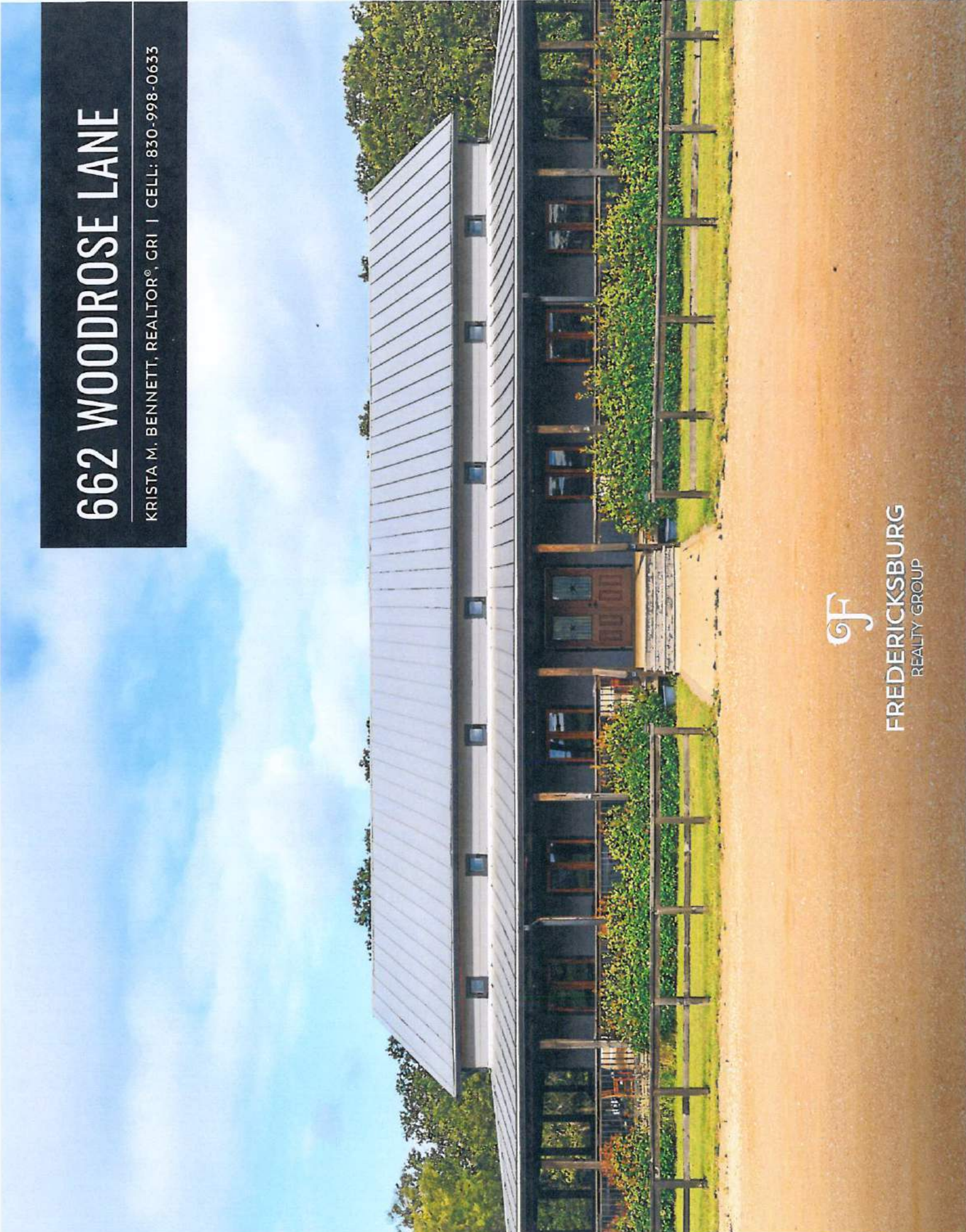


662 WOODROSE LANE

KRISTA M. BENNETT, REALTOR®, GRI | CELL: 830-998-0633



F
FREDERICKSBURG
REALTY GROUP



FREDERICKSBURG REALTY GROUP
TEXAS RANCH REALTY TEAM

662 Woodrose Ln | Fredericksburg, Texas 78624 | Gillespie County

24.735+/- Acres

\$3,950,000

Agent

Krista Bennett

Property Highlights

- Prime Location!
- 24.74 acres in Texas Wine Country, off Hwy 290
- Tasting Room (4,150 sq ft)
- Lounge(1,875 sq ft)
- Winery/Brewery (6285 sq ft)
- Original Winery (1120 sq ft)
- Tiny Homes: 3 tiny homes (2 for rent, 1 occupied) with income potential
- Winemaking equipment
- Commercial kitchen appliances included
- Two wells (1 TCEQ permitted pumping 35 GPM)
- Two septic systems, conventional and aerobic
- Covered BBQ pavilion, 2-car garage, metal carport
- Ideal for events, hospitality, or vineyard expansion
- Winery Business, Name & Brewing equipment do not convey. Brewing Equipment could possibly be purchased separately
(Fronhofer Design, LLC, 3.5 bbl Traveler Brewhouse and Cellar)

Property Taxes:

\$34,862.51

24.74 Acres of Prime Hill Country Real Estate with Event Center and Tiny Homes

Unlock the potential of this exceptional 24.74-acre property located in the heart of Texas Wine Country, just off Highway 290. Surrounded by renowned vineyards, this offering presents a unique opportunity for a variety of ventures, from a wedding and event venue to a hospitality business leveraging the growing popularity of tiny home rentals.

Versatile Infrastructure

The property features a spacious 4,150 sq ft Event Center, perfect for hosting weddings, corporate retreats, or other gatherings. A charming 1,875 sq ft building, previously used as a tasting room, offers endless possibilities for conversion into a retail space, or additional event space. Currently operating with an approved commercial kitchen, this property can easily integrate a restaurant, or an extensive food service business. A well-maintained 6285 sq ft

winery building provides ample space for production or storage, and comes equipped with essential winemaking equipment. While the brewing equipment is not included in the sale, it could potentially be purchased separately.

Additional Amenities

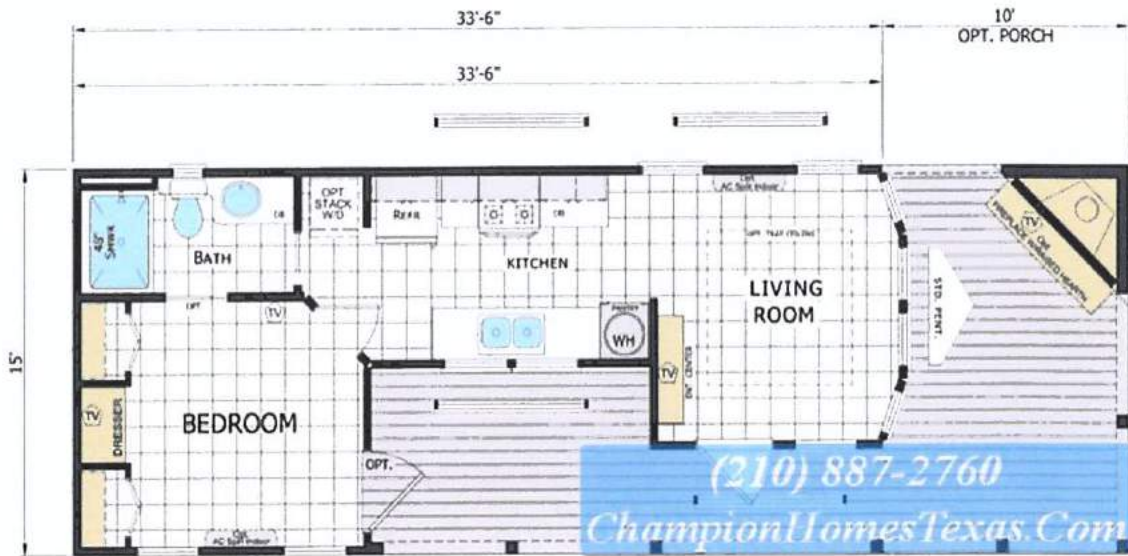
A covered BBQ pavilion, a 900 sq ft, 2-car garage with storage, and a 490 sq ft metal carport provide ample space for events and equipment. Two strong water wells, including one that sources a TCEQ-permitted Public Water System, and two septic systems offering self-sufficiency and reliable utilities.

Tiny Home Rental Potential

Included in the sale are three tiny homes, offering a lucrative income stream through short-term rentals. Two of these charming accommodations are currently available for rent and have been recently listed, already attracting interest from travelers seeking a unique Hill Country experience. Each tiny home features one bedroom, a full kitchen, and a washer/dryer, providing guests with comfort and convenience. With the growing popularity of tiny home living and the property's prime location in the heart of Texas Wine Country, these rentals offer a turnkey business opportunity with significant income potential.

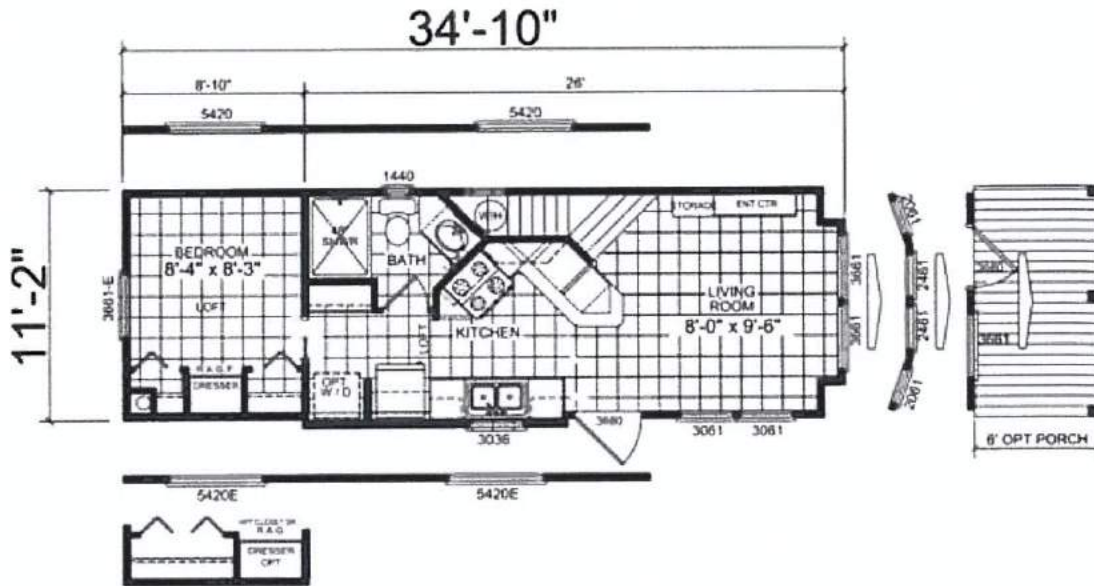
TINY HOMES LAYOUTS				
Unit	Description	Square Footage	Sleeps	Features
1	1 Bedroom Champion Model 520 APH	399 sq ft	2	King Size Bed, Full Kitchen, Washer/Dryer, Porch & Outdoor Fireplace
2	1 Bedroom Champion APH 527	399 sq ft	2	Queen Bed, Loft, Full Kitchen, Washer/Dryer
3	1 Bedroom Echo Model	399 sq ft	2	Queen Bed, Full Kitchen, Washer/Dryer

