



Slaughter Ranch

Dripping Springs, TX

Location: Property is located off of County Road 190 (Creek Road) in Dripping Springs, Hays County, Texas. The property has nearly 3,500 feet of frontage on Creek Road and Roger Hanks Parkway dead ends into the Ranch.

Size: 453.709 acres

Price: \$18,500 per acre

Entitlements: None at present

Governing Jurisdictions:

City of Dripping Springs City Limit and ETJ
Memorandum of Understanding between LCRA and SOS
Lower Colorado River Authority

Utilities:

Water: Dripping Springs Water Supply
Wastewater: Potential for City of Dripping Springs
Electric: Pedernales Electric Cooperative

Water: The highlight of the ranch is Onion Creek which bisects the ranch near the center of the property. There is over one mile of frontage on Onion Creek and three dams. The owners have six acre feet of irrigation rights from Onion Creek. The property has three wells with flow rates between 40 and 100 gpm.

Terrain: The terrain is varied with pastures and gentle terrain on the north side of the creek and a hill and canyon on the south side of the ranch which allows for the enjoyment of the views. Tree cover is predominantly live oak and much of the cedar has been cleared.

Improvements: There are two homes on the ranch, a 1900's frame home that was moved onto the property and restored and an older stone and frame home overlooking the creek. Additionally there are stables, cattle barns, three wells and a grass runway. Electric transmission lines cross the southern portion of the ranch.

Contact:

