

The Polo Club Stables

Located just a few miles from the "Y" at Oak Hill, the prestigious 22 acre Polo Club Stables lies between Southwest Austin and Dripping Springs. This premiere equestrian showplace built in 1998 consists of 4 barns totaling 100 leasable stalls, a lighted covered riding arena, 2 other outdoor riding arenas, fenced paddocks set among picturesque oaks, 3 efficiency apartments and 2 site built homes. All facilities, equipment being offered for \$1,695,000 or can be subdivided into 3 separate properties:

Barn A:

- 5-6 Acres
- 36 stall rock and frame barn with wash and tack areas
- 2 efficiency apartments with kitchen and full bath
- Office area
- Foyer/Reception area
- Lighted outdoor riding arena
- Horse walker
- Round pen
- Fenced paddocks with white vinyl split rail fencing
- Paved easement drive
- Paved parking
- LCRA water and shared septic with Barn B
- **Offered for \$599,000**



Co-Listed By:

Barn B:

- 6-7 Acres
- 24 stall rock and frame barn with wash and tack areas
- One efficiency apartment with kitchen and full bath
- Office area
- Foyer/Reception area
- Lighted, covered riding arena
- Horse walker
- Round pen
- Concrete floor storage building
- Fenced paddocks with white vinyl split rail fencing
- Paved joint use drive
- Paved parking spaces
- LCRA water, shared septic with Barn A
- **Offered for \$699,000**



The Dave Murray Team

Office: 751-6060

Cell: 695-2176

www.DMTX.com

Barn C:

- 6-7 Acres
- 30 stall rock and frame barn with wash and tack areas
- 10 stall rock and pole barn
- 1 bedroom site built home with kitchen, living area and full bath
- 2 bedroom site built home with kitchen, living area and full bath
- Office area
- Lighted outdoor riding arena
- Fenced paddocks with white vinyl split rail fencing
- Well water, LCRA water, septic
- **Offered for \$499,000**



