

Phenomenal Gentleman's Ranch Elgin, TX



Private 120 highly improved acres with views. There are two custom built homes that together total 6,950 SF of elegant living space. Built in 2002, the main home is 3,950 SF and includes 3 bedrooms, 3.5 baths, commercial grade appliances, in ground spa, built in outdoor grill, long leaf pine beams, 3 fireplaces, hand carved double entry doors, granite coutertops, travertine floors, custom built ins, chef's kitchen, huge great room with 18 ft. ceiling, wine room, office, and more! The 3,000 SF guest house was built in 2003 and includes 2 bedrooms, 1.5 bathrooms, great room, open floor plan, wired for satellite and home theater. 10 minutes to new site for Central Texas Airport, 30 minutes to new site for Elgin Community College and various shopping areas.



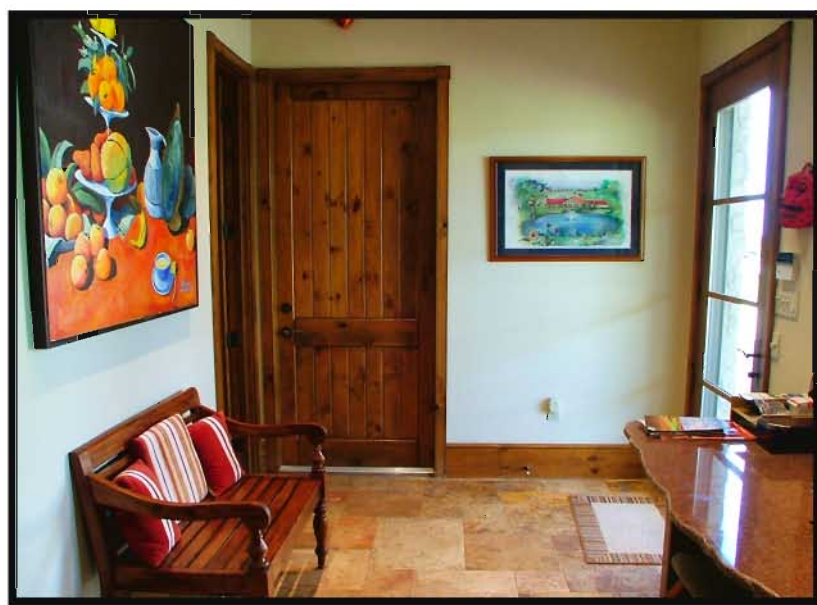
The Dave Murray Team
Coldwell Banker United, Realtors
512-751-6060
Dave@DMTX.com

Offered at \$1,500,000

www.DMTX.com

Phenomenal Gentleman's Ranch!

Fact Sheet (Continued)



The foreman's apartment, a 4-stall horse barn with wash and tack room, 2 pole sheds and a 1,500 SF equipment barn. The private property features extensive improvements including pipe and horse fencing and cross fencing, 3 tanks, 1 large constant level pond with a lighted fountain that can be viewed from the front of the house, a high pressure well, Aqua City Water, huge oak trees, improved pastures, paved driveway with gated entrance, 1,500 FT of paved county road frontage, and many more features.

Phenomenal Gentleman's Ranch!

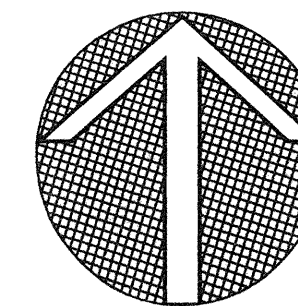
Fact Sheet (continued)



Phenomenal Gentleman's Ranch!