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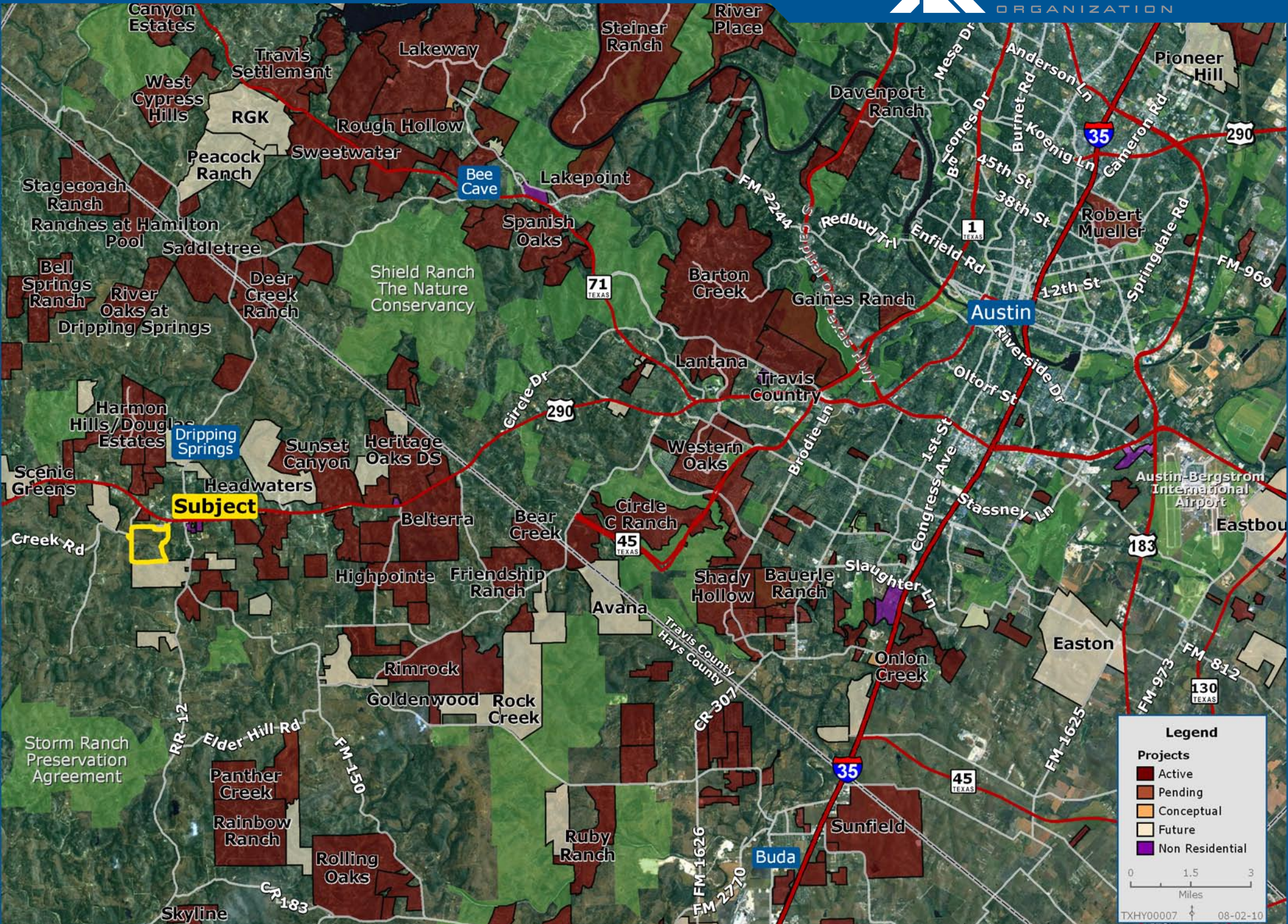
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