

# RANCHO ESTACIA



Enter the gates of this 37 acre manicured, waterfront estate and be transported to your own piece of paradise. Escape to the luxurious pool surrounded by lush landscaping and a lanai patio with fireplace looking to the Hill Country. Expect comfort and security in every inch of the 6,500 SF, 4 bedroom, 4.5 bath main home with oversized gourmet kitchen, media room and 2 living areas. Built around a 30 ft. rotunda, the master suite includes a balcony with lake views and luxurious master bath. The covered dock with 2 jet ski slips sits on over 700' of waterfront. Guests are accommodated in the 2/2 detached guest home or 1/1 pool cabana. Horses are welcome in the four stall barn with fenced pastures and wet weather creek. 10 min. to shopping at the new Hill Country Galleria, 35 min. to downtown Austin.

Offered For \$2,995,000



Dave Murray  
Coldwell Banker United, Realtors  
Marketing/Sales: 512-751-6060  
Cell: 512-695-2176  
E-Mail: [Dave@DMTX.com](mailto:Dave@DMTX.com)

**[WWW.DMTX.COM](http://WWW.DMTX.COM)**

# RANCHO ESTACIA

## FACT SHEET

- 37 Acres of Gated and Beautifully Manicured Grounds with Over 700 Ft. of Lake Travis Waterfront
- 6,694 SF Main House w/ 4 Bedrooms, 4.5 Baths, 4 Living Areas, Formal Dining and Study
- Slate Tile Throughout First Floor, Hardwood Upstairs
- Hand-Troweled Plaster Walls Throughout
- Beautiful 3 Story Rotunda w/ 30 ft. ceiling
- Huge Second Floor Master Suite w/ Fireplace and Veranda Overlooking Manicured Grounds and Lake
- Master Bath with Jacuzzi Tub, Huge Walk-In Closet and Separate Shower
- Media Room Wired w/ Surround Speakers, Shutter Controls, and Veranda Overlooking Pool and Lake
- Remote Controlled Sound System Throughout Entire Home
- Safe Room w/ Telephone, Alarm, and Concrete Reinforcement
- Wet Bar with Wine Storage
- Instant Hot water on 2nd Floor
- Solid Wood Doors and Trim Throughout Home
- Immaculate Kitchen w/ Arched Tile Roof, Granite Counters, Solid Copper Center Island, Sub-Zero Fridge, Walk-In Pantry and Breakfast Area
- Elevator Located off Foyer
- Commercial Telephone System
- Lutron Processor Smart Home with Automatic Controls and Safety Features
- 25,000 KW Generator with Automatic On/Off Switch for Well, Septic, Phone, Front and House Gates, Refrigerators and Master Suite
- 4 Car Garage with Lots of Storage
- Main Floor and Second Floor Utility Rooms
- Complete Lightning Rod System to Prevent Lightning Strikes
- Beautifully Manicured Grounds w/ Water Sprinkler System Fed Through River
- Outdoor Kitchen with Talavera Marble Tables Located in Tranquil Oak Grove
- Swimming Pool with Water Fall & Water Fountain with Swim up Bar
- 520 SF Pool Cabana with Kitchen, Full Bath & Living
- Covered Patio with Wood Burning Fireplace
- Screened-In Porch Looking Out to Gardens
- Sprinkler System Fed from Lake
- 4 Stable Horse Barn with Full Baths and Kitchenette
- 3 Individually Fenced Pastures
- Security Entry Gates
- 1,300 SF 2-2-1 Guest House with full Living, Dining and 1 Car Garage
- In-Wall Pressure Treated Pest Control System in Every Building on the Grounds
- Water Leak Control System Designed to Prevent Water Damage in Case of Plumbing Failure
- Built By Brad Fleet/Signature Homes - Many Custom Design Details Throughout Home