UNIT 1



UNIT 2

PARK MODEL RV



MODEL APH 527-B-SL

11'-2" x 34'-10" 399 Sq Ft

1 Bedroom 1 Bathroom

MLS #: A82107C (Closed) List Price: \$2,800,000

662 -- Woodrose Lane Stonewall, TX 78671

Sold Price: \$2,800,000

Closing Date: 8/27/2021

Financing: Cash

Seller Paid Buyer's Closing Cost: No

Amount of Buyer's Closing Cost Paid by Seller: \$0

Buyer's Brokerage: Fredericksburg Realty (#:14)

Buyer's Agent Name: Krista Bennett (#:127)



Type: Farm Land, Productive Soils
Best Use: Crops, Farm, Other
Topography: Level, Exceptional View
Surface Cover: Wooded, Vineyard
Views: Yes
Apx \$/Acre: 0
Lot/Tract #:

Original List Price: \$2,800,000
Area: County-East
Subdivision: N/A, Not in Sub
County: Gillespie
School District: Fredericksburg
Distance From City: 10-15 miles
Property Size Range: 11-25 Acres
Apx Acreage: 24.7400
Seller's Est Tax: 21620.00
Showing Instructions: Call LA
Appointment, LA Must Accompany
Days on Market 99

Tax Exemptions: Ag Exempt

CAD Property ID #: 84895, 89134

Zoning: None

Flood Plain: No

Deed Restrictions: Yes

Easements: Other-See Remarks

HOA: No

HOA Fees:

HOA Fees Pd:

Items Not In Sale:

Documents on File: Topographical Map, Deed Restrictions, Aerial Photo

Land		
Leases		Cropland
Rangeland/Pasture		Fenced

Water: Well
Sewer: Septic Tank
Utilities: CTEC Electric on Property
Access/Location: US Highway
Minerals: Conveys All Owned

Improvements: Other-See Remarks
Misc Search: Other-See Remarks
Surface Water: None
Fence: Barbed Wire, Partial

Sub Agent %: 3.00

Buyer Agent %: 3.00

Sub Agency Non-MLS Fee:

Buyer Agency Non-MLS Fee: 3.00

TrmsFin: Cash, Conventional

Possessn: Closing/Funding

Var Rate: No

Excl Agy: Yes

Title Company: Hill Country Titles

Attorney: Kendra Pesek

Refer to MLS#:

Location/Directions: From Fredericksburg, take US-290 east for 14.2 miles, property sits along the south line of the highway. The property address is 662 Woodrose Ln., Stonewall, TX 78671.

Owner: Woodrose Winery Inc.

Legal Description: 1) ABS A0217 J FLORES #12, 1.00 ACRES, -WINERY-, 2) ABS A0217 J FLORES #12, 23.63 ACRES, and 3) ABS A0217 J FLORES #12, 0.107 ACRES

Instructions: Call Jeremy Lacy to schedule a showing. 24-hr notice required. DO NOT TRESPASS.

Public Remarks: Premier winery on 24.74+/- ac located in the heart of the Texas Hill Country AVA. Improvements include an Event Center (4,150 sf), Original Tasting Room (1,875 sf), Winery (6,285 sf), and a 3.50 ac vineyard. This offering includes ONLY the land, vertical improvements, wine making equipment including tanks, commercial kitchen equipment, furniture, and fixtures. It DOES NOT include the "Woodrose Winery" name, label, wine club, or any aspects of the operating business. Two strong water wells, one sourcing a TCEQ permitted Public Water System. Two septic systems, conventional and aerobic.

Agent Remarks: There is a covered BBQ pavilion that sits adjacent to the Event Center that serves as an outdoor cooking area. A 900 sf, 2-car garage with storage area sits just south of the BBQ Pavilion, as well as a 490 sf, 2-car metal carport. The vineyard consists of about 2.5-ac of Malbec and 1-ac of Mourvèdre vines. The vineyard has historically produced approximately 2-3 tons of grapes per year.

Withdraw Comments:

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: No

Office Broker's Lic #: 514096

Listing Office: Anders Realty - Fredericksburg (#:1270)

Main: (830) 990-6999

Mail Address 1: 5431 US Hwy 290 E

Mail City: Fredericksburg

Mail Zip Code: 78624

Supervising Agent Name:

Supervising Agent License #:

Listing Agent: Jeremy Lacy (#:23)

Agent Email: jeremy@AndersRanchRealty.com

Contact #: (830) 225-0595

License Number: 0603524

Bluemoat Vineyards
Texas, 23.74 AC +/-



Boundary



STATE OF TEXAS WELL REPORT for Tracking #452887

Owner:	WOODROSE WINERY	Owner Well #:	No Data
Address:	662 WOODROSE LANE STONEWALL, TX 78761	Grid #:	57-51-2
Well Location:	662 WOODRSE LANE STONEWALL, TX 78761	Latitude:	30° 13' 26.3" N
	This is the well for the winery	Longitude:	098° 40' 28.7" W
Well County:	Gillespie	Elevation:	1485 ft. above sea level

Type of Work: New Well	Proposed Use: Public Supply
-------------------------------	------------------------------------

Drilling Start Date: **4/30/2017**

Drilling End Date: **5/3/2017**

Plans Approved by TCEQ - YES
PWS# 0860133

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	14.75	0	20
	9	20	300

Drilling Method: **Air Rotary**

Borehole Completion: **Open Hole**

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	0	118	Cement 36 Bags/Sacks
	118	120	Bentonite 2 Bags/Sacks

Seal Method: **Positive Displacement**

Distance to Property Line (ft.): **250+**

Sealed By: **HYDRO**

Distance to Septic Field or other concentrated contamination (ft.): **250+**

Distance to Septic Tank (ft.): **250+**

Method of Verification: **TAPE**

Surface Completion: **Surface Sleeve Installed**

Surface Completion NOT by Driller

Water Level: **83 ft. below land surface on 2017-05-03**

Packers:

- Plastic at 117 ft.**
- Plastic at 118 ft.**
- Rubber at 118 ft.**
- Plastic at 119 ft.**
- Rubber at 119 ft.**
- Rubber at 120 ft.**

Type of Pump: **No Data**

Well Tests: **Estimated** **Yield: 35 GPM**

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	No Data	No Data

Chemical Analysis Made: **Yes**

Did the driller knowingly penetrate any strata which
contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Hydro Resources Mid-Continent, Inc.**
31866 RR 12
DRIPPING SPRINGS, TX 78620

Driller Name: **CANON KUTSCHER** License Number: **58773**

Apprentice Name: **BILLY ROY BENAVIDES** Apprentice Number: **59883**

Comments: **No Data**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:
BLANK PIPE & WELL SCREEN DATA

<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>
0	115	SAND & CLAY WITH GRAVEL STREAKS
115	195	TAN LIMESTONE
195	278	PINK & WHITE LIMESTONE
278	300	BLUE LIMESTONE

<i>D/a (in.)</i>	<i>Type</i>	<i>Material</i>	<i>Sch./Gage</i>	<i>Top (ft.)</i>	<i>Bottom (ft.)</i>
4.5	Blank	New Plastic (PVC)	SDR 17	0	120
12	Blank	New Steel		0	21

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540



Gillespie County Application for On-Site Sewage Facility

(Permit application is good for 1 year from purchase date)

Permit # 6434

Date: 1/23/13
Jan 18 13

Fee: 205

Reason for Permit (Circle one): New Construction System Replacement System Repair

Name of Landowner: Gillette, Michael, S
(Last) (First) (MI)

Mailing Address: 662 Woodrose Lane, Stonewall Tx, 78671
(Street # and name) (City & State) (Zip code)

Physical Address/Location of new septic system: 662 Woodrose Lane
(Street # and name)
Stonewall Tx, 78671
(City & State) (Zip code)

Daytime Phone Number(s): (830) 644-2539 Cell Number(s): (512) 809-9225

Legal Description: Volume: 20104804 Page: _____ Gillespie County Tax I. D. #: R 89134

Subdivision Name: _____ Lot _____ Blk _____ Phase _____ Tract _____

Abstract # 217 Survey Name and # J Flores # 12

Total Acreage: 24.38 455 Private Well Public Well (Supplier's Name) _____

Name & license # of person installing the septic system: Lewis Holekamp # 4569
(OS#)

Information on a Single Family Residence: House Mobile Home Manufactured
Total Square Footage of Living Area: <1500 <2500 <3500 <4500 _____
of bedrooms 3, # of bathrooms (Full) 2, (Half) _____. Does it have or will it have water saving devices such as, low flush toilets, reduced flow shower heads or faucets, pressure reducing valves and/or faucet aerators? ___ Yes No Water Softener (Demand-Initiated Regeneration) Circle: Y or N

Is the water softener plumbed separate from the OSSF: Y or N

Information on a Non-Single Family Residence or Commercial/Institutional Facility (including Multi-family residences) Describe usage: Residence when I'm in the hill country & tied into commercial system

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to Gillespie County OSSF Department to enter upon the above described property for the purpose of soil/site evaluation and investigation of an on-site sewage facility.

[Signature]
(Signature of Landowner)

1/18/2013
(Date)

Office use only:

Daily wastewater usage rate: Q= 469 (gallons/day) ORIGINAL 229 + 3-BE<2500 240 = 469 (gpd)

Site Evaluation

Planning Materials submitted by: Installer P. E. R. S.

Development Plans required for Subdivisions, Manufactured Housing Communities, Multi-Unit Residential Development, Business Parks, or other similar uses (i.e. B&B Rental, R. V. Park)

Floodplain

For Aerobic Treatment units and non-standard treatment (if applicable):

Affidavit to the Public } IN PLACE

Two-year maintenance contract

AUTHORIZATION to CONSTRUCT Date: 01/25/2013

Certification of Approval
Final Inspection Permit # 6434

Date: Jan 31, 2013

Approved by: Dominic C. Boos
by Domingo Sanchez

I. Sewer (House Drain): 3" Sch 40 4" Sch 40 Other: _____
Slope of sewer pipe to tank minimum of 1/8"/ft.
 Cleanouts every 50 ft. and within 5 ft. of 90° bends

II. Treatment: Conventional Tanks Aerobic Other: _____

TANKS SIZE AND COMPARTMENTS	SERIAL#	RISER	MANUFACTURER
1. <u>1000/2c</u>	<u>12-31</u>	<input checked="" type="checkbox"/> Y/N	<u>Buchanan</u>
2. _____	_____	Y/N	_____
3. _____	_____	Y/N	_____
4. _____	_____	Y/N	_____

III. Disposal Field: Conventional Gravel Leaching Chambers (Brand) _____
 Low-Pressure Pipe Mounds Gravel-Less Pipe Pressure Emitters (drip)
 ET Beds Other: _____

Subsurface Disposal:

LENGTH OF TRENCH	WIDTH	HEIGHT OF MEDIA	CREDIT	SQUARE FEET AREA=LENGTH X CREDIT
1. _____ ft.	_____ ft.	_____ ft.	_____ ft.	_____ Sq. ft.
2. _____ ft.	_____ ft.	_____ ft.	_____ ft.	_____ Sq. ft.

