



TEXAS ASSOCIATION OF REALTORS®

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To: BUYER:
BUYER:

From: ALLISON "AJ" HARWOOD (Broker)

Property Address: 1900 RED HAWK RD., WIMBERLEY, TX 78676

Date: April 7, 2011

(1) Broker obtained the attached information, identified as SELLER'S DISCLOSURE PACKAGE
INCLUDING TAR FORMS #'S: 1414, 1506, 2501, MLS FLYER & PAGE, AERIAL, PLAT
MAP, SURVEY, TAX PAGE, WILDLIFE MANGEMENT ACTIVITIES & APPROVAL
from HCAD, DEED RESTRICTIONS & AMENDMENT, PRIVATE ROAD AGREEMENT, ROAD
MAINTENANCE AGREEMENT AND TX OAK WILT NOTICE FOR CENTRAL TEXAS.
FROM SELLER AND HCAD.

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: NONE.

(3) Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.

ALLISON "AJ" HARWOOD

Broker

By: 
ALLISON "AJ" HARWOOD

Receipt of this notice is acknowledged by:

Signature _____ Date _____
BUYER:

Signature _____ Date _____
BUYER:

(TAR-2502) 7-16-08

Page 1 of 1



\$1,250,000



Allison AJ Harwood
512-848-6612
 AJ@REMAX-Wimberley.com



**1900 RED HAWK RD,
 Wimberley, TX 78676**

- ~ 26+/- PICTURESQUE AG EXEMPT ACRES!
- ~ LIVE WATER ON THE BEAUTIFUL BLANCO RIVER
- ~ APPROXIMATELY 400' OF WATERFRONT!
- ~ GREAT FOR KAYAKING, SWIMMING OR FISHING!
- ~ SEVERAL PRIME BUILDING SITES!
- ~ STUNNING VIEWS!
- ~ WELL ON PROPERTY! UNDERGROUND UTILITIES!
- ~ PECAN ORCHARD!
- ~ NATURAL ROCKWORK W/STEPS TO RIVER!
- ~ GATED ENTRY W/SHARED DRIVE!
- ~ BEAUTIFUL ROCK COLUMNS AT ENTRANCE!
- ~ PAVED ROAD TO THE PROPERTY!
- ~ MAKE IT YOUR PRIVATE ESCAPE!
- ~ HISTORIC DAM JUST BELOW THIS TRACT CREATES WATERFALL!
- ~ JUST MINUTES FROM WIMBERLEY OR I-35!
- ~ CALL AJ TODAY FOR A TOUR!



EQUAL HOUSING OPPORTUNITY
 Information supplied by sellers. Deemed reliable but not guaranteed.

📶 Come See the Virtual Tour! www.tourfactory.com/639673



ACTRIS/ABoR Region Dripping Springs/Wimberley
 ML# 7755237 House N
 Address 1900 RED HAWK Rd
 City Wimberley State TX Zip 78676
 Subdivision ESTRELLITA ESTATES
 PID 112830000005008
 Legal Estrellita Estates Lot 5 26.00 Ac

Status A / FRM
 List Price \$1,250,000
 County Hays
 Country
 Also Listed

Mapsco 0 0

School Wimberley ISD
 Elem A Scudder
 Middle N/A
 9/Hs N/A
 Elem B N/A JACOBS WELL
 JrHS Danforth
 SrHS Wimberley

General Information

| | | | |
|-------------------------------------|--|------------------------|--------------------------------------|
| Acres 26.000 | \$/Acre \$ 48,076.92 | Farm | FEMA Partial |
| Land SQFT | Grass | Operation | Endangered Unknown |
| Road Frontage | Natural | Topography | Condition |
| Depth of Prop | Enclosed | Soil | Mineral None |
| Cultivated | Tillable | Crops Pecan, See Agent | Horses Y / 99 |
| Waterfront Y / River | | Water Access Y | |
| Easements See Agent | Street Surface | | View Hill Country, Lake/River, Woods |
| Wells 1 Ponds 0 | | | |
| Perimeter Fence 0% / Not Applicable | Trees Large (Over 40 Ft), Moderate, Medium | Fence No Fence | |
| Enclosed Fence 0% / Not Applicable | (20 Ft - 40 Ft) | | |

Directions FROM WIMBERLEY OFF RR12, TAKE FM3237 EAST TOWARDS KYLE TO RED HAWK RD ON RIGHT. STAY ON REDHAWK SEVERAL MILES TO PROPERTY ON RIGHT. REMAX SIGN ON PROPERTY. ENTER THRU SHARED GATE, PROPERTY ON RIGHT. CAN DRIVE DOWN TO THE RIVER AND WALK KAYAKERS TO RIVER.