Texas Lone Star Realty

Tary Snyder

Office: 512-892-6800

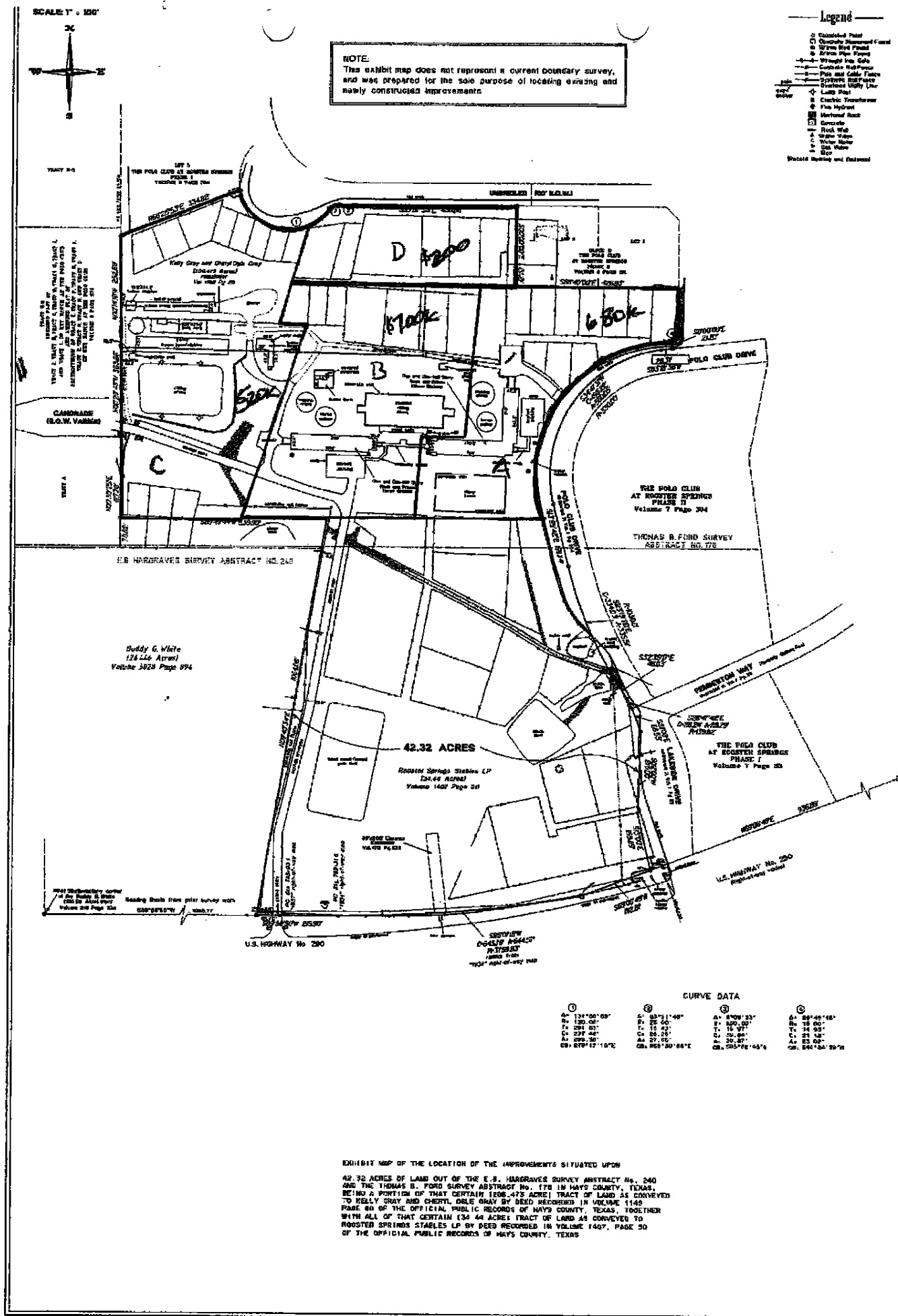
Cell: 512-751-6360

www.snyderhomes.com









LAYOUT - DIRECTIONS

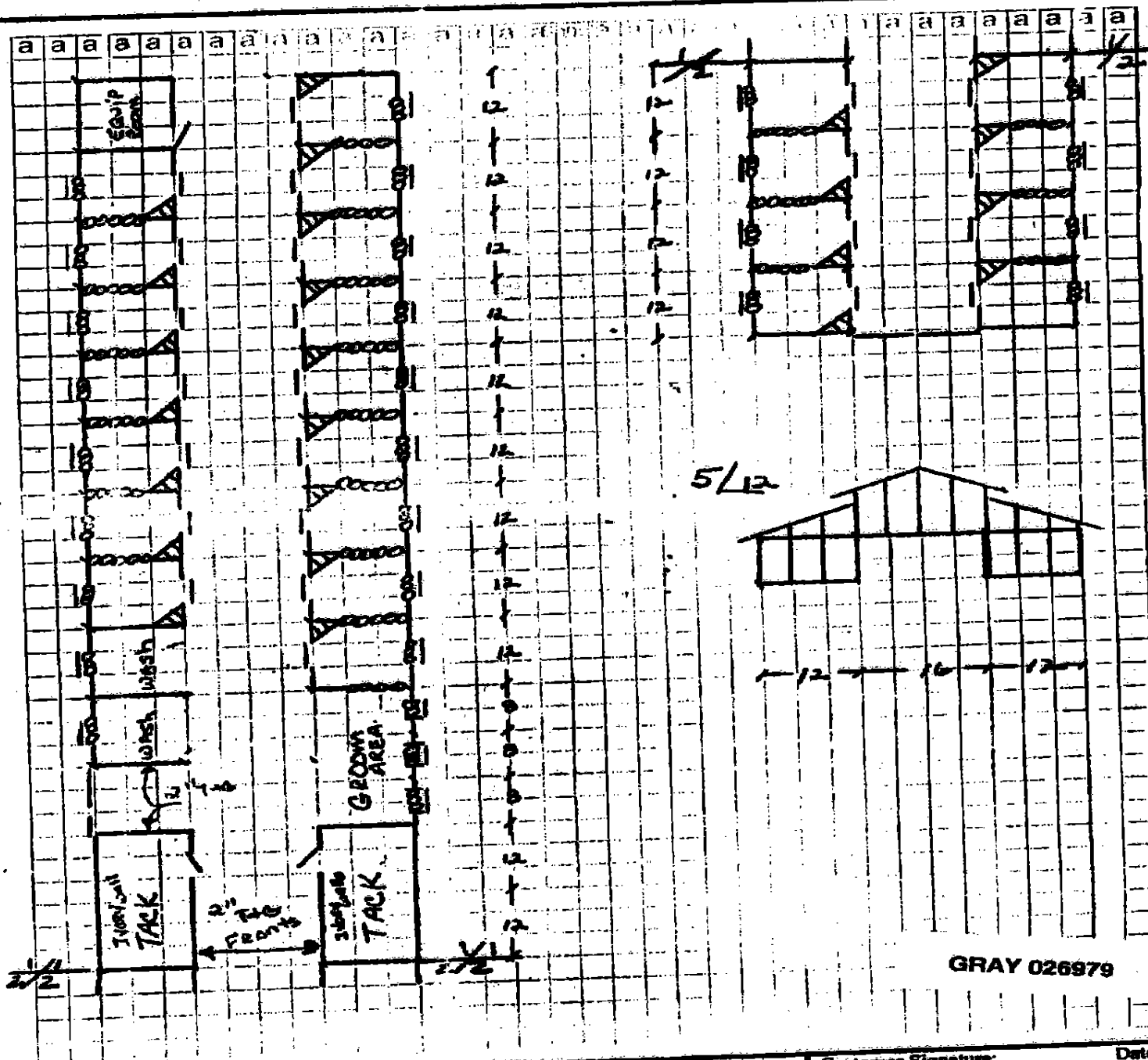


901 Darden Hill Rd.
Driftwood, TX 78619

HILL COUNTRY HORSE BARNS
DISTRIBUTOR FOR BARNMASTER INC.

(512) 894-0117
1-800-798-1811
FAX (512) 858-4938

JOB NAME	POLO CLUB (PUBLIC BARN)	DATE	10/11/97
Street, State, Zip		Phone	



Generator Required: Yes NO

Salesman's Signature:

Date

Customer Signature:

Date

512-288-5595

(512) 894-0117
1-800-796-1511
FAX (512) 858-4938

JOB NAME	DATE
POLU CLUB (PRIVATE BARN 2)	10/11/97
Street, State, Zip	Phone

[illegible]

Date _____

Pink - Customer Copy



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 13500 HIGHWAY 290 WEST
AUSTIN, TX 78737

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: ☐ sump ☐ 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			

Item	Y	N	U	Additional Information
Central A/C	X			☒ electric ☐ gas number of units: <u>6</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			☒ electric ☐ gas number of units: _____
Other Heat		X		if yes, describe: _____
Oven	X			number of ovens: <u>5</u> ☒ electric ☐ gas ☐ other: _____
Fireplace & Chimney		X		☐ wood ☐ gas logs ☐ mock ☐ other: _____
Carport		X		☐ attached ☐ not attached
Garage		X		☐ attached ☐ not attached
Garage Door Openers		X		number of units: _____ number of remotes: _____
Satellite Dish & Controls		X		☐ owned ☐ leased from _____
Security System		X		☐ owned ☐ leased from _____
Water Heater	X			☒ electric ☐ gas ☐ other: _____ number of units: <u>6</u>
