

A True Texas Homestead



Contemporary Texas "Farmhouse" designed by Hobson Crow & custom built by Decker Ayres. Original Texas homestead feel with contemporary design & modern features in a world class golf community.

- 4,192 SF home on 1.2 acres located near the 11th hole of Barton Creek Lakeside golf course
- Completely fenced, limestone privacy wall with big antique mesquite doors welcome guest to this "Farmhouse"
- White Texas limestone exterior with clay tile roof
- Interior features tall, beamed ceilings, hardwood Texas pecan floors and stained concrete floors throughout
- Great room at entry with limestone fireplace, two sitting areas, Texas Pecan wood panel walls with hidden storage/media closet and leaded windows showcasing grounds
- Open dining area with Texas pecan built-ins and door leading to private patio perfect for breakfasts in the cool fall mornings
- Gourmet kitchen features stainless GE Monogram appliances, Dacor range, Texas pecan hardwoods, Vermont soapstone counters and big breakfast area
- Main floor master suite featuring a stone fireplace, sitting area with built-in bookshelves and big windows for lots of natural light
- Master bath with double vanities, travertine floors, huge walk-in closet with dressing area, jetted tub and separate double shower



- Loft guest suite with hidden storage behind Texas pecan paneling, full slate tile bath, large closet, desk/office area with big windows looking to grounds and Hill Country views
- Utility room with concrete floors, ice maker and 1/2 bath
- 3 car garage with lots of storage
- Big wraparound patio with limestone fireplace and built-in BBQ
- Covered breezeway leads to detached guest home built to look like original Texas farmhouse
- Guest home features exterior walls of stone and cypress, interior walls of painted pine with batts and sheetrock, concrete floors, living area with kitchenette, cypress wood paneling and wall of windows looking manicured grounds, 2 bedrooms each with full bath

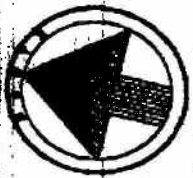


- Limestone storage/workshop
- Saltwater pool and spa under big oaks surrounded by flagstone decking and wrought iron fencing
- Firepit with flagstone sitting area
- Outdoor shower with limestone privacy wall
- Manicured grounds feature big oaks, limestone walls and planters, several gardening areas
- 2 additional lots available for purchase
- Crescent driveway in front of home and second driveway to garage in back of home
- Pedernales electric, Aqua water and sewer, propane
- Located in exclusive golf community of Barton Creek Lakeside
- Neighborhood features gated, guarded entry, golf course, tennis courts, club house, recreation facilities, hiking/jogging paths, private parks, access to Lake Travis
- Located in Spicewood, only 15 minutes to new Hill Country Galleria, 35 minutes to downtown Austin



***Offered at
\$1,395,000***

MLS# 4177204



SCALE 1"=50'

WATERFALL HILL PARKWAY

(COMMON AREA - LOT 1, PRIVATE STREET, D.E. & P.U.E., 5.995 AC., - PLAT)

10' UTIL. ESMT. -
CAB. 2, SLIDE 53ABC,
B.C.P.R.

S35°50'18"E 132.18'

10' UNOBSTRUCTED
AERIAL ESMT. -
VOL. 435, PG. 830,
SEC. 2.7(b)

25' B.L. - VOL. 736, PG. 771

127.67'

N68°50'12"E

10' B.L. - VOL. 736, PG. 771

144.59'

N83°12'59"E

25' B.L. - VOL. 736, PG. 771

N04°58'09"E 110.92'

CONC. RIBBON CURB

HIDDEN HILLS DRIVE

203.02'

S71°13'55"W

LOT 25

BARTON CREEK LAKESIDE PHASE ONE,
CAB. 2, SUBS 53A-53C, B.C.P.R.

157.96'

S87°41'08"W

LOT 4

SHADY CREEK RANCHES
PHASE TWO

VOL. 2, PG. 124
P.R.B.C.T.