Internet Remarks STUNNING BLANCO RIVER WATERFRONT PROPERTY ON 26+/- AG-WILDLIFE EXEMPT ACRES SITUATED BETWEEN AUSTIN & SAN ANTONIO JUST MINUTES FROM DOWNTOWN WIMBERLEY! APPROXIMATELY 400' OF SOME OF THE BEST BLANCO RIVER WATERFRONT IN HAYS COUNTY-PERFECT FOR SWIMMING, FISHING & KAYAKING! JUST BELOW THE SUBJECT TRACT IS A HISTORIC DAM WHICH CREATES THE WONDERFUL SOUNDS OF A WATERFALL! THIS TRACT ALSO OFFERS AMAZING LONG DISTANCE HILL COUNTRY VIEWS & GREAT HOMESITES! ALSO, TWO ROCK PATIOS, ROCK PATHWAY, SWINGS & FIREPIT!

| | | |
|---|-----------------|--------|
| Improvements Well - Private, Private Water, Paved Drive, Utilities-Electric | Lease None | Garage |
| Buildings | Creek See Agent | Barns |
| | | Sheds |
| | | Corral |
| Documents Available | | |

House Information

| | | | | |
|---------------|-------------|--------------|--------|---------|
| Type | Stories | Disability | SQFT | \$/SQFT |
| Total Beds 0 | Master Main | | YrBlt | |
| Total Baths | | | Garage | |
| Living | | | | |
| Foundation | Roof | | | |
| Construction | | | | |
| Restrictions | Condition | Builder Name | | |
| Floor | Master | | | |
| Rooms | | | | |
| Kitchen | | | | |
| Appl / Equip | | | | |
| Inter Feature | | | | |

| | |
|-----------|-------|
| Pool | Spklr |
| Ext | |
| Feature | |
| Area | |
| Amenities | |

Utilities Information

| | |
|-----------------------------------|---|
| Heat | Utility Electricity On The Property, Underground, See Agent |
| A/C | |
| Water Well On Property, See Agent | Sewer Septic Needed |
| Insulation | |
| Energy | |
| Efficient | |
| Green Building Rating | |

