

Luxurious Hill Country Estate Leander, Texas



15.5 acre estate nestled in a valley backing to a wooded hillside. 4,500+ SF builder's personal home built in 2006. Top of the line finish includes scored concrete and bamboo floors, tall ceilings, huge picture windows throughout. Home features big great room at entry, elegant dining, open gourmet kitchen, true media. Master bedroom with all modern amenities, second floor loft living and 2 guest bedrooms each with en-suite bath. Back includes covered patio, firepit and resort style pool with waterfall showcasing fabulous Hill Country views. Land also includes a babbling year-round creek with small pools and limestone outcroppings. The perfect setting for a quality Hill Country estate only 20 minutes to Austin.

Options: 8.543 ac at \$749,000
15.543 ac at \$849,000



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

www.DMTX.com

Luxurious Hill Country Estate

Fact Sheet

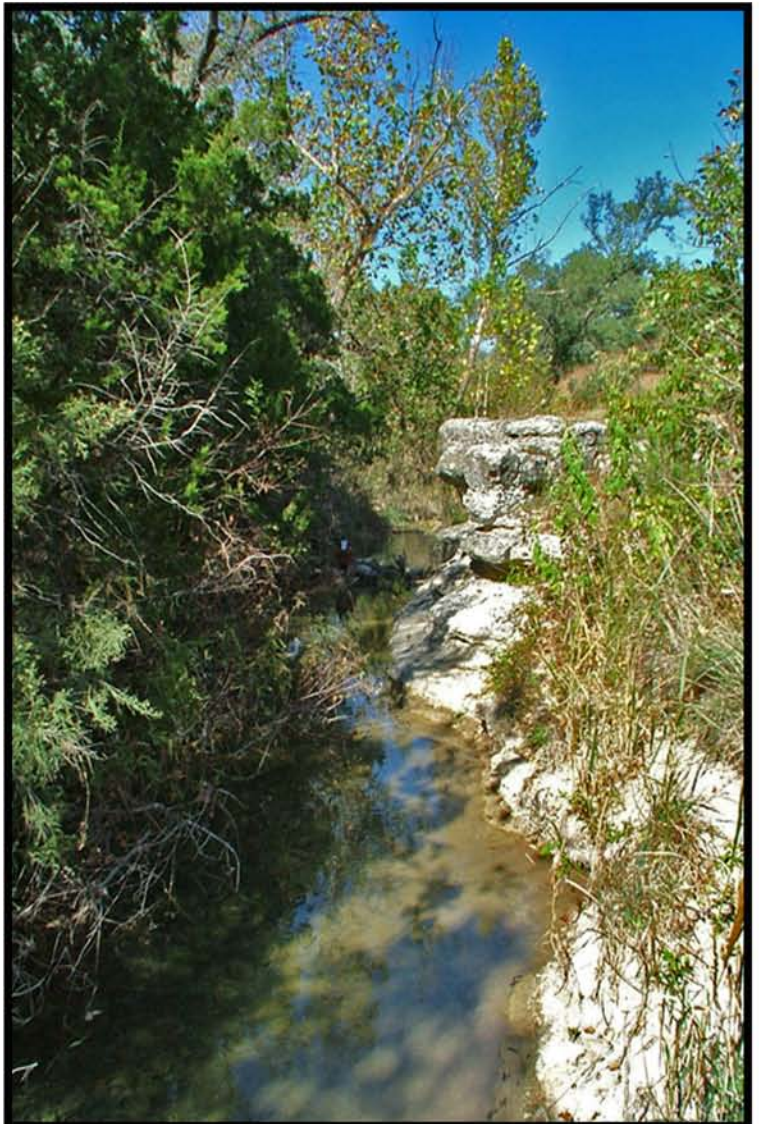
- 15.5 acre estate in quiet valley backing to wooded hillside
- 4,579 SF custom builder's personal home built in 2006
- 4 bedrooms/4.5 baths with top of the line finish out
- Interiors feature concrete and bamboo floors, tall ceilings and huge picture windows showcasing Hill Country views
- Entry features custom wood doors, custom scored floors and Hill Country views
- Great room with tall ceilings, custom built-ins, fireplace, scored and stained concrete floors
- Gourmet kitchen open to great room includes granite counters, center island, pantry and recent stainless appliances
- Dining room off great room with tile ceilings, elegant chandelier
- Master suite features wall of windows looking to Hill Country views, custom concrete floors, his/hers walk-in closets
- Gorgeous master bath includes separate vanities, jetted tub, walk-in glass shower
- Formal study at entry with built-ins and close



