

Freestone Creek Ranch

Dripping Springs, TX



Private, gated 145 acre waterfront gentlemen's ranch. Hacienda style 5,948 SF estate by Bill Dunn features native stone & wood, luxurious appointments & room for guests. Covered wraparound stone patio w/ stone fireplace, cedar ceiling overlooking Freestone Creek. Creek is dammed to impound good water. Game fenced on 3 sides. Cleared pastures, expandable 1+ Acre pond. Excellent Hill Country soils for running horses. 2300 SF updated guest house, 1500 SF gym/studio. Options to subdivide available.

Options :

144 Acres for \$3,495,000

70 Acres for \$2,495,000



The Dave Murray Team
Coldwell Banker United, Realtors
512-751-6060
Dave@DMTX.com

www.DMTX.com

Freestone Creek Ranch

Fact Sheet



More Highlights:

- Saltillo floors throughout
- Hand troweled walls throughout
- Built by Bill Dunn
- Furniture is negotiable, custom made in Mexico
- Media room with projection tv, built-in media cabinets, built-in surround
- Built-in surround throughout main living areas, porch, kitchen, courtyard
- Family with pool table
- Covered wraparound stone patio with stone fireplace, cedar ceiling
- Great room with cathedral cedar ceilings, built-ins, wired for plasma, Rumford style fireplace made from rocks off property
- Kitchen includes granite counters, integrated sub zero fridge, wine cooler, icemaker, Wolf microwave/convection, convection oven, warmer
- 6 burner Thermador cooktop
- 2 Miele dishwasher and steamer oven
- Knotty alder cabs and doors
- A/C Zones:
 - o Zone 1 Great room, kitchen, media
 - o Zone 2 Master and middle bedroom
 - o Zone 3 Grandma Suite
 - o Zone 4 Outside guest room and storage in garage
- Full bath next to media room
- Reverse Osmosis water filtration system.
- Well House with 2 x 500 gallon tank and plumbed/wired for pool



Freestone Creek Ranch

Fact Sheet (continued)

- Well 24 GPM, 650 ft deep
- Conventional septic
- Screened patio with BBQ area with commercial vent and sink
- All rock from property
- Home located in center of property only views of property
- Main floor master suite with cedar beams and entrance to patio
- Private office with built-ins in master suite
- Master Bath marble counters, 2 vanities, big walk-in closet with built-ins, whirlpool sub, walk-in double shower with sitting area, dry sauna
- Bedroom 1 built-ins, full bath, built-in desk area
- Bedroom 2 handicap accessible vanity and shower, built-in desk
- Bedroom 3 stone accent wall, full bath, built-in desk
- Open air courtyard Rumford style fireplace, covered patios
- Large Utility Room built-ins, island counter, sink, built-in ironing board, 2 washer and 2 dryers
- 3 car garage w/ air conditioned storage, wheelchair ramps to house



Gym:

- Concrete floors, mirror lined walls, loft storage
- Private office
- Full bath
- 2 burner range, sink, laundry
- Covered porch looking to pond
- Aerobic septic system

Pond:

- 25 ft. deep pond; approx. 1 acre+ easy to expand

Guest Home:

- Living room with tile floors, masonry fireplace, tall ceilings
- Kitchen open to living with recent appliances, silestone counters
- 2 bedrooms share full bath with walk-in shower, designer vanity
- Master bedroom with bay windows and full bath with dual vanities, walk-in closet
- 22 GPM well for gym and home, sep. aerobic septic system

Barn:

- Metal pole barn
- Storage
- Dog run with sheltered sleeping area



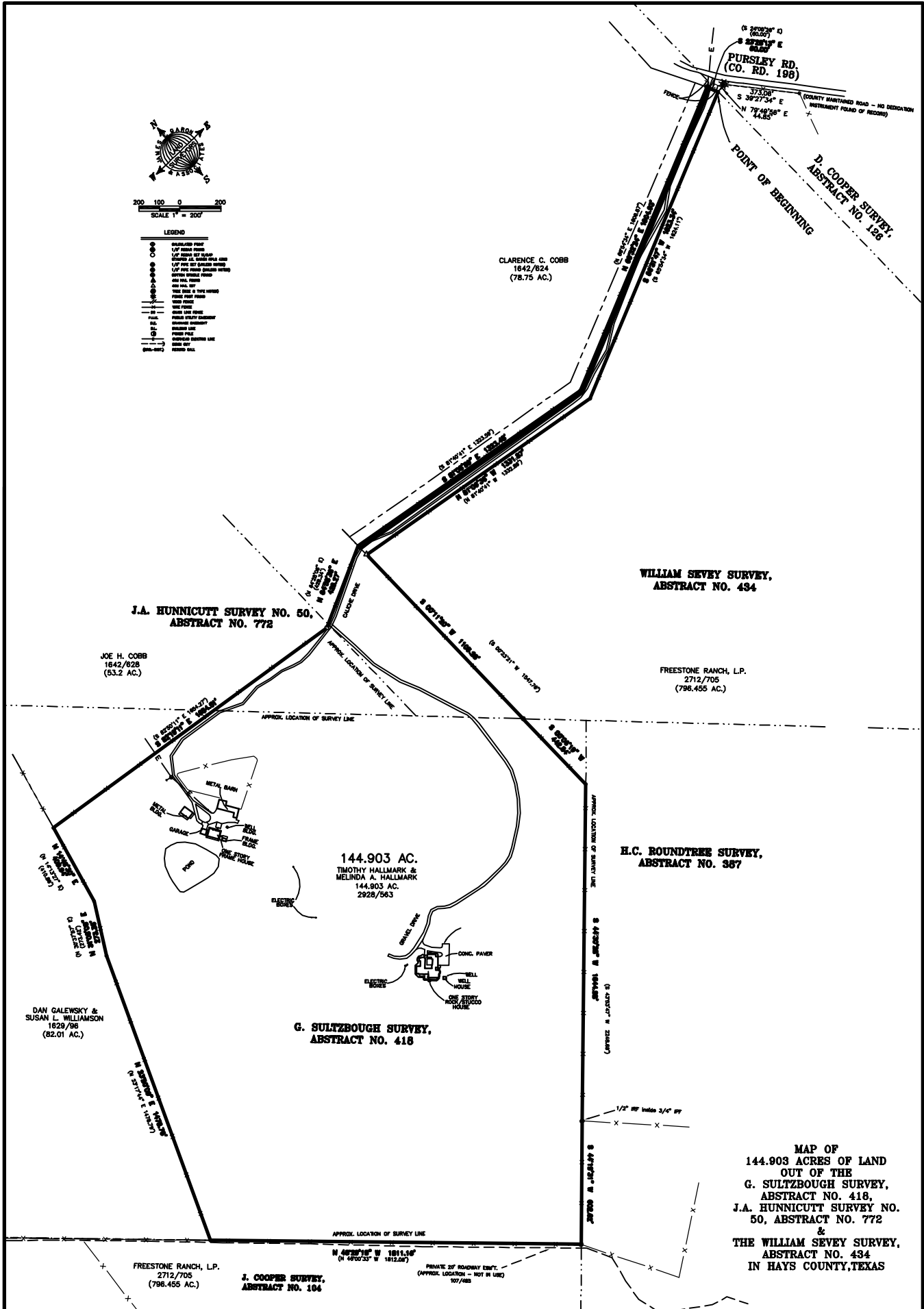
Freestone Creek Ranch

Fact Sheet (continued)