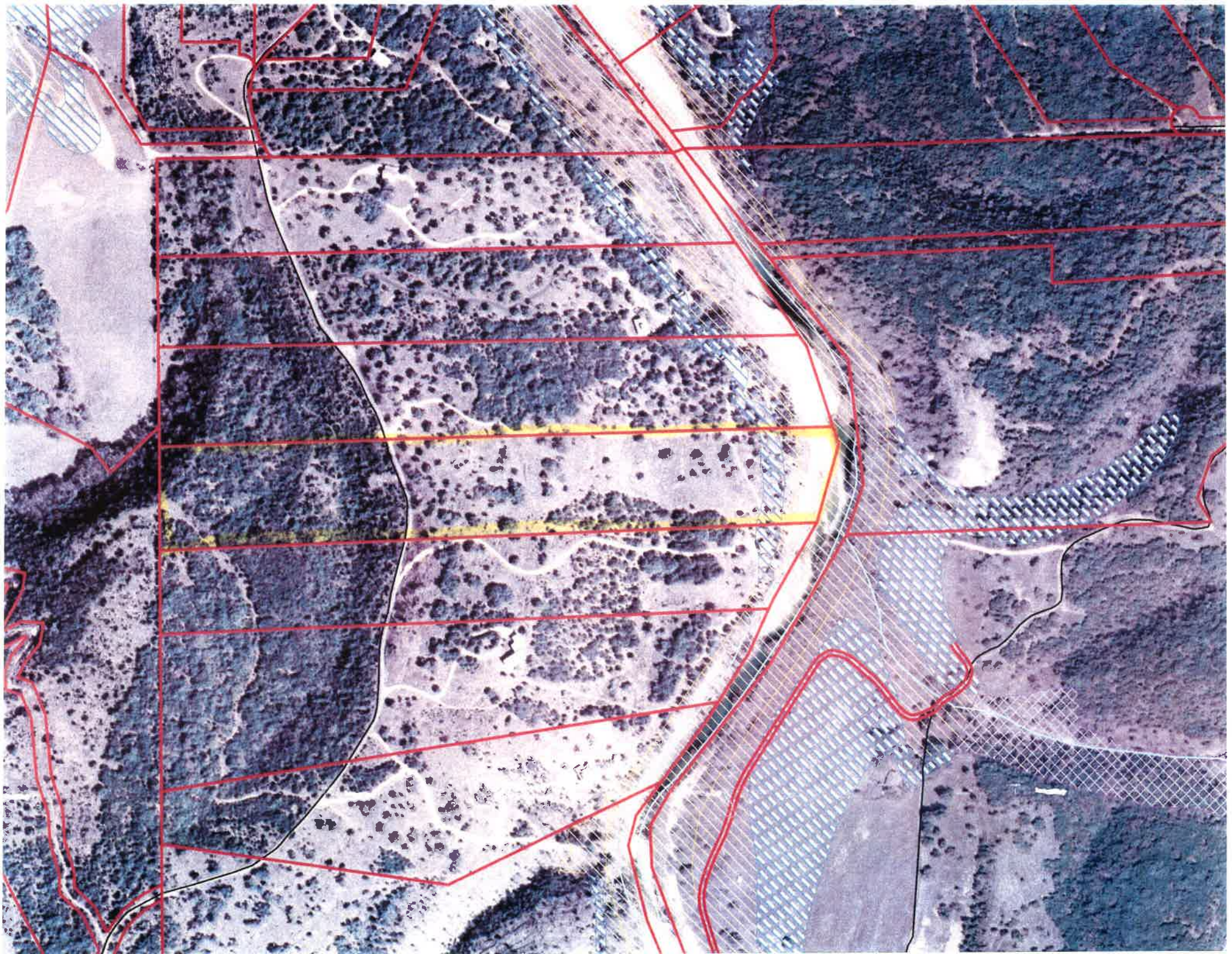
Financial Information

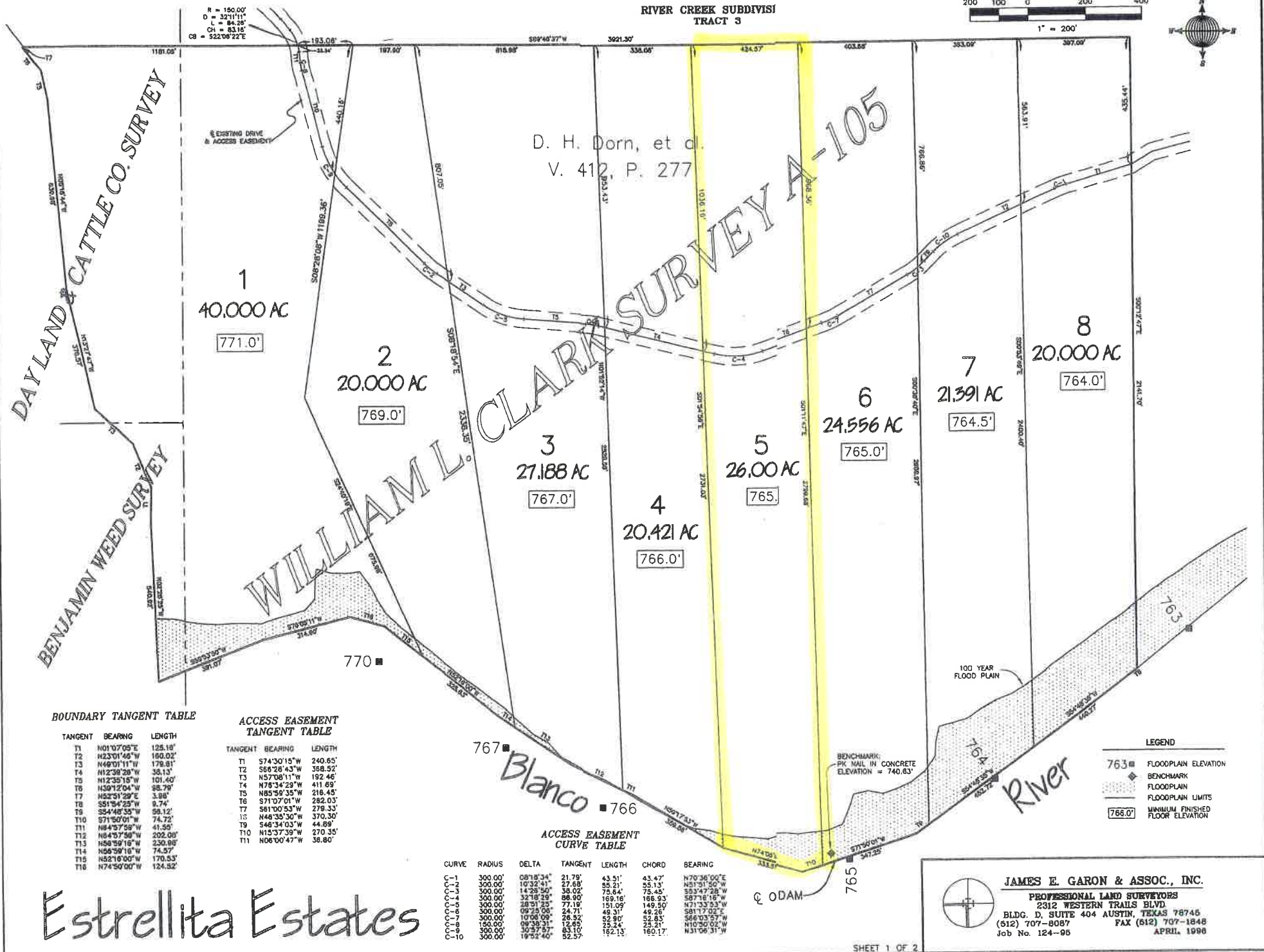
| | | | | |
|-----------------------------------|---------------|---------------|---------------|-----------------------------------|
| HOA Name | HOA Trans Fee | Actual Tax | Tax Year 2010 | Exemptions Agricultural, Wildlife |
| HOA \$ 600 / Mandatory / Annually | | Est Tax \$ 34 | Tax Rate | |