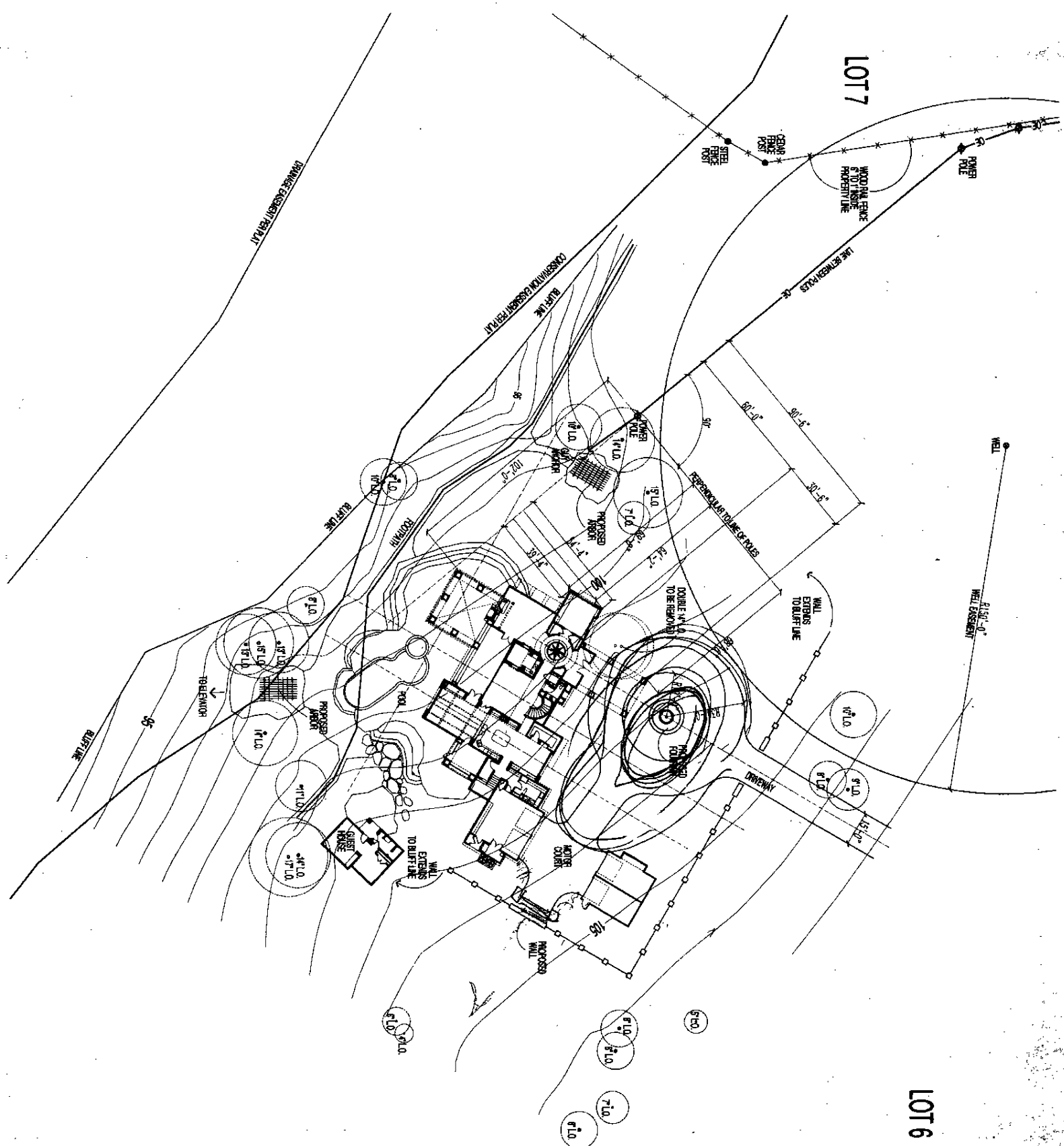


# RANCHO ESTACIA





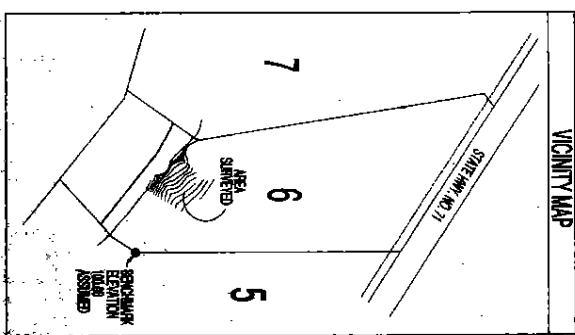
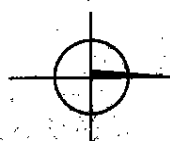




**LOT 6**

**LOT 7**

LOT 6  
37.41 AC.  
SCALE: 1" = 20'



## SITE PLAN

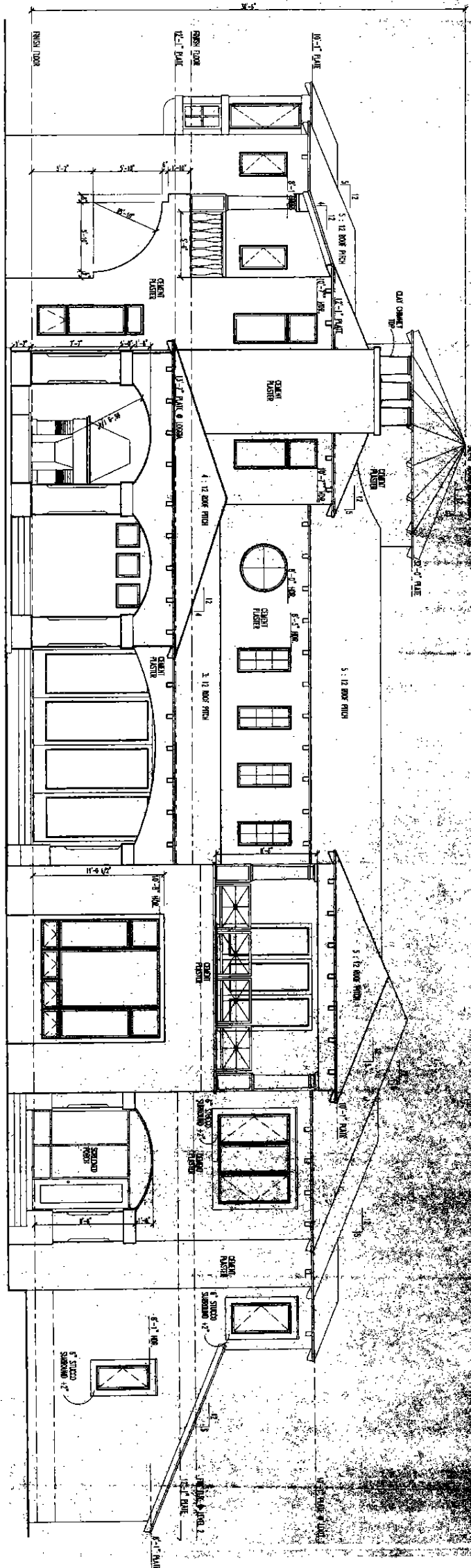
**JENNIFER BERKUS  
ARCHITECTS, INC.**

1100 WEST SIXTH STREET  
AUSTIN, TEXAS 78701  
512.476.0580 FAX:512.476.0584

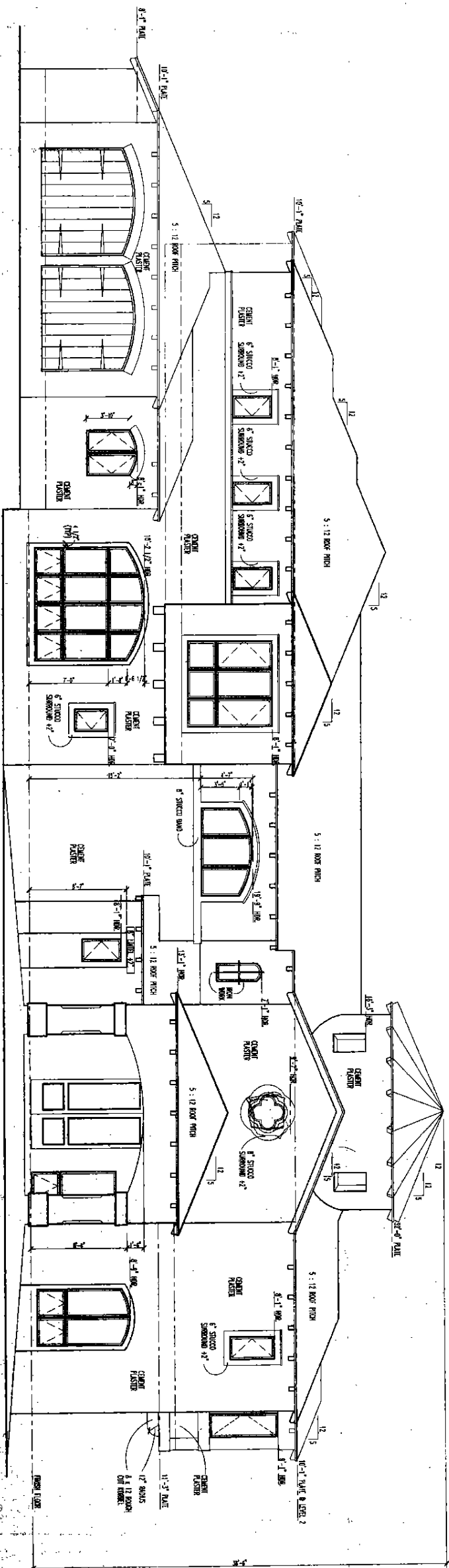
**SIGNATURE HOMES:**

925-B CAY, TL. 190V, SOUTE 110  
AUSTIN, TEXAS 78746  
512.339-5174 FAX:512.339-6151

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REAR ELEVATION  
1/8"=1'-0"