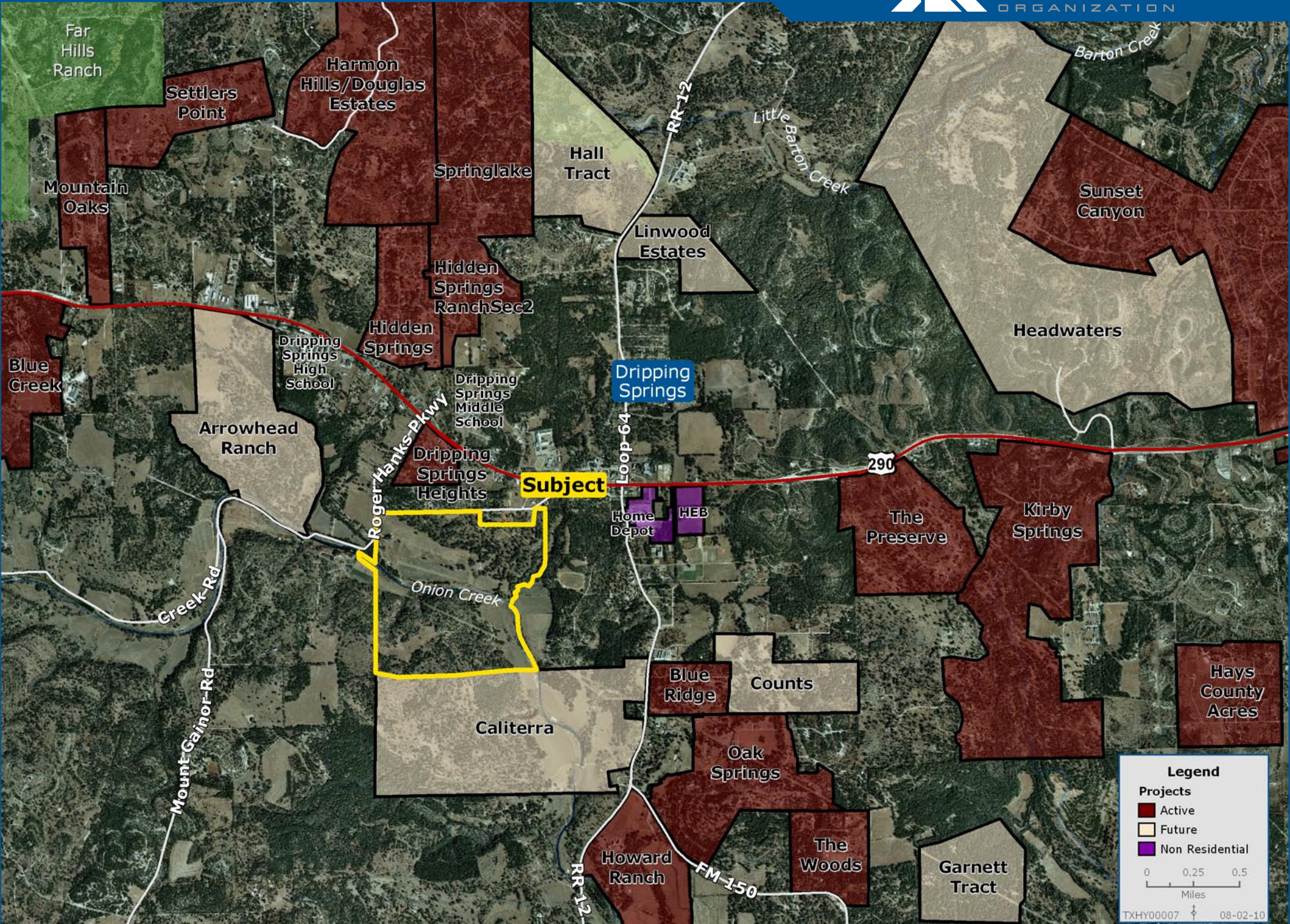
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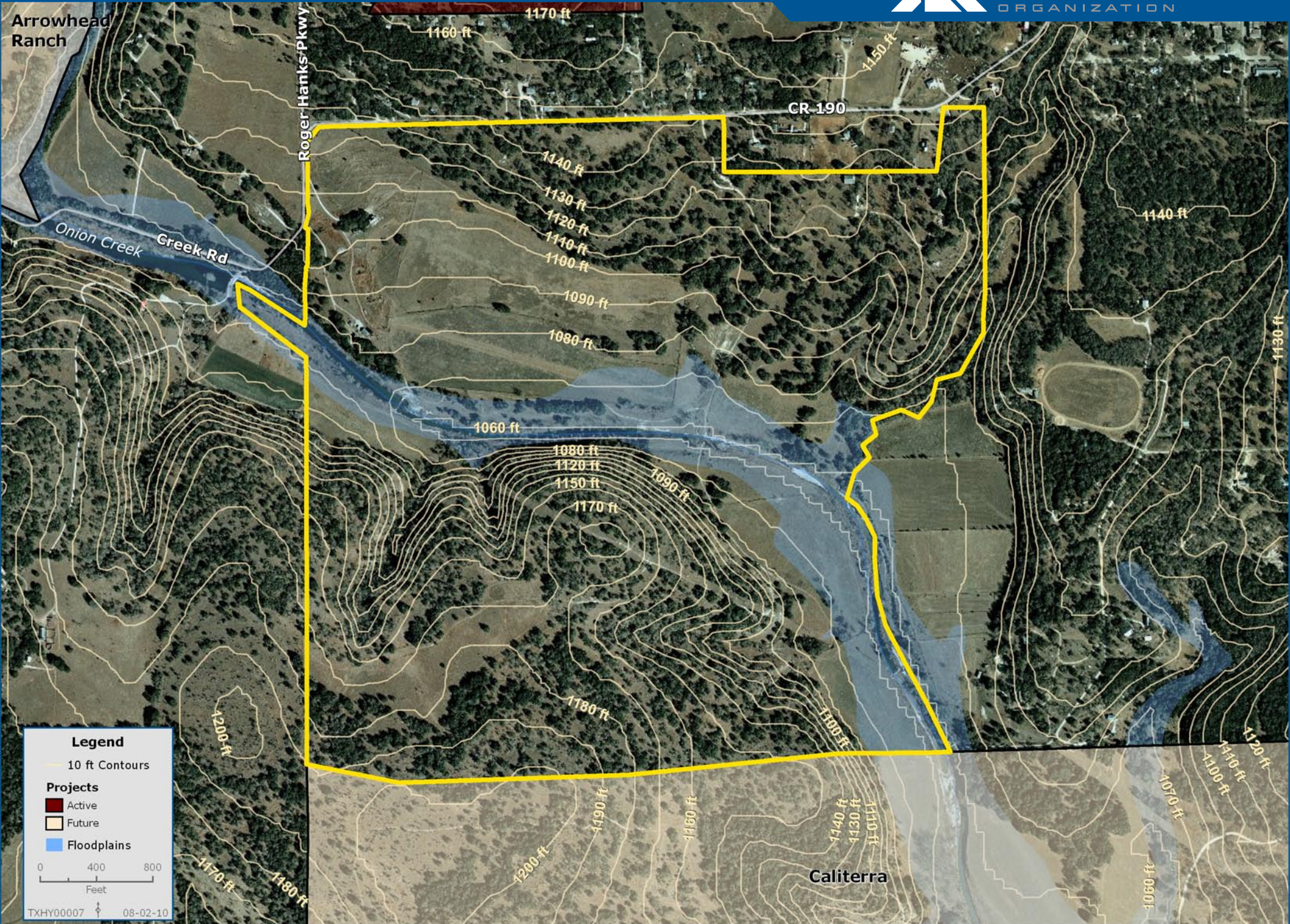


