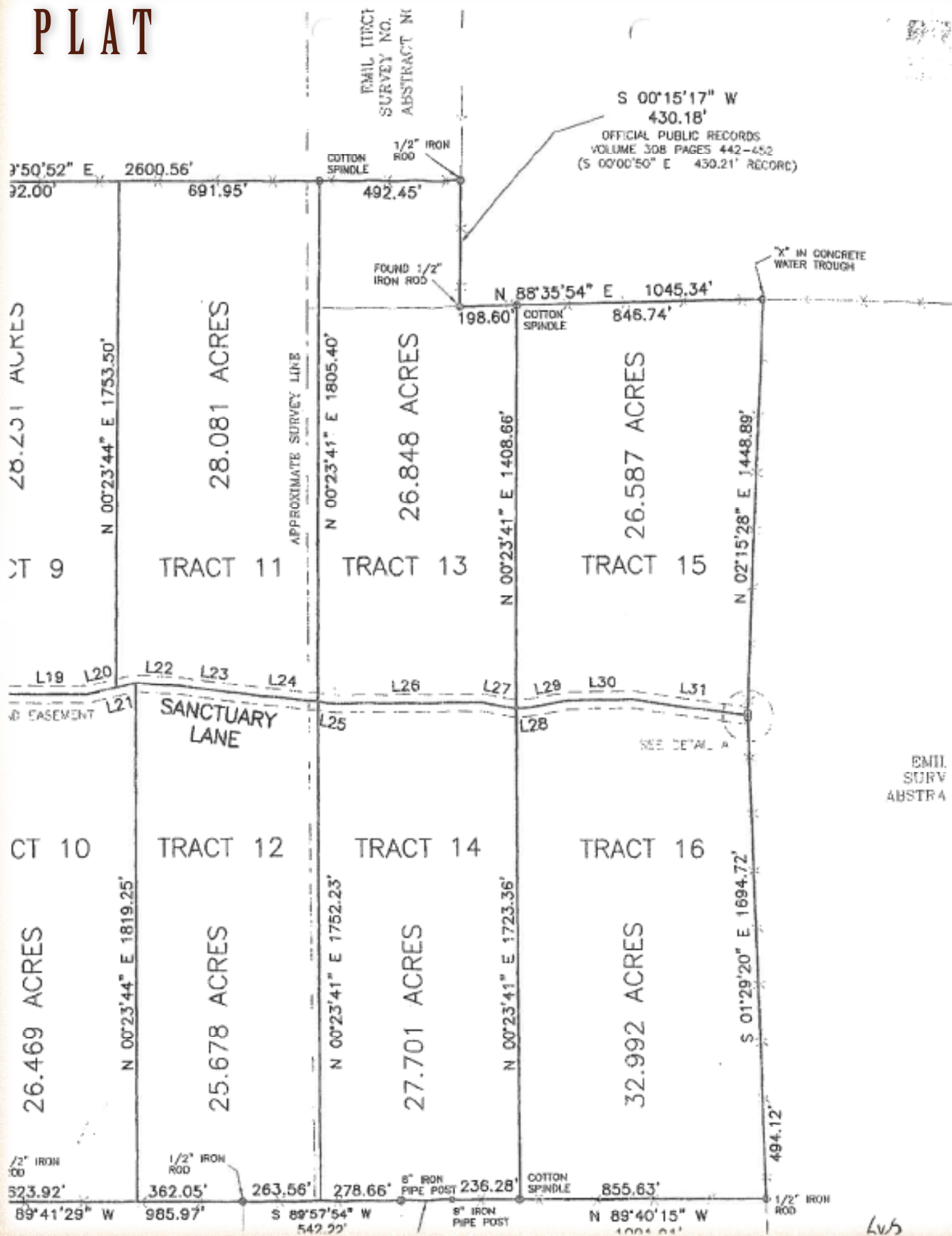


# TOPOGRAPHICAL MAP





# PLAT



## ★ WHO WE ARE ★



**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.**





**THE LEADERS IN HILL COUNTRY FARM & RANCH SALES**

**★ PUT US TO WORK FOR YOU ★**

*Listing Agents:*

**DREW COLVIN / 512-755-2078 / DREW@TXRANCHBROKERS.COM**

**MIKE BACON / 512-940-8800 / MIKE@TXRANCHBROKERS.COM**

AMERICAN  
**AFR**  
FARM+RANCH

**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.

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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TAR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