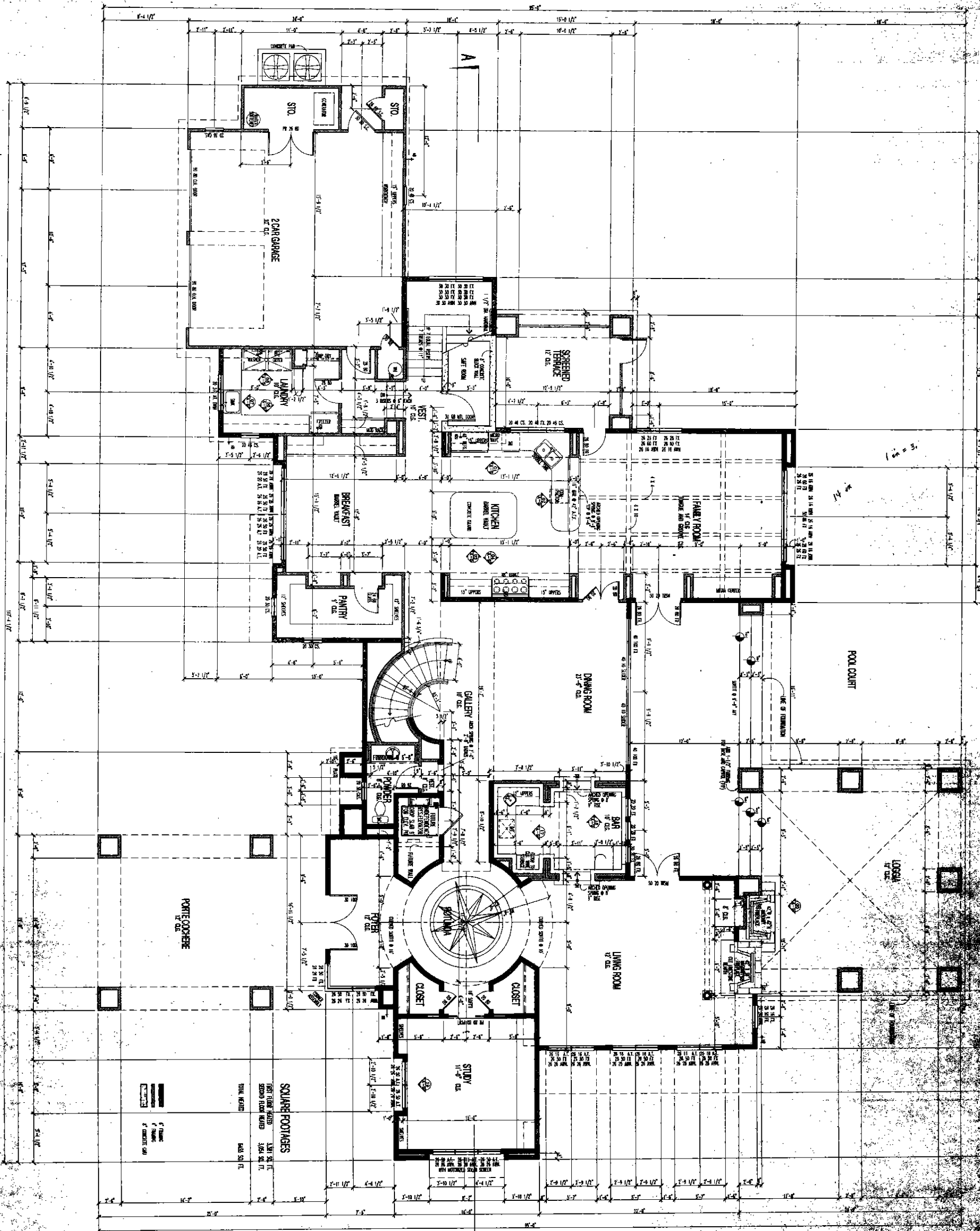


FRONT ELEVATION  
1/8"=1'-0"

ELEVATIONS

1100 WEST SIXTH STREET, D.  
AUSTIN, TEXAS 78703  
512.478.8800 FAX 512.478.8844  
**SIGNATURE HOMES**  
325-B CAP. 12, HWY. 171, SUITE 200  
AUSTIN, TEXAS 78748  
(512) 293-5124 FAX (512) 293-5125

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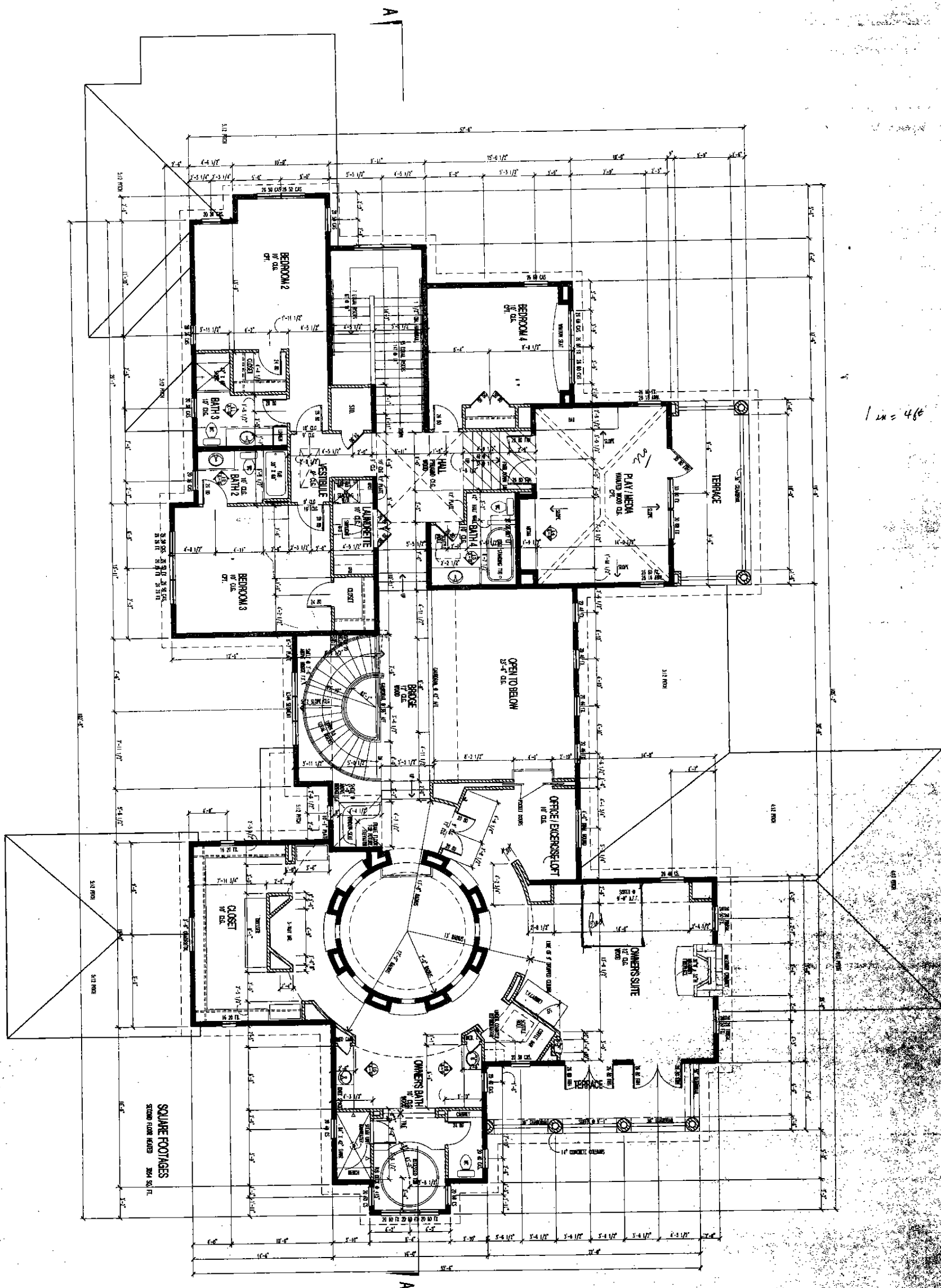
JERRY BEHNS ARCHITECTS, INC.