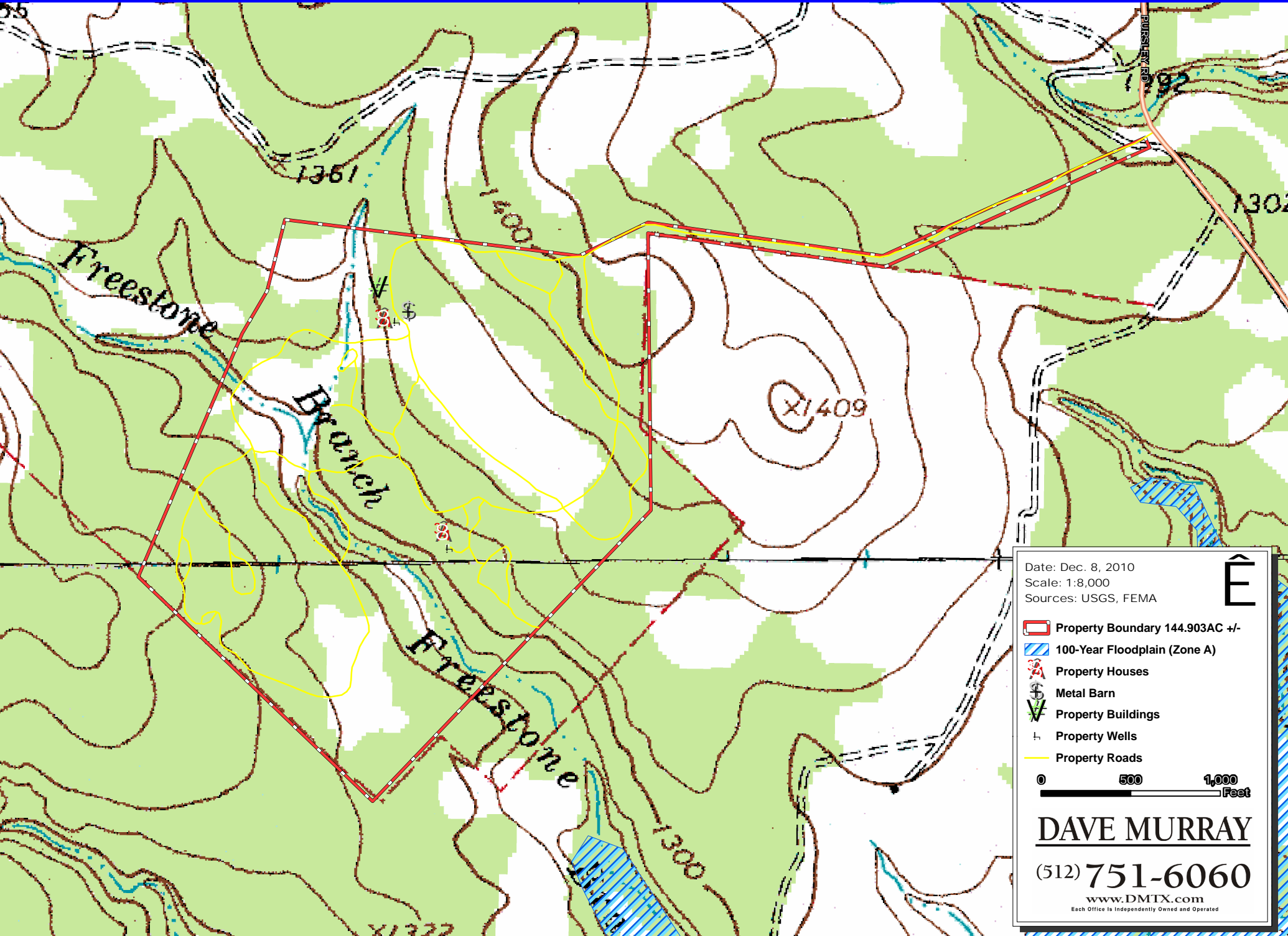
Land:

- Freestone Creek runs through middle of property
- Dammed to impound good water
- Flood gates at edge of property allow debris to flow off property
- 3/4 game-fenced
- Cleared of most cedars and brush
- Several pasture areas cleared of rock and brush to reveal excellent soils for the area
- Great hunting – lots of turkey and deer roaming property





 **JAMES E. GARON & ASSOC.**
PROFESSIONAL LAND SURVEYORS
924 Main Street
Bastrop, Texas 78802
(512) 303-4185
FILE : Surveys\Co\Hays\Surveys\G Sultzbough\ 637106.dwg
ENR : B-318/28 & B-374/1



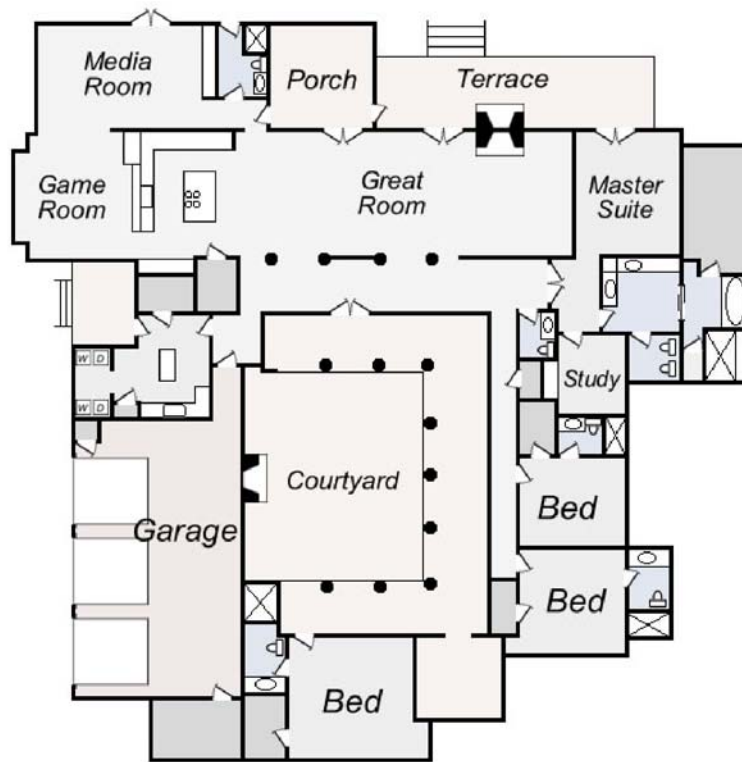
Date: Dec. 8, 2010
Scale: 1:8,000
Sources: USGS, FEMA

