

# Authentic Mexican Hacienda Ranch Estate Dripping Springs, TX



Inspired by the design of a 19th century Mexican hacienda, this gated ranch mixes the warmth and beauty of a traditional Mexican estate with the all the comforts and luxuries of a modern home. Along with incredible views, the land includes horse stables, cleared pastures and the 2/1 remodeled original McGregor homestead.

## Price Options :

**51 Acres for \$2,500,000**

**36 Acres for \$2,250,000**

**[www.DMTX.com](http://www.DMTX.com)**



The Dave Murray Team  
Coldwell Banker United, Realtors  
512-751-6060  
[Dave@DMTX.com](mailto:Dave@DMTX.com)



# Authentic Mexican Hacienda Ranch Estate Fact Sheet



## Main Home:

- 5,485 SF Mexican hacienda inspired main home
- Exterior composed of compressed, hand-cut 18 inch square blocks, each weighing over 160 lbs.
- Clay roof tiles and surrounding stone columns hand made in Mexico
- Custom tile entryway
- Foyer with antique cypress door, vaulted dome with hand painted fresco and hand cut mesquite floors
- Great room with 17 ft. ceilings, faux finish walls with hand stenciled borders, scored and stained concrete floors, stone fireplace and glass doors to patios
- Open dining area in great room
- Huge remodeled chef's kitchen includes center island with breakfast bar, custom Mosaico tile floors, recent high end appliances
- Climate controlled wine storage off kitchen

- Master suite with custom tile floors, doors to patio
- Remodeled master bath with imported custom vanities, garden tub, separate shower, walk-in closet
- Family room with stone fireplace and patio doors
- Study/office could also serve as another living area
- 2 other bedrooms and 3 full baths each with custom tile work
- Media room with surround sound, elevated theater seating
- Covered patio with custom Mosaico tile floors runs entire length of back of home
- Back features flagstone courtyard with custom fountain
- Heated pool and spa with waterfall
- Covered cabana with dining area and kitchen including Wolf range and refrigerator
- Oversized 3 car garage
- Full size lighted tennis courts



# Authentic Mexican Hacienda Ranch Estate

## Fact Sheet (Continued)

### Barn/Guest homes:

- 3 stall barn with storage and tack room
- Guest home above barn includes living area, office and full bath
- 2/1 guest home remodeled from original McGregor homestead
- Guest home includes concrete floors, limestone walls, kitchen, living with stone fireplace
- Separate entry to guest home at 2801 McGregor Rd

### Land/Utilities:

- Manicured, irrigated landscaping surrounds grounds around main home
- 51 acres are fully fenced and gated
- Grounds surrounding main home are fully fenced and gated
- Custom lighting surrounds main home
- Fenced, Irrigated vegetable and flower garden with raised beds and green house
- Fenced and cross-fenced paddocks for horses
- Riding arena next to barn
- 33,000 gallon rain water collection system for main home and barn
- Separate well, septic at guest home





MONIES TO BE VESTED IN:  
1. Section I  
 Peter S. Vigilano & Susan E. White  
 Vol. 1100, Pg. 859, OPRHCT  
2. Section II-B  
 Peter S. Vigilano & Susan E. Vigilano  
 Vol. 1317, Pg. 502, OPRHCT

$\alpha = 2^\circ$   
 $\beta = 38^\circ 48' 18''$   
 $\gamma = 151^\circ 1$   
 $\delta = 165.96'$   
 $OB = N 19^\circ 56' 09'' W$   
 $\epsilon = 162.6'$

This tract is not zoned or localised here in future zoning also associated by 100-Year flood as described in the Flood Hazard Property Management Agency Flood Risk Area Report for this county, Texas and the respective Area Flood Number 18897-0101-0102-0103-0104-0105-0106-0107-0108-0109-0110-0111-0112-0113-0114-0115-0116-0117-0118-0119-0120-0121-0122-0123-0124-0125-0126-0127-0128-0129-0130-0131-0132-0133-0134-0135-0136-0137-0138-0139-0140-0141-0142-0143-0144-0145-0146-0147-0148-0149-0150-0151-0152-0153-0154-0155-0156-0157-0158-0159-0160-0161-0162-0163-0164-0165-0166-0167-0168-0169-0170-0171-0172-0173-0174-0175-0176-0177-0178-0179-0180-0181-0182-0183-0184-0185-0186-0187-0188-0189-0190-0191-0192-0193-0194-0195-0196-0197-0198-0199-0200-0201-0202-0203-0204-0205-0206-0207-0208-0209-0210-0211-0212-0213-0214-0215-0216-0217-0218-0219-0220-0221-0222-0223-0224-0225-0226-0227-0228-0229-0230-0231-0232-0233-0234-0235-0236-0237-0238-0239-0240-0241-0242-0243-0244-0245-0246-0247-0248-0249-0250-0251-0252-0253-0254-0255-0256-0257-0258-0259-0260-0261-0262-0263-0264-0265-0266-0267-0268-0269-0270-0271-0272-0273-0274-0275-0276-0277-0278-0279-0280-0281-0282-0283-0284-0285-0286-0287-0288-0289-0290-0291-0292-0293-0294-0295-0296-0297-0298-0299-0300-0301-0302-0303-0304-0305-0306-0307-0308-0309-0310-0311-0312-0313-0314-0315-0316-0317-0318-0319-0320-0321-0322-0323-0324-0325-0326-0327-0328-0329-0330-0331-0332-0333-0334-0335-0336-0337-0338-0339-0340-0341-0342-0343-0344-0345-0346-0347-0348-0349-0350-0351-0352-0353-0354-0355-0356-0357-0358-0359-0360-0361-0362-0363-0364-0365-0366-0367-0368-0369-0370-0371-0372-0373-0374-0375-0376-0377-0378-0379-0380-0381-0382-0383-0384-0385-0386-0387-0388-0389-0390-0391-0392-0393-0394-0395-0396-0397-0398-0399-0400-0401-0402-0403-0404-0405-0406-0407-0408-0409-0410-0411-0412-0413-0414-0415-0416-0417-0418-0419-0420-0421-0422-0423-0424-0425-0426-0427-0428-0429-0430-0431-0432-0433-0434-0435-0436-0437-0438-0439-0440-0441-0442-0443-0444-0445-0446-0447-0448-0449-0450-0451-0452-0453-0454-0455-0456-0457-0458-0459-0460-0461-0462-0463-0464-0465-0466-0467-0468-0469-0470-0471-0472-0473-0474-0475-0476-0477-0478-0479-0480-0481-0482-0483-0484-0485-0486-0487-0488-0489-0490-0491-0492-0493-0494-0495-0496-0497-0498-0499-0500-0501-0502-0503-0504-0505-0506-0507-0508-0509-0510-0511-0512-0513-0514-0515-0516-0517-0518-0519-0520-0521-0522-0523-0524-0525-0526-0527-0528-0529-0530-0531-0532-0533-0534-0535-0536-0537-0538-0539-0540-0541-0542-0543-0544-0545-0546-0547-0548-0549-0550-0551-0552-0553-0554-0555-0556-0557-0558-0559-0560-0561-0562-0563-0564-0565-0566-0567-0568-0569-0570-0571-0572-0573-0574-0575-0576-0577-0578-0579-0580-0581-0582-0583-0584-0585-0586-0587-0588-0589-0590-0591-0592-0593-0594-0595-0596-0597-0598-0599-0600-0601-0602-0603-0604-0605-0606-0607-0608-0609-0610-0611-0612-0613-0614-0615-0616-0617-0618-0619-0620-0621-0622-0623-0624-0625-0626-0627-0628-0629-0630-0631-0632-0633-0634-0635-0636-0637-0638-0639-0640-0641-0642-0643-0644-0645-0646-0647-0648-0649-0650-0651-0652-0653-0654-0655-0656-0657-0658-0659-0660-0661-0662-0663-0664-0665-0666-0667-0668-0669-0670-0671-0672-0673-0674-0675-0676-0677-0678-0679-0680-0681-0682-0683-0684-0685-0686-0687-0688-0689-0690-0691-0692-0693-0694-0695-0696-0697-0698-0699-0700-0701-0702-0703-0704-0705-0706-0707-0708-0709-0710-0711-0712-0713-0714-0715-0716-0717-0718-0719-0720-0721-0722-0723-0724-0725-0726-0727-0728-0729-0730-0731-0732-0733-0734-0735-0736-0737-0738-0739-0740-0741-0742-0743-0744-0745-0746-0747-0748-0749-0750-0751-0752-0753-0754-0755-0756-0757-0758-0759-0760-0761-0762-0763-0764-0765-0766-0767-0768-0769-0770-0771-0772-0773-0774-0775-0776-0777-0778-0779-0780-0781-0782-0783-0784-0785-0786-0787-0788-0789-0790-0791-0792-0793-0794-0795-0796-0797-0798-0799-0800-0801-0802-0803-0804-0805-0806-0807-0808-0809-0810-0811-0812-0813-0814-0815-0816-0817-0818-0819-0820-0821-0822-0823-0824-0825-0826-0827-0828-0829-0830-0831-0832-0833-0834-0835-0836-0837-0838-0839-0840-0841-0842-0843-0844-0845-0846-0847-0848-0849-0850-0851-0852-0853-0854-0855-0856-0857-0858-0859-0860-0861-0862-0863-0864-0865-0866-0867-0868-0869-0870-0871-0872-0873-0874-0875-0876-0877-0878-0879-0880-0881-0882-0883-0884-0885-0886-0887-0888-0889-0890-0891-0892-0893-0894-0895-0896-0897-0898-0899-0900-0901-0902-0903-0904-0905-0906-0907-0908-09