IV. Surface Disposal (Application):
Loading Rate: 0.064 Area Required in Sq. ft. 7328
Area Designed in Sq. ft. 8831

Timer installed----- Y/N
Anti-siphon Hole used----- Y/N
Check valve used----- Y/N

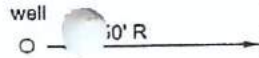
V. Map of System: GPS UTM 14 R _____
Not to Scale _____

SEE ATTACHED AS BUILT BY LEWIS HOLEKAMP

DOMINGO SANCHEZ INSPECTED SYSTEM.

HOUSE WAS ADDED TO COMMERCIAL ATU

BASICALLY ADDED TRASH TANK (1ST COMPARTMENT IN 1000/2c) AND PUMP TANK (2ND COMPARTMENT IN 1000/2c) AND PUMPED EFFLUENT TO EXISTING 1500 ATU (AQUA HIRE). MOVED 2" SPRAY HEADS (180°) & ADDED 2" HEADS TO THE ENDS (1 1/2" - 30' R SPRAY HEADS)



1000.2C

12-31

Levin 1/30/13

As Built

Date

Charles Digges, RS 2974

Charles Digges, RS 2974

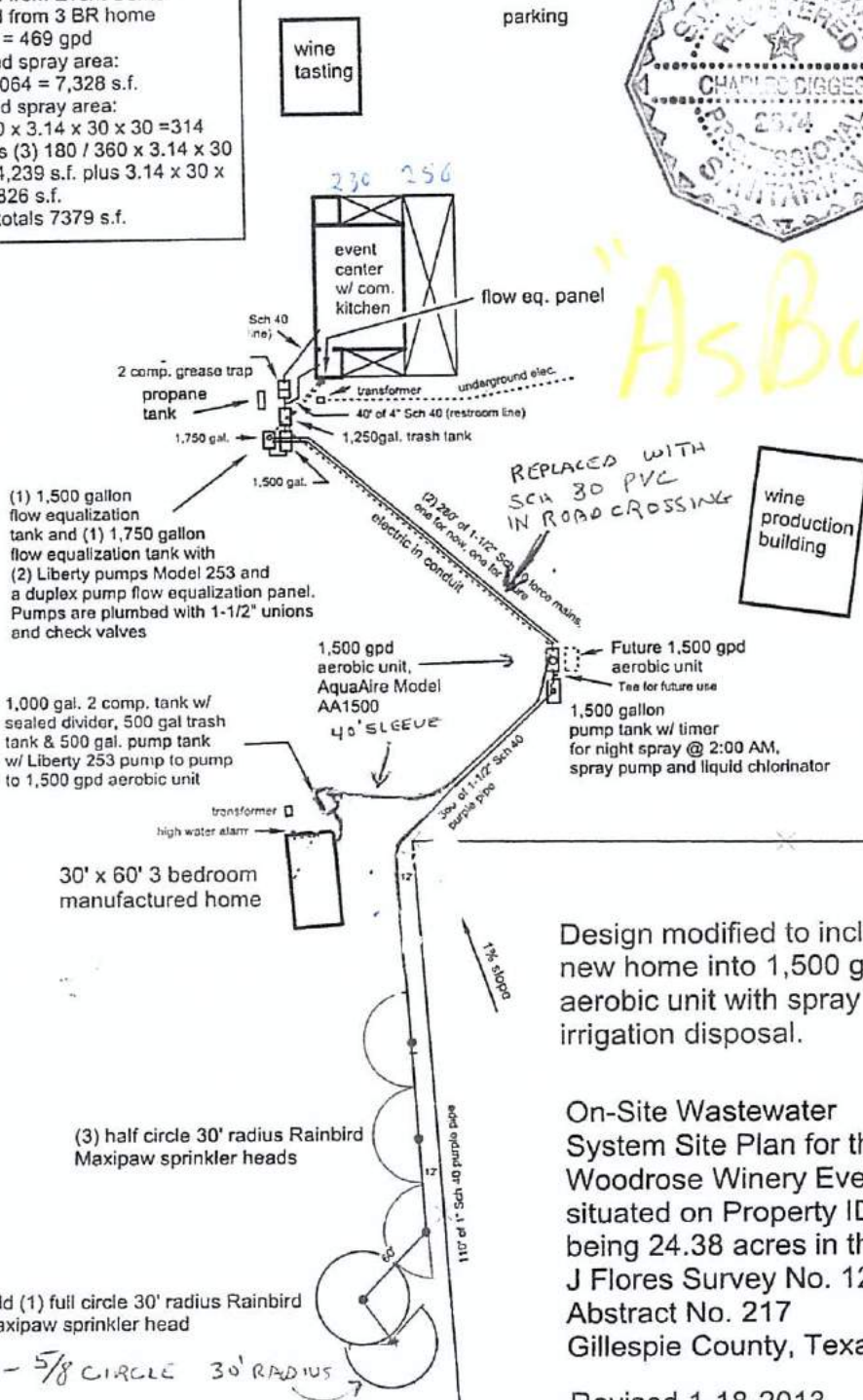


229 gpd from Event Center
240 gpd from 3 BR home
Total Q = 469 gpd
Required spray area:
 $469 / 0.064 = 7,328$ s.f.
Provided spray area:
 $40 / 360 \times 3.14 \times 30 \times 30 = 314$ s.f., plus (3) $180 / 360 \times 3.14 \times 30 \times 30 = 4,239$ s.f. plus $3.14 \times 30 \times 30 = 2,826$ s.f.
Which totals 7379 s.f.

property line

property line

"As Built"



Design modified to include new home into 1,500 gpd aerobic unit with spray irrigation disposal.

On-Site Wastewater System Site Plan for the Woodrose Winery Event Center situated on Property ID 89134 being 24.38 acres in the J Flores Survey No. 12, Abstract No. 217 Gillespie County, Texas

Revised 1-18-2013

Changes to site plan shown in maroon

AFFIDAVIT TO THE PUBLIC

The COUNTY OF GILLESPIE
STATE OF TEXAS

Before me, the undersigned authority, on this day personally appeared Michael Guilette who, after being by me duly sworn, upon oath states he/she is the owner of record of that certain tract or parcel of land lying and being situated in GILLESPIE COUNTY, Texas and being more particularly described as follows:
600 Woodrose Lane Gillespie County, Texas

The undersigned further states the a surface/subsurface application on-site wastewater treatment system will be or has been installed in accordance with the permitting provisions of the Rules and Regulations of GILLESPIE COUNTY for On-Site Sewage Facilities.

Reference: Permit to Operate Number 6434

The undersigned has entered into a maintenance agreement, as required by the permitting entity, with an approved maintenance company for the service and repairs to the surface/subsurface application system.

Further, the undersigned states that he/she will, upon sale or transfer of the above described property, request a transfer of the permit to operate such surface/subsurface application system to the buyer or transferee. Any future buyer(s) or transferee(s) is hereby notified that a maintenance contract with an approved maintenance company will be required for the use of the system. For more information concerning the rules or regulation of the surface/subsurface application for on-site wastewater treatment system, please contact the Texas Commission on Environmental Quality, P.O. Box 13087, Austin, Texas 78711-3087

WITNESS MY/OUR HAND(S) on this 19th day of MARCH, 2012.

MICHAEL S. GUILLETTE
Printed name of Applicant

[Signature]
Signature of Applicant

Sworn to and subscribed before me on this 19th day of MARCH, 2012

By [Signature]
Signature of Notary Public
My commission expires: 12/16/13



2 PGS
AF

20121091

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk
Gillespie County Texas



March 20, 2012 02:30:20 PM

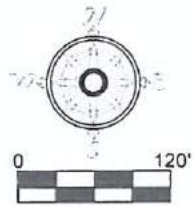
FEE: \$15.00
AF

20121091

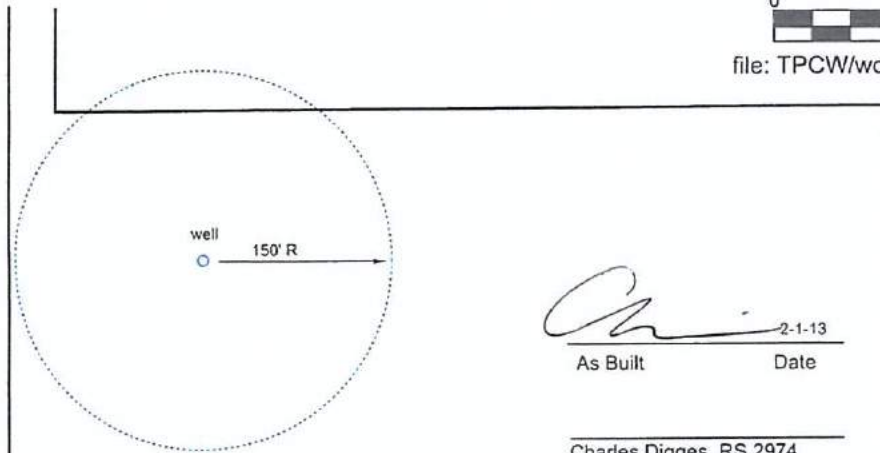
KC

GUADALUPE WASTEWATER CO.
 217A WEST WATER STREET
 KERRVILLE, TEXAS 78028
 PHONE NO. 830-895-1809

Notes:
 Property does not lie within the
 100 year flood plain.
 Facility will not have a water softener.



file: TPCW/woodrose 1



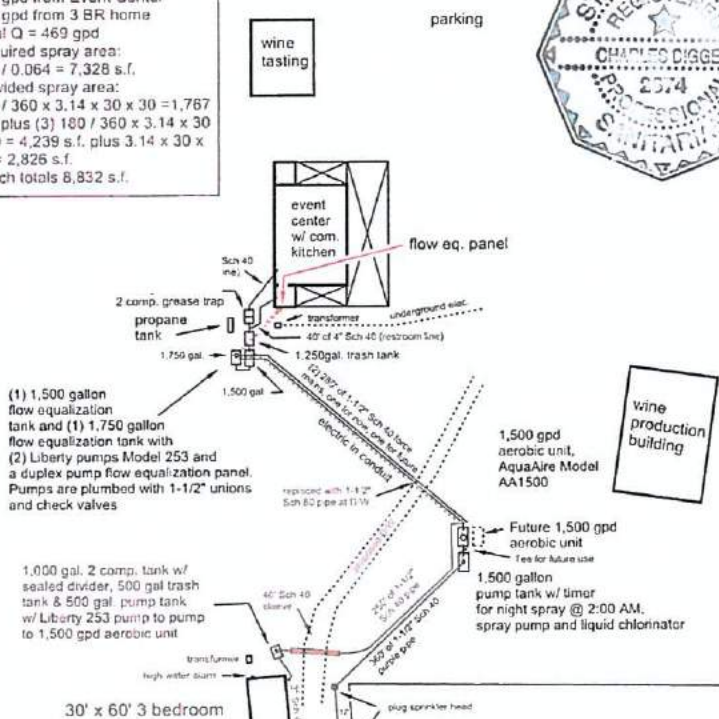
Charles Digges, RS 2974



229 gpd from Event Center
 240 gpd from 3 BR home
 Total Q = 469 gpd
 Required spray area:
 $469 / 0.064 = 7,328$ s.f.
 Provided spray area:
 $225 / 360 \times 3.14 \times 30 \times 30 = 1,767$
 s.f., plus (3) $180 / 360 \times 3.14 \times 30 \times 30 = 4,239$ s.f. plus $3.14 \times 30 \times 30 = 2,826$ s.f.
 Which totals 8,832 s.f.

property line

property line



(1) 1,500 gallon flow equalization tank and (1) 1,750 gallon flow equalization tank with (2) Liberty pumps Model 253 and a duplex pump flow equalization panel. Pumps are plumbed with 1-1/2" unions and check valves

1,000 gal. 2 comp. tank w/ sealed divider, 500 gal trash tank & 500 gal. pump tank w/ Liberty 253 pump to pump to 1,500 gpd aerobic unit

Design modified to include new home into 1,500 gpd aerobic unit with spray irrigation disposal.