Water Softener		X		☐ owned ☐ leased from _____
Underground Lawn Sprinkler		X		☐ automatic ☐ manual areas covered: _____
Septic / On-Site Sewer Facility	X			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 7-2-07

Initialed by: Seller: JLC and Buyer: _____

Page 1 of 5

Concerning the Property at _____

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

unplatted easements - see attached
wood rot - around some exterior door frames

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.
- ☐ ☒ 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): _____

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: 9-11 years (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		☒
Ceilings		☒
Doors		☒
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

Item	Y	N
Floors		☒
Foundation / Slab(s)		☒
Interior Walls		☒
Lighting Fixtures		☒
Plumbing Systems		☒
Roof		☒

Item	Y	N
Sidewalks		☒
Walls / Fences		☒
Windows		☒
Other Structural Components		☒

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		☒
Asbestos Components		☒
Diseased Trees: ☐ oak wilt ☐ _____		☒
Endangered Species/Habitat on Property		☒
Fault Lines		☒
Hazardous or Toxic Waste		☒
Improper Drainage		☒
Intermittent or Weather Springs		☒
Landfill		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒
Encroachments onto the Property		☒
Improvements encroaching on others' property		☒
Located in 100-year Floodplain		☒
Present Flood Insurance Coverage (If yes, attach TAR-1414)		☒
Previous Flooding into the Structures		☒
Previous Flooding onto the Property		☒
Previous Fires		☒
Previous Foundation Repairs		☒