N 88°45'47" E

1997

1917

[illegible]

LOT 31  
5.75 ACRES

NOTE:  
Rock Flatwork is NOT shown on this plat.

$\Delta = 51^{\circ}49'35''$   
 $R = 270.00'$   
 $\angle = 24 + 23'$   
 CB = A,  $85^{\circ}16'05''$  W  
 C = 235.99

[illegible]

100) Survey reflects and is limited to those easements inside and adjacent to the ground and those easements of record called out on First American Title Insurance Company Title Commitment Of No. 00331109, effective April 17, 2003, at 8:00 a.m., issued by Heritage Title Company, May 6, 2003, at 8:00 a.m. The following is a partial listing of specific exceptions cited on Schedule B of said Title Commitment and their effect on the property shown hereon:

1) Restrictive Covenants, Vol. 109A, Pg. 583, and Vol. 117B, Pg. 852, PRRHCT, Vol. 7, Pg. 1, PRRCT

10a) Public utility easement 20 feet wide along the front property line and 7.5 feet wide along side and rear property lines Vol. 7, Pg. 1, PRRCT, as shown hereon.

10e) Ten (10) foot public utility easement along south end east 1/4 sec. 6, T. 241, PRRHCT, as shown hereon.

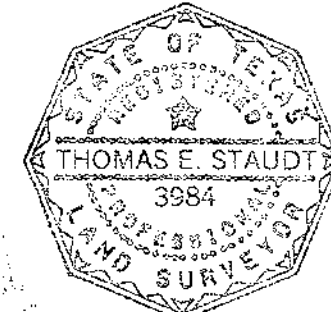
For "Timothy W. Reed, Sheriff, 18 Years and Change," a 1900 photograph of a man in a suit and tie, with a mustache, looking slightly to the left.


[illegible]

Th. P. Lee

[illegible]

5/27/03




**SEALED AIR CORPORATION, INC.**  
 10000 W. 15th Avenue  
 Golden, CO 80401  
 (303) 239-2100  
 Telex: 154000 Sealed Air Corp.

[illegible]

104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 11

*Journal of Interpersonal Violence* 26(10) 1978–1997  
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## Property Detail Report

Subject Property

**2701 Mcgregor Ln**  
**Dripping Springs, TX 78620-3568**  
**Hays County**

**Owner Info:**

Owner Name : <b>Heard Timothy W</b>	Tax Billing City & State : <b>Dripping Springs TX</b>
Owner Name 2 : <b>Heard Shana M</b>	Tax Billing Zip : <b>78620</b>
Tax Billing Address : <b>2701 Mcgregor Ln</b>	Tax Billing Zip+4 : <b>3568</b>

**Location Info:**

School District : <b>Dripping Springs ISD</b>	Flood Zone Panel : <b>4803210085F</b>
MLS Area : <b>HD</b>	Panel Date : <b>09/02/2005</b>
Subdivision : <b>Madrone Ranch Sec 01</b>	Flood Zone Code : <b>X</b>
Census Tract : <b>108.01</b>	Lot : <b>3</b>
Census Block : <b>5</b>	Legal Description : <b>Madrone Ranch Sec 1, Lot Pt Of 3, Acres 26.389, (0.50 Ac @ Mkt)</b>
Carrier Route : <b>H003</b>	Mapsc0 : <b>244-N</b>

**Tax Info:**

Parcel ID : <b>1150950000003004</b>	Tax Appraisal Area : <b>GHA</b>
% Improv : <b>56%</b>	

**Assessment & Tax:**Assessment

Assessment Year :	2007	2008	2009
Assessment Type :	<b>Certified</b>	<b>Certified</b>	<b>Certified</b>
Mkt Value - Total :	<b>\$387,450</b>	<b>\$390,730</b>	<b>\$385,780</b>
Mkt Value - Land :	<b>\$173,540</b>	<b>\$173,750</b>	<b>\$171,100</b>
Mkt Value - Improved :	<b>\$213,910</b>	<b>\$216,980</b>	<b>\$214,680</b>
Assd Value - Total :	<b>\$219,590</b>	<b>\$222,870</b>	<b>\$220,440</b>
Yr-to-Yr Assd Value			
Change (\$) :		<b>\$3,280</b>	<b>-\$2,430</b>
Yr-to-Yr Assd Value			
Change (%) :		<b>1.4%</b>	<b>-1.0%</b>

Tax

Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est. :	<b>2007</b>	<b>\$4,315</b>			
Total Tax - Est. :	<b>2008</b>	<b>\$4,537</b>	<b>\$222</b>	<b>5.1%</b>	
Total Tax - Est. :	<b>2009</b>	<b>\$4,529</b>	<b>-\$8</b>	<b>-0.1%</b>	<b>2.054600</b>
North Hays County Esd #1 :		<b>\$55</b>			<b>0.024900</b>
Hays County Esd #6 :		<b>\$155</b>			<b>0.070500</b>
Hays County :		<b>\$922</b>			<b>0.418100</b>
Special Road Dist :		<b>\$113</b>			<b>0.051100</b>
Dripping Springs Isd :		<b>\$3,285</b>			<b>1.490000</b>

**Characteristics:**

Universal Land Use : <b>Commercial (Nec)</b>	County Land Use : <b>Commercial - Real Property</b>
Lot Acres : <b>26.389</b>	

**Sales History:**


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Recording Date :	<b>06/19/2003</b>	
Sale/Settlement Date :	<b>06/11/2003</b>	<b>09/02/1994</b>
Buyer Name :	<b>Heard Timothy W &amp; Shana M</b>	<b>Heard Timothy W &amp; Shana M</b>
Seller Name :	<b>Vigliano Peter S &amp; Susan E</b>	<b>Owner Record</b>
Document No :	<b>2244-49</b>	<b>1100-859</b>
Document Type :	<b>Warranty Deed</b>	<b>Deed (Reg)</b>

**Mortgage History:**


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Mortgage Date :	<b>06/19/2003</b>	<b>06/19/2003</b>	<b>05/03/2002</b>	<b>01/03/2002</b>
Mortgage Amt :	<b>\$750,000</b>	<b>\$150,000</b>	<b>\$99,900</b>	<b>\$421,900</b>
Mortgage Lender :	<b>Lending Co Inc</b>	<b>Lending Co Inc</b>	<b>Wells Fargo Bk/Tx Na</b>	<b>Wells Fargo Hm Mtg Inc</b>
Mortgage Type :	<b>Conventional</b>	<b>Conventional</b>	<b>Conventional</b>	<b>Conventional</b>