# Blanco CAD

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

Tax Year: 2019

## Property

### Account

Property ID: 25129 Legal Description: THE SANCTUARY , BLK 1 , LOT 11 , ACRES 28.081  
 Geographic ID: 88100251290029 Zoning:  
 Type: Real Agent Code:  
 Property Use Code:  
 Property Use Description:

### Location

Address: Mapsco:  
 Neighborhood: SAN ANTONIO INFLUENCE Map ID:  
 Neighborhood CD: SSAI

### Owner

Name: HARRISON JOHN S & SCHREIBER SUSAN K Owner ID: 113889  
 Mailing Address: 1529 SANCTUARY LN % Ownership: 100.000000000000%  
 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
<hr/>			
(=) Market Value:	=	\$194,620	
(-) Ag or Timber Use Value Reduction:	-	\$191,900	
<hr/>			
(=) Appraised Value:	=	\$2,720	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$2,720	

## Taxing Jurisdiction

Owner: HARRISON JOHN S & SCHREIBER SUSAN K  
 % Ownership: 100.000000000000%  
 Total Value: \$194,620

Entity	Description	Tax Rate	Appraised 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

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(+) Timber Market Valuation:	+	\$0	\$0
-----			
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(-) Ag or Timber Use Value Reduction:	-	\$191,900	
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(-) HS Cap:	-	\$0	
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FBL	ESD #2	0.100000	\$2,720	\$2,720	\$2.72
GBL	BLANCO COUNTY	0.397000	\$2,720	\$2,720	\$10.80

	<b>2018 TOTAL:</b>		<b>\$46.67</b>	<b>\$46.67</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2017	BLANCO ISD	\$2,330	\$27.87	\$27.87	\$0.00	\$0.00	\$0.00	\$0.00
2017	BL-PED GROUNDWATER CONS DIST	\$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
	<b>2017 TOTAL:</b>		<b>\$39.99</b>	<b>\$39.99</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2016 TOTAL:</b>		<b>\$39.56</b>	<b>\$39.56</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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	\$8.43	\$0.00	\$0.00	\$0.00	\$0.00
2015	ESD #2	\$2,330	\$2.33	\$2.33	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2015 TOTAL:</b>		<b>\$39.17</b>	<b>\$39.15</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2014	ESD #2	\$2,330	\$2.33	\$2.33	\$0.00	\$0.00	\$0.00	\$0.00
2014	BLANCO COUNTY	\$2,330	\$7.99	\$7.91	\$0.00	\$0.00	\$0.00	\$0.00
2014	BL-PED GROUNDWATER CONS DIST	\$2,330	\$0.54	\$0.53	\$0.00	\$0.00	\$0.00	\$0.00
2014	BLANCO ISD	\$2,330	\$27.83	\$27.83	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2014 TOTAL:</b>		<b>\$38.69</b>	<b>\$38.60</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2013	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
	<b>2013 TOTAL:</b>		<b>\$39.46</b>	<b>\$39.46</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2012 TOTAL:</b>		<b>\$38.91</b>	<b>\$38.91</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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	\$0.00
2011	BLANCO ISD	\$2,330	\$27.04	\$27.04	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2011 TOTAL:</b>		<b>\$37.38</b>	<b>\$37.18</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2010	BLANCO ISD	\$2,330	\$26.83	\$26.56	\$0.00	\$0.00	\$0.00	\$0.00
2010	ESD #2	\$2,330	\$1.58	\$1.56	\$0.00	\$0.00	\$0.00	\$0.00
2010	BLANCO COUNTY	\$2,330	\$7.96	\$7.88	\$0.00	\$0.00	\$0.00	\$0.00
2010	BL-PED GROUNDWATER CONS DIST	\$2,330	\$0.54	\$0.53	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2010 TOTAL:</b>		<b>\$36.91</b>	<b>\$36.53</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	<b>HARRISON JOHN S &amp; SCHREIBER SUSAN K TOTAL:</b>		<b>\$356.74</b>	<b>\$356.05</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2009	ESD #2	\$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
	<b>2009 TOTAL:</b>		<b>\$35.24</b>	<b>\$34.18</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
2008	ESD #2	\$2,330	\$1.52	\$1.50	\$0.00	\$0.00	\$0.00	\$0.00

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

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**



# Blanco CAD

Property Search > 25131 SCHREIBER SUSAN K for Year 2019

Tax Year: 2019

## Property

### Account

Property ID:	25131	Legal Description:	THE SANCTUARY , BLK 1 , LOT 13 , ACRES 26.848
Geographic ID:	88100251310031	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