100 WEST SIXTH STREET  
AUSTIN, TEXAS 78704  
512.475.5000 FAX 512.475.4444  
SIGNATURE HOMES  
925-B Oak St. NW, Suite 240  
Austin, Texas 78746  
(512) 339-5124 FAX (512) 339-6158

GROUND LEVEL PLAN

FLOOR PLAN

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FLOOR  
PLAN

1100 WEST SIXTH STREET, B  
AUSTIN, TEXAS 78703  
512.453.0000 FAX: 512.453.0004  
SIGNATURE HOMES  
905-B CLE TX 78746  
AUSTIN, TEXAS 78746  
(512) 338-5174 FAX: (512) 338-5158

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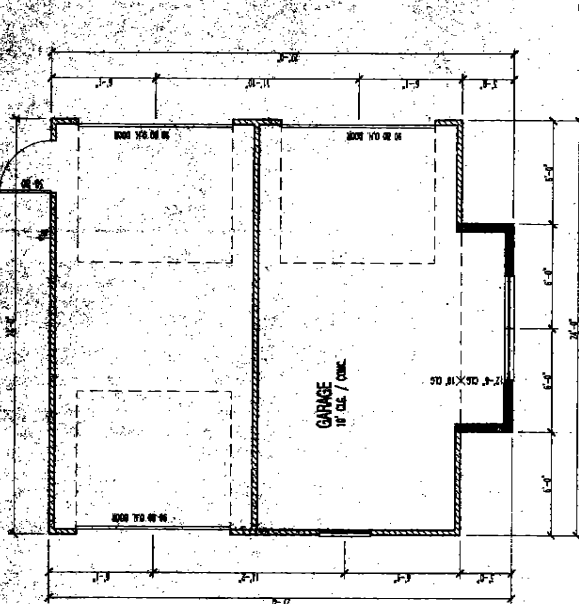
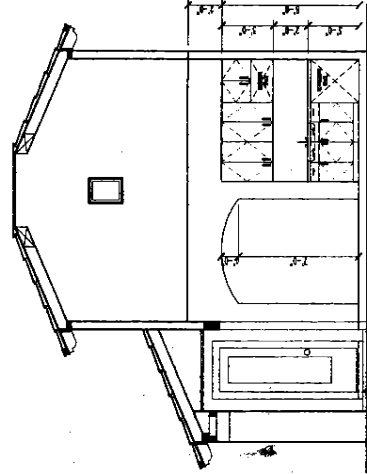
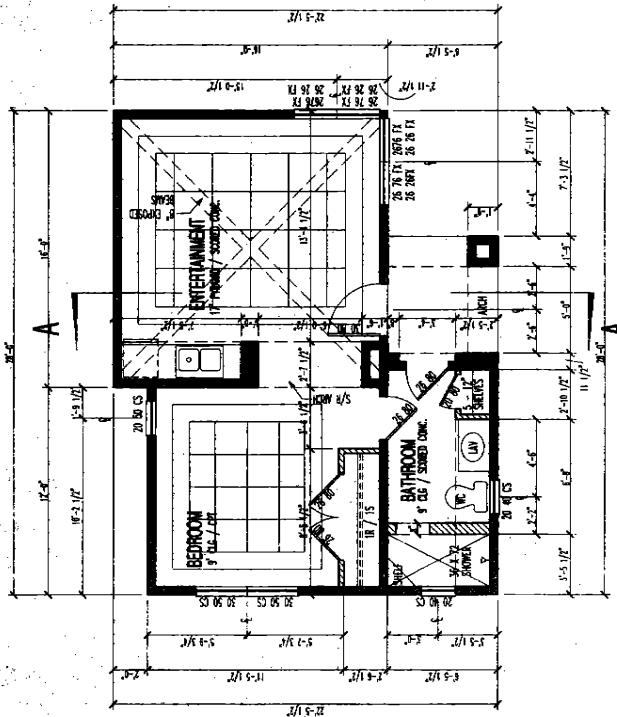