On-Site Wastewater System Site Plan for the Woodrose Winery Event Center situated on Property ID 89134 being 24.38 acres in the J Flores Survey No. 12, Abstract No. 217 Gillespie County, Texas

Revised 1-18-2013

Changes to site plan shown in maroon



APPLICATION FOR PRIVATE SEWAGE SYSTEM
CONSTRUCTION PERMIT AND LICENSE

DATE 7/4/98 PERMIT NO. 3300 FEE 205.00

21 pages etc

I, hereby make an application for a license to construct and operate a private sewage disposal system in Gillespie County, Texas
OWNER BRIAN WILGIUS PHONE NO. 512-441-1111
512-288-2096

MAILING ADDRESS 7512 OLD BEE CAVE RD

HOUSE NO. AND STREET ADDRESS 6673 WOODROSE LANE, STONEWALL

SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH

NAME _____ SIZE ACREAGE OR TRACT 100 AC. SECTION _____ BLOCK _____ LOT _____

DESCRIPTION OF STRUCTURE TO BE SERVED
House () Mobile Home () Other _____
Commercial RETREAT - 6 CABINS + COMMUNITY AREA

(Type of Business)
Living Area (988) Bedrooms (6) Bathrooms (7) Disposal (1)
Washing Machine (1) Dishwasher (1) Water Softner (0) Other _____
Water Supply By: Public System () Community () Individual (X)

DATE 7/8/98 INSPECTOR-SANITARIAN Dwayne C Boo

Authorization is hereby given to the Private Sewage Facility, Gillespie County, Texas, Texas Department of Water Resources, the Texas State Department of Health Resources, or their agents or designees, singly or jointly, to enter upon the above described property for the purpose of making soil percolation tests, inspecting sewage systems, or for any reason consistent with the water quality program of the Texas Department of Water Resources, the Texas State Department of Health Resources and the Private Sewage Facility, Gillespie County, Texas.

(If signed by owner Authorized Agent, Contractor, provide name, address and phone #) BRIAN WILGIUS 7512 OLD BEE CAVE RD AUSTIN, TX 78735 288-2096
(512)

DATE 7/6/98 Signature of Owner or Authorized Agent Brian Wilgius

Authorization to proceed with construction will be provided after a joint (Owner or Installer and Inspector for the Private Sewage Facility, Gillespie County, Texas survey of the proposed site for the facility and analysis of percolation test data) (If Required)

THIS PERMIT TO CONSTRUCT IS VALID FOR 180 DAYS.
OFFICIAL USE ONLY

SITE INSPECTION OR PERCOLATION TEST
DATE JULY 9, 1998 PERMIT NO. 3300 FEE _____
TYPE SOIL - Rocky () Gravel () Sand () Other CLAY
SLOPE - Flat (✓) Sloping (✓) Other _____
PERCOLATION TEST RESULTS INCHES FALL/20 MINUTES
HOLES (1) _____ (2) _____ (3) _____ (4) _____ (5) _____ (6) _____
(7) _____ (8) _____ PERC. TEST AVERAGE _____

DATE JULY 9, 1998 INSPECTOR-SANITARIAN Dwayne C Boo

COMMENTS:
TEST HOLE 7.5 FT DEEP
#1 BROWN CLAY 0-4' } CLASS II
RED CLAY 4'-6.5'
SANDY CLAY 6.5-7.5'
#2 BROWN CLAY 0-3FT } CLASS II
RED CLAY 3'-6'
> 6' SANDY CALICHE

GILLESPIE COUNTY SOIL SURVEY SHOWS:
T8605A: TO ≥ 60 CLAY HIGH SHRINK-SWELL

* NEED TO HAVE A SITE PLAN SECTION 28.5.5.(2)(B)

* SOIL TEXTURE UNSUITABLE WITH RESPECT TO TEXTURE (CLASS IV).

L6C - CLAY CLAY LOAM
BAC - SANDY CLAY LOAM

Aug 3, '98 LOOKED @ 3 (3') TEST HOLES IN CLAY NOT DEEP ENOUGH TO DETERMINE ANYTHING
No Ground Water Present to 7 FT DEEP

CERTIFICATION OF APPROVAL

FINAL INSPECTION

DATE _____ PERMIT NO. 3300 FEE _____
 MANUFACTURER BUCHANAN SEPTIC TANK TANK #3 SN# 82898
 TANK #1 SN# 826981 TANK #2 SN# 82898 TANK #3 1250/5gal
 SIZE TANK #1 1250/5 GALS. TANK #2 1250/5 GALS. TYPE CONCRETE
 ABSORPTION TRENCH () LENGTH 2400 WIDTH 1 (3' CREDIT)
 ABSORPTION BED AREA () SQUARE FEET 7200 #
 COMMERCIAL () PRIVATE RESIDENCE ()
 INSTALLER OR CONTRACTOR PAUL HARTCRAFT III
 ADDRESS _____ PHONE # _____

DATE 06/20/07 FINAL INSPECTION MADE BY Dwain C Bode

(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)
 MAKE A SKETCH OF SYSTEM (NOT TO SCALE)

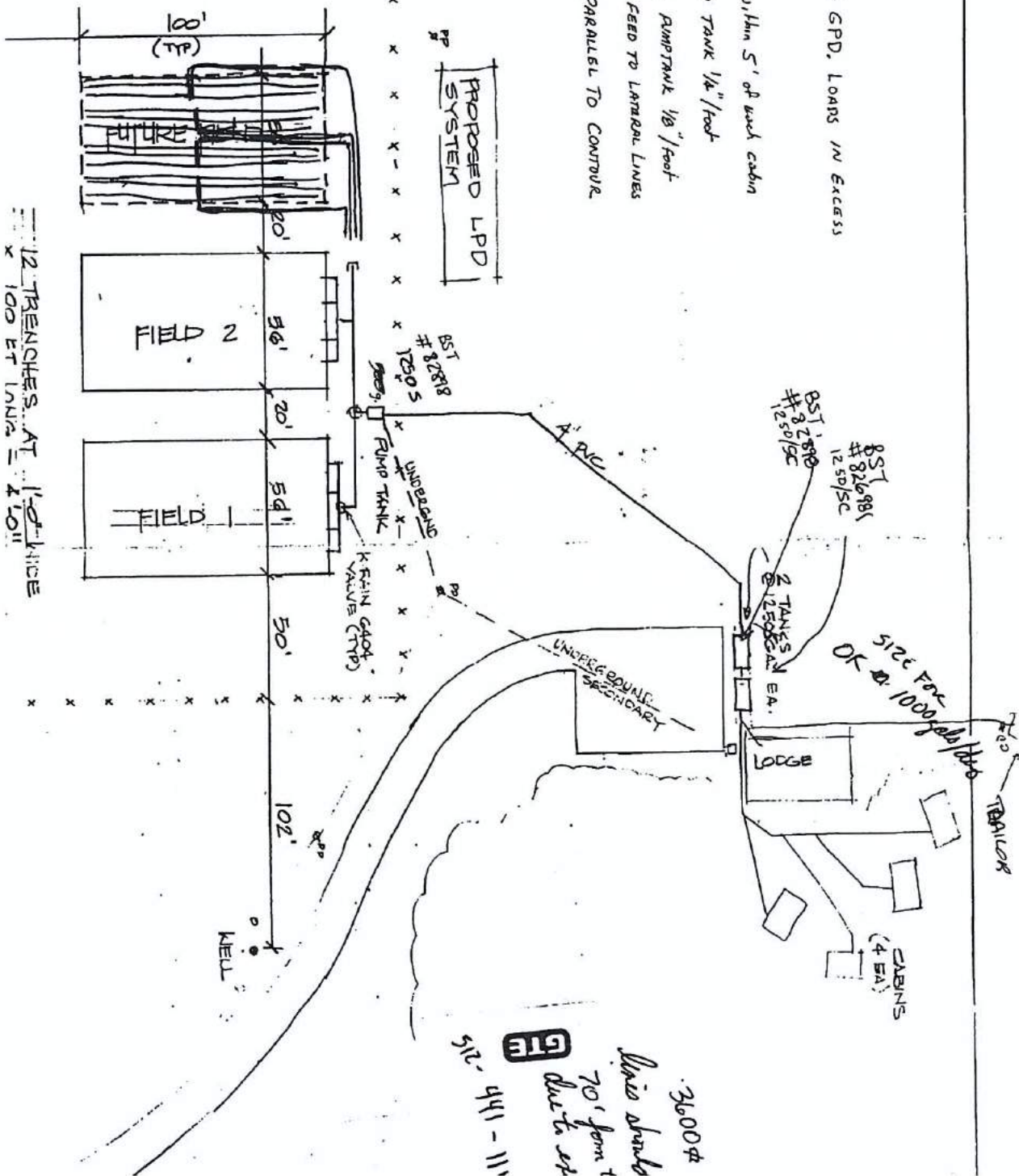
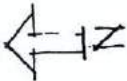
*See Design

Oct 12, 1998 - ✓ tanks & the 1st installed FIELD
 COMMENTS - THE POWER IS NOT IN CONDUIT, BUT OWNER SAID THIS
 IS A TEMPORARY LINE UNTILL THE BE B'S & LODGE ARE BUILT.
 OTHERWISE HE UNDERSTAND THAT IT MUST BE IN CONDUIT.
11-8-99 - ✓ second field
06/20/07 - ELECTRICAL LINE IN CONDUIT NOW.