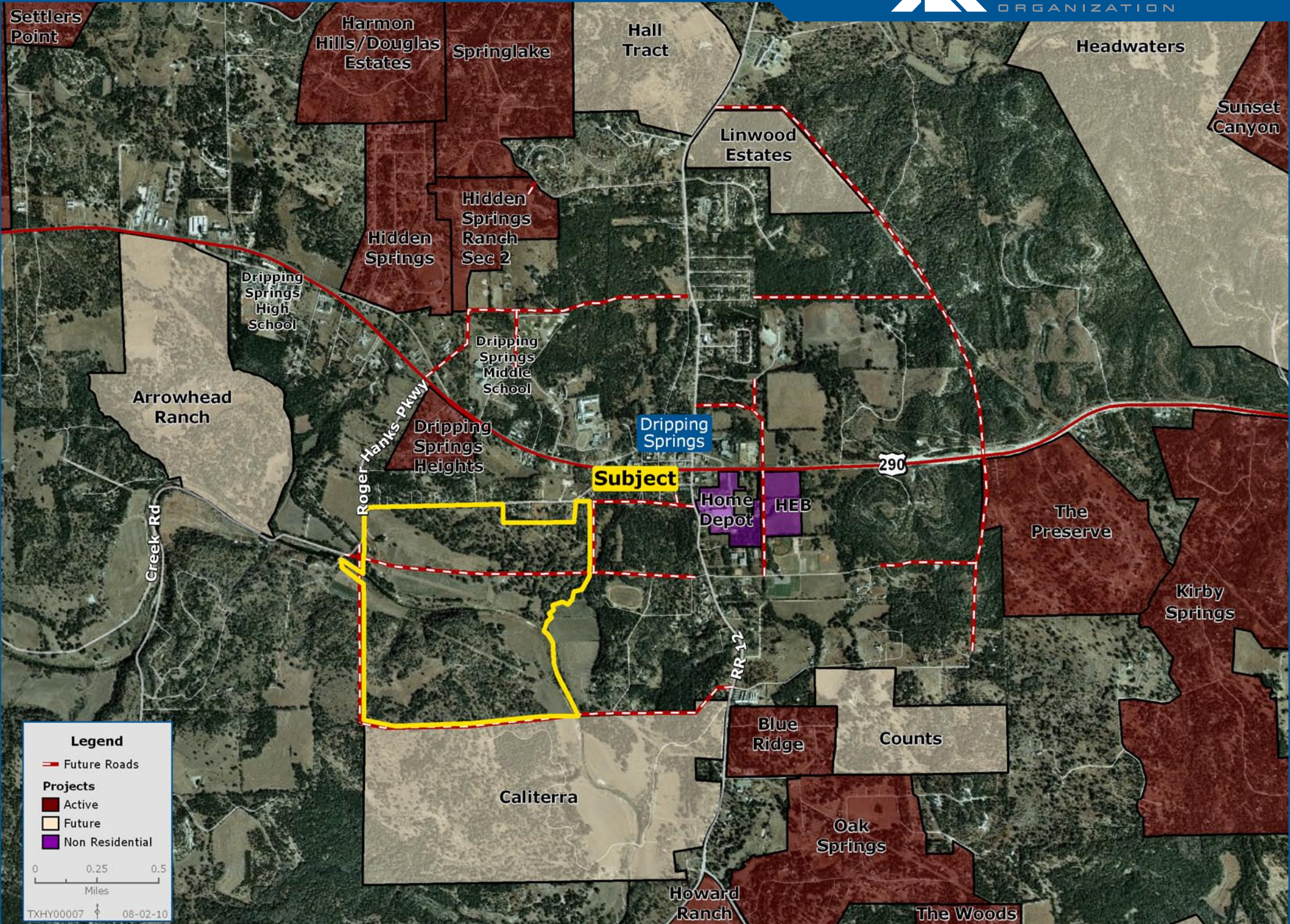


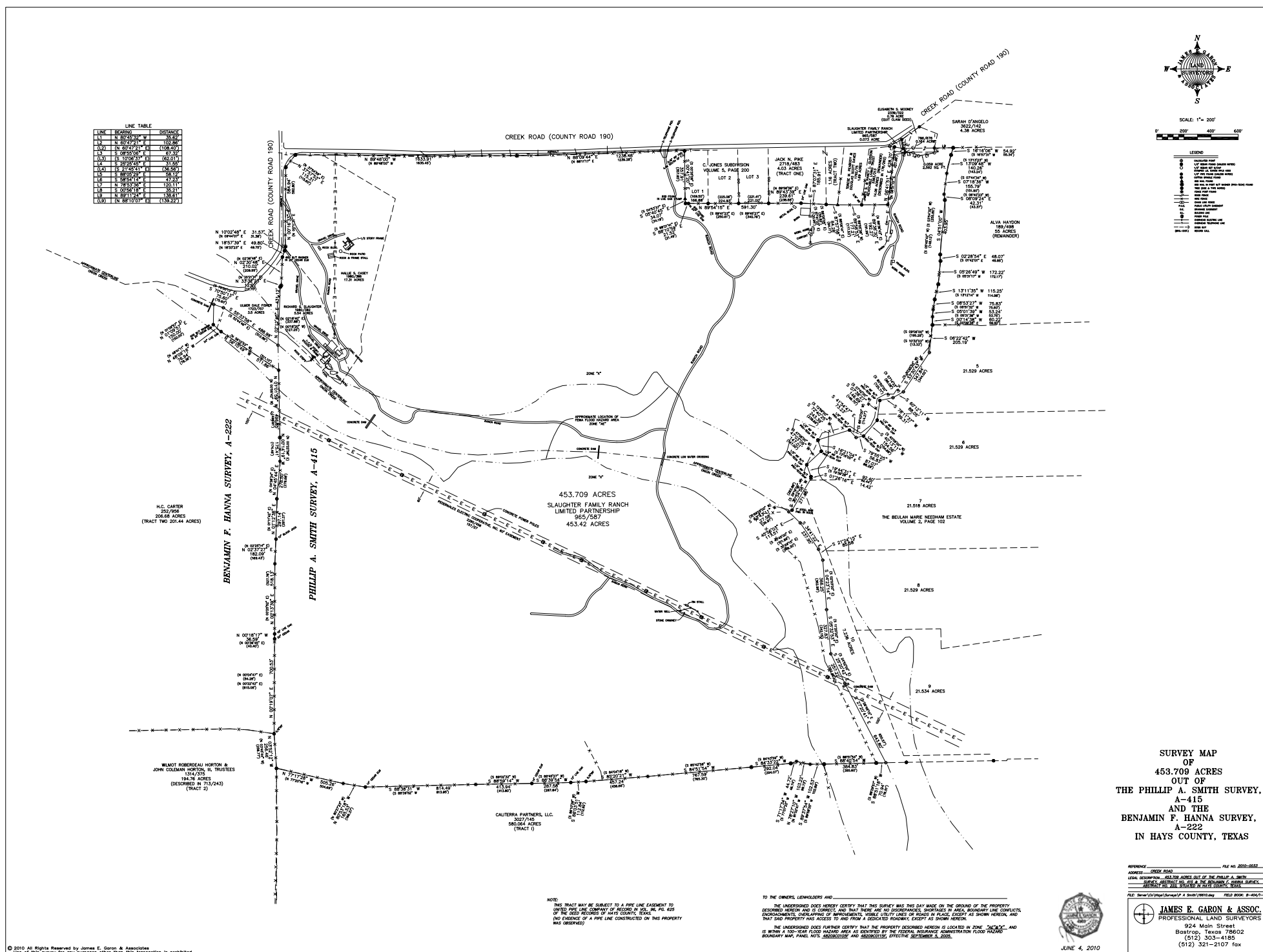
Slaughter Ranch Locality Map

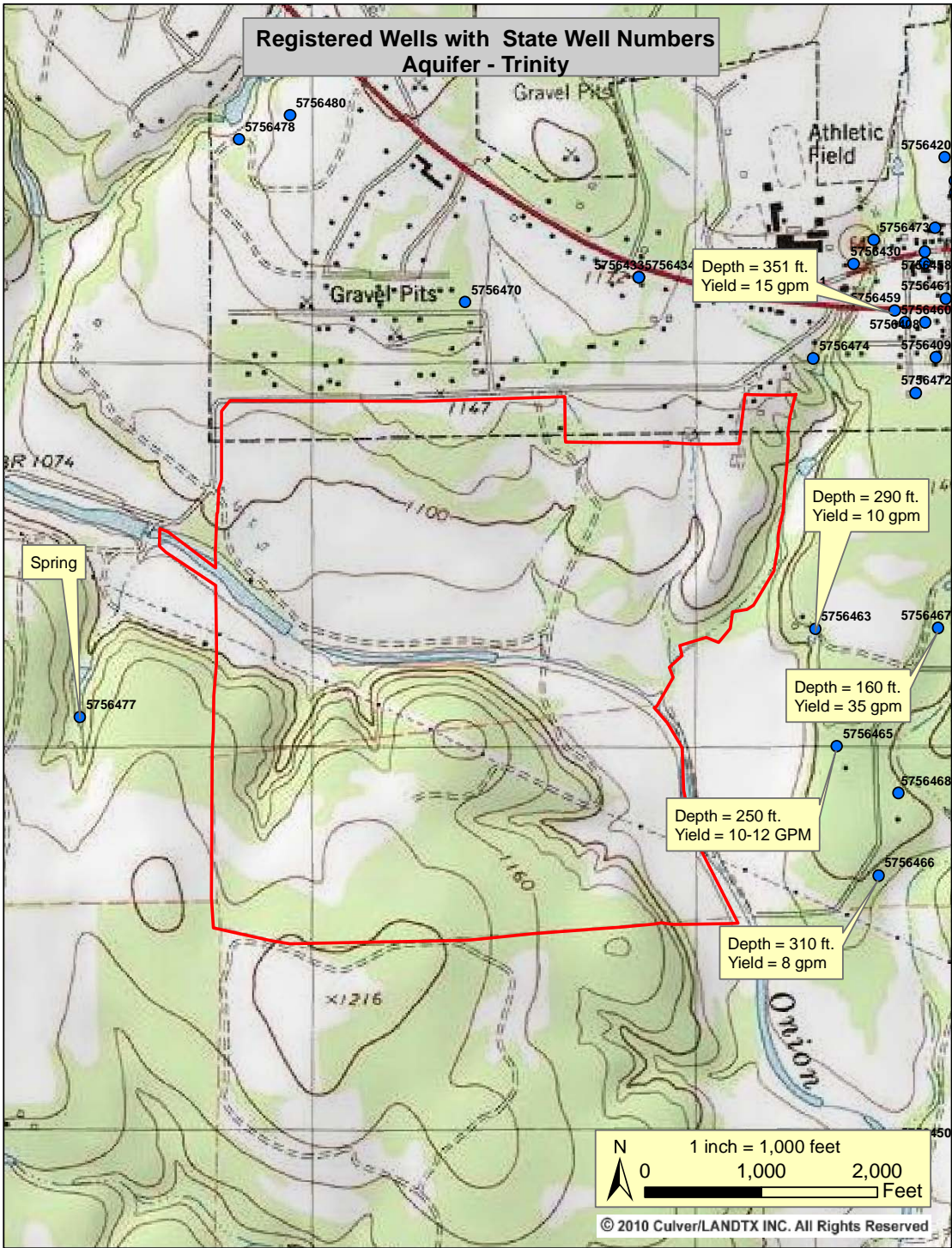














OWNER: SLAUGHTER RANCH LOCATION: ON HILL ACROSS CREEK WELL PUMP SERV. I.D. SLAUGHTER #12

Bill To: C/O RICHARD SLAUGHTER Phone No. HM 302-1186 OFFICE 472-4483 (1) Labor Plus SENT 5/29/01

Address: 6104 HIGHLANDALE Cust. Order No. RICHARD (2) Extended Warranty INITL 5/29/01

City: AUSTIN TX, 78731 Order Taken By: DAVID (3) Tank Warranty INV. No. 2-1286

Combo: 1225 Key: 1225 Circuit Breaker Location: 5-25-01 (4) ESP Tank Info. CAT

Description of Work: NO WATER Date Ordered: 5-25-01 (5) Press. Tank Checklist CAT