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Courtesy of Dave Murray  
ACTRIS

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The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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## Property Detail Report

Subject Property

**2801 McGregor Ln**  
**Dripping Springs, TX 78620-4073**  
**Hays County**

**Owner Info:**

Owner Name : <b>Heard Timothy W</b>	Tax Billing City & State : <b>Dripping Springs TX</b>
Owner Name 2 : <b>Heard Shana M</b>	Tax Billing Zip : <b>78620</b>
Tax Billing Address : <b>2701 McGregor Ln</b>	Tax Billing Zip+4 : <b>3568</b>

**Location Info:**

School District : <b>Dripping Springs ISD</b>	Flood Zone Panel : <b>4803210085F</b>
MLS Area : <b>HD</b>	Panel Date : <b>09/02/2005</b>
Subdivision : <b>Madrone Ranch Sec 02 A</b>	Flood Zone Code : <b>X</b>
Census Tract : <b>108.01</b>	Lot : <b>4</b>
Census Block : <b>5</b>	Legal Description : <b>Madrone Ranch Sec II A</b>
	<b>Lot 4 15.565 Ac</b>
Carrier Route : <b>H003</b>	Mapscot : <b>244-N</b>

**Tax Info:**

Parcel ID : <b>115097002A004004</b>	Tax Appraisal Area : <b>GHA</b>
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**Assessment & Tax:**Assessment

Assessment Year :	<b>2007</b>	<b>2008</b>	<b>2009</b>
Assessment Type :	<b>Certified</b>	<b>Certified</b>	<b>Certified</b>
Mkt Value - Total :	<b>\$119,280</b>	<b>\$119,280</b>	<b>\$119,280</b>
Mkt Value - Land :	<b>\$119,280</b>	<b>\$119,280</b>	<b>\$119,280</b>
Assd Value - Total :	<b>\$119,280</b>	<b>\$119,280</b>	<b>\$119,280</b>

Tax

Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est. :	<b>2007</b>	<b>\$2,344</b>			
Total Tax - Est. :	<b>2008</b>	<b>\$2,428</b>	<b>\$84</b>	<b>3.5%</b>	
Total Tax - Est. :	<b>2009</b>	<b>\$2,451</b>	<b>\$23</b>	<b>0.9%</b>	<b>2.054600</b>
North Hays County Esd #1 :		<b>\$30</b>			<b>0.024900</b>
Hays County Esd #6 :		<b>\$84</b>			<b>0.070500</b>
Hays County :		<b>\$499</b>			<b>0.418100</b>
Special Road Dist :		<b>\$61</b>			<b>0.051100</b>
Dripping Springs Isd :		<b>\$1,777</b>			<b>1.490000</b>

**Characteristics:**

Universal Land Use : <b>Vacant Land (Nec)</b>	County Land Use : <b>Vacant-Platted-Lot-Rural</b>
Lot Acres : <b>15.656</b>	

**Sales History:**

Recording Date : <b>07/22/2004</b>		
Sale/Settlement Date : <b>07/14/2004</b>	<b>09/30/1997</b>	<b>04/19/1997</b>
Nominal :	<b>Y</b>	
Buyer Name : <b>Heard Timothy &amp; Shana</b>	<b>Brannon Daniel J</b>	<b>Heard Timothy W &amp; Shana M</b>

Seller Name :	<b>Brannon Daniel</b>	<b>Brannon Daniel J &amp; Robin D</b>	<b>Gulfmont Mgmt</b>
Document No :	<b>2510-170</b>	<b>1349-310</b>	<b>1149-47</b>
Document Type :	<b>Warranty Deed</b>	<b>Warranty Deed</b>	<b>Deed (Reg)</b>

**Mortgage History:**

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Mortgage Date :	<b>07/10/2008</b>	<b>07/22/2004</b>
Mortgage Amt :	<b>\$300,000</b>	<b>\$300,000</b>
Mortgage Lender :	<b>* Other Institutional Lenders</b>	<b>First St Bk/Bremond</b>
Mortgage Type :	<b>Conventional</b>	<b>Conventional</b>

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Courtesy of Dave Murray  
ACTRIS

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## Property Detail Report

Subject Property

### Hays County

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**Owner Info:**

Owner Name : <b>Heard Timothy W</b>	Tax Billing City & State : <b>Dripping Springs TX</b>
Owner Name 2 : <b>Heard Shana M</b>	Tax Billing Zip : <b>78620</b>
Tax Billing Address : <b>2701 McGregor Ln</b>	Tax Billing Zip+4 : <b>3568</b>

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**Location Info:**

School District : <b>Dripping Springs ISD</b>	Census Block : <b>5</b>
MLS Area : <b>HD</b>	Lot : <b>31</b>
Subdivision : <b>Madrone Ranch Sec 02 A</b>	Legal Description : <b>Madrone Ranch Sec li-B, Lot 31, Acres 5.754</b>
Census Tract : <b>108.01</b>	

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**Tax Info:**

Parcel ID : <b>115097002B031004</b>	Tax Appraisal Area : <b>GHA</b>
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**Assessment & Tax:**
Assessment

Assessment Year :	2007	2008	2009
Assessment Type :	Certified	Certified	Certified
Mkt Value - Total :	\$55,220	\$55,220	\$55,220
Mkt Value - Land :	\$55,220	\$55,220	\$55,220
Assd Value - Total :	\$55,220	\$55,220	\$55,220

Tax

Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est. :	2007	\$1,085			
Total Tax - Est. :	2008	\$1,124	\$39	3.5%	
Total Tax - Est. :	2009	\$1,135	\$11	0.9%	2.054600
North Hays County Esd #1 :		\$14			0.024900
Hays County Esd #6 :		\$39			0.070500
Hays County :		\$231			0.418100
Special Road Dist :		\$28			0.051100
Dripping Springs Isd :		\$823			1.490000

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**Characteristics:**

Universal Land Use : <b>Vacant Land (Nec)</b>	County Land Use : <b>Vacant-Platted-Lot-Rural</b>
Lot Acres : <b>5.754</b>	

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**Sales History:**

Recording Date : <b>06/19/2003</b>	
Sale/Settlement Date : <b>06/11/2003</b>	<b>05/16/1997</b>
Buyer Name : <b>Heard Timothy W &amp; Shana M</b>	<b>Heard Timothy W &amp; Shana M</b>
Seller Name : <b>Vigliano Peter S &amp; Susan E</b>	<b>Gulfmont Mgmt</b>
Document No : <b>2244-49</b>	<b>1317-502</b>
Document Type : <b>Warranty Deed</b>	<b>Deed (Reg)</b>

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**Mortgage History:**

Mortgage Date :	<b>06/19/2003</b>	<b>06/19/2003</b>
Mortgage Amt :	<b>\$750,000</b>	<b>\$150,000</b>
Mortgage Lender :	<b>Lending Co Inc</b>	<b>Lending Co Inc</b>
Mortgage Type :	<b>Conventional</b>	<b>Conventional</b>

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ACTRIS

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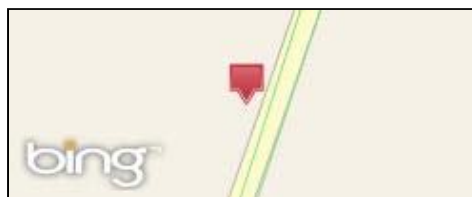
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## Property Detail Report

Subject Property

**2701 McGregor Ln**  
**Dripping Springs, TX 78620-3568**  
**Hays County**



### Owner Info:

Owner Name : <b>Heard Timothy W</b>	Tax Billing City & State : <b>Dripping Springs TX</b>
Owner Name 2 : <b>Heard Shana M</b>	Tax Billing Zip : <b>78620</b>
Tax Billing Address : <b>2701 McGregor Ln</b>	Tax Billing Zip+4 : <b>3568</b>