- Property Boundary 144.903AC +/-
- 100-Year Floodplain (Zone A)
- Property Houses
- Metal Barn
- Property Buildings
- Property Wells
- Property Roads

0 500 1,000 Feet

DAVE MURRAY
(512) 751-6060

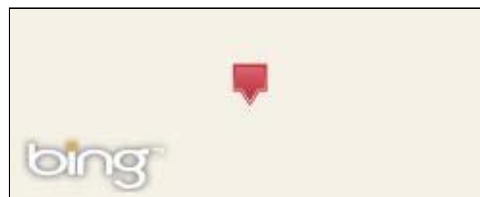
www.DMTX.com
Each Office is Independently Owned and Operated



Property Detail Report

Subject Property

**3450 Pursley Rd
Dripping Springs, TX 78620-4717
Hays County**



Multiple Building Card Property Summary

Owner Info:

Owner Name : Hallmark Timothy M	Tax Billing City & State : Driftwood TX
Owner Name 2 : Hallmark Melinda A	Tax Billing Zip : 78619
Tax Billing Address : Po Box 208	Tax Billing Zip+4 : 0208

MLS Listing Info:

ML # : 9604402	Original List Price : \$2,495,000
Status : Active	List Price : \$2,495,000
Area : HD	Listing Office Name : Coldwell Banker United Realtor
List Date : 08/03/2010	Listing Agent Name : 340639-Dave Murray

Location Info:

School District : Dripping Springs ISD	Flood Zone Panel : 4803210095F
MLS Area : HD	Panel Date : 09/02/2005
Subdivision : G Sultzbough Surv Abs 418	Flood Zone Code : X
Census Tract : 108.01	Legal Description : Abs 418, Sultzbough & A 633 W Sevey & A 434 J Parsley Surveys 144.903 Ac (2.00 Ac Hs)
Census Block : 4	Mapsco : 337-D
Carrier Route : H001	

Tax Info:

Parcel ID : 1004180004000004	Exemption : Homestead
% Improv : 61%	Tax Appraisal Area : GHA

Assessment & Tax:
Assessment

Assessment Year :	2008	2009	2010
Assessment Type :	Certified	Certified	Certified
Mkt Value - Total :	\$2,145,140	\$2,189,400	\$2,209,920
Mkt Value - Land :	\$797,940	\$865,640	\$865,640
Mkt Value - Improved :	\$1,347,200	\$1,323,760	\$1,344,280
Assd Value - Total :	\$1,379,380	\$1,357,470	\$1,377,970
Yr-to-Yr Assd Value Change (\$):		-\$21,910	\$20,500
Yr-to-Yr Assd Value Change (%):		-1.5%	1.5%

Tax

Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est. :	2008	\$28,081			
Total Tax - Est. :	2009	\$27,891	-\$190	-0.6%	
Total Tax - Est. :	2010	\$28,448	\$557	1.9%	2.064500

North Hays County Esd #1 :	\$356	0.025800
Hays County Esd #6 :	\$1,095	0.079500
Hays County :	\$5,854	0.424800
Special Road Dist :	\$612	0.044400
Dripping Springs Isd :	\$20,532	1.490000

Characteristics:

(MLS data below displayed in grey)

Universal Land Use :	SFR	County Land Use :	Farm-Ranch Sngl Fam
Cooling Type :	Central & Unit	Heat Type :	Central
Porch :	Covered Porch	Lot Acres :	144.903
Patio Type :	Patio	Garage Type :	Attached Garage
Garage Capacity :	3	Garage Sq Ft :	1137
Roof Type :	Hip	Building Sq Ft :	9,469 7,287
Roof Material :	Tile	Gross Bldg Area :	10,606
Roof Shape :	Hip	Stories :	1
Exterior :	Rock/Stone	Foundation :	Slab
Bedrooms :	4	Year Built :	2007
Full Baths :	5	Half Baths :	1
Fireplaces :	2		

Sales History:

Recording Date :	05/24/2006	
Sale/Settlement Date :	05/23/2006	01/14/1999
Buyer Name :	Hallmark Timothy M & Durham David M Melinda A	
Seller Name :	Durham David M	Cobb Clarence & Joe H
Document No :	2928-563	1494-182
Document Type :	Warranty Deed	Warranty Deed