Fact Sheet (continued)





SCALE: 1"=200'

LEGEND

| | |
|-----|-------------------------|
| ■ | CONCRETE MONUMENT FOUND |
| ● | IRON ROD FOUND |
| ○ | IRON ROD SET |
| ○ | PIPE FOUND |
| △ | NAIL FOUND |
| — | WOOD FENCE |
| — | WIRE FENCE |
| — | CHAIN LINK FENCE |
| () | RECORD CALL |

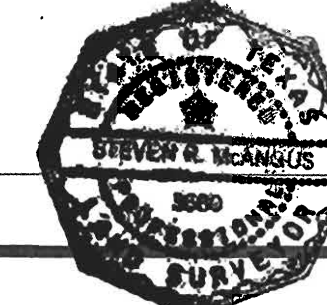
| FIELD INFORMATION | | | RECORD INFORMATION | |
|-------------------|--------|---------------|--------------------|----------------|
| LINE | DIST | BEARING | | |
| T1 | 83.30' | N 30°00'00" E | (83.30' | N 30°00'00" E) |
| T2 | 47.85' | S 64°51'55" E | (50.00' | S 60°00'00" E) |

NOTES:

- This survey was prepared in conjunction with title commitment prepared by Title Agency of Austin (G.F. No. 96061662) dated June 6, 1996.
- The property shown hereon is located in Zone 'X' and is not within a 100-year flood hazard area as identified by the Federal Insurance Administration Flood Hazard Boundary Map Panel No. 48021C 0050 C dated August 19, 1991.
- There are numerous buildings and other improvements located on this tract which are not shown hereon.
- The bearings shown hereon are referenced to deed recorded in Vol. 223, Pg. 710, Deed Records of Bastrop County, Texas.
- This tract is subject to a 25' wide water pipeline easement to Aqua Water Supply Corp., recorded in Vol. 195, Pg. 137, Deed Records of Bastrop County, Texas. (undetermined location)
- This tract is not subject to a 50' ingress/egress, road easement recorded in Vol. 211, Pg. 221 and in Vol. 751, Pg. 705, Official Records of Bastrop County, Texas.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION III SURVEY.

STEVEN R. McANGUS R.P.L.S. No. 3680



BOUNDARY SURVEY OF
116.926 Acres located in the
ROGERS SURVEY, ABS. No. 55
Vol. 223, Pg. 710, Deed Records of
Bastrop County,
Texas.

REVISIONS

DATE
REVISION No.

JOB 96-213
DATE July 17, 1996
DESIGN
DRAWN SEE
CHECK SRM
FIELD BOOK 280/13

SHEET

McANGUS SURVEYING CO., INC.

1101 HWY 360, SOUTH, E-230
AUSTIN, TEXAS 78746
(512)328-9302

DocuSign Envelope ID: 13D4F539-1F90-4387-91DD-5C8CEB8508EC



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.

CONCERNING THE PROPERTY AT

778 LOWER ELGIN RD.

ELGIN, TX 78621

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 5. 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'L/P) | ✓ | | |
| 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 | | | ✓ |
| 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>6</u> |
| Evaporative Coolers | | | | number of units: _____ |
| 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>6</u> |
| Other Heat | | | | if yes, describe: _____ |
| Oven | ✓ | | | number of ovens: <u>3</u> <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ |
| Fireplace & Chimney | ✓ | | | <input checked="" type="checkbox"/> wood <input checked="" 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>2</u> number of remotes: <u>2</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 checked="" type="checkbox"/> gas <input type="checkbox"/> other: <u>elect</u> number of units: <u>2</u> Gas |
| Water Softener | ✓ | | | <input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____ |
| Underground Lawn Sprinkler | ✓ | | | <input checked="" 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) |

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778 LOWER ELGIN RD.

ELGIN, TX 78621

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: metal Age: 9 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 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 | | <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"/> |

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778 LOWER ELGIN RD.

ELGIN, TX 78621

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: N/A

Manager's name: _____ Phone: _____

Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntaryAny 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): _____

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ELGIN, TX 78621

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 RCaulo Date 9-7-2010
Printed Name: **RALPH CAULO**

Signature of Seller SCaulo Date 9-7-2010
Printed Name: **SUSAN BAKER CAULO**

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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: _____ | phone #: _____ |
| Sewer: _____ | phone #: _____ |
| Water: _____ | phone #: _____ |
| Cable: _____ | phone #: _____ |
| Trash: _____ | phone #: _____ |
| Natural Gas: _____ | phone #: _____ |
| Phone Company: _____ | phone #: _____ |
| 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

Signature of Buyer

Date

Printed Name: _____

Printed Name: _____