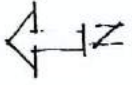
602 WOODROSE LN
STONEWALL, TEXAS

NOTES: 1. SYSTEM DESIGN 640 GPD, LOADS IN EXCESS
COULD FAIL SYSTEM

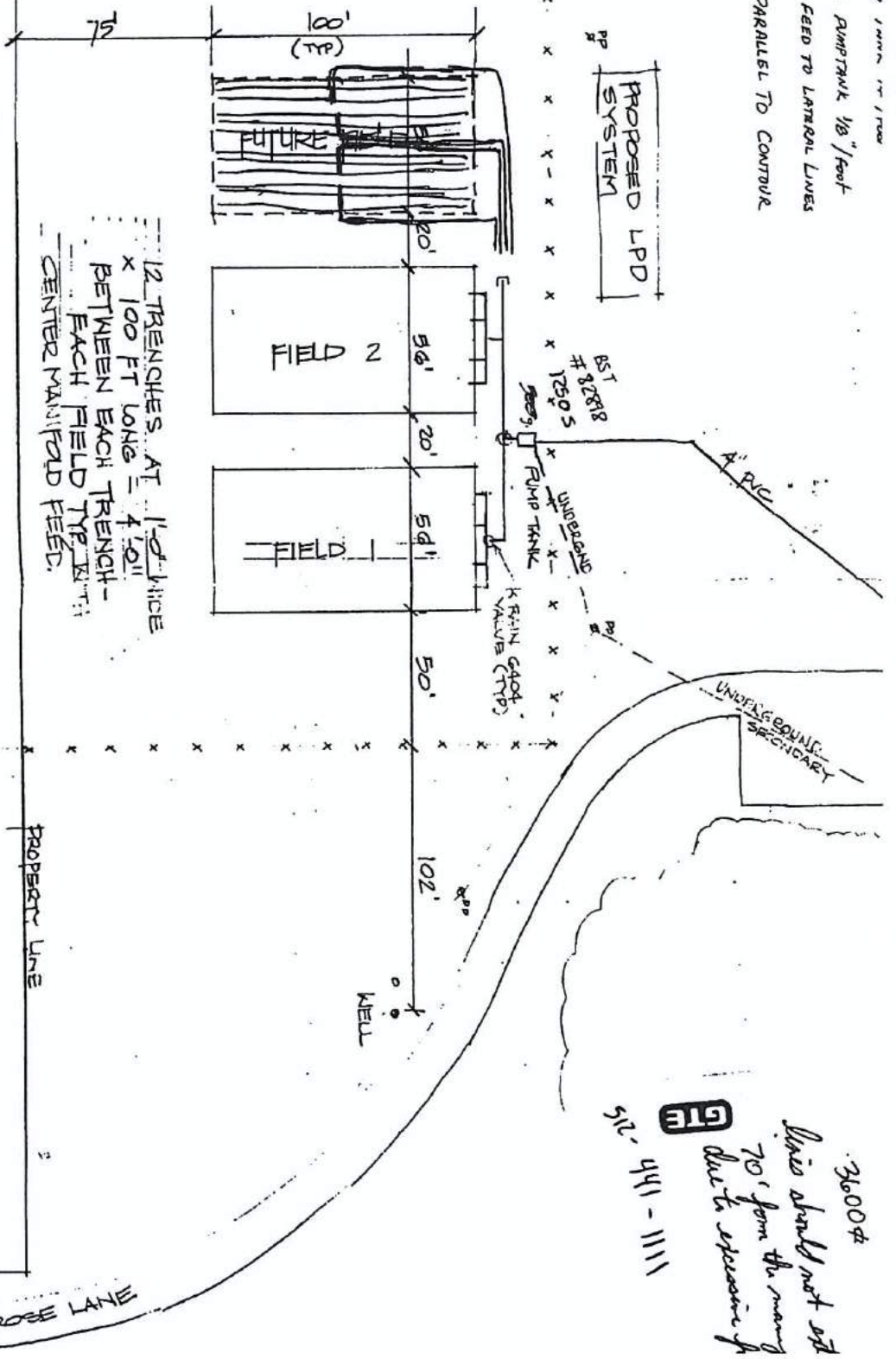
2. INSTALL CLEANOUTS WITHIN 5' OF EACH CABIN
3. SLOPE DRAINLINES TO TANK $1/8"$ /FOOT
4. SLOPE DRAINLINE TO PUMP/TANK $1/8"$ /FOOT
5. USE CENTER MANIFOLD FEED TO LATERAL LINES
6. LAY LATERAL LINES PARALLEL TO CONTOUR



3. SLOPE DRAIN LINES TO MANHOLE
4. SLOPE DRAIN LINE TO AMPHITRAK 1/8" FOOT
5. USE CENTER MANIFOLD FEED TO LATERAL LINES
6. LAY LATERAL LINES PARALLEL TO CONTOUR



*See Back
SID*



12 TRENCHES AT 1'-0" SPACING
 X 100 FT LONG = 4'-0"
 BETWEEN EACH TRENCH -
 EACH FIELD TYPE
 CENTER MANIFOLD FEED.

3600#
 Lines should not be
 70' from the manhole
 due to operation of
 GTE 441-1111
 215



Gillespie County Application for On-Site Sewage Facility

(Permit application is good for 1 year from purchase date)

Permit # 5946 Date: 2-24-09 Fee: 205.00

Reason for Permit (Circle one): New Construction System Replacement System Repair

Name of Landowner: Guillette, Michael
 (Last) 12308 Edwards Hollow (First) Austin (MI) 78739
 Mailing Address: 662 Woodrose Ln Stonewall TX 78671
 (Street # and name) (City & State) (Zip code)

Physical Address/Location of new septic system: 662 Woodrose Ln
 (Street # and name)
Stonewall TX 78671
 (City & State) (Zip code)

Daytime Phone Number(s): 830-644-2539 Cell Number(s): 830-512-809-9225

Legal Description: Volume: _____ Page: _____ Gillespie County Tax I. D. #: R 89134

Subdivision Name: Woodrose Winery Lot _____ Blk _____ Phase _____ Tract _____

Abstract # 217 Survey Name and # _____

Total Acreage: _____ Private Well Public Well (Supplier's Name) _____

Name & license # of person installing the septic system: Guadalupe Waste Water (OS#)

Information on a Single Family Residence: House Mobile Home Manufactured
 Total Square Footage of Living Area: <1500 <2500 <3500 <4500 _____
 # of bedrooms _____, # of bathrooms (Full) 2, (Half) 1. Does it have or will it have water saving devices such as, low flush toilets, reduced flow shower heads or faucets, pressure reducing valves and/or faucet aerators? Yes No Water Softener (Demand-Initiated Regeneration)
 Circle: Y or N

Is the water softener plumbed separate from the OSSF: Y or N

Information on a Non-Single Family Residence or Commercial/Institutional Facility (including Multi-family residences) Describe usage: Commercial for kitchen in winery

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to Gillespie County OSSF Department to enter upon the above described property for the purpose of soil/site evaluation and investigation of an on-site sewage facility.

Chris Brundett (Signature of Landowner) 2-23-09 (Date)

General Manager / Wine grower - Chris Brundett 830-220-1442

Office use only: CASST Lic 2/24/09

Daily wastewater usage rate: Q= 280 (gallons/day)
640 pcc

Site Evaluation
 Planning Materials submitted by: Installer P. E. R. S.
 Development Plans required for Subdivisions, Manufactured Housing Communities, Multi-Unit Residential Development, Business Parks, or other similar uses (i.e. B&B Rental, R. V. Park)
 Floodplain
 For Aerobic Treatment units and non-standard treatment (if applicable):
 Affidavit to the Public
 Two-year maintenance contract

AUTHORIZATION to CONSTRUCT Date: 2/24/09

Certification of Approval
Final Inspection Permit # 5946

Date: FEB 26, 2009

Approved by: Dwain C. Boos

I. Sewer (House Drain): 3" Sch 40 4" Sch 40 Other: _____
Slope of sewer pipe to tank minimum of 1/8"/ft.
 Cleanouts every 50 ft. and within 5 ft. of 90° bends

3

II. Treatment: Conventional Tanks Aerobic Other: _____

TANKS SIZE AND COMPARTMENTS	SERIAL.#	RISER	MANUFACTURER
1. <u>750/2C</u>	<u>213092</u>	<u>Y/N</u>	<u>BUCKHORN SEPTIC</u>
2. _____	_____	Y/N	_____
3. _____	_____	Y/N	_____
4. _____	_____	Y/N	_____

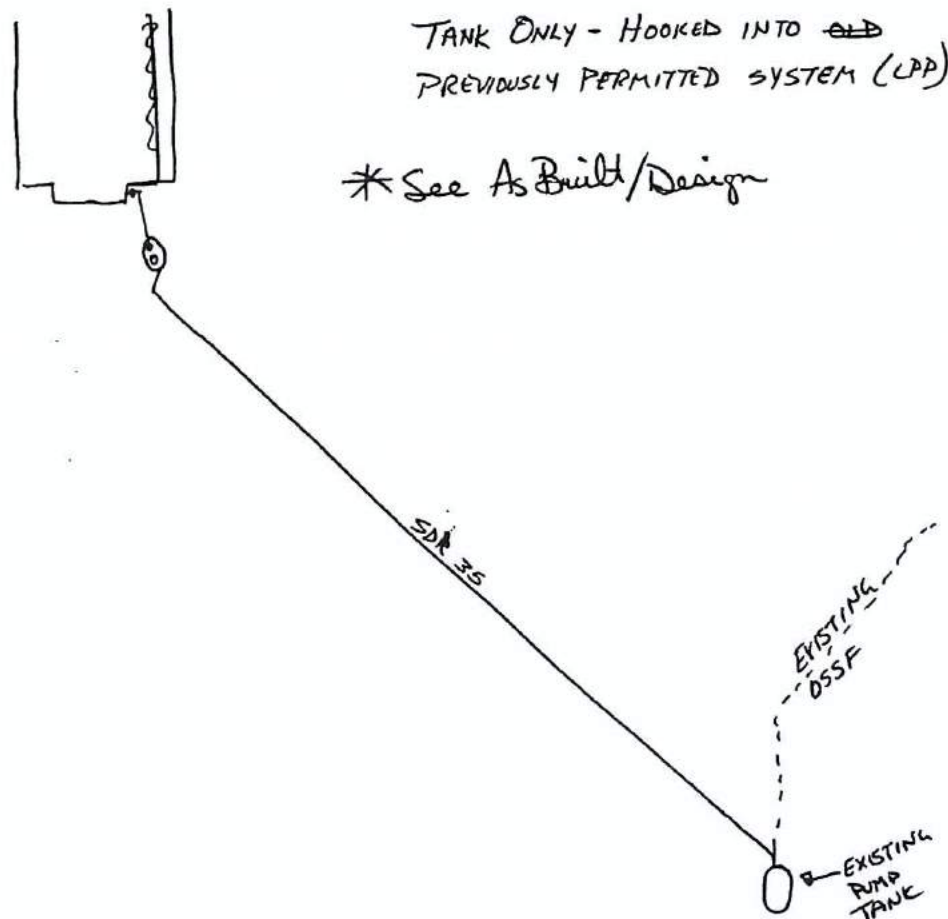
III. Disposal Field: Conventional Gravel Leaching Chambers (Brand) _____
 Low-Pressure Pipe Mounds Gravel-Less Pipe Pressure Emitters (drip)
 ET Beds Other: _____

Subsurface Disposal:

LENGTH OF TRENCH	WIDTH	HEIGHT OF MEDIA	CREDIT	SQUARE FEET AREA=LENGTH X
CREDIT * SEE EXISTING PERMIT # 3300				
1. _____ ft.	_____ ft.	_____ ft.	_____ ft.	_____ Sq. ft.
2. _____ ft.	_____ ft.	_____ ft.	_____ ft.	_____ Sq. ft.

IV. Surface Disposal (Application):
Loading Rate: _____ Area Required in Sq. ft. _____
Area Designed in Sq. ft. _____
Timer installed-----Y/N
Anti-siphon Hole used----Y/N
Check valve used-----Y/N

V. Map of System: GPS UTM 14 R 0531325
3343559
Not to Scale





INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 662 Woodrose Lane
Fredericksburg, Tx 78624

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

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: Drain field / Overhead Unknown
- (3) Approximate Location of Drain Field or Distribution System: Unknown
#1 Between the woods and fenced Area West of T2 tiny room
#2 To the left as you enter the property
- (4) Installer: _____ Unknown
- (5) Approximate Age: _____ 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.