### MLS Listing Info:

ML # : <b>4852221</b>	Original List Price : <b>\$2,500,000</b>
Status : <b>Active</b>	List Price : <b>\$2,500,000</b>
Area : <b>HD</b>	Listing Office Name : <b>Coldwell Banker United Realtor</b>
List Date : <b>08/14/2010</b>	Listing Agent Name : <b>340639-Dave Murray</b>

### Location Info:

School District : <b>Dripping Springs ISD</b>	Flood Zone Panel : <b>4803210085F</b>
MLS Area : <b>HD</b>	Panel Date : <b>09/02/2005</b>
Subdivision : <b>Madrone Ranch Sec 01</b>	Flood Zone Code : <b>X</b>
Census Tract : <b>108.01</b>	Lot : <b>3</b>
Census Block : <b>5</b>	Legal Description : <b>Madrone Ranch Sec 1, Lot Pt Of 3, Acres 3.48</b>
Carrier Route : <b>H003</b>	Mapsc0 : <b>246-N</b>

### Tax Info:

Parcel ID : <b>1150950000003014</b>	Exemption : <b>Homestead</b>
% Improv : <b>93%</b>	Tax Appraisal Area : <b>GHA</b>

### Assessment & Tax:

#### Assessment

Assessment Year :	<b>2007</b>	<b>2008</b>	<b>2009</b>
Assessment Type :	<b>Certified</b>	<b>Certified</b>	<b>Certified</b>
Mkt Value - Total :	<b>\$535,540</b>	<b>\$549,330</b>	<b>\$538,990</b>
Mkt Value - Land :	<b>\$35,900</b>	<b>\$35,900</b>	<b>\$35,900</b>
Mkt Value - Improved :	<b>\$499,640</b>	<b>\$513,430</b>	<b>\$503,090</b>
Assd Value - Total :	<b>\$535,540</b>	<b>\$549,330</b>	<b>\$538,990</b>
Yr-to-Yr Assd Value Change (\$):		<b>\$13,790</b>	<b>-\$10,340</b>
Yr-to-Yr Assd Value Change (%):		<b>2.5%</b>	<b>-1.8%</b>

#### Tax

Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est. :	<b>2007</b>	<b>\$10,524</b>			
Total Tax - Est. :	<b>2008</b>	<b>\$11,183</b>	<b>\$659</b>	<b>6.2%</b>	
Total Tax - Est. :	<b>2009</b>	<b>\$11,074</b>	<b>-\$109</b>	<b>-0.9%</b>	<b>2.054600</b>
North Hays County Esd #1 :		<b>\$134</b>			<b>0.024900</b>
Hays County Esd #6 :		<b>\$380</b>			<b>0.070500</b>

Hays County :	\$2,254	0.418100
Special Road Dist :	\$275	0.051100
Dripping Springs Isd :	\$8,031	1.490000

**Characteristics:**

(MLS data below displayed in grey)

Universal Land Use : <b>Farms</b>	County Land Use : <b>Farm-Ranch Sngl Fam</b>
Lot Acres : <b>3.48</b>	Building Sq Ft : <b>4,296   5,485</b>
Gross Bldg Area : <b>4,296   51</b>	Stories : <b>2</b>
Bedrooms : <b>3</b>	Year Built : <b>1998</b>
Full Baths : <b>4</b>	

**Sales History:**

Recording Date : <b>06/19/2003</b>	
Sale/Settlement Date : <b>06/11/2003</b>	<b>09/02/1994</b>
Buyer Name : <b>Heard Timothy W &amp; Shana M</b>	<b>Heard Timothy W &amp; Shana M</b>
Seller Name : <b>Vigliano Peter S &amp; Susan E</b>	<b>Owner Record</b>
Document No : <b>2244-49</b>	<b>1100-859</b>
Document Type : <b>Warranty Deed</b>	<b>Deed (Reg)</b>

**Mortgage History:**

Mortgage Date : <b>06/19/2003</b>	<b>06/19/2003</b>
Mortgage Amt : <b>\$750,000</b>	<b>\$150,000</b>
Mortgage Lender : <b>Lending Co Inc</b>	<b>Lending Co Inc</b>
Mortgage Type : <b>Conventional</b>	<b>Conventional</b>

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Courtesy of Dave Murray  
ACTRIS

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# AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE (ACTRIS) SELLER'S DISCLOSURE NOTICE

THIS FORM IS FURNISHED BY THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE FOR USE BY ITS PARTICIPANTS.

**NOTE: EFFECTIVE JANUARY 1, 1994, SECTION 5.008 OF THE TEXAS PROPERTY CODE REQUIRES A SELLER OF RESIDENTIAL REAL PROPERTY OF NOT MORE THAN ONE DWELLING UNIT TO DELIVER A COPY OF THE SELLER'S DISCLOSURE NOTICE, COMPLETE TO THE BEST OF THE SELLER'S BELIEF AND KNOWLEDGE, TO A PURCHASER ON OR BEFORE THE EFFECTIVE DATE OF A CONTRACT FOR THE SALE OF THE PROPERTY. IF A CONTRACT IS ENTERED INTO WITHOUT THE SELLER PROVIDING THE NOTICE, THE BUYER MAY TERMINATE THE CONTRACT FOR ANY REASON WITHIN SEVEN (7) DAYS AFTER RECEIVING THE NOTICE. IF INFORMATION REQUIRED BY THE NOTICE IS UNKNOWN TO THE SELLER, THE SELLER MAY INDICATE THAT FACT ON THE NOTICE AND THEREBY COMPLY WITH THE REQUIREMENTS OF SECTION 5.008 OF THE TEXAS PROPERTY CODE. This form complies with and contains additional disclosures which exceed the minimum required by the Code**

CONCERNING THE PROPERTY AT 2701 McGregor Lane, Dripping Spring  
(Street Address and City)

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 PURCHASER 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, how long since Seller has occupied the Property? \_\_\_\_\_

Seller ☐ is ☐ is not knowledgeable of the current condition of the Property.

The Property ☐ is ☐ is not currently leased and ☐ has ☐ has not been leased in the last two (2) years.

If leased, how long? \_\_\_\_\_

During the last year the Property ☐ has ☐ has not been vacant.

If yes, how long was the Property vacant? \_\_\_\_\_

## 1. FEATURES AND EQUIPMENT (Mark all appropriate items that EXIST and their WORKING CONDITION):

**NOTE: This notice does not establish which items will or will not be conveyed.**

**The terms of the TREC Contract will determine which items will and will not be conveyed.**

Y = Yes, N = No, U = Unknown

Exists	Item	Working Condition			Additional Information	
<input checked="" type="checkbox"/>	Bathroom Heater	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	# 5	<input checked="" type="checkbox"/> [E] <input type="checkbox"/> [G]
<input checked="" type="checkbox"/>	Cable TV Wiring	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/>	Carport	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> U	# of Spaces	Attached <input type="checkbox"/> [Y] <input type="checkbox"/> [N]
<input checked="" type="checkbox"/>	Carbon Monoxide Detector	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input checked="" type="checkbox"/> U	#	
<input checked="" type="checkbox"/>	Central Air Conditioning	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	# 4	<input checked="" type="checkbox"/> [E] <input type="checkbox"/> [G]
<input checked="" type="checkbox"/>	Central Heating	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	# 4	<input checked="" type="checkbox"/> [E] <input type="checkbox"/> [G] <input type="checkbox"/> [HP]
<input checked="" type="checkbox"/>	Central Vacuum	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/>	Chimney	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	2	
<input checked="" type="checkbox"/>	Cook Top/Stove	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	<input checked="" type="checkbox"/> [E] <input checked="" type="checkbox"/> [G]	# of Burners Other:
<input checked="" type="checkbox"/>	Deck	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> U	Wood <input type="checkbox"/> Other <input type="checkbox"/>	
<input checked="" type="checkbox"/>	Dishwasher	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/>	Disposal	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/>	Dryer	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	<input checked="" type="checkbox"/> [E] <input type="checkbox"/> [G] <input type="checkbox"/> [110V] <input checked="" type="checkbox"/> [220V]	
<input checked="" type="checkbox"/>	Dryer Hookups	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> U	<input type="checkbox"/> [110V] <input checked="" type="checkbox"/> [220V] <input type="checkbox"/> [G]	
<input checked="" type="checkbox"/>	Emergency Escape Ladder(s)	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> U		
<input checked="" type="checkbox"/>	Evaporative Cooler	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> U	#	
<input checked="" type="checkbox"/>	Fans	<input checked="" type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> U	Ceiling #	Attic # Exhaust # Whole House #