### Location

Address:	1529 SANCTUARY LANE TX	Mapsc0:	
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:	100.0000000000%
		Exemptions:	HS

## Values

(+) Improvement Homesite Value:	+	\$760,000	
(+) Improvement Non-Homesite Value:	+	\$46,540	
(+) Land Homesite Value:	+	\$8,580	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$266,010	\$2,510
(+) 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	
-----			
(=) Assessed Value:	=	\$817,630	

## Taxing Jurisdiction

Owner: SCHREIBER SUSAN K  
 % Ownership: 100.0000000000%  
 Total Value: \$1,081,130

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

GBL	BLANCO COUNTY	0.397000	\$817,630	\$809,944	\$3,215.48
GWD	BL-PED GROUNDWATER CONS DIST	0.022900	\$817,630	\$817,630	\$187.24
SBL	BLANCO ISD	1.196200	\$817,630	\$792,630	\$9,481.44
Total Tax Rate:		1.716100			
				Taxes w/Current Exemptions:	\$13,701.79
				Taxes w/o Exemptions:	\$14,031.35

### Improvement / Building

**Improvement #1: RESIDENTIAL State Code: E1 Living Area: 4673.0 sqft Value: \$760,000**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	M6		2009	625.0
CP2	COVERED PORCH	M6		0	300.0
AGF2	ATTACHED GARAGE ( 2 CAR)	M6		0	825.0
MA	MAIN AREA	M9		2011	1752.0
MA2	MAIN AREA 2ND FLOOR	M9		2011	1416.0
MA	MAIN AREA	M9		2011	400.0
MA2	MAIN AREA 2ND FLOOR	M9		2011	480.0
CP2	COVERED PORCH	M9		2011	192.0
CP2	COVERED PORCH	M9		2011	240.0
OP	OPEN PORCH	M9		2011	200.0
CP2	COVERED PORCH	M9		2011	512.0

**Improvement #2: MISC IMPROVEMENT State Code: D2 Living Area: sqft Value: \$21,540**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BARN	BARN	2A		2011	1500.0

**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
2	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	Type	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: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / 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
<b>2018 TOTAL:</b>			<b>\$13172.23</b>	<b>\$13172.23</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
<b>2017 TOTAL:</b>			<b>\$12636.55</b>	<b>\$12636.55</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
<b>2016 TOTAL:</b>			<b>\$11949.62</b>	<b>\$11949.62</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
<b>2015 TOTAL:</b>			<b>\$11827.17</b>	<b>\$11822.16</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
<b>2014 TOTAL:</b>			<b>\$11659.67</b>	<b>\$11633.73</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
<b>2013 TOTAL:</b>			<b>\$11579.47</b>	<b>\$11579.47</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
<b>2012 TOTAL:</b>			<b>\$10999.31</b>	<b>\$10999.31</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2011 TOTAL:</b>		<b>\$1387.96</b>	<b>\$1380.28</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2010 TOTAL:</b>		<b>\$1380.72</b>	<b>\$1366.92</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
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
	<b>2009 TOTAL:</b>		<b>\$33.73</b>	<b>\$33.73</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

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**



## 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 PROPERTY AT 1529 SANCTUARY LANE Blanco Texas

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?  2009/2011 (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.	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		
Natural Gas Lines			X

Item	Y	N	U
Liquid Propane Gas:	X		
-LP Community (Captive)			
-LP on Property	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: <input type="checkbox"/> sump <input type="checkbox"/> 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			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>
Evaporative Coolers		X		number of units: <u>          </u>
Wall/Window AC Units	X			number of units: <u>3 mini splits</u>
Attic Fan(s)		X		if yes, describe: <u>          </u>
Central Heat	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>
Other Heat <u>GUEST HOUSE</u>	X			if yes describe: <u>FLOOR UNITS 2</u>
Oven	X			number of ovens: <u>2</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney	X			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: <u>+ ELECTRIC 3</u>
Carport		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	X			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	X			number of units: <u>4</u> number of remotes: <u>2</u>
Satellite Dish & Controls	X			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>DIRECTV</u>
Security System	X			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from <u>NOT CONNECTED TO SERVICE</u>
Solar Panels		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	X			<input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: number of units: <u>3</u>
Water Softener	X			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from