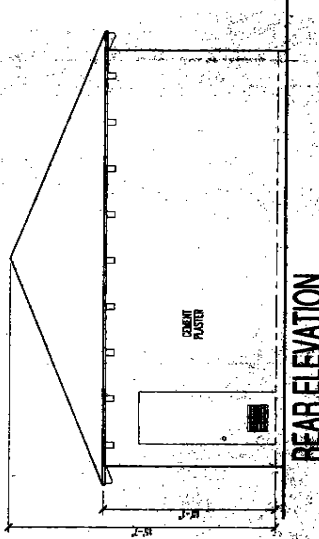
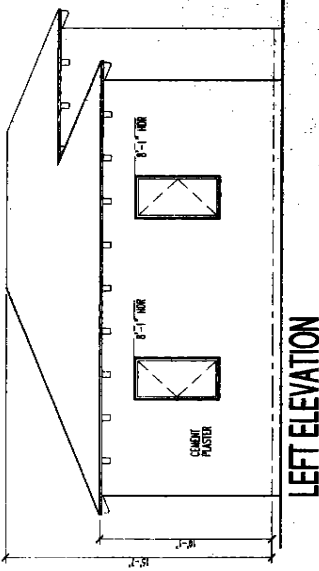
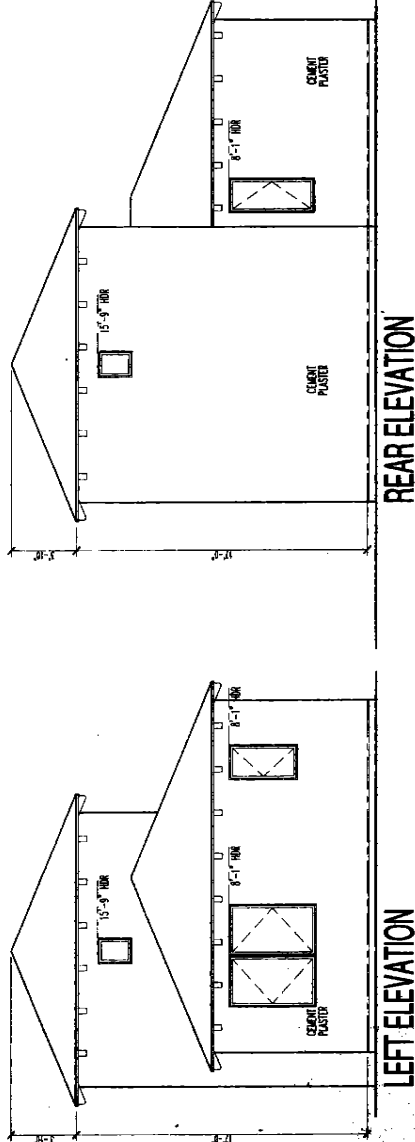
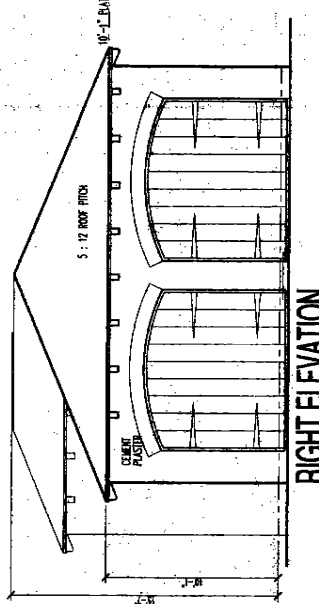
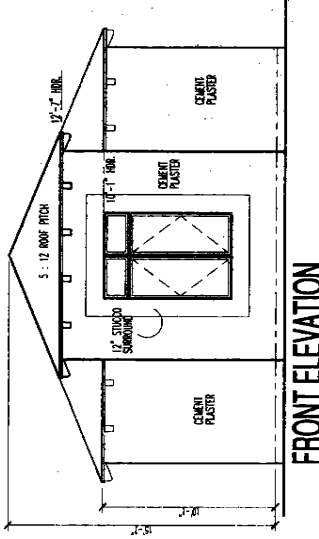
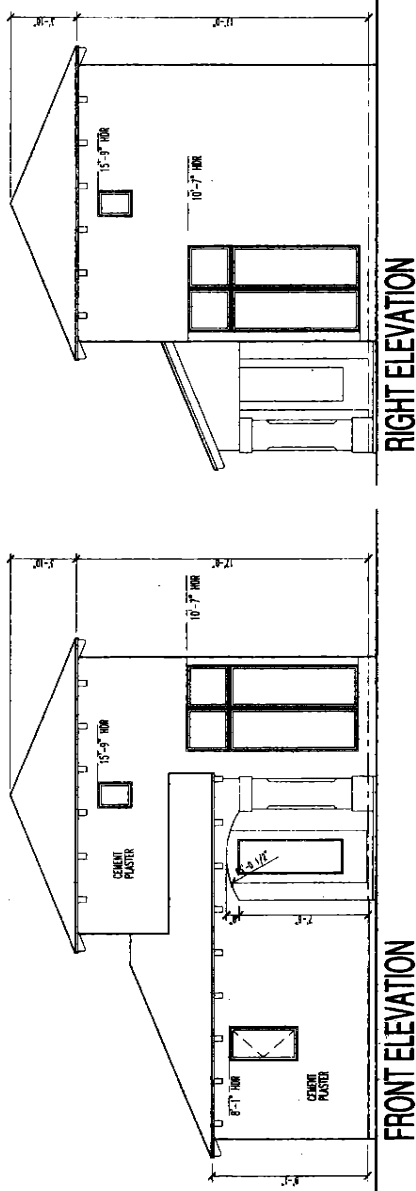


GUEST HOUSE

510 SQ. FT.



DETACHED GARAGE



DETACHED  
STRUCTURES

1100 WEST SIXTH SUITE D  
AUSTIN, TEXAS 78708  
912.476.5509 FAX 912.476.5504  
SIGNATURE HOMES  
935-B CAP. TX HWY. SUITE 240  
AUSTIN, TEXAS 78746  
(512)259-5174 FAX(512)259-6158

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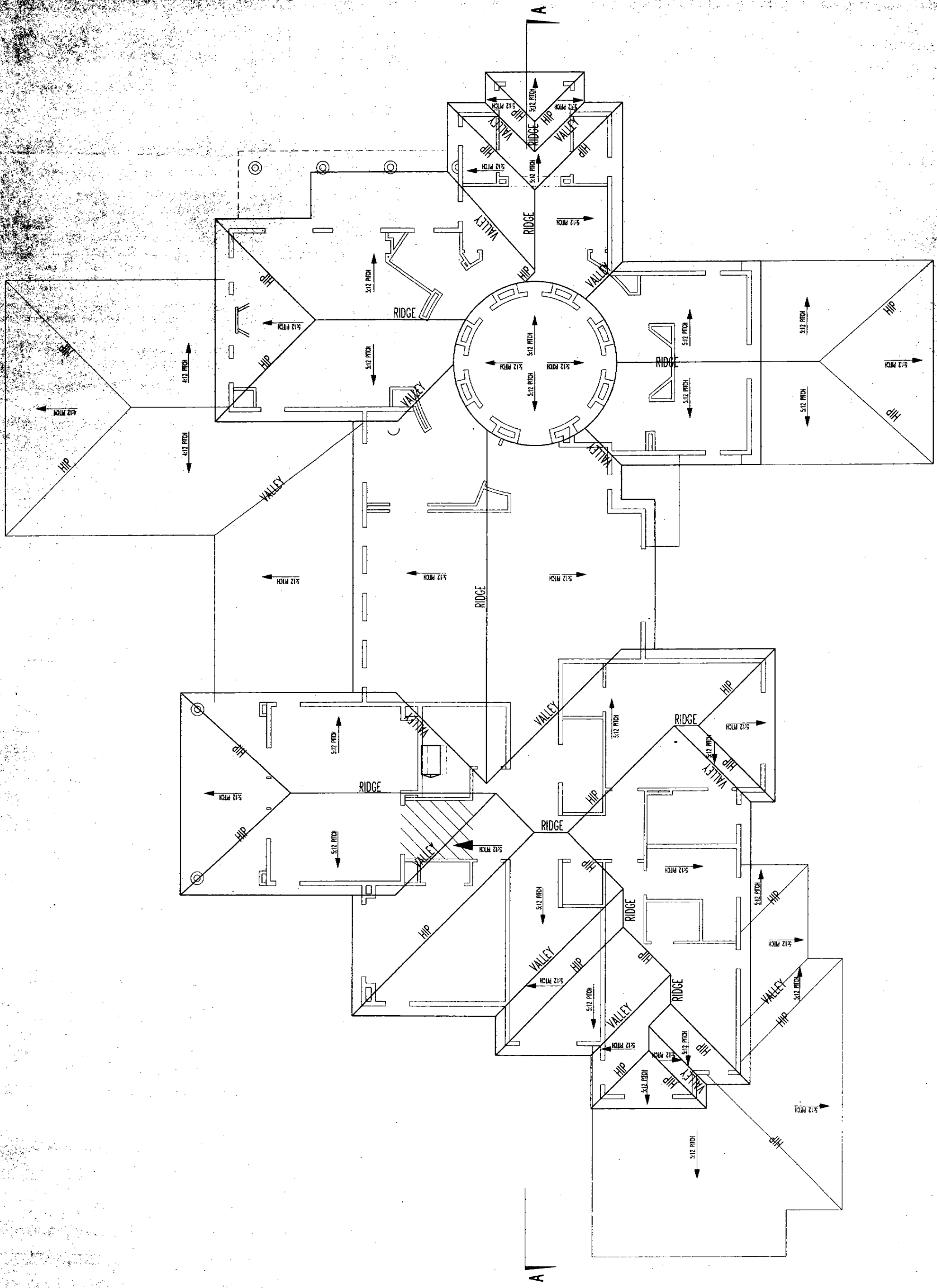