Features and Equipment Continues Next Page

Initialed for Identification by Seller S.H., \_\_\_\_\_ and Buyer \_\_\_\_\_

Page 1 of 8

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Seller's Disclosure Notice Concerning Property At:

Exists	Item	Working Condition			Additional Information
	Fencing	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	Full <input checked="" type="checkbox"/> Partial <input type="checkbox"/> Type: <u>ranch</u>
	Fire Alarm/Detector	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	# <u>5</u>
	Fireplace	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	# <u>2</u>
	Fireplace Logs	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> U	#
	French Drain	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> U	
	Garage	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	Attached: <input checked="" type="radio"/> Y <input type="radio"/> N # Spaces <u>3</u>
	Garage Door Opener	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	# <u>3</u>
	Garage Remote Control	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	# <u>3</u>
	Gas Lighting Fixtures	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> U	#
	Gas Lines	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> U	[NAT] [LP] <u>propane</u>
	Gazebo	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> U	
	Grinder Pump	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> U	
	Ice Machine	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	
	Intercom System	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> U	
	Lawn Sprinkler System	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	Full <input checked="" type="checkbox"/> Partial <input type="checkbox"/> Automatic <input checked="" type="checkbox"/> Manual <input type="checkbox"/>
	Microwave	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	
	Mock Fireplace	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> U	With Chimney <input type="checkbox"/> Without Chimney <input type="checkbox"/>
	Outdoor Grill	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	[NAT] <input checked="" type="radio"/> LP <input type="radio"/> E
	Oven	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	<input checked="" type="radio"/> E <input type="radio"/> G
	Patio	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	Covered <input checked="" type="checkbox"/> Uncovered <input type="checkbox"/>
	Plumbing System	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	
	Pool	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	Inground <input checked="" type="checkbox"/> Above Ground <input type="checkbox"/> Other <input type="checkbox"/>
	Pool Accessories	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	
	Pool Heater	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	
	Pool Maintenance Equip.	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	
	Portable Storage Buildings	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	#
	Public Sewer System	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> U	
	Rain Gutters	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	Full <input type="checkbox"/> Partial <input type="checkbox"/>
	Range	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	[E] [G]
	Refrigerator	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	# <u>3</u>
	Roof Attic Vents	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	
	Satellite Dish System	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	Owned <input checked="" type="checkbox"/> Leased <input type="checkbox"/>
	Sauna	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	# <u>1</u>
	Security System	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	Owned <input checked="" type="checkbox"/> Leased <input type="checkbox"/> Mo. Lease \$
	Septic System/Tank	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	Date Last Pumped: <u>1 year</u>
	Smoke Detector(s)	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	# Hearing Impaired <input type="checkbox"/> <input checked="" type="radio"/> N
	Spa/Hot Tub	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	# <u>1</u>
	Spa Heater	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	# [E] <input checked="" type="radio"/> G [Solar] <u>prop.</u>
	Space Heater	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> U	# [E] [G]
	Speakers	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	
	Specialty Wiring	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	Audio <input checked="" type="checkbox"/> Data <input checked="" type="checkbox"/> Speakers <input type="checkbox"/> Visual <input checked="" type="checkbox"/>
	Sump Pump	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> U	#
	Trash Compactor	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> U	#
	TV Antenna	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> U	#
	Wall/Window A/C	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> U	#
	Washer	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	
	Washer Hookups	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	[110V] <u>220V</u>
	Water Heater	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	# [E] [G] [Solar] <u>on demand + 1 add'l tank</u>
	Water Softener	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	Owned <input type="checkbox"/> Leased <input type="checkbox"/> Mo. Lease/Service Chg \$
	Window Screens	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> U	# Type:
	Other:	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	
	Other:	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> U	

Initialed for Identification by Seller SH, \_\_\_\_\_ and Buyer \_\_\_\_\_, \_\_\_\_\_

Page 2 of 8

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Shana Heard



Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

Explain all No [N] or Unknown [U] answers. Attach additional sheets as necessary. \_\_\_\_\_

THE FOLLOWING PROPERTY IS TO BE EXCLUDED FROM THE SALE: \_\_\_\_\_

**2. UTILITY PROVIDERS and HOMEOWNERS' ASSOCIATION (Fill in names of Suppliers with Telephone Numbers):**

WATER Supply: \_\_\_\_\_ Ph: \_\_\_\_\_

☐ City ☒ Well ☐ Private ☐ MUD☐ WCID ☐ Co-Op ☐ Other 33,000 gal.

GAS Supply: \_\_\_\_\_ Ph: \_\_\_\_\_

☐ Utility ☒ Tank ☐ Bottle ☐ Co-Op

Tank/Bottle Mo. Lease \$ \_\_\_\_\_

WASTEWATER: \_\_\_\_\_ Ph: \_\_\_\_\_

☐ City ☐ Co-Op ☐ MUD ☐ Other☒ Septic

HOA/CONDO ASSOC: \_\_\_\_\_

☒ Mandatory ☐ VoluntaryAssociation Fee \$ 50 per yearHOA's Administrative Transfer Fee of \$ \_\_\_\_\_  
(Fee above shall include all costs of transfer of ownership)

Manager's Name: \_\_\_\_\_

Manager's Telephone: \_\_\_\_\_

ELECTRICITY: PEC Ph: \_\_\_\_\_CABLE TV: Direct TV Ph: \_\_\_\_\_SOLID WASTE PROVIDER: Septic Ph: \_\_\_\_\_**3. PROPERTY DEFECTS/MALFUNCTIONS:**

Are you (Seller) aware of any known defects/malfunctions in any of the following? Mark Yes [Y] if you are aware and mark No [N] if you are not aware.

Exists	Item	Defect/ Malfunction	Exists	Item	Defect/ Malfunction
	Basement	Y <u>(N)</u>		Potable Drinking Water	Y <u>(N)</u>
	Ceilings	Y <u>(N)</u>		Retaining Wall(s)	Y <u>(N)</u>
	Driveway(s)	Y <u>(N)</u>		Roof	Y <u>(N)</u>
	Electrical System(s)	Y <u>(N)</u>		Overlay Shingles: [Y] [N]	
	Exterior Doors	Y <u>(N)</u>		Roof Approximate Age: <u>998</u> Yrs	
	Exterior Walls	Y <u>(N)</u>		Roof Type: <u>Tile</u>	
	Floors	Y <u>(N)</u>		Septic System: Type: <u>arctic</u>	Y <u>(N)</u>
	Foundation: Slab [ ] Pier & Beam [ ]	Y <u>(N)</u>		Sidewalks	Y <u>(N)</u>
	Interior Doors	Y <u>(N)</u>		Stucco	Y <u>(N)</u>
	Interior Walls	Y <u>(N)</u>		Conventional <input checked="" type="checkbox"/> Synthetic [ ] Type:	
	Lighting Fixtures	Y <u>(N)</u>		Underground Electrical Lines	Y <u>(N)</u>
	Outbuildings	Y <u>(N)</u>		Wastewater System	Y <u>(N)</u>
	Plumbing	Y <u>(N)</u>		Windows	Y <u>(N)</u>

Describe Other Structural Components Needing Disclosure: \_\_\_\_\_

If the answer to any of the above in #3 is Yes [Y], explain. Attach additional sheets as necessary. \_\_\_\_\_