Condition	Y	N
Previous Roof Repairs		☒
Other Structural Repairs		☒
Radon Gas		☒
Settling		☒
Soil Movement		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks		☒
Unplatted Easements	☒	
Unrecorded Easements		☒
Urea-formaldehyde Insulation		☒
Water Penetration		☒
Wetlands on Property		☒
Wood Rot	☒	
Active infestation of termites or other wood-destroying insects (WDI)		☒
Previous treatment for termites or WDI		☒
Previous termite or WDI damage repaired		☒
Termite or WDI damage needing repair		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒

(TAR-1406) 7-2-07

Initialed by: Seller: JLG, _____ and Buyer: _____

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.*

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

Printed Name: _____

Date

Signature of Seller

Date

Printed Name: _____

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 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: Pedernales Electric Co-op Sewer: N/A - Septic
Water: LCRA Cable: _____
Trash: Texas Disposal Systems Natural Gas: N/A
Local Phone: AT & T Propane: N/A
- (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 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.

Signature of Buyer _____	Date _____	Signature of Buyer _____	Date _____
Printed Name: _____		Printed Name: _____	



TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL PROPERTY CONDITION STATEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT: 13500 Highway 290 West Austin TX 78737

THIS IS A DISCLOSURE OF THE SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

PART I - Complete if Property is Improved or Unimproved

Are you (Seller) aware of:

Aware **Not
Aware**

- (1) any of the following environmental conditions on or affecting the Property:
- (a) radon gas? ☐ ☒
 - (b) asbestos components:
 - (i) friable components? ☐ ☒
 - (ii) non-friable components? ☐ ☒
 - (c) urea-formaldehyde insulation? ☐ ☒
 - (d) endangered species of their habitat? ☐ ☒
 - (e) wetlands? ☐ ☒
 - (f) underground storage tanks? ☐ ☒
 - (g) leaks in any storage tanks (underground or above-ground)? ☐ ☒
 - (h) lead-based paint? ☐ ☒
 - (i) hazardous materials or toxic waste? ☐ ☒
 - (j) open or closed landfills on or under the surface of the Property? ☐ ☒
 - (k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like? ☐ ☒
 - (l) any activity relating to drilling or excavation sites for oil, gas, or other minerals? ☐ ☒
- (2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)? ☐ ☒
- (3) any part of the Property lying in a special flood hazard area (A or V Zone)? ☐ ☒
- (4) any improper drainage onto or away from the Property? ☐ ☒
- (5) any fault line or near the Property that materially and adversely affects the Property? ☐ ☒
- (6) outstanding mineral rights, exceptions, or reservations of the Property held by others? ☐ ☒
- (7) air space restrictions or easements on or affecting the Property? ☐ ☒
- (8) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property? ☒ ☐

(TAR-1408) 10-18-05

Initialed by Buyer or Tenant: _____ and Seller JKL

Page 1 of 4

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

Polo Club

13500 Highway 290 West
Austin TX 78737

- | | Aware | Not
Aware |
|---|--------------------------|-------------------------------------|
| (9) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)? | ☐ | ☒ |
| (10) pending changes in zoning, restrictions, or in physical use of the Property? | ☐ | ☒ |
| (11) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? | ☐ | ☒ |
| (12) lawsuits affecting title to or use or enjoyment of the Property? | ☐ | ☒ |
| (13) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? | ☐ | ☒ |
| (14) common areas of facilities affiliated with the Property co-owned with others? | ☐ | ☒ |
| (15) an owners' or tenants' association or maintenance fee or assessment affecting the Property? | ☐ | ☒ |
| If aware, name of association: _____ | | |
| Name of manager: _____ | | |
| Amount of fee or assessment: \$ _____ per _____ | | |
| Are fees current through the date of this notice? ☐ yes ☐ no ☐ unknown | | |
| (16) subsurface structures, hydraulic lifts, or pits on the Property? | ☐ | ☒ |
| (17) intermittent or weather springs that affect the Property? | ☐ | ☒ |
| (18) any material defect in any irrigation system, fences, or signs on the Property? | ☐ | ☒ |
| (19) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual? | ☐ | ☒ |