Pressure Tank-Date Installed 5-25-01 (6) Labor to Change Tank ---

Condition: N G F P Serl. # 96745260 (7) Lightning Damage Form ---

Internal Air: 18 PSI @ 0 PSI (8) Sales Tax Exempt Form ---

Pressure 18 PSI @ 0 PSI

Cut-On PSI 20 Cut-Off PSI 40

Air Volume Control: ---

Type --- Condition: G F P

Drained ---

Pressure Controls: ---

Switch-Condition: N G F P

Contacts-Cleaned --- Replaced ---

Gauge-Checked --- Replaced ---

Power Components: ---

Control Box-Type FRANKLIN Model 1 1/2 HP BOX

Condition: N G P F

Contactor: ---

Type --- CL --- Model ---

Coil Volt. --- Part No. ---

Contacts-Cleaned --- Replaced ---

Motor Starter: ---

Type --- CL --- Model ---

Coil. Volt. --- Part No. ---

Heater Size ---

Contacts-Cleaned --- Replaced ---

Motor: ---

Running AMPS 12

Windings: Y-B B-R R-Y

OHMS X 1 3 13 10

Resistance to Ground: R B Y

OHMS X 100,000 ∞ ∞ ∞

Well Seal: ---

Type SIMMONS 6" X 1"

Condition: N G F P

Insulation: N G G P

Technical Comments: ---

SPECIAL INSTRUCTIONS (Directions): ---

STARTED-DATE 5-29-01 COMPLETED 5-29-01

Well-Date Drilled(Recond.) 6-24-97

-Depth () 343'

-I.D. () 5 7/8"

-Flow Rate 45+ GPM

Casing-Size/Type/Depth 6 1/4" STEEL 6'

-Size/Type/Depth ---

Water Strata Depth 303'-326'

Static Water Level 200'

Pump-Installation Date 9-7-00

Motor-H.P. 1 1/2 HP

-Brand FRANKLIN

-Voltage/Phase 230 V 1 PH

-Serial No. 00D18 10-2505 A.A.

Pump End-Brand GOUZAS

-Model No. 10GS15

-Serial No. G0043588 A.A.

Drop Pipe-Depth 320'

-Size 1"

-Type/Coupling SCH 80 PVC / BRASS

Pump Cable-Size/Type 18/4 FT 10/4 FT

-Depth 85' 240'

Press. Tank-Size/Type RT-2 20 GAL WATERACE

Power Cable-Size/Type 12/2 UF.W.B.

-Length 15'

Pump Application LIVE STOCK

Brand of Pump Replaced GRUND FOS

Lightning Arrestor N/A

OWNER: SLAUGHTER RANCHLOCATION: WELL PUMP #3SERV. I.D. SLAUGHTER #3

Bill To:

C/O RICHARD SLAUGHTER

Phone No.

HM 302-1186 OFFICE 472-4483

Address:

6104 HIGHLANDALE

Cust. Order No.

RICHARD

City:

AUSTIN TX. 78731

Order Taken By:

DAVID

Combo:

1225

Key:

1836

Circuit Breaker Location:

Date Ordered:

12-18-00

Description of Work:

INSTALL PRESSURE TANK AT WELL BY STABLE

Promised:

ASAP

A.M.

P.M.

(1) Labor Plus

SENT

12/20/00

(2) Extended Warranty

INITIAL

(3) Tank Warranty

INV. No. 2-11906

(4) ESP Tank Info.

(5) Press. Tank Checklist

(6) Labor to Change Tank

(7) Lightning Damage Form

(8) Sales Tax Exempt Form

Pressure Tank-Date Installed 11-17-00Condition: (P) G F P Serl. # 13435099

Internal Air:

Pressure 35 PSI @ 0 PSICut-On PSI 40 Cut-Off PSI 60

Air Volume Control:

Type _____ Condition: G F P

Drained _____

Pressure Controls:

Switch-Condition: N G F P

Contacts-Cleaned _____ Replaced _____

Gauge-Checked _____ Replaced _____

Power Components:

Control Box-Type FRANKLIN Model 5 HP BOX DELUXECondition: N (G) P F

Contactor:

Type _____ CL _____ Model _____

Coil Volt. _____ Part No. _____

Contacts-Cleaned _____ Replaced _____

Motor Starter:

Type _____ CL _____ Model _____

Coil. Volt. _____ Part No. _____

Heater Size _____

Contacts-Cleaned _____ Replaced _____

Motor:

Running AMPS _____

Windings: Y-B B-R R-Y

OHMS X 1 _____

Resistance to Ground: R B Y

OHMS X 100,000 _____

Well Seal:

Type SIMMONS 8" X 1 1/4"

Condition: N G F P

Insulation: N G F P

Technical Comments: _____

Serviceman: _____

STARTED-DATE 12-19-00COMPLETED 12-19-00

Well-Date Drilled(Recond.)