Mortgage History:

Mortgage Date :	07/15/2010
Mortgage Amt :	\$250,000
Mortgage Lender :	Pioneer Bk Ssb
Mortgage Type :	Conventional

Building 1 of 4**Owner Info:**

Owner Name :	Hallmark Timothy M	Tax Billing Zip :	78619
Owner Name 2 :	Hallmark Melinda A	Tax Billing Zip+4 :	0208
Tax Billing City & State :	Driftwood TX		

MLS Listing Info:

ML # :	9604402	Original List Price :	\$2,495,000
Status :	Active	List Price :	\$2,495,000
Area :	HD	Listing Office Name :	Coldwell Banker United Realtor
List Date :	08/03/2010	Listing Agent Name :	340639-Dave Murray

Location Info:

School District :	Dripping Springs ISD	Panel Date :	09/02/2005
MLS Area :	HD	Flood Zone Code :	X
Subdivision :	G Sultzbough Surv Abs 418	Zoning :	H001
Census Tract :	108.01	Legal Description :	Abs 418, Sultzbough & A

633 W Sevey & A 434 J
Parsley Surveys 144.903
Ac (2.00 Ac Hs)

Census Block : 4

Mapsco : 337-D

Flood Zone Panel : 4803210095F

Tax Info:

Parcel ID : 1004180004000004

Exemption : Homestead

% Improv : 61%

Tax Appraisal Area : GHA

Assessment & Tax:

Assessment

Assessment Year : 2010
Assessment Type : Certified
Mkt Value - Total : \$2,209,920
Mkt Value - Land : \$865,640
Mkt Value - Improved : \$1,344,280
Assd Value - Total : \$1,377,970
Yr-to-Yr Assd Value
Change (\$) : \$20,500
Yr-to-Yr Assd Value
Change (%) : 1.5%

Tax

Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est. :		\$27,891			
Total Tax - Est. :	2010	\$28,448	\$557	1.9%	2.064500
North Hays County Esd #1 :		\$356			0.025800
Hays County Esd #6 :		\$1,095			0.079500
Hays County :		\$5,854			0.424800
Special Road Dist :		\$612			0.044400
Dripping Springs Isd :		\$20,532			1.490000

Characteristics:

(MLS data below displayed in grey)

Universal Land Use : SFR	County Land Use : Farm-Ranch Sngl Fam
Cooling Type : Central & Unit	Heat Type : Central
Porch : Covered Porch	Lot Acres : 144.903
Patio Type : Patio	Garage Type : Attached Garage
Garage Capacity : 3	Garage Sq Ft : 1137
Roof Type : Hip	Building Sq Ft : 5,137 7,287
Roof Material : Tile	Gross Bldg Area : 6,274
Roof Shape : Hip	Stories : 1
Exterior : Rock/Stone	Foundation : Slab
Bedrooms : 4	Year Built : 2007
Full Baths : 5	Half Baths : 1
Fireplaces : 2	

Sales History:

Recording Date : 05/24/2006	
Sale/Settlement Date : 05/23/2006	01/14/1999
Buyer Name : Hallmark Timothy M & Durham David M	
Melinda A	
Seller Name : Durham David M	Cobb Clarence & Joe
	H
Document No : 2928-563	1494-182

Document Type : **Warranty Deed****Warranty Deed****Mortgage History:**

Mortgage Date : **07/15/2010**
 Mortgage Amt : **\$250,000**
 Mortgage Lender : **Pioneer Bk Ssb**
 Mortgage Type : **Conventional**

Building 2 of 4**Owner Info:**

Owner Name : **Hallmark Timothy M** Tax Billing Zip : **78619**
 Owner Name 2 : **Hallmark Melinda A** Tax Billing Zip+4 : **0208**
 Tax Billing City & State : **Driftwood TX**

MLS Listing Info:

ML # : **9604402** Original List Price : **\$2,495,000**
 Status : **Active** List Price : **\$2,495,000**
 Area : **HD** Listing Office Name : **Coldwell Banker United Realtor**
 List Date : **08/03/2010** Listing Agent Name : **340639-Dave Murray**

Location Info:

School District : **Dripping Springs ISD** Panel Date : **09/02/2005**
 MLS Area : **HD** Flood Zone Code : **X**
 Subdivision : **G Sultzbough Surv Abs 418** Zoning : **H001**
 Census Tract : **108.01** Legal Description : **Abs 418, Sultzbough & A
 633 W Sevey & A 434 J
 Parsley Surveys 144.903
 Ac (2.00 Ac Hs)**
 Census Block : **4** Mapsco : **337-D**
 Flood Zone Panel : **4803210095F**