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.) _____

#8 Access easement agreements

PART 2 – Complete only if Property is Improved

A. Are you (Seller) aware of any material defects in any of the following on the Property?

(1) Structural Items:

- | | Aware | Not
Aware | Not
Appl. |
|--|--------------------------|-------------------------------------|-------------------------------------|
| (a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)? | ☐ | ☒ | ☐ |
| (b) exterior walls? | ☐ | ☒ | ☐ |
| (c) fireplaces and chimneys? | ☐ | ☐ | ☒ |
| (d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? | ☐ | ☒ | ☐ |
| (e) windows, doors, plate glass, or canopies? | ☐ | ☒ | ☐ |

(TAR-1408) 10-18-05 Initialed by Buyer or Tenant: _____, _____ and Seller JL6

Page 2 of 4

	<u>Aware</u>	<u>Not Aware</u>	<u>Not Appl.</u>
(2) <u>Plumbing Systems:</u>			
(a) water heaters or water softeners?	☐	☒	☐
(b) supply or drain lines?	☐	☒	☐
(c) faucets, fixtures, or commodes?	☐	☒	☐
(d) private sewage systems?	☐	☒	☐
(e) pools or spas and equipments?	☐	☐	☒
(f) sprinkler systems?	☐	☐	☒
(g) water coolers?	☐	☐	☒
(h) private water wells?	☐	☒	☐
(i) pumps or sump pumps?	☐	☒	☐
(3) <u>HVAC Systems:</u> any cooling, heating, or ventilation systems?	☐	☒	☐
(4) <u>Electrical Systems:</u> service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?	☐	☒	☐
(5) <u>Other Systems or Items:</u>			
(a) security or fire detection systems?	☐	☐	☒
(b) porches or decks?	☐	☒	☐
(c) gas lines?	☐	☐	☒
(d) garage doors and door operators?	☐	☐	☒
(e) loading doors or docks?	☐	☐	☒
(f) rails or overhead cranes?	☐	☐	☒
(g) elevators or escalators?	☐	☐	☒
(h) parking areas, drives, steps, walkways?	☒	☐	☐
(i) appliances or built-in kitchen equipment?	☐	☒	☐

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.) _____

#5(H) - some potholes in asphalt drive

B. Are you (Seller) aware of:

	<u>Aware</u>	<u>Not Aware</u>
(1) any of the following water or drainage conditions materially and adversely affecting the Property:		
(a) ground water?	☐	☒
(b) water penetration?	☐	☒
(c) previous flooding or water drainage?	☐	☒
(d) soil erosion or water ponding?	☐	☒

Commercial Property Condition Statement concerning _____

- | | <u>Aware</u> | <u>Not
Aware</u> |
|---|-------------------------------------|-------------------------------------|
| (2) previous structural repair to the foundation systems on the Property? | ☐ | ☒ |
| (3) settling or soil movement materially and adversely affecting the Property? | ☐ | ☒ |
| (4) pest infestation from rodents, insects, or other organisms on the Property? | ☐ | ☒ |
| (5) termite or wood rot damage on the Property needing repair? | ☒ | ☐ |
| (6) mold to the extent that it materially and adversely affects the Property? | ☐ | ☒ |
| (7) mold remediation certificate issued for the Property in the previous 5 years? | ☐ | ☒ |
| <i>if yes, attach a copy of the mold remediation certificate.</i> | | |
| (8) previous termite treatment on the Property? | ☐ | ☒ |
| (9) previous fires that materially affected the Property? | ☐ | ☒ |
| (10) modifications made to the Property without necessary permits or not in compliance
with building codes in effect at the time? | ☒ | ☐ |
| (11) any part, system, or component in or on the Property not in compliance with
the Americans with Disabilities Act or the Texas Architectural Barrier Statute? | ☐ | ☒ |

If you are aware of any conditions described under Paragraph B, explain. (Attach additional information, if needed.) _____

(5) Wood rot on some exterior door frames

(10) septic tank by Barn C. House

Seller: _____ Date: _____

Seller: _____ Date: _____

The undersigned acknowledges receipt of the foregoing statement.

Buyer or Tenant: _____ Date: _____

Buyer or Tenant: _____ Date: _____

NOTICE TO BUYER OR TENANT: The broker representing Seller and the broker representing you advise you that this statement was completed by Seller, as of the date signed. The brokers have relied on this statement 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.