Luxurious Hill Country Estate

Fact Sheet

- True media room with built-in surround and wired for projection TV
- Second downstairs bedroom with en suite bath
- Second floor loft living/game room with separate office area.
- 2 upstairs bedrooms each with en suite bath
- Attached 2 car garage
- Mud room off garage leads to large separate utility room
- Covered rear patio
- Resort style pool with waterfall surrounded showcases Hill Country views
- Firepit area in nicely landscaped yard
- Home sits in nice field with native grasses
- Property backs to hillside and includes both sides of creek
- Year-round creek includes small pools and limestone outcroppings
- Wooded hillside creates a lot of privacy
- Located in Leander just off Nameless road close to the Jonestown area, minutes to Cedar Park amenities and 25 minutes to downtown Austin



G BASIS
58.72' (858.57')

THOMAS B. JUDE
AND JODIE A. JUDE
DOC. NO. 2005149875
7.00 ACRES MEASURED

P.U.E. per 2005149875
ON LINE

N 47°59'10" W 321.53'

N 63°05'42" W 161.73'

15' P.U.E. per 2005149875

298.74'

SEE DETAIL

REMAINDER OF TRACT 3
THOMAS B. JUDE
AND JODIE A. JUDE
DOC. NO. 2005149875
15.546 ACRES MEASURED
(CALLED 15.543 ACRES)

Proposed Water Well

Fence Posts Along This Line - No Fence

Fence Posts Along This Line - No Fence

S 74°02'46" W 104.37'
(S 74°01'57" W 104.46')

S 30°37'07" W 435.86'
(S 30°36'49" W 435.65')
15' P.U.E. per 2005149875
50' B.L. per 2005119102

Approximate Location of Creek

50' B.L. per 2005119102
15' P.U.E. per 2005149875

N 36°47'58" E 252.38'
(N 36°48'26" E 252.35')

N 36°59'07" E 145.64'
(N 36°59'35" E 145.62')

N 54°52'36" W 447.42'
(N 54°52'59" W 447.42')
15' P.U.E. per 2005149875
50' B.L. per 2005119102

Ref

Doc

Doc

Remainder

Will

Seller Supplemental Property Questionnaire

DMTX Realty Group / Dave Murray Team

LAND USE

- 1) List any known restrictions. *No Trailers or Mobil Homes.*
- 2) List unconventional/difficult-to-identify lot line descriptions (e.g. does the line dissect a body of water, opposite sides of the roads, etc). *1/2 way up hill on South Side of Cherry Creek at back of Property*
- 3) Is the property Ag Exempt? *No* If yes, what type of ag exemption (e.g. horses, hay, cattle, etc.)
- 4) Is the property Wildlife Exempt? *No* If yes, please provide the management plan.
- 5) Please list any known conservation easements:
- 6) What are the mineral rights? *Last owner held.*
- 7) Please list the soil and grass type (if applicable):
- 8) Is there a flood plain on the property? If yes, where is it? *Back of Property at Creek*
- 9) Has any hunting been done on the property? *No* If yes, what type of game?