Tax Info:

Parcel ID : **1004180004000004** Exemption : **Homestead**
 % Improv : **61%** Tax Appraisal Area : **GHA**

Assessment & Tax:**Assessment**

Assessment Year : **2010**
 Assessment Type : **Certified**
 Mkt Value - Total : **\$2,209,920**
 Mkt Value - Land : **\$865,640**
 Mkt Value - Improved : **\$1,344,280**
 Assd Value - Total : **\$1,377,970**
 Yr-to-Yr Assd Value
 Change (\$) : **\$20,500**
 Yr-to-Yr Assd Value
 Change (%) : **1.5%**

Tax

Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est. :		\$27,891			
Total Tax - Est. :	2010	\$28,448	\$557	1.9%	2.064500
North Hays County Esd #1 :		\$356			0.025800
Hays County Esd #6 :		\$1,095			0.079500
Hays County :		\$5,854			0.424800

Special Road Dist :	\$612	0.044400
Dripping Springs Isd :	\$20,532	1.490000

Characteristics:

(MLS data below displayed in grey)

Universal Land Use : SFR	County Land Use : Farm-Ranch Sngl Fam
Lot Acres : 144.903	Garage Capacity : 3
Building Sq Ft : 1,750 7,287	Gross Bldg Area : 1,750
Stories : 1	Bedrooms : 4
Year Built : 1999 2007	Full Baths : 5
Half Baths : 1	

Sales History:

Recording Date : 05/24/2006	
Sale/Settlement Date : 05/23/2006	01/14/1999
Buyer Name : Hallmark Timothy M & Durham David M	
	Melinda A
Seller Name : Durham David M	Cobb Clarence & Joe
	H
Document No : 2928-563	1494-182
Document Type : Warranty Deed	Warranty Deed

Mortgage History:

Mortgage Date : **07/15/2010**
Mortgage Amt : **\$250,000**
Mortgage Lender : **Pioneer Bk Ssb**
Mortgage Type : **Conventional**

Building 3 of 4**Owner Info:**

Owner Name : Hallmark Timothy M	Tax Billing Zip : 78619
Owner Name 2 : Hallmark Melinda A	Tax Billing Zip+4 : 0208
Tax Billing City & State : Driftwood TX	

MLS Listing Info:

ML # : 9604402	Original List Price : \$2,495,000
Status : Active	List Price : \$2,495,000
Area : HD	Listing Office Name : Coldwell Banker United
	Realtor
List Date : 08/03/2010	Listing Agent Name : 340639-Dave Murray

Location Info:

School District : Dripping Springs ISD	Panel Date : 09/02/2005
MLS Area : HD	Flood Zone Code : X
Subdivision : G Sultzbough Surv Abs 418	Zoning : H001
Census Tract : 108.01	Legal Description : Abs 418, Sultzbough & A
	633 W Sevey & A 434 J
	Parsley Surveys 144.903
	Ac (2.00 Ac Hs)
Census Block : 4	Mapsc0 : 337-D
Flood Zone Panel : 4803210095F	

Tax Info:

Parcel ID : 1004180004000004	Exemption : Homestead
% Improv : 61%	Tax Appraisal Area : GHA

Assessment & Tax:Assessment

Assessment Year : **2010**
 Assessment Type : **Certified**
 Mkt Value - Total : **\$2,209,920**
 Mkt Value - Land : **\$865,640**
 Mkt Value - Improved : **\$1,344,280**
 Assd Value - Total : **\$1,377,970**
 Yr-to-Yr Assd Value
 Change (\$) : **\$20,500**
 Yr-to-Yr Assd Value
 Change (%) : **1.5%**

Tax

	Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est. :			\$27,891			
Total Tax - Est. :		2010	\$28,448	\$557	1.9%	2.064500
North Hays County Esd #1 :			\$356			0.025800
Hays County Esd #6 :			\$1,095			0.079500
Hays County :			\$5,854			0.424800
Special Road Dist :			\$612			0.044400
Dripping Springs Isd :			\$20,532			1.490000

Characteristics:

(MLS data below displayed in grey)

Universal Land Use : SFR	County Land Use : Farm-Ranch Sngl Fam
Cooling Type : Central	Heat Type : Central
Porch : Covered Porch	Lot Acres : 144.903
Garage Type : Detached Garage	Garage Capacity : 3
Garage Sq Ft : 675	Roof Type : Gable
Building Sq Ft : 2,150 7,287	Roof Material : Roll Composition
Gross Bldg Area : 2,150	Roof Shape : Gable
Stories : 1	Exterior : Concrete
Foundation : Slab	Bedrooms : 4
Year Built : 2000 2007	Full Baths : 5
Half Baths : 1	