NOTE:
THIS LOT IS SUBJECT TO RESTRICTIVE
COVENANTS IN VOL. 2, PG. 124, PLAT RECORDS,
AND VOL. 272, PG. 52, DEED RECORDS OF BURNET
COUNTY, TEXAS, AND VOL. 616, PG. 601, VOL. 618,
PG. 847, 853, AND 870, VOL. 736, PG. 771, AND
VOL. 743, PG. 294, REAL PROPERTY RECORDS OF
BURNET COUNTY, TEXAS, AND VOL. 782, PG. 78,
OFFICIAL PUBLIC RECORDS OF BURNET COUNTY,
TEXAS; AND IS SUBJECT TO A BLANKET-TYPE
UTILITIES MAINTENANCE EASEMENT AS DESCRIBED
IN VOL. 435, PG. 830, SEC. 2.7(b), AND A NON-
EXCLUSIVE EASEMENT ACROSS ALL PRIVATE ACCESS
EASEMENTS AND PRIVATE STREETS AS DESCRIBED
IN CAB. 2, SLIDE 53ABC AND SLIDE 94ABC, PLAT
RECORDS OF BURNET COUNTY, TEXAS, AND A 25 FT.
HEIGHT RESTRICTION AS DESCRIBED IN VOL. 782,
PG. 78, OFFICIAL PUBLIC RECORDS OF BURNET
COUNTY, TEXAS; AND IS NOT SUBJECT TO 5 FT.
UTILITY EASEMENTS ALONG THE FRONT AND SIDE
LOT LINES AND 10 FT. ALONG THE BACK LOT LINE
AS RESERVED IN VOL. 2, PG. 124, PLAT RECORDS
OF BURNET COUNTY, TEXAS, (SHADY CREEK RANCHES
PHASE 2), AND NOT SUBJECT TO AN EASEMENT TO
LOWER COLORADO RIVER AUTHORITY IN VOL. 89, PG.
504, DEED RECORDS OF BURNET COUNTY, TEXAS.

LEGEND

- 1/4" NEAR FOUND
- 1/2" NEAR SET
- ⊙ BOTTOM ON IRON PILE FOUND
- ⊙ CALCULATED POINT -
- ⊙ UNABLE TO SET
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- B.L. BUILDING LINE
- (LINE-DIST.) RECORD CALL

ELECT. EQUIP. BOX
TEL. PED.
WATER METER

N04°34'38"E
C = 5.20'
A = 5.20'
R = 380.00'

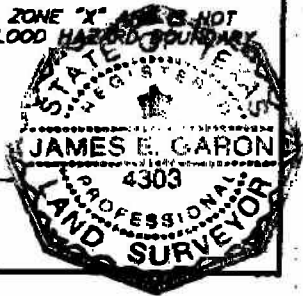
TO THE OWNERS, LIENHOLDERS AND STEWART TITLE GUARANTY COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 48053C 0380 E, EFFECTIVE 8-18-93.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