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 13500 HIGHWAY 290 WEST
AUSTIN, TX 78737

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: in front of
office in barn A ☐ Unknown
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: Approx. 10 years ☐ 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: Aerobic Wastewater Co.
Phone: 512-894-3471 contract expiration date: July 2009
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? unk.
- (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 JKG, _____ Page 1 of 2

Coldwell Banker United REALTOR 8600 Brodie Lane Austin, TX 78745
Phone: (512) 691 - 6709 Fax: (512) 691 - 6797 Jean Howell

Polo Club

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LAYOUT - DIRECTIONS

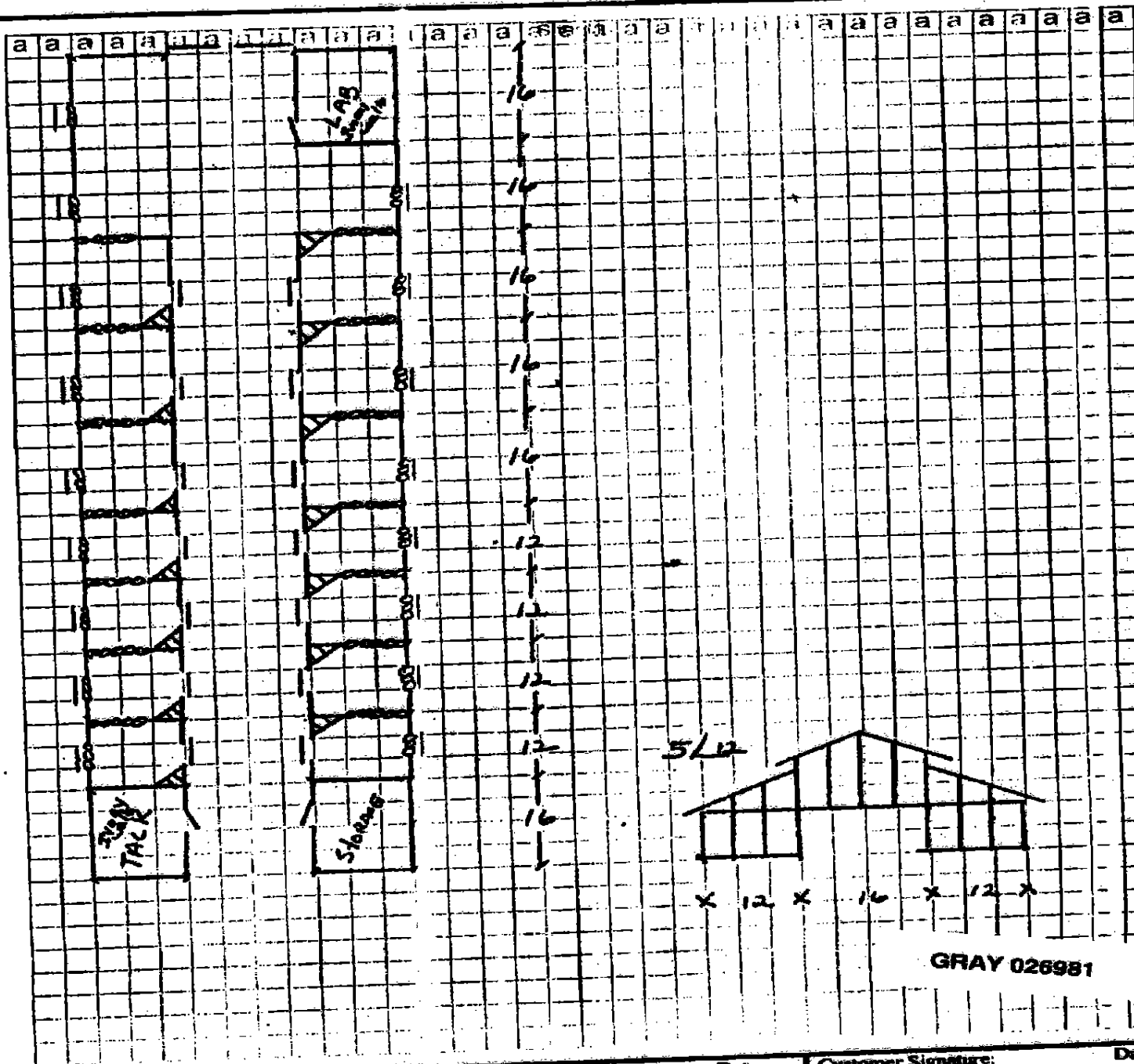


HILL COUNTRY HORSE BARNS
DISTRIBUTOR FOR BARNMASTER INC.