Sales History:

Recording Date : 05/24/2006	
Sale/Settlement Date : 05/23/2006	01/14/1999
Buyer Name : Hallmark Timothy M & Durham David M	
Melinda A	
Seller Name : Durham David M	Cobb Clarence & Joe
	H
Document No : 2928-563	1494-182
Document Type : Warranty Deed	Warranty Deed

Mortgage History:

Mortgage Date : **07/15/2010**
 Mortgage Amt : **\$250,000**
 Mortgage Lender : **Pioneer Bk Ssb**
 Mortgage Type : **Conventional**

Building 4 of 4**Owner Info:**

Owner Name : Hallmark Timothy M	Tax Billing Zip : 78619
--	--------------------------------

Owner Name 2 : **Hallmark Melinda A**
 Tax Billing City & State : **Driftwood TX**

Tax Billing Zip+4 : **0208**

MLS Listing Info:

ML # : 9604402	Original List Price : \$2,495,000
Status : Active	List Price : \$2,495,000
Area : HD	Listing Office Name : Coldwell Banker United Realtor
List Date : 08/03/2010	Listing Agent Name : 340639-Dave Murray

Location Info:

School District : Dripping Springs ISD	Panel Date : 09/02/2005
MLS Area : HD	Flood Zone Code : X
Subdivision : G Sultzbough Surv Abs 418	Zoning : H001
Census Tract : 108.01	Legal Description : Abs 418, Sultzbough & A 633 W Sevey & A 434 J Parsley Surveys 144.903 Ac (2.00 Ac Hs)
Census Block : 4	Mapsco : 337-D
Flood Zone Panel : 4803210095F	

Tax Info:

Parcel ID : 1004180004000004	Exemption : Homestead
% Improv : 61%	Tax Appraisal Area : GHA

Assessment & Tax:

Assessment

Assessment Year : **2010**
 Assessment Type : **Certified**
 Mkt Value - Total : **\$2,209,920**
 Mkt Value - Land : **\$865,640**
 Mkt Value - Improved : **\$1,344,280**
 Assd Value - Total : **\$1,377,970**
 Yr-to-Yr Assd Value
 Change (\$) : **\$20,500**
 Yr-to-Yr Assd Value
 Change (%) : **1.5%**

Tax

Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est. :		\$27,891			
Total Tax - Est. :	2010	\$28,448	\$557	1.9%	2.064500
North Hays County Esd #1 :		\$356			0.025800
Hays County Esd #6 :		\$1,095			0.079500
Hays County :		\$5,854			0.424800
Special Road Dist :		\$612			0.044400
Dripping Springs Isd :		\$20,532			1.490000

Characteristics:

(MLS data below displayed in grey)

Universal Land Use : SFR	County Land Use : Farm-Ranch Sngl Fam
Lot Acres : 144.903	Garage Type : Carport
Garage Capacity : 3	Building Sq Ft : 432 7,287
Gross Bldg Area : 432	Stories : 1
Bedrooms : 4	Year Built : 2007
Full Baths : 5	Half Baths : 1

Sales History:

Recording Date : **05/24/2006**
Sale/Settlement Date : **05/23/2006** **01/14/1999**
Buyer Name : **Hallmark Timothy M & Durham David M
Melinda A**
Seller Name : **Durham David M** **Cobb Clarence & Joe
H**
Document No : **2928-563** **1494-182**
Document Type : **Warranty Deed** **Warranty Deed**

Mortgage History:

Mortgage Date : **07/15/2010**
Mortgage Amt : **\$250,000**
Mortgage Lender : **Pioneer Bk Ssb**
Mortgage Type : **Conventional**

Courtesy of Dave Murray
ACTRIS

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.



TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2010

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 3450 Pursley Rd
Dripping Springs, TX 78620-4717

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.		✓	
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓	✓	
French Drain	✓		
Gas Fixtures		✓	

Item	Y	N	U
Gas Lines (Nat/LP)		✓	
Hot Tub		✓	
Intercom System		✓	
Microwave	✓		
Outdoor Grill	✓		
Patio/Decking	✓		
Plumbing System	✓		
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	
Public Sewer System		✓	

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		✓	
Rain Gutters	✓		
Range/Stove		✓	
Roof/Attic Vents	✓		
Sauna <u>DRY</u>	✓		
Smoke Detector	✓		
Smoke Detector – Hearing Impaired	✓		
Spa		✓	
Trash Compactor		✓	
TV Antenna		✓	
Washer/Dryer Hookup	✓		
Window Screens	✓		