UTILITIES

- 1) List all utilities used on this site and the utility providers (please provide contact information):
Elec. P.E.C.
- 2) List approximate average monthly utility usage (i.e. cost) *345⁰⁰ Summer
260 Winter*
- 3) Are there wells on the property (or what is the water source)? *Glen Rose (1 well)*
- 4) If yes to #3 - How many gallons per minute does it pump? *32 Gal P.M.*
 - How deep is it? *420*
 - What is the tank size? *40 gal*
 - What areas of the property does it service? *House & sprinkler*
 - Who installed it?
 - Are there any existing well reports? (If yes, please provide them.) *No*
 - Has it ever dried up? *No* Have you had any issues? (if yes, please elaborate)
- 5) Is there a rain water collection / water catchment system? *No*

- 6) If yes to #5 - How large is it?
 - What areas of the property does it service?
 - Who installed it?
 - Have you had to supplement the water supply? Who was the provider?
- 7) Is there septic on the property? *yes*
- 8) If yes to #8 - Who was the installer? *Williams septic*
 - Who is the service provider? *None*
 - What improvements does it service? *Home only*
- 9) Is there propane on site? *yes*
- 10) If yes to #10 - What does it service? *Aause*
 - Where is it located? *Rt. side of Aause*
- 11) How many HVAC zones are there? *3* How are they divided? *① Master/Study
② Down stairs
③ Up stairs*

DOCUMENTATION

Please provide the most recent survey for the property. If improvements have been made since most recent survey, please sketch them into current survey. If you have aerials, plats or house plans, please provide them as well.

MAINTENANCE

- 1) Please list current maintenance providers (e.g. pool, landscaping/groundskeeper, shredder, maintenance/handyman, etc) used at the property with contact information).
- 2) If you have a pool, does it use salt or chlorine? *Salt*
- 3) Please list approximate costs of maintenance *\$300 month.*
- 4) If new construction (or substantially recently remodeled), please list builder with contract information. *Acanthus Luxury Homes*
- 5) List all equipment to convey or that is negotiable.



TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

20901 LINDEMAN LANE

CONCERNING THE PROPERTY AT

LEANDER, TX 78641

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

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

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

Item	Y	N	U	Additional Information
Central A/C	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>3</u>
Evaporative Coolers		X		number of units: _____
Wall/Window AC Units		X		number of units: _____
Attic Fan(s)		X		if yes, describe: _____
Central Heat	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>3</u>
Other Heat		X		if yes, describe: _____
Oven	X			number of ovens: <u>2</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	X			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	X			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	X			number of units: <u>1</u> number of remotes: <u>1</u>
Satellite Dish & Controls	X			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>Direct TV</u>
Security System	X			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	X			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>3</u>
Water Softener		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler	X			<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility	X			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 1-01-10

Initialed by: Seller: _____ and Buyer: VB

Page 1 of 5

20901 LINDEMAN LANE
LEANDER, TX 78641

Concerning the Property at _____

Water 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 yr (approximate)

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

☐ yes ☒ no ☐ unknown

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

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

Item	Y	N
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 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]

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20901 LINDEMAN LANE
LEANDER, TX 78641

Concerning the Property at _____

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

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

- ☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.
- ☐ ☒ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: _____
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:  _____

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20901 LINDEMAN LANE
LEANDER, TX 78641

Concerning the Property at _____

Section 6. Seller ☐ has ☐ has not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

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

Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____

Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller

Date

Signature of Seller

Date

Printed Name: THOMAS B. JUDE

Printed Name: _____

(TAR-1406) 1-01-10

Initialed by: Seller: 

and Buyer: _____

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20901 LINDEMAN LANE

LEANDER, TX 78641

Concerning the Property at _____

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: <u>P.E.C.</u>	phone #: _____
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: <u>Direct TV</u>	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: <u>AT&T</u>	phone #: _____
Propane: <u>Action Propane</u>	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 _____	Signature of Buyer _____	Date _____
Printed Name: _____		Printed Name: _____	



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.
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20901 LINDEMAN LANE
LEANDER, TX 78641

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: Drip ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: 100 yds behind house ☐ Unknown

- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 5 year's ☐ 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? unknown
- (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 [Signature]