5-18-00

-Depth ()

443'

-I.D. ()

8"

-Flow Rate

50 GPM

Casing-Size/Type/Depth

8" SCH 40 PVC 25'

-Size/Type/Depth

Water Strata Depth

378'-438'

Static Water Level

198'

Pump-Installation Date

10-5-00

Motor-H.P.

5 HP

-Brand

FRANKLIN

-Voltage/Phase

230V 1PH

-Serial No.

99M18 15-0200 A.P.

Pump End-Brand

Goulds

-Model No.

25GS50

-Serial No.

F0040416 A.P.

Drop Pipe-Depth

400'

-Size

1 1/4"

-Type/Coupling

SCH 80 PVC / BRASS

Pump Cable-Size/Type

8/4 FT / 6/4 FT

-Depth

280' / 125'

Press. Tank-Size/Type

W X 302

Power Cable-Size/Type

GENERATOR

-Length

Pump Application

LIVESTOCK

Brand of Pump Replaced

N/A

Lightning Arrestor

N/A



OWNER: SLAUGHTER RANCH

LOCATION: WELL PUMP #4 SERV. I.D.

SLAUGHTER #4

Bill To: C/O RICHARD SLAUGHTER

Phone No. OFFICE 472-4483 H/A 302-1186

(1) Labor Plus ☒ SENT 10/17/00(2) Extended Warranty ☒ INITL 3AN

Address: 6104 HIGHLANDALE

MOBILE 963-0110

Cust. Order No. RICHARD

(3) Tank Warranty ☐ INV. No. 2-11531

City: AUSTIN TX. 78731

Order Taken By: RAY

(4) ESP Tank Info. ☐

Combo: Key: Circuit Breaker Location:

Date Ordered: 10-4-00

(5) Press. Tank Checklist ☐(6) Labor to Change Tank ☐(7) Lightning Damage Form ☐(8) Sales Tax Exempt Form ☐

1225

Description of Work:

Promised: 10-5-00 A.M.

Pressure Tank-Date Installed

Condition: N G F P Serl.#

INSTALL NEW PUMP

Internal Air:

Pressure PSI @ 0 PSI

Cut-On PSI Cut-Off PSI

Air Volume Control:

Type Condition: G F P

Drained

Pressure Controls:

Switch-Condition: N G F P

Contacts-Cleaned Replaced

Gauge-Checked Replaced

Power Components:

Control Box-Type 5HP Model Franklin

Condition: ☒ G P F 12blw2

Contractor:

Type CL Model

Coil Volt. Part No.

Contacts-Cleaned Replaced

Motor Starter:

Type CL Model

Coil. Volt. Part No.

Heater Size

Contacts-Cleaned Replaced

Motor:

Running AMPS

Windings: Y-B B-R R-Y

OHMS X 1

Resistance to Ground: R B Y

OHMS X 100,000

Well Seal:

Type 842 51 AMPS

Condition: ☒ G F P

Insulation: N G F P

Technical Comments:

STARTED-DATE 10-13-00 COMPLETED 10-13-00

Well-Date Drilled(Recond.) 5-18-00

-Depth () 343'

-I.D. () 7"

-Flow Rate 100 GPM

Casing-Size/Type/Depth 8" SCH 40 PVC 26'

-Size/Type/Depth

Water Strata Depth 328' - 340'

Static Water Level 180'

Pump-Installation Date 10-13-00

Motor-H.P. 5 HP

-Brand FRANKLIN

-Voltage/Phase 230V 1PH

-Serial No. 00C1809-0135 A.P.

Pump End-Brand GOULDS

-Model No. 336550

-Serial No. G0016271 A.P.

Drop Pipe-Depth 315'

-Size 2"

-Type/Coupling GALV.

Pump Cable-Size/Type 8/4 FT / 6/4 FT

-Depth 280' / 40'