12-12-2003
DATE



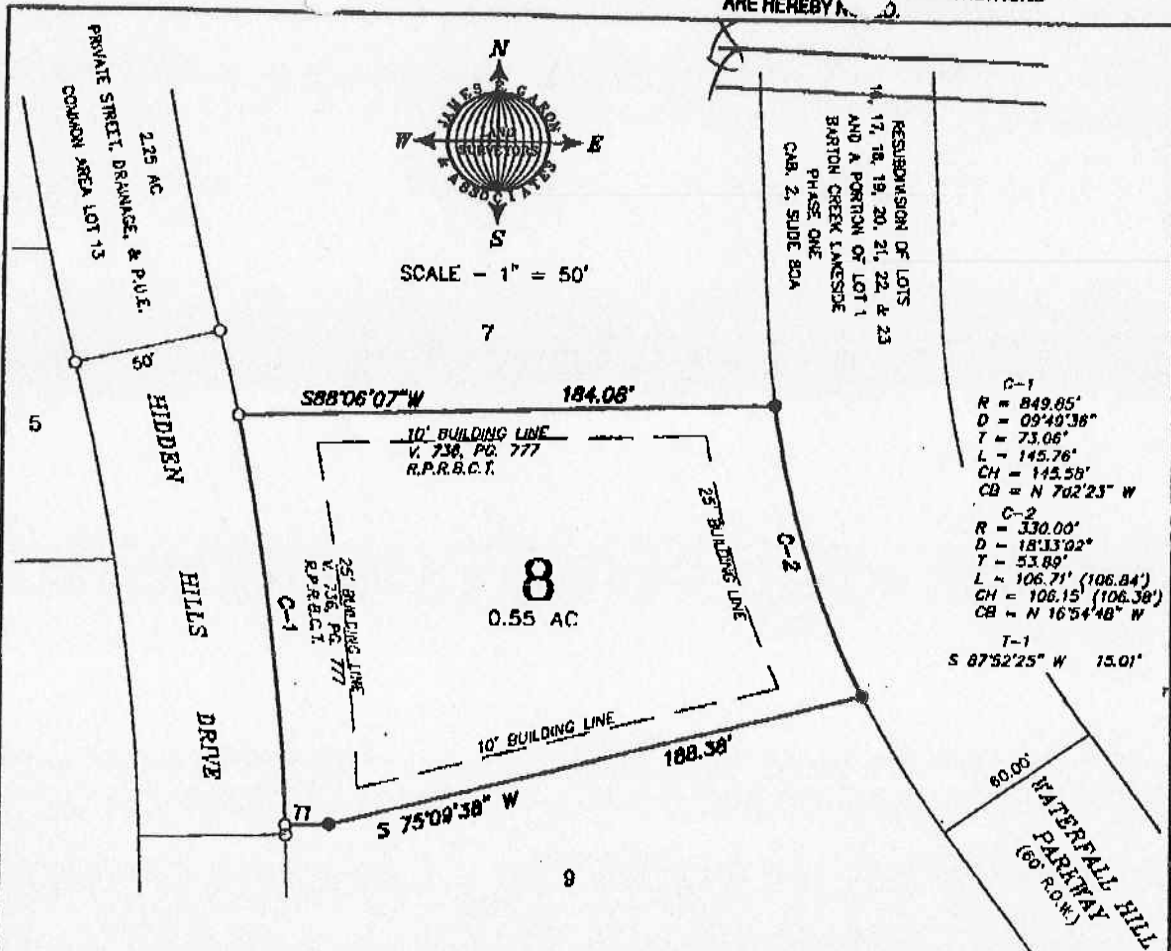
G.F. NO. 21188

JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS

924 Main Street
Bastrop, Texas 78802
(512) 303-4185
Fax (512) 321-2107

REFERENCE LINDA PARAMORE SKINNER
ADDRESS WATERFALL HILL PARKWAY
LEGAL DESCRIPTION LOT 2, BARTON CREEK LAKESIDE, PHASE THREE, SECTION ONE; CAB. 2, SLIDE 112-C, PLAT RECORDS OF BURNET COUNTY, TEXAS
C: \JAIME\98DWG\12398 FIELD BOOK 216/20; B-246/41

THIS SURVEY HAS BEEN REVIEWED
BY THE UNDER SIGNED & CONDITIONS
ARE HEREBY APPROVED.



TO THE OWNERS, LIENHOLDERS AND STEWART TITLE AUSTIN, INC.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 18453C 0385 E EFFECTIVE JUNE 16, 1993.