(TXR-1407) 1-7-04

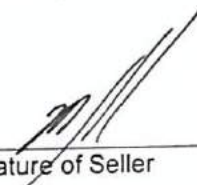
Initialed for Identification by Buyer _____ and Seller _____

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 7-2-24



Signature of Seller
Date 7/2/24

Receipt acknowledged by:

Signature of Buyer
Date

Signature of Buyer
Date



COMMERCIAL PROPERTY CONDITION STATEMENT

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CONCERNING THE PROPERTY AT: _____

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PART I - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:	<u>Aware</u>	<u>Not Aware</u>
(1) any of the following environmental conditions on or affecting the Property:		
(a) radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) asbestos components:		
(i) friable components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) non-friable components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) urea-formaldehyde insulation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) endangered species or their habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) wetlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) underground storage tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) leaks in any storage tanks (underground or above-ground)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) hazardous materials or toxic waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) open or closed landfills on or under the surface of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) any activity relating to drilling or excavation sites for oil, gas, or other minerals? ..	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) any improper drainage onto or away from the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) any fault line at or near the Property that materially and adversely affects the Property? ..	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) air space restrictions or easements on or affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Commercial Property Condition Statement concerning _____

- | | <u>Aware</u> | <u>Not
Aware</u> |
|--|--------------------------|-------------------------------------|
| (7) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (8) pending changes in zoning, restrictions, or in physical use of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The current zoning of the Property is: _____ | | |
| (9) 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)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) lawsuits affecting title to or use or enjoyment of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (12) common areas or facilities affiliated with the Property co-owned with others? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (13) an owners' or tenants' association or maintenance fee or assessment affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, name of association: _____ | | |
| Name of manager: _____ | | |
| Amount of fee or assessment: \$ _____ per _____ | | |
| Are fees current through the date of this notice? [<input type="checkbox"/>] yes [<input type="checkbox"/>] no [<input type="checkbox"/>] unknown | | |
| (14) subsurface structures, hydraulic lifts, or pits on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (15) intermittent or wet weather springs that affect the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (16) any material defect in any irrigation system, fences, or signs on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (17) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (18) any of the following rights vested in others: | | |
| (a) outstanding mineral rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) timber rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) water rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) other rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (19) any personal property or equipment or similar items subject to financing, liens, or lease(s)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, list items: _____ | | |

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

(TXR-140807-08-22

Initialed by Seller or Landlord: 

and Buyer or Tenant: _____

Page 2 of 5

PART 2 - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of any of the following conditions*:	<u>Aware</u>	<u>Not Aware</u>
(1) Present flood insurance coverage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Previous flooding due to a natural flood event?)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Previous water penetration into a structure on the Property due to a natural flood event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(8) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(9) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a reservoir?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above is "aware," explain: (attach additional sheets as necessary)

***If Buyer or Tenant is concerned about these matters, Buyer or Tenant may consult Information About Flood Hazards (TXR 1414)**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

(10) Have you (Seller or Landlord) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? yes no
If yes, explain: (attach additional sheets as necessary)

(11) Have you (Seller or Landlord) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes no
If yes, explain: (attach additional sheets as necessary)

(TXR-1408) 07-08-22 Initialed by Seller or Landlord:  and Buyer or Tenant: _____ Page 3 of 5

PART 3 - Complete only if Property is Improved

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

	<u>Aware</u>	<u>Not Aware</u>	<u>Not Appl.</u>
(1) <u>Structural Items:</u>			
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) exterior walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) fireplaces and chimneys?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) windows, doors, plate glass, or canopies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) <u>Plumbing Systems:</u>			
(a) water heaters or water softeners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) supply or drain lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) faucets, fixtures, or commodes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) private sewage systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(e) pools or spas and equipment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) fire sprinkler systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) landscape sprinkler system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) water coolers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) private water wells?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) pumps or sump pumps?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(k) gas lines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) <u>HVAC Systems:</u> any cooling, heating, or ventilation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) <u>Electrical Systems:</u> service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) <u>Other Systems or Items:</u>			
(a) security or fire detection systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) fire detection systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) porches or decks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) garage doors and door operators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) loading doors or docks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) rails or overhead cranes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) elevators or escalators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(h) parking areas, drives, steps, walkways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) appliances or built-in kitchen equipment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Commercial Property Condition Statement concerning _____

B. Are you (Seller or Landlord) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) water penetration?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) previous flooding or water drainage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) soil erosion or water ponding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) previous structural repair to the foundation systems on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) settling or soil movement materially and adversely affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) pest infestation from rodents, insects, or other organisms on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) termite or wood rot damage on the Property needing repair?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) mold to the extent that it materially and adversely affects the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) mold remediation certificate issued for the Property in the previous 5 years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>if aware, attach a copy of the mold remediation certificate.</i>		
(8) previous termite treatment on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(9) previous fires that materially affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: _____

Buyer or Tenant: _____

By: _____

By (signature): _____
Printed Name: Mark Zurschmide
Title: Owner

By: _____

By (signature): _____
Printed Name: _____
Title: _____

By: _____

By (signature): _____
Printed Name: Kathryn Zurschmide
Title: Owner

By: _____

By (signature): _____
Printed Name: _____
Title: _____

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, 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.



Lounge
(Small Tasting Room)

COMMERCIAL PROPERTY CONDITION STATEMENT

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CONCERNING THE PROPERTY AT: _____

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PART I - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:	<u>Aware</u>	<u>Not Aware</u>
(1) any of the following environmental conditions on or affecting the Property:		
(a) radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) asbestos components:		
(i) friable components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) non-friable components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) urea-formaldehyde insulation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) endangered species or their habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) wetlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) underground storage tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) leaks in any storage tanks (underground or above-ground)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) hazardous materials or toxic waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) open or closed landfills on or under the surface of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) any activity relating to drilling or excavation sites for oil, gas, or other minerals? ..	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) any improper drainage onto or away from the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) any fault line at or near the Property that materially and adversely affects the Property? ..	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) air space restrictions or easements on or affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(TXR-1408) 07-08-22 Initialed by Seller or Landlord: [Signature] and Buyer or Tenant: _____ Page 1 of 5

Fredericksburg Realty, LLC., 257 W Main Fredericksburg TX 78624 Phone 8309986633 Fax _____ 662 Woodrose
 Krista Bennett Produced with Lone Wolf Transactions (zipform Edition) 717 N Harwood St Suite 2200, Dallas, TX 75201 www.lwof.com

Commercial Property Condition Statement concerning _____

- | | <u>Aware</u> | <u>Not
Aware</u> |
|--|--------------------------|-------------------------------------|
| (7) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (8) pending changes in zoning, restrictions, or in physical use of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The current zoning of the Property is: _____ | | |
| (9) 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)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) lawsuits affecting title to or use or enjoyment of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (12) common areas or facilities affiliated with the Property co-owned with others? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (13) an owners' or tenants' association or maintenance fee or assessment affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, name of association: _____ | | |
| Name of manager: _____ | | |
| Amount of fee or assessment: \$ _____ per _____ | | |
| Are fees current through the date of this notice? [<input type="checkbox"/>] yes [<input type="checkbox"/>] no [<input type="checkbox"/>] unknown | | |
| (14) subsurface structures, hydraulic lifts, or pits on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (15) intermittent or wet weather springs that affect the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (16) any material defect in any irrigation system, fences, or signs on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (17) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (18) any of the following rights vested in others: | | |
| (a) outstanding mineral rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) timber rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) water rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) other rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (19) any personal property or equipment or similar items subject to financing, liens, or lease(s)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, list items: _____ | | |

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

PART 2 - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of any of the following conditions*:	<u>Aware</u>	<u>Not Aware</u>
(1) Present flood insurance coverage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Previous flooding due to a natural flood event?)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Previous water penetration into a structure on the Property due to a natural flood event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(8) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(9) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a reservoir?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above is "aware," explain: (attach additional sheets as necessary)

**If Buyer or Tenant is concerned about these matters, Buyer or Tenant may consult Information About Flood Hazards (TXR 1414)*

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

(10) Have you (Seller or Landlord) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? yes no
If yes, explain: (attach additional sheets as necessary)

(11) Have you (Seller or Landlord) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes no
If yes, explain: (attach additional sheets as necessary)

PART 3 - Complete only if Property is Improved

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

	Aware	Not Aware	Not Appl.
(1) Structural Items:			
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) exterior walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) fireplaces and chimneys?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) windows, doors, plate glass, or canopies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Plumbing Systems:			
(a) water heaters or water softeners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) supply or drain lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) faucets, fixtures, or commodes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) private sewage systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(e) pools or spas and equipment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) fire sprinkler systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) landscape sprinkler system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) water coolers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) private water wells?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) pumps or sump pumps?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) gas lines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) HVAC Systems: any cooling, heating, or ventilation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) Other Systems or Items:			
(a) security or fire detection systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) fire detection systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) porches or decks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) garage doors and door operators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) loading doors or docks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) rails or overhead cranes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) elevators or escalators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(h) parking areas, drives, steps, walkways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) appliances or built-in kitchen equipment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

	<u>Aware</u>	<u>Not Aware</u>
B. Are you (Seller or Landlord) aware of:		
(1) any of the following water or drainage conditions materially and adversely affecting the Property:		
(a) ground water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) water penetration?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) previous flooding or water drainage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) soil erosion or water ponding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) previous structural repair to the foundation systems on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) settling or soil movement materially and adversely affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) pest infestation from rodents, insects, or other organisms on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) termite or wood rot damage on the Property needing repair?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) mold to the extent that it materially and adversely affects the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) mold remediation certificate issued for the Property in the previous 5 years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>if aware, attach a copy of the mold remediation certificate.</i>		
(8) previous termite treatment on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(9) previous fires that materially affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: _____

Buyer or Tenant: _____

By: _____
 By (signature): *[Signature]*
 Printed Name: *Mate Zurchmeide*
 Title: *Owner*

By: _____
 By (signature): _____
 Printed Name: _____
 Title: _____

By: _____
 By (signature): *[Signature]*
 Printed Name: *Kathryn Zurchmeide*
 Title: *Owner*