Press. Tank-Size/Type NONE

Power Cable-Size/Type GENERATOR

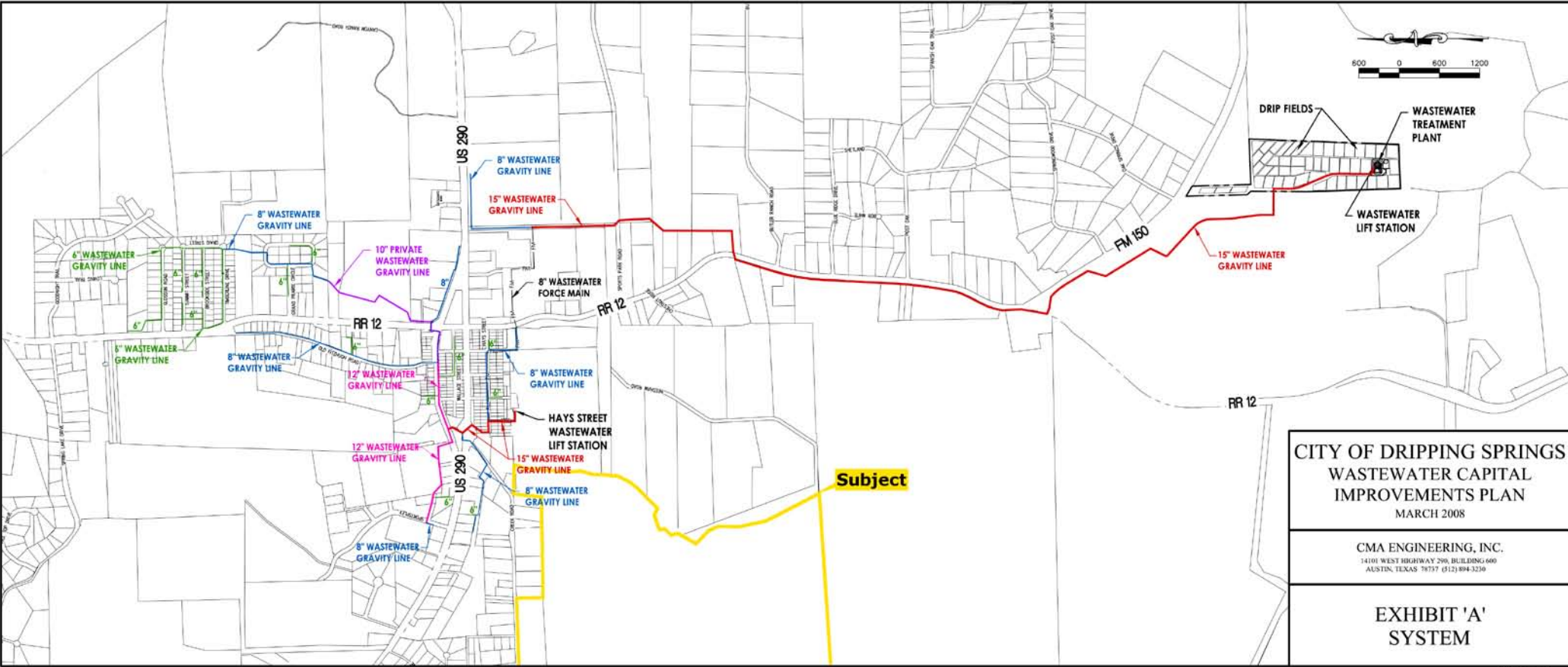
-Length

Pump Application LIVESTOCK

Brand of Pump Replaced N/A

Lightning Arrestor N/A

Serviceman:



H-E-B to break ground on Dripping Springs store

AMERICAN-STATESMAN STAFF

Thursday, August 13, 2009

H.E. Butt Grocery Co. said Wednesday that it will start work this fall on a Dripping Springs store that has been in the works for three years.

The 68,000-square-foot store will be at U.S. 290 and Rob Shelton Boulevard.

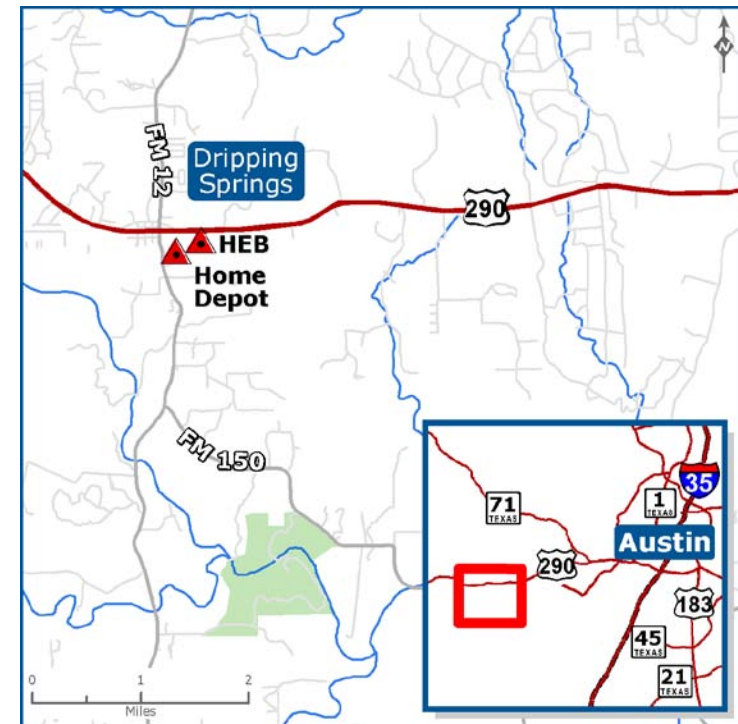
“This hopefully will keep a lot of residents shopping in their own community,” H-E-B spokeswoman Leslie Lockett said.

The supermarket is to be part of Dripping Springs’ largest commercial development, a 55-acre project that includes a Home Depot and offices of Chase and Broadway banks.

The Dripping Springs City Council approved plans for project in September 2006. The Home Depot opened last year.

H-E-B’s plans for the store include a gas station and car wash, a drive-through pharmacy, a sushi bar and a bakery. The store, to be staffed by 300 employees, also will stock items from the grocery chain’s Central Market brand.

H-E-B is finalizing construction bids, Lockett said.



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.

Buyer, Seller, Landlord or Tenant

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. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP-K