Initialed for Identification by Seller SH, \_\_\_\_\_ and Buyer \_\_\_\_\_

Page 3 of 8

Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

**4. CURRENT CONDITIONS OF THE PROPERTY:**

Are you (SELLER) aware of any of the following? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Active Termites	Y	(N)	Fault Lines	Y	(N)
Wood-Destroying Insects	Y	(N)	Landfill	Y	(N)
Termite or Wood Rot Needing Repair	Y	(N)	Subsurface Structure(s)	Y	(N)
Termite Damage	Y	(N)	Pit(s)	Y	(N)
Termite Treatment	Y	(N)	Underground Spring(s)	Y	(N)
Water Penetration of Structure	Y	(N)	Intermittent/Weather Spring(s)	Y	(N)
Structural or Roof Repair	Y	(N)	Underground Storage Tank(s)	Y	(N)
Asbestos Components	Y	(N)	Endangered Species/Habitat on Property	Y	(N)
Urea Formaldehyde Insulation	Y	(N)	Hazardous or Toxic Waste	Y	(N)
Radon Gas	Y	(N)	Diseased Trees <i>Oak wilt</i>	(Y)	(N)
Lead-Based Paint	Y	(N)	Fence Lines Not Corresponding to Property Boundaries	Y	(N)
Aluminum Wiring	Y	(N)	Wetlands on Property	Y	(N)
Foundation Repair	Y	(N)	Unplatted Easement(s)	Y	(N)
Flooding of Land	Y	(N)	Underground Electrical Line(s)	Y	(N)
Improper Drainage or Ponding	Y	(N)	Dampness in Crawl Spaces	Y	(N)
Located in 100-Year Flood Plain	Y	(N)	Water Heater Leak(s)	Y	(N)
Present Flood Insurance Coverage Attach TAR Form 1414 if answer is Yes	Y*	(N)	HVAC System Leak(s) – Overflow Pan or Other Defect	Y	(N)
Settling or Soil Movement	Y	(N)	Other Conditions	Y	(N)

If the answer to any of the above is Yes [Y], explain. Attach additional sheets

*Oak wilt present on  
McGregor Ln. Last treated 2007***5. PREVIOUS CONDITIONS OF THE PROPERTY:**

Are you (SELLER) aware of the following previously defective conditions? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Previous Flooding into the Structure	Y	(N)
Previous Flooding onto the Property	Y	(N)
Previous Fires	Y	(N)
Previous Foundation Repairs	Y	(N)
Previous Roof Repairs	Y	(N)
Previous Treatment for Termites or Wood-Destroying Insects	Y	(N)
Previous Termite or Wood-Destroying Insect Damage Repaired	Y	(N)
Previous Use of Premises for Manufacturer of Methamphetamine	Y	(N)

Other Conditions: \_\_\_\_\_

If the answer to any of the above is Yes [Y], explain. Attach additional sheets as necessary.

**6. SYSTEMS IN NEED OF REPAIR:**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 as necessary.

Initialed for Identification by Seller *SH*, \_\_\_\_\_ and Buyer \_\_\_\_\_, \_\_\_\_\_

Page 4 of 8

Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

**7. MISCELLANEOUS CONDITIONS:**

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 code in effect at the time of construction?
- ☐ [Y] ☒ [N] Any "common area" facilities, i.e., pools, tennis courts, walkways, or other areas, co-owned in undivided interest with others?
- ☐ [Y] ☒ [N] Are there any optional charges or user fees for "common area" facilities? If yes, describe: \_\_\_\_\_
- ☐ [Y] ☒ [N] Any notices of violations of deed restrictions or governmental ordinances, zoning, use, or impervious cover limitations affecting the condition or use of the Property?
- ☐ [Y] ☒ [N] Any lawsuits or other legal proceedings directly affecting the Property or Seller's ability to convey property, e.g., bankruptcy, probate, guardianship, etc.?
- ☐ [Y] ☒ [N] Any condition of the Property which materially affects the physical health or safety of an individual?
- ☐ [Y] ☒ [N] Features of the Property shared in common with adjoining landowners, e.g., walls, fences, and driveways, whose use of responsibility for maintenance may have an effect on the Property?
- ☐ [Y] ☒ [N] Any encroachments of improvements on the subject Property onto another property or of improvements on another property onto the subject Property, easements, (recorded or unrecorded), or similar matters that may affect your interest in the Property?
- ☐ [Y] ☒ [N] Landfill – compacted or otherwise – on the Property or any portion thereof?
- ☐ [Y] ☒ [N] Any settling from any cause or slippage, sliding or other soil problems?
- ☐ [Y] ☒ [N] Damage to the Property or any of the structures from fire, earthquake, floods or landslides?
- ☐ [Y] ☒ [N] Any future highway, freeway, or air traffic patterns which affects the Property?
- ☐ [Y] ☒ [N] Any future annexation plans which affect the Property?
- ☐ [Y] ☒ [N] Within the previous 12 months, has there been an equity loan on the Property? If Yes, date \_\_\_\_/\_\_\_\_/\_\_\_\_
- ☐ [Y] ☒ [N] Any pending flood plain changes known?
- ☐ [Y] ☒ [N] Any ordinances that restrict flood coverage or rebuilding any portion of the structure to its previous use?
- ☐ [Y] ☒ [N] Previous FEMA claim paid?
- ☐ [Y] ☒ [N] Death on the Property other than death caused by: natural causes, suicide, or accident unrelated to the Property's condition?
- ☐ [Y] ☒ [N] Was the dwelling built before 1978? Unknown [ ]
- ☐ [Y] ☒ [N] Any repairs or treatment, other than routine maintenance, made to the Property to eliminate environmental hazards such as asbestos, radon, lead-based paint, urea formaldehyde, or mold?
- ☐ [Y] ☒ [N] Any historic preservation restriction or ordinance or archeological designation associated with the Property?
- ☐ [Y] ☒ [N] Any IRS or tax redemption periods which will affect the sale of the Property?
- ☐ [Y] ☒ [N] Any other item(s) of concern?

If the answer to any of the above is Yes [Y], explain. Attach additional sheets as necessary.

Initialed for Identification by Seller SH, \_\_\_\_\_, and Buyer \_\_\_\_\_, \_\_\_\_\_

Page 5 of 8



Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

**8. AD VALOREM TAXES:**

Check any Tax Exemption(s) which you (SELLER) currently claim for the Property:

☒ Homestead    ☐ Over 65    ☐ Disabled    ☐ Disabled Veteran    ☐ Wildlife Management  
☒ Agricultural    ☐ Unknown    ☐ None    ☐ Other \_\_\_\_\_

Have you or a third party on your behalf ever supplied information regarding property defects or condition at the Appraisal District? ☐ Yes ☐ No

Have you ever testified or had an agent testify on your behalf in a valuation hearing at an Appraisal District Value Protest Hearing? ☐ Yes ☐ No If so, which Appraisal District? \_\_\_\_\_

**9. INSPECTIONS AND DISCLOSURES:**

Have you (SELLER) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or engineers or otherwise permitted by law to perform inspections in the past four (4) years? ☐ Yes ☒ No

Chapter 6-7 of the Austin City Code requires an energy audit be completed for certain properties before the time of sale. Has an energy audit been completed on the Property within the last 10 years? ☐ Yes ☐ No ☐ N/A

If Yes to either of these questions, list the information below and attach copies of the reports:

Date of Inspection	Name of Document	Author of Report	Number of Pages

Is a previous Seller's Disclosure available? ☐ Yes ☐ No If so, please attach.

Is a current Survey available? ☒ Yes ☐ No If so, please attach. Date of Current Survey: \_\_\_\_/\_\_\_\_/\_\_\_\_

Have any changes been made that could affect the Survey? ☐ Yes ☐ No

**10. SMOKE DETECTORS:**

Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\* ☒ Yes ☐ No ☐ Unknown 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.