Prepared by: Allison AJ Harwood 512-848-6612 ajharwood@austin.rr.com

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May 10, 2011 07:19 PM



RIVER CREEK SUBDIVISION
TRACT 3

BOUNDARY TANGENT TABLE

| TANGENT | BEARING | LENGTH |
|---------|-------------|---------|
| T1 | N01°07'05"E | 125.18' |
| T2 | N23°01'46"W | 160.02' |
| T3 | N49°01'11"W | 178.81' |
| T4 | N12°38'28"W | 35.13' |
| T5 | N12°35'15"W | 101.40' |
| T6 | N30°12'04"W | 86.79' |
| T7 | N82°31'29"E | 3.88' |
| T8 | S81°34'23"W | 8.74' |
| T9 | S84°40'33"W | 58.12' |
| T10 | S71°50'01"W | 74.72' |
| T11 | N84°37'58"W | 41.55' |
| T12 | N84°57'58"W | 202.05' |
| T13 | N58°39'16"W | 230.86' |
| T14 | N58°39'16"W | 74.57' |
| T15 | N82°16'00"W | 170.53' |
| T16 | N74°59'00"W | 124.52' |

ACCESS EASEMENT
TANGENT TABLE

| TANGENT | BEARING | LENGTH |
|---------|-------------|---------|
| T1 | S74°30'15"W | 240.65' |
| T2 | S68°28'43"W | 358.52' |
| T3 | N57°08'11"W | 192.46' |
| T4 | N78°34'23"W | 411.69' |
| T5 | N85°59'35"W | 218.45' |
| T6 | S71°07'01"W | 282.03' |
| T7 | S61°00'53"W | 279.33' |
| T8 | N48°35'30"W | 370.30' |
| T9 | S48°34'03"W | 44.89' |
| T10 | N15°57'39"W | 270.35' |
| T11 | N06°00'47"W | 38.80' |

ACCESS EASEMENT
CURVE TABLE

| CURVE | RADIUS | DELTA | TANGENT | LENGTH | CHORD | BEARING |
|-------|---------|-----------|---------|---------|---------|-------------|
| C-1 | 300.00' | 08°15'34" | 21.79' | 43.51' | 43.47' | N70°36'00"E |
| C-2 | 300.00' | 10°32'41" | 27.68' | 55.21' | 55.13' | N51°31'50"W |
| C-3 | 300.00' | 14°28'50" | 38.02' | 75.64' | 75.45' | S53°47'28"W |
| C-4 | 300.00' | 32°18'29" | 86.90' | 169.16' | 166.93' | S87°16'16"W |
| C-5 | 300.00' | 38°51'25" | 117.18' | 231.09' | 228.50' | N71°33'53"W |
| C-6 | 300.00' | 09°25'06" | 24.71' | 49.31' | 49.26' | S81°17'02"E |
| C-7 | 300.00' | 10°08'09" | 26.32' | 52.80' | 52.83' | S66°03'57"W |
| C-8 | 300.00' | 08°34'31" | 22.85' | 45.24' | 45.21' | N10°59'00"W |
| C-9 | 300.00' | 30°57'57" | 63.10' | 122.13' | 120.17' | N31°06'31"W |
| C-10 | 300.00' | 19°52'40" | 52.57' | 104.13' | 104.13' | N10°59'00"W |

LEGEND

- 763 ■ FLOODPLAIN ELEVATION
- BENCHMARK
- FLOODPLAIN
- FLOODPLAIN LIMITS
- 766.0' ■ MINIMUM FINISHED FLOOR ELEVATION



JAMES E. GARON & ASSOC., INC.
 PROFESSIONAL LAND SURVEYORS
 2312 WESTERN TRAILS BLVD
 BLDG. D, SUITE 404 AUSTIN, TEXAS 78746
 (512) 707-8087 FAX (512) 707-1848
 Job No. 124-86 APRIL, 1998