901 Darden Hill Rd.
Driftwood, TX 78619

(512) 894-0117
1-800-798-1811
FAX (512) 858-4938

JOB NAME POLLO CLUB (PRIVATE BARN 2)	DATE 10/11/97
Street, State, Zip	Phone



Generator Required: Yes NO	Salesman's Signature: _____	Date: _____	Customer Signature: _____	Date: _____
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White - Corporate Office Copy

Canary - Salesman's Copy

Pink - Customer Copy

- 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 _____

Signature of Seller _____ Date _____

Receipt acknowledged by:

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____

Aerobic Wastewater Co.

Licensed Installer: Johnny Martin, License # OS 6073

Office (512) 894-3471

PO Box 1104, Dripping Springs, Texas 78620

Office Hours M-F 8am to 5pm

Emergency Only (512) 801-6931

SEPTIC INSPECTION AND MAINTENANCE AGREEMENT

Aerobic Wastewater Co. enters into this agreement to assist owner in proper operation of the aerobic system as per Texas Commission On Environmental Quality (TCEQ) regulations.

Agreement to be outlined as follows:

- ♦ Frequency of visits: Residential and Commercial - **3 times annually**: Inspections will be conducted in a geographical route sequence with the required -3 of visits performed in twelve (12) month period. **Service/repair calls other than the- 3 required visits of this agreement will be billed at our usual service call rates + labor(time and a half for weekends and holidays).**
- ♦ Items to be inspected: Aerators, Diffusers, Filters, Pumps, Disinfection Device, Chlorine Supply, Electrical Circuits, Distribution System, Drip Emitters, Alarms
- ♦ Effluent Samples: 1 chlorine residual sample each visit, 1 BOD sample annually - Commercial only
- ♦ Within **48** hours of request for service, your system will be visited by one of our employees or an authorized agent.
- ♦ **The owner is financially responsible for repairing or replacing any needed items. Items are subject for retrieval by us if not paid for in full within 30 days of service.** No repairs will be made without owner's prior permission. Any recommendations will be noted on the report.
- ♦ A copy of the report will be left with the owner and another copy forwarded to the TCEQ or designated representative.
- ♦ **The owner is ultimately responsible for maintaining a chlorine residual of at least 1mg/L in the treatment system.**
- ♦ **Our company will/will not provide chlorine tablets at each inspection as needed.**
- ♦ Owner must maintain an agreement with a licensed wastewater operations company at all times. **Contract renewals must be made within 30 days prior to expiration of existing agreement to remain in compliance with TCEQ regulations.**

IMPORTANT: This warranty/service agreement **does not** cover the cost of customer ordered service calls, labor or materials which are required due to "misuse or abuse" of the system; failure to maintain electrical power to the system; sewage flows exceeding the hydraulic/organic design capabilities; disposal of non-biodegradable materials, chemicals, grease, oil, etc.; or any usage contrary to the requirements listed in the owner's manual or as advised by the authorized service representative. Additional service (as ordered by customer), replacement of out-of-warranty components, laboratory test work or pumping of the unit will be done upon authorization from customer and at an additional charge. Aerobic Wastewater Co's liability under this agreement will in no event exceed the annual cost of the contract set forth below.

Contract Start Date (Initial Inspection): 7/08 Subsequent Inspections Due: 11/08 and 3/09
Contract Expiration Date: (Contract must be renewed 30 days prior to this date) 7/09

Owner's Name: Sandi Szepes

Scott Booth

Phone: 512-288-5277 512-637-3614

Mailing Address: PO Box 26800-Austin-TX-78755

Site Address: 13500 Hwy 290-Austin-78737

Site County: Hays

Property Description: Subdivision: Polo Club Stables

Lot: Section: Block:

Regulatory Agency: Hays County

Permit# :

Manufacturer :

Directions to site:

Capacity:

Service Representative Signature:

Owner's Signature:



Please sign and return with payment

Annual Cost of Contract: \$200.00 W/O Chlorine

\$265.00 W/Chlorine

☒ \$350.00 Commercial

Payment plan available \$20 extra. 2 payments due at first & second visit.