Page 1 of 2

Coldwell Banker United REALTOR 8600 Brodie Lane Austin, TX 78745

Phone: 512.691.6709

Fax: 512.691.6797

Jean Howell

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

20901 Lindeman

20901 LINDEMAN LANE
LEANDER, TX 78641

Information about On-Site Sewer Facility concerning _____

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 Date
THOMAS B. JUDE

Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

Property Detail Report

Subject Property

**20901 Lindeman Ln
Leander, TX 78641-8376
Travis County**

[Auction](#)**Owner Info:**

Owner Name : Jude Thomas B	Tax Billing Zip : 78641
Owner Name 2 : Jude Jodie A	Tax Billing Zip+4 : 8376
Tax Billing Address : 20901 Lindeman Ln	Owner Phone : (512) 267-3438
Tax Billing City & State : Leander TX	

MLS Listing Info:

ML # : 6397672	Original List Price : \$749,000
Status : Active	List Price : \$749,000
Area : LN	Listing Office Name : Coldwell Banker United Realtor
List Date : 11/01/2010	Listing Agent Name : 340639-Dave Murray

Location Info:

School District : Leander ISD	Census Tract : 17.66
Elementary School : Mason	Census Block : 1
Middle School : Running Brushy	Carrier Route : R020
High School : Leander	Legal Description : Abs 2457 Sur 96 Briggs E H & Abs 2580 Sur 96 Pope W Acr 15.543
MLS Area : LN	Mapsc0 : 370-T
Subdivision : Briggs E H	

Tax Info:

Parcel ID : 01926701350000	Exemption : Homestead
% Improv : 59%	

Assessment & Tax:Assessment

Assessment Year :	2008	2009	2010
Assessment Type :	Certified	Certified	Certified
Mkt Value - Total :	\$1,389,450	\$963,238	\$938,648
Mkt Value - Land :	\$388,575	\$388,575	\$388,575
Mkt Value - Improved :	\$1,000,875	\$574,663	\$550,073
Assd Value - Total :	\$770,000	\$847,000	\$931,700
Yr-to-Yr Assd Value Change (\$):		\$77,000	\$84,700
Yr-to-Yr Assd Value Change (%):		10.0%	10.0%

Tax

Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est. :	2008	\$15,822			
Total Tax - Est. :	2009	\$17,836	\$2,014	12.7%	
Total Tax - Est. :	2010	\$19,620	\$1,784	10.0%	2.105840
Travis County :		\$3,915			0.421500

Travis Co Hospital Dist :	\$626	0.067400
Travis Co Esd No 1 :	\$929	0.100000
Austin Comm Coll Dist :	\$879	0.094600
Leander Isd :	\$13,210	1.422340
Total Tax - Actual : 2009	\$16,787	

Characteristics:

(MLS data below displayed in grey)

Universal Land Use : SFR	County Land Use : Single Family Residence
Porch : Open Porch	Lot Acres : 15.543
Patio Type : Terrace	Garage Type : Attached Garage
Garage Capacity : 2	Garage Sq Ft : 640
Roof Type : Hip	Building Sq Ft : 4,580
Roof Material : Tile	Gross Bldg Area : 5,220
Roof Shape : Hip	Foundation : Slab
Pool : Concrete	Year Built : 2006
Full Baths : 4	Half Baths : 1
Fireplaces : 2	

Sales History:

Recording Date : 08/16/2005
Sale/Settlement Date : 08/09/2005
Buyer Name : Jude Thomas B & Jodie A
Seller Name : Mill Creek Oaks Ltd
Document No : 149875
Document Type : Warranty Deed

Mortgage History:

Mortgage Date : 08/16/2005
Mortgage Amt : \$180,000
Mortgage Lender : State Bk
Mortgage Type : Conventional

Features:Extra Features

Description	Sq Ft	Number	Width	Depth	Extra Fea Yr Blt	Value
First Floor :	3,494				2006	\$349,983
Second Floor :	1,085				2006	\$97,804
Att Garage 1st Flr :	640				2006	\$25,409
Open Porch 1st Flr :	693				2006	\$15,286
Open Porch 1st Flr :	391				2006	\$8,624
Bathroom :		4			2006	
Fireplace :		2			2006	\$8,924
Residential Hvac :	4,579				2006	\$10,216
Terrace Uncovered :	54				2006	\$362
Resid Pool :		1			2006	\$33,465

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.