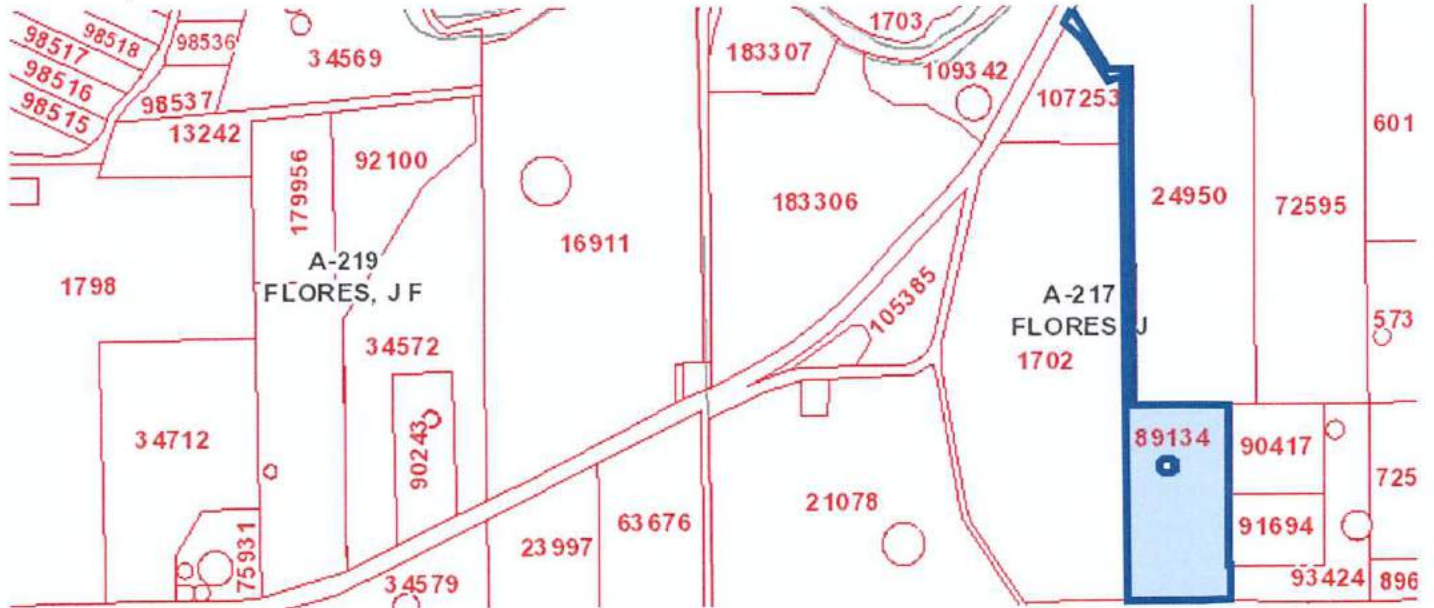
By: _____
 By (signature): _____
 Printed Name: _____
 Title: _____

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, 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.

Gillespie CAD Property Search

Property ID: 89134 For Year 2024

Map



Property Details

Account		
Property ID:	89134	Geographic ID: A0217-0012-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	662 WOODROSE LN, TX	
Map ID:	9-S	Mapsco:
Legal Description:	ABS A0217 J FLORES #12, 23.735 ACRES	
Abstract/Subdivision:	A0217	
Neighborhood:	(F600) FBG 290 EAST & SE	
Owner		
Owner ID:	340457	
Name:	HARPER & RYE HOLDINGS LLC	
Agent:		

Mailing Address:	%ZURSCHEIDE, MARK & KATHRYN 18780 FOGGY BOTTOM RD BLUEMONT, VA 20135
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$831,480 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$1,366,500 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$2,197,980 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$2,197,980 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$2,197,980
Ag Use Value:	\$0

PLEASE SEARCH USING THE PROPERTY ID OR OWNER'S NAME

VALUES SHOWN ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: HARPER & RYE HOLDINGS LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
--------	-------------	--------------	---------------	---------------	----------------

G086	GILLESPIE COUNTY	\$2,197,980	\$2,197,980	\$6,145.55
HUW	HILL CNTRY UWCD	\$2,197,980	\$2,197,980	\$103.31
SFB	FREDBG ISD	\$2,197,980	\$2,197,980	\$17,043.14
WCD	GILLESPIE WCID	\$2,197,980	\$2,197,980	\$3.87
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$2,197,980	\$2,197,980	\$0.00

Total Tax Rate: 1.059876

Estimated Taxes With Exemptions: \$23,295.87

Estimated Taxes Without Exemptions: \$23,295.87

Property Improvement - Building

Type: COMMERCIAL **Living Area:** 6286.0 sqft **Value:** \$0

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	WINP7	0	5166
MA	MAIN AREA	WINP4	2002	1120
OP		WINP7	2006	1056
OP		WINP7	0	1024
PO		WINP7	2006	832

Living Area: 0 sqft **Value:** \$0

Type	Description	Class CD	Year Built	SQFT
DGA		*	2015	900
SHED		SHED4	0	480

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	22.6280	985,675.68	0.00	0.00	\$572,260	\$0
C	COMMERCIAL	1.0000	43,560.00	0.00	0.00	\$100,270	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$831,480	\$1,366,500	\$0	\$2,197,980	\$0	\$2,197,980

2023	\$831,480	\$1,366,500	\$0	\$2,197,980	\$0	\$2,197,980
2022	\$718,120	\$1,086,650	\$0	\$1,804,770	\$0	\$1,804,770
2021	\$613,160	\$353,510	\$0	\$966,670	\$0	\$966,670
2020	\$544,740	\$347,670	\$0	\$892,410	\$0	\$892,410
2019	\$542,590	\$347,670	\$0	\$890,260	\$0	\$890,260
2018	\$529,520	\$307,000	\$0	\$836,520	\$0	\$836,520
2017	\$526,470	\$307,000	\$0	\$833,470	\$0	\$833,470
2016	\$492,240	\$248,680	\$0	\$740,920	\$0	\$740,920

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/5/2005	WDVL	WARRANTY DEED VENDORS LIEN	WILGUS, BRIAN	GUILLETTE, MICHAEL S & JERRIANN	621	198	0
11/16/2010	WD	WARRANTY DEED	GUILLETTE, MICHAEL S & JERRIANN	WOODROSE WINERY INC	20104804		
8/26/2021	WDVL	WARRANTY DEED VENDORS LIEN	WOODROSE WINERY INC	HARPER & RYE HOLDINGS LLC	20216643		

ARB Data

Data will be available in October 2024.

Estimated Tax Due

****ATTENTION****

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

If Paid:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2023	GILLESPIE COUNTY	\$2197980.00	\$6,145.56	\$6,145.56	\$0.00	\$0.00	\$0.00	\$0.00
2023	HILL CNTRY UWCD	\$2197980.00	\$103.31	\$103.31	\$0.00	\$0.00	\$0.00	\$0.00
2023	FREDBG ISD	\$2197980.00	\$17,043.13	\$17,043.13	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	\$2197980.00	\$3.87	\$3.87	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$23,295.87	\$23,295.87	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE COUNTY	\$1804770.00	\$6,002.66	\$6,002.66	\$0.00	\$0.00	\$0.00	\$0.00
2022	HILL CNTRY UWCD	\$1804770.00	\$92.04	\$92.04	\$0.00	\$0.00	\$0.00	\$0.00
2022	FREDBG ISD	\$1804770.00	\$17,340.23	\$17,340.23	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE WCID	\$1804770.00	\$3.32	\$3.32	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$23,438.25	\$23,438.25	\$0.00	\$0.00	\$0.00	\$0.00
2021	GILLESPIE COUNTY	\$966670.00	\$3,457.78	\$3,457.78	\$0.00	\$0.00	\$0.00	\$0.00
2021	HILL CNTRY UWCD	\$966670.00	\$55.10	\$55.10	\$0.00	\$0.00	\$0.00	\$0.00
2021	FREDBG ISD	\$966670.00	\$9,455.96	\$9,455.96	\$0.00	\$0.00	\$0.00	\$0.00
2021	GILLESPIE WCID	\$966670.00	\$1.85	\$1.85	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$12,970.69	\$12,970.69	\$0.00	\$0.00	\$0.00	\$0.00
2020	GILLESPIE COUNTY	\$892410.00	\$3,608.91	\$3,608.91	\$0.00	\$0.00	\$0.00	\$0.00
2020	HILL CNTRY UWCD	\$892410.00	\$55.33	\$55.33	\$0.00	\$0.00	\$0.00	\$0.00
2020	FREDBG ISD	\$892410.00	\$9,417.60	\$9,417.60	\$0.00	\$0.00	\$0.00	\$0.00
2020	GILLESPIE WCID	\$892410.00	\$1.78	\$1.78	\$0.00	\$0.00	\$0.00	\$0.00

	2020 Total:		\$13,083.62	\$13,083.62	\$0.00	\$0.00	\$0.00	\$0.00
2019	GILLESPIE COUNTY	\$890260.00	\$3,672.33	\$3,672.33	\$0.00	\$0.00	\$0.00	\$0.00
2019	HILL CNTRY UWCD	\$890260.00	\$55.20	\$55.20	\$0.00	\$0.00	\$0.00	\$0.00
2019	FREDBG ISD	\$890260.00	\$9,580.98	\$9,580.98	\$0.00	\$0.00	\$0.00	\$0.00
2019	GILLESPIE WCID	\$890260.00	\$1.78	\$1.78	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$13,310.29	\$13,310.29	\$0.00	\$0.00	\$0.00	\$0.00
2018	GILLESPIE COUNTY	\$836520.00	\$3,413.83	\$3,413.83	\$0.00	\$0.00	\$0.00	\$0.00
2018	HILL CNTRY UWCD	\$836520.00	\$56.05	\$56.05	\$0.00	\$0.00	\$0.00	\$0.00
2018	FREDBG ISD	\$836520.00	\$9,588.19	\$9,588.19	\$0.00	\$0.00	\$0.00	\$0.00
2018	GILLESPIE WCID	\$836520.00	\$1.67	\$1.67	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$13,059.74	\$13,059.74	\$0.00	\$0.00	\$0.00	\$0.00
2017	GILLESPIE COUNTY	\$833470.00	\$3,333.04	\$3,333.04	\$0.00	\$0.00	\$0.00	\$0.00
2017	HILL CNTRY UWCD	\$833470.00	\$59.18	\$59.18	\$0.00	\$0.00	\$0.00	\$0.00
2017	FREDBG ISD	\$833470.00	\$9,553.24	\$9,553.24	\$0.00	\$0.00	\$0.00	\$0.00
2017	GILLESPIE WCID	\$833470.00	\$1.67	\$1.67	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$12,947.13	\$12,947.13	\$0.00	\$0.00	\$0.00	\$0.00
2016	GILLESPIE COUNTY	\$740920.00	\$3,217.08	\$3,217.08	\$0.00	\$0.00	\$0.00	\$0.00
2016	HILL CNTRY UWCD	\$740920.00	\$57.79	\$57.79	\$0.00	\$0.00	\$0.00	\$0.00
2016	FREDBG ISD	\$740920.00	\$8,492.43	\$8,492.43	\$0.00	\$0.00	\$0.00	\$0.00
2016	GILLESPIE WCID	\$740920.00	\$1.48	\$1.48	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$11,768.78	\$11,768.78	\$0.00	\$0.00	\$0.00	\$0.00