1100 WEST SIXTH SUITE D  
AUSTIN, TEXAS 78703  
512.455.5555 FAX 512.455.5554

**SIGNATURE HOMES**  
505-B CAP. TX. HWY. SUITE 240  
AUSTIN, TEXAS 78746  
(512) 299-5124 FAX (512) 299-5158

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ROOF  
PLAN

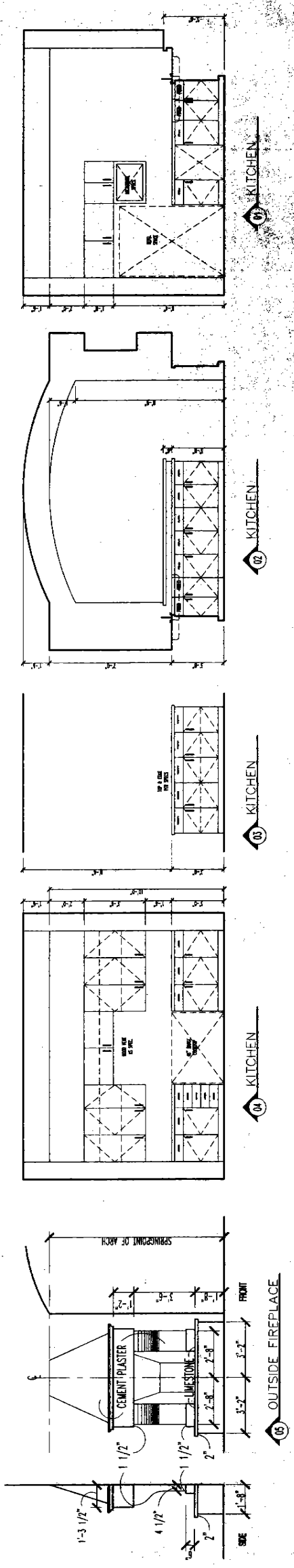
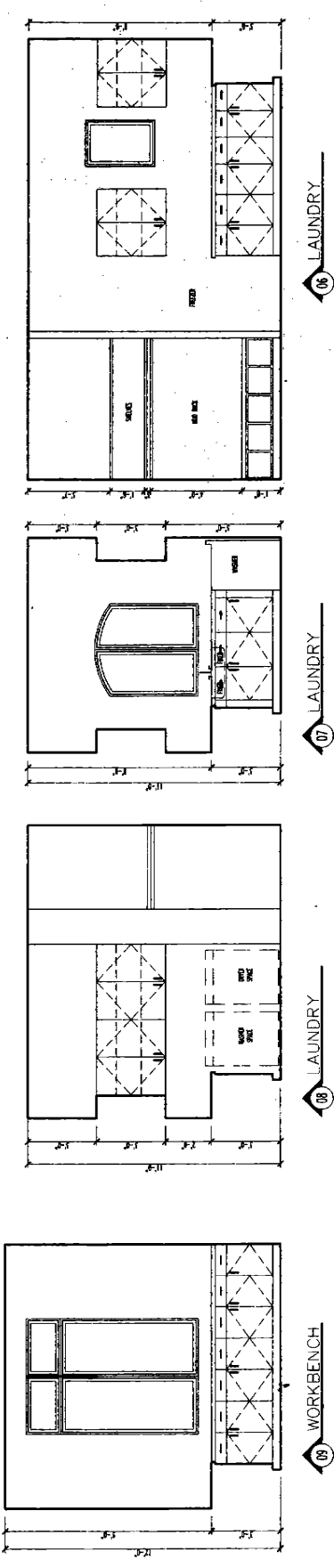
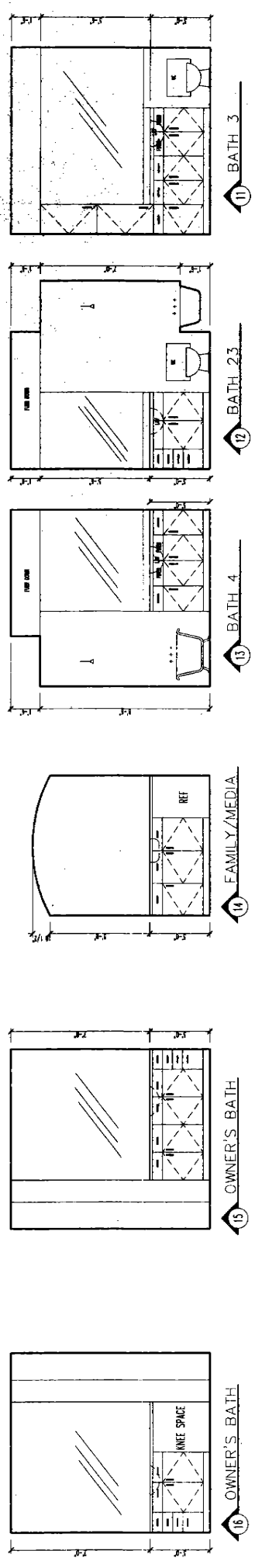
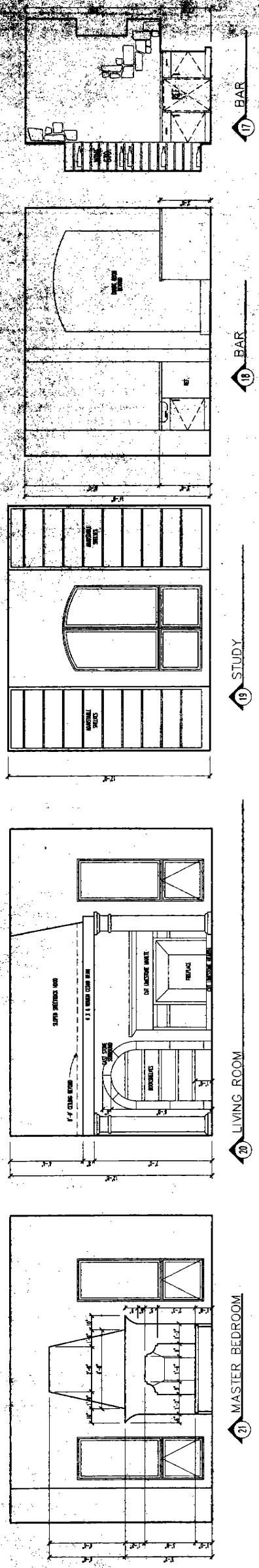


ARABIAN CO., INC.