REGISTERED PROFESSIONAL LAND SURVEYOR

01-05-2000
DATE



JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS

2312 Western Trails Blvd.
Bldg. D, Suite 404
Austin, Texas 78745
(512) 707-8067
Fax (512) 707-1940

1009 Chestnut Street
Bastrop, Texas 78002
(512) 303-4185

REFERENCE ELLIS M. SKINNER AND LINDA SKINNER G.F. NO. 14790

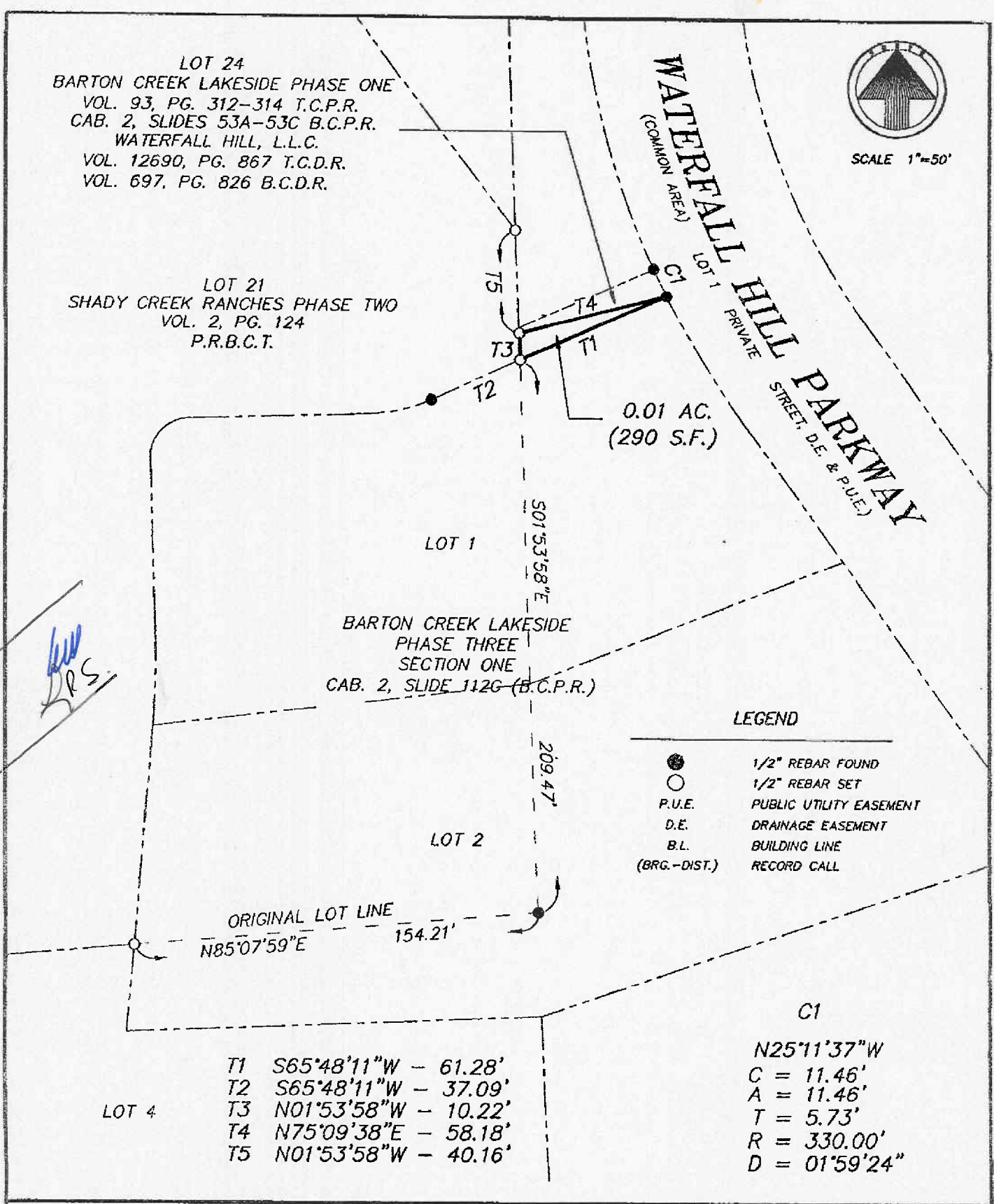
ADDRESS WATERFALL HILL PARKWAY

LEGAL DESCRIPTION LOT 8, BARTON CREEK LAKESIDE, PHASE 3,
SECTION 2, CABINET 2, SLIDE 130C-D, PLAT RECORDS OF BURNET
COUNTY, TEXAS.

FILE: C:\ASH\JOBS\00\10000.DWG

FIELD BOOK: 223/71

Ellis M. Skinner
Linda Skinner



TO THE OWNERS, LIENHOLDERS AND _____


THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, PANEL NO. 48053C 0380C, EFFECTIVE 6-16-93.