Item	Y	N	U	Additional Information
Central A/C	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2 UNITS</u>
Evaporative Coolers		✓		number of units: <u>2</u>
Wall/Window AC Units		✓		number of units: _____
Attic Fan(s)		✓		if yes, describe: _____
Central Heat	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>
Other Heat				if yes, describe: _____
Oven	✓			number of ovens: <u>2</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	✓			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	✓			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	✓			number of units: <u>3</u> number of remotes: <u>3</u>
Satellite Dish & Controls	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>3</u>
Water Softener		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler		✓		<input 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) 1-01-10

Initialed by: Seller: _____, _____ and Buyer: 1/1/10 1/1/10

Page 1 of 5

3450 Pursley Rd

Concerning the Property at Dripping Springs, TX 78620-4717Water supply provided by: ☐ city ☒ well ☐ MUD ☐ co-op ☐ unknown ☐ other: _____Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

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

Roof Type: CONCRETE TILE Age: 4 YRS (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

☐ yes ☒ no ☐ unknownAre 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
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<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
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input checked="" type="checkbox"/> <u>DROUGHT</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs	<input checked="" type="checkbox"/>	
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Previous Fires	<input checked="" type="checkbox"/>	
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>
Other Structural Repairs		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood-destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>

(TAR-1406) 1-01-10

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

Page 2 of 5

3450 Pursley Rd

Concerning the Property at Dripping Springs, TX 78620-4717

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): CD PLAYER IN DRY SAUNA DOES NOT WORK

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: _____
 Manager's name: _____ Phone: _____
 Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary
 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. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- ☐ ☒ 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): _____

(TAR-1406) 1-01-10

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

Page 3 of 5

3450 Pursley Rd

Concerning the Property at Dripping Springs, TX 78620-4717Section 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

Date

Signature of Seller

Date

Printed Name: Timothy M HallmarkPrinted Name: Melinda A Hallmark

(TAR-1406) 1-01-10

Initialed by: Seller: _____ and Buyer: TTH MAH Page 4 of 5

3450 Pursley Rd

Concerning the Property at Dripping Springs, TX 78620-4717**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: PEC/PEDERNALES ELEC COOPphone #: 1-888-554-4732Sewer: JITA WASTEWATER SERVphone #: 512-801-8594Water: PROQUALITY

phone #: _____

Cable: DISH NETWORKphone #: 1-888-809-0887Trash: RECONphone #: 512-894-4441

Natural Gas: _____

phone #: _____

Phone Company: VERIZONphone #: 1-800-483-5000

Propane: _____

phone #: _____

- (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.

Signature of Buyer

Date

Printed Name: Timothy M. Hallmark

Signature of Buyer

Date

Printed Name: MELINDA A. HALLMARK



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

3450 Pursley Rd
Dripping Springs, TX 78620-4717

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: DRAIN FIELD ☐ Unknown
LOCATED IN PASTURE
- (4) Installer: _____ ☐ Unknown
- (5) Approximate Age: _____ ☐ Unknown

B. MAINTENANCE INFORMATION: SMALL HOUSE + WEIGHT ROOM ONLY *

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☒ Yes ☐ No
 If yes, name of maintenance contractor: SMA WASTEWATER
 Phone: 512-801-8594 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? 3007
- (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 DM Page 1 of 2

Coldwell Banker United REALTOR 1501 Northridge Austin, TX 78723
 Phone: 512.691.6703

Fax: _____ Charles Stephens

Hallmark Ranch

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

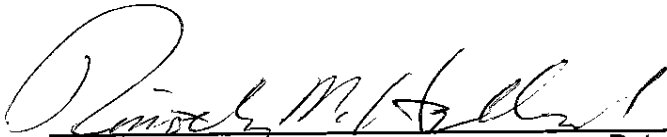
3450 Pursley Rd

Information about On-Site Sewer Facility concerning Dripping Springs, TX 78620-4717

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.

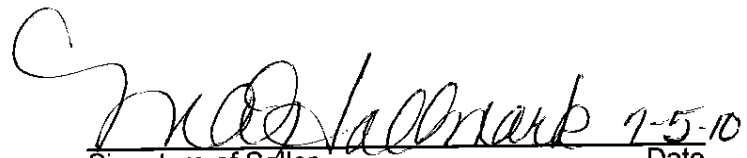
<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 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.



Signature of Seller
Timothy M Hallmark

Date



Signature of Seller
Melinda A Hallmark

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date