1100 WEST SIXTH SUITE D  
AUSTIN, TEXAS 78703  
512.478.5599 FAX 512.478.5554

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MILLWORK



ARCHITECTS, INC.

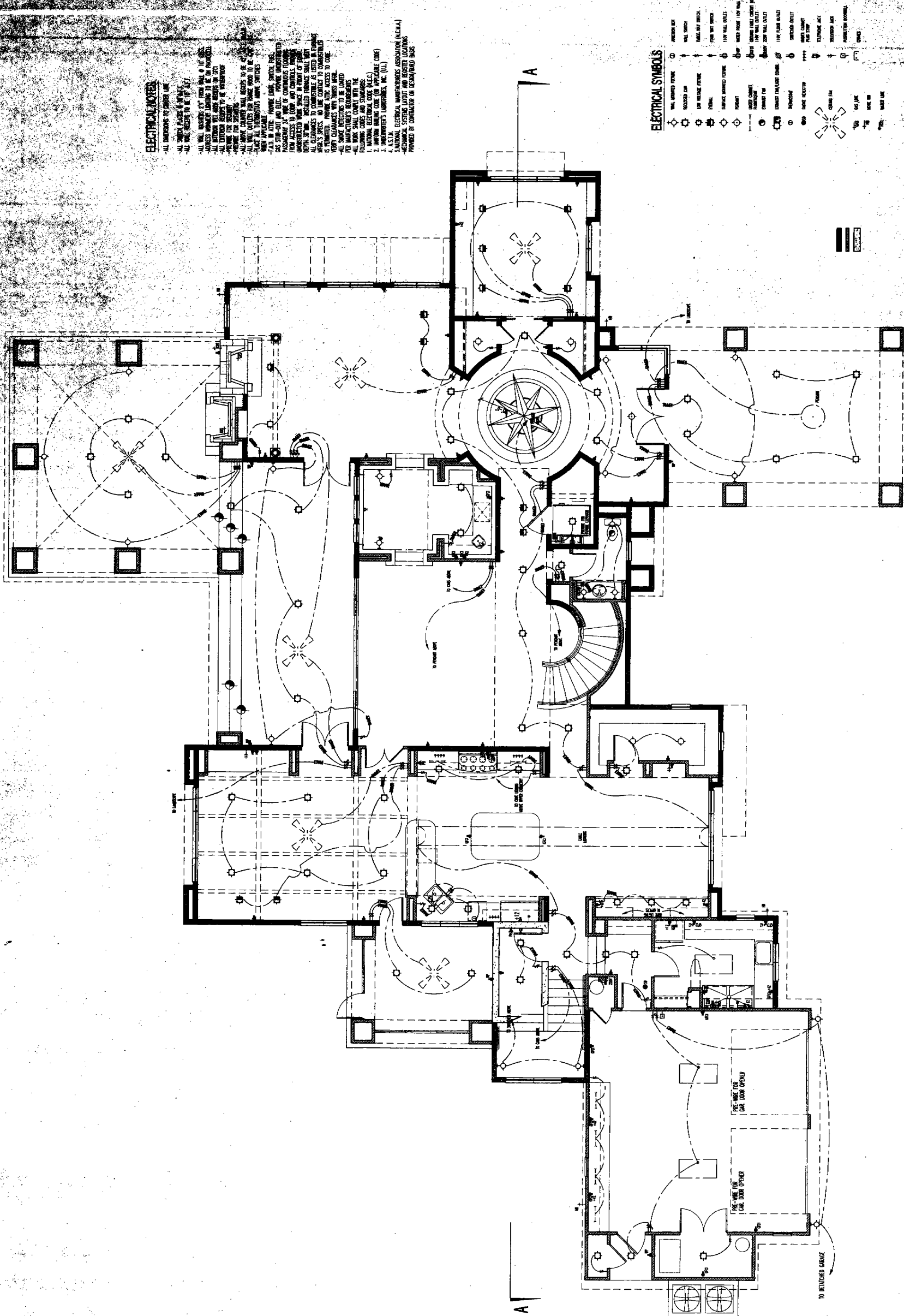
1140 WEST STATE, SUITE 10  
AUSTIN, TEXAS 78703  
512-476-0044 FAX 512-476-0044

SIGNATURE HOMES

95-B CAR. TX HWY. SUITE 240  
AUSTIN, TEXAS 78746  
(512)291-5124 FAX (512)291-6158



ELECTRICAL  
PLAN



ELECTRICAL NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL ELECTRICAL CODE (NEC).
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL ELECTRICAL CODE (NEC).
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- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL ELECTRICAL CODE (NEC).

ELECTRICAL SYMBOLS

- 1. WALL SWITCH
- 2. RECESSED CAN
- 3. LOW VOLTAGE FUSE
- 4. FUSE
- 5. SURFACE MOUNTED FUSE
- 6. FUSE
- 7. WIRELESS PHONE (100 WALL OUTLET)
- 8. WIRELESS PHONE (100 WALL OUTLET)
- 9. WIRELESS PHONE (100 WALL OUTLET)
- 10. WIRELESS PHONE (100 WALL OUTLET)
- 11. WIRELESS PHONE (100 WALL OUTLET)
- 12. WIRELESS PHONE (100 WALL OUTLET)
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- 16. WIRELESS PHONE (100 WALL OUTLET)
- 17. WIRELESS PHONE (100 WALL OUTLET)
- 18. WIRELESS PHONE (100 WALL OUTLET)
- 19. WIRELESS PHONE (100 WALL OUTLET)
- 20. WIRELESS PHONE (100 WALL OUTLET)



ARCHITECTS, INC.