(TAR-1406) 02-01-18

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

Page 1 of 5

Concerning the Property at 1529 SANCTUARY LANE, BLANCO, TEXAS

Other Leased Item(s)	<input checked="" type="checkbox"/>	if yes, describe:
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <u>main house + garden</u>
Septic / On-Site Sewer Facility	<input type="checkbox"/>	if yes, attach information About On-Site Sewer Facility (TAR-1407)

Water supply provided by:  city  well  MUD  co-op  unknown  other: RAINWATER

Was the Property built before 1978?  yes  no  unknown  
 (If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards)

Roof Type: METAL Age: 9/7 YEARS (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):

GARDEN IRRIGATION NEEDS NEW HEADS TO BE OPERABLE

**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):

MASTER BEDROOM READING SOURCE - SCHEDULED FOR REPAIR

**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"/>	Previous Foundation Repairs		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Previous Roof Repairs		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/>		<input checked="" type="checkbox"/>	Previous Other Structural Repairs		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Water Penetration		<input checked="" type="checkbox"/>
Located in 100-year Floodplain (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Located in Floodway (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>

(TAR-1406) 02-01-18

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

Concerning the Property at 1524 SANCTUARY Lane, Elanco, Texas

Historic Property Designation	<input checked="" type="checkbox"/>	Termite or WDI damage needing repair	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<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 (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <u>Y</u>                            | <u>N</u>                            |   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Homeowners' associations or maintenance fees or assessments. If yes, complete the following:<br>Name of association: <u>THE SANCTUARY PROPERTY OWNERS' ASSOCIATION</u><br>Manager's name: <u>CASEY DAVIDSON</u> Phone: _____<br>Fees or assessments are: \$ <u>250</u> per <u>YEAR</u> and are: <input type="checkbox"/> mandatory <input checked="" type="checkbox"/> voluntary<br>Any unpaid fees or assessment for the Property? <input type="checkbox"/> yes (\$ _____) <input checked="" type="checkbox"/> no<br>If the Property is in more than one association, provide information about the other associations below or attach information to this notice. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:<br>Any optional user fees for common facilities charged? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If yes, describe: _____<br><u>ENTRANCE AREA FOR TRASH PICKUP, MAIL &amp; GATE</u>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any condition on the Property which materially affects the health or safety of an individual.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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.<br>If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | The Property is located in a propane gas system service area owned by a propane distribution system retailer.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any portion of the Property that is located in a groundwater conservation district or a subsidence district.  |

(TAR-1406) 02-01-18

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

Page 3 of 5

Concerning the Property at 1529 SANCTUARY LANE, Blanco, Texas

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

Section 6. Seller  has  has not attached a survey of the Property.

Section 7. 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 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead
- Wildlife Management
- Other: \_\_\_\_\_
- Senior Citizen
- Agricultural
- Disabled
- Disabled Veteran
- Unknown

Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider?  yes  no

Section 10. 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 11. 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.*

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.

Jack S. Ledford      6/1/18  
Signature of Seller      Date

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

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

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

(TAR-1406) 02-01-18      Initialed by: Buyer: \_\_\_\_\_ and Seller: SLC





# 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.
- Demo tile 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.

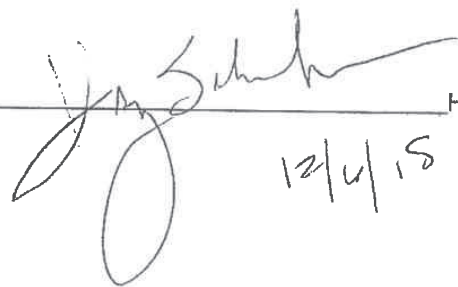
Fossil Creek Pools assumes not responsibility of existing shell and how it was constructed. Our warranty will be as follows:

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
<b>SUBTOTAL.....</b>	<b>\$19,500.00</b>

X \_\_\_\_\_ Homeowners Authorization  
  
12/4/15



## 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 PROPERTY AT 1529 SANCTUARY LANE Blanco Texas

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?  2009/2011 (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.	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		
Natural Gas Lines			X