**11. MAJOR REPAIRS OR IMPROVEMENTS MADE:**

Have you (SELLER) made, or had made, major repairs or improvements (costing \$500 or more) to the Property during the time you have owned the Property? ☒ Yes ☐ No

Are you (SELLER) aware of major repairs or improvements made by previous owners?

☐ Yes ☐ No

If Yes to either, please explain. (Attach additional sheet(s) as necessary.) \_\_\_\_\_

Initialed for Identification by Seller SH, \_\_\_\_\_ and Buyer \_\_\_\_\_, \_\_\_\_\_

Page 6 of 8

Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

**12. INSURANCE CLAIMS:**

In the last 5 years have you (SELLER) filed an insurance claim related to this property? ☐ Yes ☒ No  
If there was a monetary settlement, were the funds used to make the repair? ☐ Yes ☒ No

**13. GOVERNMENT OR OTHER PENDING OR RECEIVED NOTICES:**

SELLER has not received any notices, either oral or written, regarding the need for repair or replacement or any portion of the Property from any governmental agency, appraiser, inspector, mortgage lender, repair service or others, except:

SELLER has not received any notices from any governmental agency or private company of pending condemnation or any portion of the Property, except:

**14. ADDITIONAL DISCLOSURE FORMS ATTACHED:** ☒ Yes ☐ No

- ☐ Addendum for Seller's Disclosure of Information on Lead-Based Paint (TAR 1906)
- ☐ Environmental Assessment, Threatened or Endangered Species, and Wetlands Addendum (TAR 1917)
- ☐ Energy Audit
- ☒ Information About On-Site Sewer Facility (TAR 1407)
- ☐ Addendum for Property Located in a Certificated Service Area of a Utility Service Provider (TAR 1927)
- ☐ Information About Special Flood Hazard Areas (TAR 1414)
- ☐ Relocation Addendum (TAR 1941)
- ☐ Other \_\_\_\_\_

THE ABOVE DISCLOSURES ARE TRUE AND CORRECT TO THE BEST KNOWLEDGE OF THE SELLER(S). SELLER acknowledges that the statements in this Disclosure are true to the best of the Seller's belief and that no person, including the Broker(s) and their Agent(s) has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Shana Heard  
Seller's Signature

\_\_\_\_\_  
Seller's Signature

Shana Heard  
Printed Name

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

6-22-09  
Date

\_\_\_\_\_  
Date

Initialed for Identification by Buyer      , \_\_\_\_\_

Page 7 of 8

Seller's Disclosure Notice Concerning Property At: 2701 McGregor Lane, Dripping Spring

**THE UNDERSIGNED BUYER HEREBY ACKNOWLEDGES  
RECEIPT OF A COPY OF THIS STATEMENT.**

**NOTICES TO BUYER:**

**LISTING BROKER, \_\_\_\_\_, AND OTHER BROKER,**

**\_\_\_\_\_, ADVISE YOU THAT THE SELLER'S  
DISCLOSURE NOTICE WAS COMPLETED BY SELLER, AS OF THE DATE SIGNED.**

**THE LISTING BROKER AND THE OTHER BROKER HAVE RELIED ON THIS NOTICE AS TRUE AND CORRECT  
AND HAVE NO REASON TO BELIEVE IT TO BE FALSE OR INACCURATE.**

**THE TEXAS DEPARTMENT OF PUBLIC SAFETY MAINTAINS A DATABASE THAT CONSUMERS 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.**

**IF THE PROPERTY IS LOCATED IN A COASTAL AREA THAT IS SEWARD 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.**

**YOU ARE STRONGLY ADVISED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR  
TO CLOSING. ALL INSPECTION REPORTS FURNISHED BY THE SELLER ARE PROVIDED FOR INFORMATION  
PURPOSES ONLY AND ARE NOT INTENDED TO BE A SUBSTITUTE FOR AN INSPECTION PERFORMED BY AN  
INSPECTOR OF BUYER'S CHOICE.**

**BUYER ACKNOWLEDGES THAT THEY HAVE BEEN STRONGLY ADVISED TO HAVE THE PROPERTY  
INSPECTED BY THEIR OWN INDEPENDENT INSPECTOR(S).**

**THE DISCLOSURE NOTICE CONTAINS NO ESTIMATE OF THE NUMBER OF SQUARE FEET OF SPACE WITHIN  
THE RESIDENCE AND BROKERS MAKE NO REPRESENTATIONS REGARDING SUCH AREA. IF SQUARE  
FOOTAGE IS IMPORTANT TO BUYER, BUYER SHOULD HAVE IT MEASURED BY A PROFESSIONAL.**

**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.**

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date





# TEXAS ASSOCIATION OF REALTORS®

## INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.  
©Texas Association of REALTORS®, Inc., 2004

2701 & 2801 McGregor Lane,  
Dripping Springs, 78620

### CONCERNING THE PROPERTY AT

#### A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown  
☐ \_\_\_\_\_
- (2) Type of Distribution System: \_\_\_\_\_ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: \_\_\_\_\_ ☐ Unknown  
 \_\_\_\_\_  
 \_\_\_\_\_
- (4) Installer: \_\_\_\_\_ ☐ Unknown
- (5) Approximate Age: 11 yrs ☐ Unknown

#### B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☒ Yes ☐ No  
 If yes, name of maintenance contractor: \_\_\_\_\_  
 Phone: \_\_\_\_\_ contract expiration date: \_\_\_\_\_  
*Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)*
- (2) Approximate date any tanks were last pumped? Sept 1 year
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No  
 If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

#### C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:  
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed  
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ \_\_\_\_\_
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TAR-1407) 1-7-04

Initialed for Identification by Buyer \_\_\_\_\_, \_\_\_\_\_ and Seller SH

Page 1 of 2

Wilson 3705 Bridle Path Austin, TX 78703  
 Phone: 512.423.6866 Fax: ..

Clare Moore

Shana Heard

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 [www.ziplogix.com](http://www.ziplogix.com)

**D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

**This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.**

Shana Heard 6/22/09  
Signature of Seller Date  
Shana Heard

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

Receipt acknowledged by:

\_\_\_\_\_  
Signature of Buyer Date

\_\_\_\_\_  
Signature of Buyer Date

## IMPROVEMENTS MADE TO 2701 MCGREGOR LANE SINCE PURCHASE

In ground pool/spa and cabana with Wolf range and refrigerator.

Tennis Court

Full Guest Bath

Media Room above garage

Three car garage.

Remodeled Master Bath

Remodeled kitchen – also added built in SubZero drawers for additional refrigeration,  
And built in coffee maker.

Tiled front entrance

Created vegetable and flower garden and orchard.

Landscaped entire yard.

Added outdoor lighting

Sprinkler system.



ATTENTION OWNER: Confidentiality  
Privilege Notice on Reverse SideState of Texas  
WELL REPORTTexas Water Well Drillers Advisory Council  
P.O. Box 13087  
Austin, TX 78711-3087  
512-239-05301) OWNER PETER VIGLIANO ADDRESS 2701 McGREGOR LN DORRIS SPRING TX 78620  
(Name) (Street or RFD) (City) (State) (Zip)2) ADDRESS OF WELL: County HAYS GRID # 57-55-3  
(Street, RFD or other) (City) (State) (Zip)3) TYPE OF WORK (Check):  
☒ New Well ☐ Deepening  
☐ Reconditioning ☐ Plugging4) PROPOSED USE (Check): ☐ Monitor ☐ Environmental Soil Boring ☒ Domestic  
☐ Industrial ☐ Irrigation ☐ Injection ☐ Public Supply ☐ De-watering ☐ Testwell  
If Public Supply well, were plans submitted to the TNRCC? ☐ Yes ☐ No5) X

## 6) WELL LOG:

Date Drilling:

Started 6-17 1996Completed 6-17 1996

## DIAMETER OF HOLE

Dia. (in.)	From (ft.)	To (ft.)
<u>6 1/2</u>	Surface	<u>20</u>
<u>6</u>	<u>20</u>	<u>430</u>