REGISTERED PROFESSIONAL LAND SURVEYOR


DATE 5/20/1998

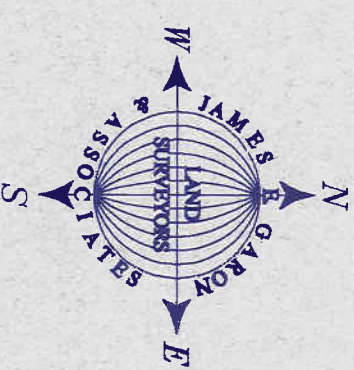
G.F. NO. _____

**JAMES E. GARON & ASSOC.**
PROFESSIONAL LAND SURVEYORS

2312 Western Trails Blvd. 1009 Chestnut Street
Bldg. D, Suite 404 Bastrop, Texas 78602
Austin, Texas 78745 (512) 303-4185
(512) 707-8087 (512) 321-2218
Fax (512) 707-1848 Fax (512) 321-2107

REFERENCE _____
ADDRESS _____
LEGAL DESCRIPTION 0.01 ACRES (290 S.F.) BEING A PORTION OF LOT 24, BARTON CREEK LAKESIDE, PHASE ONE, VOL. 93, PG. 312-314 T.C.P.R. & CAB. 2, SLIDES 53A-53C B.C.P.R.

**LOCATION MAP
NOT TO SCALE**



<input checked="" type="radio"/>	1/2" REBAR FOUND
<input type="radio"/>	1/2" REBAR SET
<input checked="" type="radio"/>	COTTON SPINDLE FOUND
<input type="radio"/>	PUBLIC UTILITY EASEMENT
<input type="radio"/>	DRAINAGE EASEMENT
<input type="radio"/>	BUILDING LINE
<input type="radio"/>	RECORD INFORMATION

STATE OF TEXAS §
COUNTY OF BURNET §

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY,
TEXAS, THIS 11TH DAY OF SEPTEMBER, 2000.

Jane T Parker
JANET PARKER, COUNTY CLERK,
BURNET COUNTY TEXAS
By: Jean Benard, Deputy

Martin McLean

MARTIN McLEAN, COUNTY JUDGE,
BURNET COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, ELLIS M. SKINNER AND LINDA SKINNER, BEING THE OWNERS OF LOT 8 AND LOT 9 OF BARTON CREEK LAKESIDE, PHASE THREE, SECTION 2, RECORDED IN CABINET 2, SLIDES 130C-D, OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AS CONVEYED TO US IN VOL. 894, PAGE 644, AND IN VOL. 898, PG. 299 IN THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY REPLAT SAID LOTS CONSISTING OF 1.201 ACRES IN ACCORDANCE WITH THE PLAT SHOWN HEREON TO BE KNOWN AS:

**REPLAT OF LOTS 8 & 9
BARTON CREEK LAKESIDE
PHASE THREE, SECTION TWO**

SUBJECT TO EASEMENTS, AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS OUR HAND, THIS THE 19 DAY OF May, 2000, A.D.
Ellis M. Skinner Linda Skinner
ELLIS M. SKINNER 4345 FAIRFAX 75205
DALLAS, TEXAS 4345 FAIRFAX 75205
DALLAS, TEXAS

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELLIS M. SKINNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 19 DAY OF May, 2000, A.D.

Gerard F. Jaramillo
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: 9-16-03



STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDA SKINNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 19 DAY OF May, 2000, A.D.

Gerard F. Jaramillo
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: 9-16-03



- ✓ By: Gen. Bernal, Deputy
- 1) EACH DWELLING CONSTRUCTED OR PLACED ON THIS SUBDIVISION SHALL BE CONNECTED TO A SEWAGE AND WASTE WATER DISPOSAL FACILITY MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE STATE HEALTH DEPARTMENT.
 - 2) CENTRAL WATER AND CENTRAL SEWER IS PROVIDED BY AQUASOURCE, INC.
 - 3) GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
 - 4) IN APPROVAL OF THIS PLAT BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS, IT IS UNDERSTOOD THAT BUILDING AND MAINTENANCE OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN OF THIS PLAT AND BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OTHER THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT ACCORDING TO THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS, UNTIL SUCH TIME THAT THE ROADS ARE ACCEPTED AS PRIVATE ROADS BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS.
 - 5) THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 8, 1986.