Item	Y	N	U
Liquid Propane Gas:	X		
-LP Community (Captive)			
-LP on Property	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: <input type="checkbox"/> sump <input type="checkbox"/> 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			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>
Evaporative Coolers		X		number of units: <u>          </u>
Wall/Window AC Units	X			number of units: <u>3 mini splits</u>
Attic Fan(s)		X		if yes, describe: <u>          </u>
Central Heat	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>
Other Heat <u>GUEST HOUSE</u>	X			if yes describe: <u>FLOOR UNITS 2</u>
Oven	X			number of ovens: <u>2</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney	X			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: <u>+ ELECTRIC 3</u>
Carport		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	X			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	X			number of units: <u>4</u> number of remotes: <u>2</u>
Satellite Dish & Controls	X			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>DIRECTV</u>
Security System	X			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from <u>NOT CONNECTED TO SERVICE</u>
Solar Panels		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	X			<input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: number of units: <u>3</u>
Water Softener	X			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from

(TAR-1406) 02-01-18

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

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Concerning the Property at

1529 SANCTUARY LANE, BLANCO, TEXAS

Other Leased Item(s)	<input checked="" type="checkbox"/>	if yes, describe:
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <u>MAIN HOUSE + GARDEN</u>
Septic / On-Site Sewer Facility	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TAR-1407)

Water supply provided by:  city  well  MUD  co-op  unknown  other: RAINWATER

Was the Property built before 1978?  yes  no  unknown  
 (If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: METAL Age: 9/7 YEARS (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):  
GARDEN IRRIGATION NEEDS NEW HEADS TO BE OPERABLE

**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):  
MASTER BEDROOM RESIZING SOURCE - SCHEDULED FOR REPAIR

**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"/>	Previous Foundation Repairs		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Previous Roof Repairs		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/>		<input checked="" type="checkbox"/>	Previous Other Structural Repairs		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Water Penetration		<input checked="" type="checkbox"/>
Located in 100-year Floodplain (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Located in Floodway (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>

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Concerning the Property at 1524 SANCTUARY Lane, Blanco, Texas

Historic Property Designation		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<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 (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <u>Y</u>                            | <u>N</u>                            |  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Homeowners' associations or maintenance fees or assessments. If yes, complete the following:<br>Name of association: <u>THE SANCTUARY PROPERTY OWNERS ASSOCIATION</u><br>Manager's name: <u>CASEY DAVIDSON</u> Phone: _____<br>Fees or assessments are: \$ <u>250</u> per <u>YEAR PER FAL</u> and are: <input type="checkbox"/> mandatory <input checked="" type="checkbox"/> voluntary<br>Any unpaid fees or assessment for the Property? <input type="checkbox"/> yes (\$ _____) <input checked="" type="checkbox"/> no<br>If the Property is in more than one association, provide information about the other associations below or attach information to this notice. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:<br>Any optional user fees for common facilities charged? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If yes, describe: <u>ENTRANCE AREA FOR TRASH PICKUP, MAIL &amp; GATE</u>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any condition on the Property which materially affects the health or safety of an individual.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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.<br>If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | The Property is located in a propane gas system service area owned by a propane distribution system retailer.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Any portion of the Property that is located in a groundwater conservation district or a subsidence district.   |

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Concerning the Property at 1529 JANETORY LANE, Blanco, TEXAS

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

Section 6. Seller  has  has not attached a survey of the Property.

Section 7. 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 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead
- Wildlife Management
- Other: \_\_\_\_\_
- Senior Citizen
- Agricultural
- Disabled
- Disabled Veteran
- Unknown

Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider?  yes  no

Section 10. 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 11. 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.*

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.

Jack Sed 6/1/18  
Signature of Seller Date

Signature of Seller Date

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

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

(TAR-1406) 02-01-18 Initialed by: Buyer: \_\_\_\_\_ and Seller: SLS Page 4 of 5

**STATE OF TEXAS WELL REPORT for Tracking #187572**

Owner:	<b>Susan Harrison</b>	Owner Well #:	<b>No Data</b>
Address:	<b>4025 Gilbert Ave. Dallas , TX 75219</b>	Grid #:	<b>57-52-9</b>
Well Location:	<b>Sanctuary Tract #13 Blanco , TX 78606</b>	Latitude:	<b>30° 09' 48" N</b>
Well County:	<b>Blanco</b>	Longitude:	<b>098° 31' 58" W</b>
Elevation:	<b>No Data</b>	GPS Brand Used:	<b>Garmin</b>
Type of Work:	<b>New Well</b>	Proposed Use:	<b>Domestic</b>

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 Number: **1595**

Licensed Well Driller Signature: **Gregory A. Smith**

Registered Driller Apprentice Signature: **Lynette Smith**

Apprentice Registration Number: **56980**

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**