## 7) DRILLING METHOD (Check):

☐ Driven  
☒ Air Rotary ☐ Mud Rotary ☐ Bored  
☐ Air Hammer ☐ Cable Tool ☐ Jetted  
☐ Other \_\_\_\_\_

From (ft.) To (ft.) Description and color of formation material

<u>0</u>	<u>2</u>	<u>TOP SOIL</u>
<u>2</u>	<u>15</u>	<u>CALICHE</u>
<u>15</u>	<u>60</u>	<u>BLUE LIME</u>
<u>60</u>	<u>110</u>	<u>GRAY LIME</u>
<u>110</u>	<u>170</u>	<u>BLUE LIME</u>
<u>170</u>	<u>230</u>	<u>GRAY LIME</u>
<u>230</u>	<u>360</u>	<u>BLUE LIME</u>
<u>360</u>	<u>380</u>	<u>BLUE SHALE</u>
<u>380</u>	<u>430</u>	<u>WHITE LIME</u>

8) Borehole Completion (Check): ☒ Open Hole ☐ Straight Wall☐ Underreamed ☐ Gravel Packed ☐ Other \_\_\_\_\_  
If Gravel Packed give interval ... from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

## CASING, BLANK PIPE, AND WELL SCREEN DATA:

Dia. (in.)	New or Used	Steel, Plastic, etc. Perf., Slotted, etc. Screen Mfg., if commercial	Setting (ft.)		Gage Casting Screen
			From	To	
<u>4 1/2</u>	<u>N</u>	<u>PLASTIC</u>	<u>0</u>	<u>430</u>	

## 9) CEMENTING DATA [Rule 338.44(1)]

Cemented from 0 ft. to 20 ft. No. of sacks used 7  
ft. to \_\_\_\_\_ ft. No. of sacks used \_\_\_\_\_Method used SLURRYCemented by B. BIBLEDistance to septic system field lines or other concentrated contamination 300 ft.Method of verification of above distance MEASURED

## 13) TYPE PUMP:

☐ Turbine ☐ Jet ☒ Submersible  
☐ Other \_\_\_\_\_Depth to pump bowls, cylinder, jet, etc., 400 ft.

## 14) WELL TESTS:

Type test: ☐ Pump ☐ Bailer ☐ Jetted ☒ Estimated  
Yield: 20 gpm with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.

## 15) WATER QUALITY:

Did you knowingly penetrate any strata which contained undesirable constituents?

☐ Yes ☒ No If yes, submit "REPORT OF UNDESIRABLE WATER"Type of water? GREEN ROSE Depth of strata 380Was a chemical analysis made? ☐ Yes ☒ No

## 10) SURFACE COMPLETION

☐ Specified Surface Slab Installed [Rule 338.44(2)(A)]  
☒ Specified Steel Sleeve Installed [Rule 338.44(3)(A)]  
☐ Pitless Adapter Used [Rule 338.44(3)(b)]  
☐ Approved Alternative Procedure Used [Rule 338.71]

## 11) WATER LEVEL:

Static level 285 ft. below land surface Date 6-17-96  
Artesian flow \_\_\_\_\_ gpm. Date \_\_\_\_\_

## 12) PACKERS:

Type Depth

PLASTIC 380  
PLASTIC 20

I hereby certify that this well was drilled by me (or under my supervision) and that each and all of the statements herein are true to the best of my knowledge and belief. I understand that failure to complete items 1 thru 15 will result in the log(s) being returned for completion and resubmittal.

COMPANY NAME BIBLE DRILLING  
(Type or print)WELL DRILLER'S LICENSE NO. 2537 WPADDRESS PO BOX 1223 JOHNSON CITY TX 78636  
(Street or RFD) (City) (State) (Zip)(Signed) Sanley Bible  
(Licensed Well Driller)(Signed) \_\_\_\_\_  
(Registered Driller Trainee)

Please attach electric log, chemical analysis, and other pertinent information, if available.

**Dripping Springs ISD** ★★☆☆

<b>510 W MERCER ST, DRIPPING SPRINGS , 78620</b> ( <a href="#">map it</a> )		<b>County:</b> HAYS <a href="#">View districts in HAYS</a>	<b>Website:</b> <a href="#">Visit Website</a>
<b>Accountability Rating:</b> Recognized	<b>Phone Number:</b> (512) 858-3000	<b>Fax Number:</b> (512) 858-3098	<b>Email:</b> <a href="mailto:buffie.marquez@dsisd.txed.net">buffie.marquez@dsisd.txed.net</a>

**Student Statistics**

Student Group	Student Pct	Grades	Student Pct
African American	1%	EE	0.5%
Hispanic	14.6%	PK	0.7%
White	82.4%	G01	7.2%
Asian/Pacific Islander	1.6%	G02	7.1%
Limited English Proficiency	3.5%	G03	7.7%
Eco Disadvantaged	10.3%	G04	8.3%
		G05	7.7%
<b>Total Students</b>	<b>4141</b>	G05	7.7%
		G06	7.5%
<b>Program</b>	<b>Number</b>	G07	8.2%
Bilingual	3.4%	G08	7.8%
Gifted & Talented	6.3%	G09	8.6%
Special Education	9.7%	G10	7.5%
		G11	7.2%
<b>Class of 2008 Graduates</b>		G12	6.4%
Total Students	181		
Graduated			
Africa American	0%		
Hispanic	11.2%		
White	86.6%		
Asian / Pacific Islander	1.3%		

**Staff Statistics**

Staff	Count	Group	Count
Teacher	255	Professional Support	47
School Admin	13	Education Aide	47
Central Admin	6	Total Auxiliary Staff	164
		<b>Total Staff</b>	<b>532</b>
<b>Teachers</b>			
<b>Teacher By Ethnicity</b>		<b>Teacher By Degree</b>	
Africa American	0 %	No Degree	0 %
Hispanic	5.88 %	Bachelors	78 %
White	93.33 %	Masters	22 %
Asian	0.39 %	Doctorate	0 %
<b>Teacher By Experience</b>		<b>Teacher By Program</b>	
Beginning Teacher	3.92%	Bilingual / ESL	0.29%
1 - 5 Years	26.14%	Career & Technology	2.04%
6 - 10 Years	21.24%	Gifted & Talented	2.48%
11 - 20 Years	33.55%	Special Education	9.33%
20 Years	15.14%	Regular	85.30%

**TAKS Statistics**

Group	Tested	ELA	Math	Science	Soc Studies	Writing
<b>ALL</b>	<b>89%</b>	<b>97%</b>	<b>93%</b>	<b>93%</b>	<b>98%</b>	<b>95%</b>
Africa American	78%	95%	86%	78%	>99%	83%
Hispanic	78%	91%	86%	86%	95%	94%
White	91%	98%	94%	94%	99%	96%
Asian/Pac Islander	97%	97%	>99%	>99%	>99%	*%
Economically Disadvantaged	70%	88%	80%	84%	95%	86%
Male Students	89%	96%	93%	94%	99%	93%
Female Students	90%	98%	93%	92%	98%	98%

**Class of 2008 Graduates**

Scores					Graduation				
Group	% Tested	SAT Avg	ACT Avg	Abv Criteria	Group	Graduated	GED	Cont.	Dropout
ALL	89%	1089	23	49%	ALL	92%	0%	4%	4%

Africa American	.%	.	.	.%	Africa American	.%	.%	.%	.%
Hispanic	92%	1061	22	41%	Hispanic	82%	0%	4%	14%
White	87%	1091	24	50%	White	93%	1%	4%	2%
Asian/Pac Islander	*%	-1	.	*%	Asian/Pac Islander	*%	*%	*%	*%
Eco Disadvantaged	n/a	n/a	n/a	n/a	Eco Disadvantaged	46%	0%	15%	39%
Male Students	86%	1101	23	45%	Male Students	89%	0%	6%	5%
Female Students	91%	1079	24	53%	Female Students	95%	1%	2%	3%
Special Education	n/a	n/a	n/a	n/a	Special Education	75%	0%	13%	13%

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