I, JAMES E. GARON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH , AND WAS PREPARED FROM, AN ACTUAL SURVEY OF THE PROPER MADE UNDER MY SUPERVISION ON THE GROUND.

AS SURVEYED BY
James E. Garon
JAMES E. GARON, R.P.L.S. NO. 4303
5-22-2000 DATE



JAMES E. GARON & ASS
PROFESSIONAL LAND SURVEYOR

2312 Western Trails Blvd.
Bldg. D, Suite 404
Austin, Texas 78745
(512) 707-8087
Fax (512) 707-1848

1009 Chestnut
Bastrop, Texas
(512) 303
(512) 321
Fax (512) 321

OCT/16/2009/FRI 09:31 AM

FAX No.

P. 010



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

 27217 WATERFALL HILL PARKWAY
 SPICEWOOD, TX 78669

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?
☐ _____ 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		

Item	Y	N	U
Gas Lines (Nat/LP)	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	X	
Public Sewer System	X		

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input checked="" type="checkbox"/> grinder			
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		

Item	Y	N	U	Additional Information
Central A/C	X			<input type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Evaporative Coolers		X		number of units: _____
Wall/Window AC Units		X		number of units: _____
Attic Fan(s)		X		if yes, describe: _____
Central Heat	X			<input type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Other Heat		X		if yes, describe: _____
Oven	X			number of ovens: <u>1</u> <input type="checkbox"/> electric <input checked="" 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: _____
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>2</u> number of remotes: <u>3</u>
Satellite Dish & Controls	X			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from <u>Dish</u>
Security System				<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>1</u>
Water Softener	X			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler				<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility				if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 7-16-08

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

Page 1 of 5

Concerning the Property at 27217 WATERFALL HILL PARKWAY
SPICEWOOD, TX 78669

Water supply provided by: ☐ city ☐ well ☐ MUD ☐ co-op ☐ unknown ☒ other: AGUA TEXAS

Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: Clay Tile Age: 7 YRS. (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?
☐ yes ☒ no ☐ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary):

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

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

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

Condition	Y	N	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	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"/>	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		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Located in Floodway		<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"/>
Previous Fires		<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"/>			

(TAR-1406) 7-16-08

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

Concerning the Property at 27217 WATERFALL HILL PARKWAY
SPICEWOOD, TX 78669

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

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.)

Y N

☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.

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

Name of association: BALCON CREEK LAKESIDE PROPERTY OWNERS ASSOC.

Manager's name: JOE CUTLER

Phone: 830-693-6386

Fees or assessments are: \$ 700 per

Any unpaid fees or assessment for the Property? ☐ yes (\$) ☒ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe:

☐ ☒ 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.

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

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

☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

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

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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 ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 9. 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 10. 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.

Signature of Seller

Printed Name: ELLIS M. SKINNER

(TAR-1406) 7-16-08

Initialed by: Seller: ELS

Signature of Seller

Printed Name: LINDA PARAMORE SKINNER

and Buyer: _____

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ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:
Electric: Pedernales Electric Sewer: Agua Texas
Water: Agua Texas Cable: Dish Network
Trash: RDS Disposal Natural Gas: _____
Local Phone: Verizon Propane: Action Propane
- (5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.

Evan M. P. Skunen 10-15-09
Signature of Buyer Date
Printed Name: Evan P. Skunen Signature of Buyer Date
Printed Name: _____

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Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Ellis M. Skinner *Linda P. Skinner* 10-15-09

Buyer, Seller, Landlord or Tenant

ELLIS M. & LINDA PARAMORE SKINNER

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



(TAR-2501) 1/1/96

Coldwell Banker United REALTOR 3600 Brodie Lane Austin, TX 78745

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Fax: 512.691.6797

Jean Howell

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