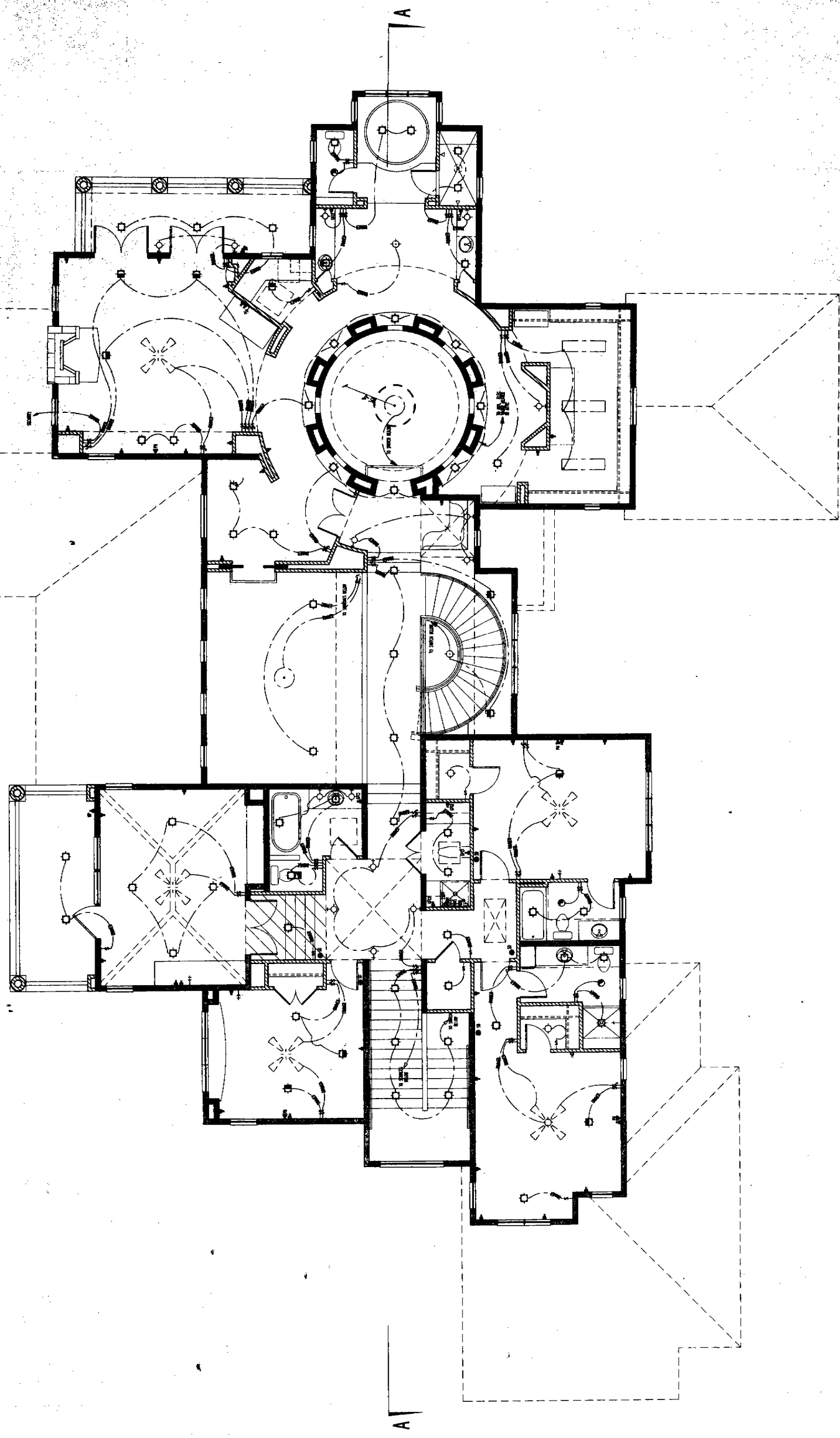
1100 WEST SIXTH SUITE D  
AUSTIN, TEXAS 78703  
512.478.1589 FAX 512.478.1584

SIGNATURE HOMES

925-B CAP. TX. HWY. SUITE 240  
AUSTIN, TEXAS 78746  
(512)396-5124 FAX (512)329-6189



ELECTRICAL  
PLAN





# TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

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

25211 W. STATE HIGHWAY 71

SPICEWOOD, TX 78669

CO. \_\_\_\_\_ PARTY AT \_\_\_\_\_

THIS NOTICE IS A SUMMARY 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 checked="" 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 type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
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 checked="" type="checkbox"/> gas number of units: (1) Elec (3) GAS
Other Heat		X		if yes, describe: _____
Oven	X			number of ovens: _____ <input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	X			<input 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 checked="" type="checkbox"/> not attached (2) Attached (2) Detached
Garage Door Openers	X			number of units: 4 number of remotes: 4
Satellite Dish & Controls	X			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from DirecTV
Security System	X			<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	X			<input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____
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: MAIN House + Guest House
Septic / On-Site Sewer Facility	X			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 7-2-07

Initiated by: Seller: \_\_\_\_\_

and Buyer: \_\_\_\_\_

Page 1 of 5

25211 W. STATE HIGHWAY 71

SPICEWOOD, TX 78669

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: 5 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		
Ceilings		X
Doors		X
Driveways		X
Electrical Systems		X
Exterior Walls		X

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

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

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

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

(TAR-1406) 7-2-07

Initialed by: Seller [Signature]

and Buyer: \_\_\_\_\_



25211 W. STATE HIGHWAY 71

SPICEWOOD, TX 78669

Concerning the Property at \_\_\_\_\_

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

Underground 1000 Gallon LPG Storage Tank

**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): \_\_\_\_\_

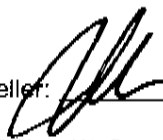
**Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

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): \_\_\_\_\_

(TAR-1406) 7-2-07

Initialed by: Seller: 

and Buyer: \_\_\_\_\_

Page 3 of 5

**25211 W. STATE HIGHWAY 71  
SPICEWOOD, TX 78669**

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
<u>Jan 2008</u>	<u>General</u>	<u>Lanier</u>	

*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:**

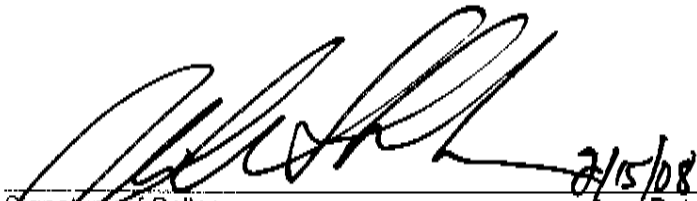
- ☒ Homestead
 ☐ Senior Citizen
 ☐ Disabled  
☐ Wildlife Management
 ☐ Agricultural
 ☐ Disabled Veteran  
☐ Other: \_\_\_\_\_
 ☐ Unknown

**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 \_\_\_\_\_ Date 2/15/08  
 Printed Name: **JOHN D. KELIEHOR**

Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_  
 Printed Name: \_\_\_\_\_

25211 W. STATE HIGHWAY 71  
SPICEWOOD, TX 78669

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](http://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: Rederwaks Electric Sewer: SEPTIC  
Water: WELL Cable: DIRECTV  
Trash: \_\_\_\_\_ Natural Gas: \_\_\_\_\_  
Local Phone: 512-264-8313 Propane: ACTION PROPANE

- (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®

## 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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### CONCERNING THE PROPERTY AT

25211 W. STATE HIGHWAY 71  
SPICEWOOD, TX 78669

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

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

#### B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No  
If yes, name of maintenance contractor: \_\_\_\_\_  
Phone: \_\_\_\_\_ contract expiration date: \_\_\_\_\_  
*Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.*
- (2) Approximate date any tanks were last pumped? \_\_\_\_\_
- (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 

Page 1 of 2

Coldwell Banker United REALTOR 8600 Brodie Lane Austin, TX 78745

Phone: (512) 691-6709

Fax: (512) 691-6797

Jean Howell

Keliehor Palet



25211 W. STATE HIGHWAY 71  
SPICEWOOD, TX 78669

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)</u> <u>without water-</u> <u>saving devices</u>	<u>Usage (gal/day)</u> <u>with water-</u> <u>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  
JOHN D. KELIEHOR

\_\_\_\_\_  
Signature of Seller Date  
2/15/08

Receipt acknowledged by:

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

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