2015	GILLESPIE COUNTY	\$739450.00	\$3,066.50	\$3,066.50	\$0.00	\$0.00	\$0.00	\$0.00
2015	HILL CNTRY UWCD	\$739450.00	\$57.68	\$57.68	\$0.00	\$0.00	\$0.00	\$0.00
2015	FREDBG ISD	\$739450.00	\$8,475.58	\$8,475.58	\$0.00	\$0.00	\$0.00	\$0.00
2015	GILLESPIE WCID	\$739450.00	\$1.48	\$1.48	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$11,601.24	\$11,601.24	\$0.00	\$0.00	\$0.00	\$0.00
2014	GILLESPIE COUNTY	\$739450.00	\$2,936.35	\$2,936.35	\$0.00	\$0.00	\$0.00	\$0.00
2014	HILL CNTRY UWCD	\$739450.00	\$62.85	\$62.85	\$0.00	\$0.00	\$0.00	\$0.00
2014	FREDBG ISD	\$739450.00	\$8,475.58	\$8,475.58	\$0.00	\$0.00	\$0.00	\$0.00
2014	GILLESPIE WCID	\$739450.00	\$1.48	\$1.48	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$11,476.26	\$11,476.26	\$0.00	\$0.00	\$0.00	\$0.00
2013	GILLESPIE COUNTY	\$695020.00	\$2,644.55	\$2,644.55	\$0.00	\$0.00	\$0.00	\$0.00
2013	HILL CNTRY UWCD	\$695020.00	\$55.60	\$55.60	\$0.00	\$0.00	\$0.00	\$0.00
2013	FREDBG ISD	\$695020.00	\$7,966.32	\$7,966.32	\$0.00	\$0.00	\$0.00	\$0.00
2013	GILLESPIE WCID	\$695020.00	\$1.39	\$1.39	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$10,667.86	\$10,667.86	\$0.00	\$0.00	\$0.00	\$0.00
2012	GILLESPIE COUNTY	\$695020.00	\$2,155.26	\$2,155.26	\$0.00	\$0.00	\$0.00	\$0.00
2012	HILL CNTRY UWCD	\$695020.00	\$52.13	\$52.13	\$0.00	\$0.00	\$0.00	\$0.00
2012	FREDBG ISD	\$695020.00	\$7,966.32	\$7,966.32	\$0.00	\$0.00	\$0.00	\$0.00
2012	GILLESPIE WCID	\$695020.00	\$0.70	\$0.70	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$10,174.41	\$10,174.41	\$0.00	\$0.00	\$0.00	\$0.00

2011	GILLESPIE COUNTY	\$695020.00	\$1,939.11	\$1,939.11	\$0.00	\$0.00	\$0.00	\$0.00
2011	HILL CNTRY UWCD	\$695020.00	\$50.04	\$50.04	\$0.00	\$0.00	\$0.00	\$0.00
2011	FREDBG ISD	\$695020.00	\$7,966.32	\$7,966.32	\$0.00	\$0.00	\$0.00	\$0.00
2011	GILLESPIE WCID	\$695020.00	\$0.70	\$0.70	\$0.00	\$0.00	\$0.00	\$0.00
	2011 Total:		\$9,956.17	\$9,956.17	\$0.00	\$0.00	\$0.00	\$0.00
2010	GILLESPIE COUNTY	\$629190.00	\$1,649.10	\$1,649.10	\$0.00	\$0.00	\$0.00	\$0.00
2010	HILL CNTRY UWCD	\$629190.00	\$44.04	\$44.04	\$0.00	\$0.00	\$0.00	\$0.00
2010	FREDBG ISD	\$629190.00	\$7,211.78	\$7,211.78	\$0.00	\$0.00	\$0.00	\$0.00
2010	GILLESPIE WCID	\$629190.00	\$0.63	\$0.63	\$0.00	\$0.00	\$0.00	\$0.00
	2010 Total:		\$8,905.55	\$8,905.55	\$0.00	\$0.00	\$0.00	\$0.00
2009	GILLESPIE COUNTY	\$685260.00	\$1,766.60	\$1,766.60	\$0.00	\$0.00	\$0.00	\$0.00
2009	HILL CNTRY UWCD	\$685260.00	\$46.60	\$46.60	\$0.00	\$0.00	\$0.00	\$0.00
2009	FREDBG ISD	\$685260.00	\$7,854.45	\$7,854.45	\$0.00	\$0.00	\$0.00	\$0.00
2009	GILLESPIE WCID	\$685260.00	\$0.69	\$0.69	\$0.00	\$0.00	\$0.00	\$0.00
	2009 Total:		\$9,668.34	\$9,668.34	\$0.00	\$0.00	\$0.00	\$0.00
2008	GILLESPIE COUNTY	\$303110.00	\$782.32	\$782.32	\$0.00	\$0.00	\$0.00	\$0.00
2008	HILL CNTRY UWCD	\$303110.00	\$20.61	\$20.61	\$0.00	\$0.00	\$0.00	\$0.00
2008	FREDBG ISD	\$303110.00	\$3,474.24	\$3,474.24	\$0.00	\$0.00	\$0.00	\$0.00
2008	GILLESPIE WCID	\$303110.00	\$0.30	\$0.30	\$0.00	\$0.00	\$0.00	\$0.00
	2008 Total:		\$4,277.47	\$4,277.47	\$0.00	\$0.00	\$0.00	\$0.00

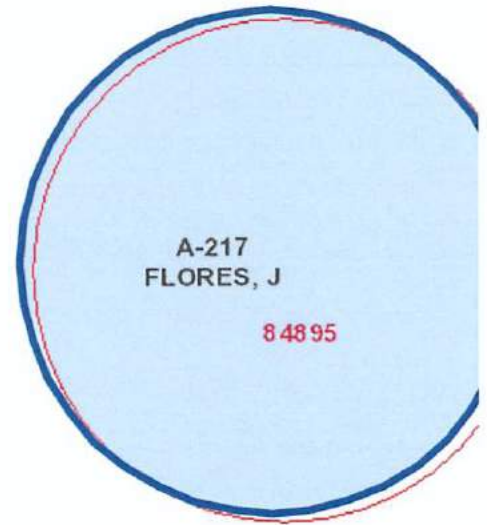
2007	GILLESPIE COUNTY	\$220620.00	\$611.11	\$611.11	\$0.00	\$0.00	\$0.00	\$0.00
2007	HILL CNTRY UWCD	\$220620.00	\$15.44	\$15.44	\$0.00	\$0.00	\$0.00	\$0.00
2007	FREDBG ISD	\$220620.00	\$2,528.75	\$2,528.75	\$0.00	\$0.00	\$0.00	\$0.00
2007	GILLESPIE WCID	\$220620.00	\$0.22	\$0.22	\$0.00	\$0.00	\$0.00	\$0.00
	2007 Total:		\$3,155.52	\$3,155.52	\$0.00	\$0.00	\$0.00	\$0.00
2006	GILLESPIE COUNTY	\$184480.00	\$549.01	\$549.01	\$0.00	\$0.00	\$0.00	\$0.00
2006	HILL CNTRY UWCD	\$184480.00	\$14.39	\$14.39	\$0.00	\$0.00	\$0.00	\$0.00
2006	FREDBG ISD	\$184480.00	\$2,653.56	\$2,653.56	\$0.00	\$0.00	\$0.00	\$0.00
2006	GILLESPIE WCID	\$184480.00	\$0.18	\$0.18	\$0.00	\$0.00	\$0.00	\$0.00
	2006 Total:		\$3,217.14	\$3,217.14	\$0.00	\$0.00	\$0.00	\$0.00

Gillespie CAD Property Search

Property ID: 84895 For Year 2024

 Map

89134



Property Details

Account

Property ID:	84895	Geographic ID:	A0217-0012-000000-00
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	600 WOODROSE LN, TX		
Map ID:	9-S	Mapsco:	
Legal Description:	ABS A0217 J FLORES #12, 1. ACRES, -WINERY-		
Abstract/Subdivision:	A0217		
Neighborhood:	(F600) FBG 290 EAST & SE		

Owner

Owner ID:	340457
Name:	HARPER & RYE HOLDINGS LLC
Agent:	

Mailing Address:	%ZURSCHEIDE, MARK & KATHRYN 18780 FOGGY BOTTOM RD BLUEMONT, VA 20135
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$1,040,740 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$50,580 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$1,091,320 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$1,091,320 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$1,091,320
Ag Use Value:	\$0

PLEASE SEARCH USING THE PROPERTY ID OR OWNER'S NAME

VALUES SHOWN ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: HARPER & RYE HOLDINGS LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling

G086	GILLESPIE COUNTY	\$1,091,320	\$1,091,320	\$3,051.33
HUW	HILL CNTRY UWCD	\$1,091,320	\$1,091,320	\$51.29
SFB	FREDBG ISD	\$1,091,320	\$1,091,320	\$8,462.10
WCD	GILLESPIE WCID	\$1,091,320	\$1,091,320	\$1.92
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$1,091,320	\$1,091,320	\$0.00

Total Tax Rate: 1.059876

Estimated Taxes With Exemptions: \$11,566.64

Estimated Taxes Without Exemptions: \$11,566.64

Property Improvement - Building

Description: WINERY **Type:** COMMERCIAL **Living Area:** 6083.0 sqft **Value:** \$0

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	WINE4	2002	1252
MA	MAIN AREA	WINE4	2002	180
MA2		WINE4	2002	446
WD		WINE4	2006	1628
WD		WINE4	2006	1582
OP		WINE4	2002	280
WD		WINE4	2002	32
MA	MAIN AREA	WINE4	2009	4205
OP		WINE4	2009	2256
PO		WINE4	0	2400
OP		WINE4	0	750

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C	COMMERCIAL	1.0000	43,560.00	0.00	0.00	\$25,290	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
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2024	\$1,040,740	\$50,580	\$0	\$1,091,320	\$0	\$1,091,320
2023	\$1,040,740	\$50,580	\$0	\$1,091,320	\$0	\$1,091,320
2022	\$844,900	\$40,050	\$0	\$884,950	\$0	\$884,950
2021	\$615,150	\$14,960	\$0	\$630,110	\$0	\$630,110
2020	\$575,610	\$3,570	\$0	\$579,180	\$0	\$579,180
2019	\$566,190	\$3,570	\$0	\$569,760	\$0	\$569,760
2018	\$552,590	\$3,150	\$0	\$555,740	\$0	\$555,740
2017	\$552,590	\$3,150	\$0	\$555,740	\$0	\$555,740
2016	\$517,090	\$2,550	\$0	\$519,640	\$0	\$519,640

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/5/2005	WDVL	WARRANTY DEED VENDORS LIEN	WILGUS, BRIAN	GUILETTE, MICHAEL S & JERRIANN	621	198	0
12/10/2001	SWD	SPECIAL WARRANTY DEED	WILGUS, BRIAN	WILGUS, BRIAN	443	249	0
11/16/2010	WD	WARRANTY DEED	GUILETTE, MICHAEL S & JERRIANN	WOODROSE WINERY INC	20104804		
8/26/2021	WDVL	WARRANTY DEED VENDORS LIEN	WOODROSE WINERY INC	HARPER & RYE HOLDINGS LLC	20216643		

ARB Data

Data will be available in October 2024.

Estimated Tax Due

****ATTENTION****

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

If Paid:

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Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2023	GILLESPIE COUNTY	\$1091320.00	\$3,051.33	\$3,051.33	\$0.00	\$0.00	\$0.00	\$0.00
2023	HILL CNTRY UWCD	\$1091320.00	\$51.29	\$51.29	\$0.00	\$0.00	\$0.00	\$0.00
2023	FREDBG ISD	\$1091320.00	\$8,462.09	\$8,462.09	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	\$1091320.00	\$1.92	\$1.92	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$11,566.63	\$11,566.63	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE COUNTY	\$884950.00	\$2,943.35	\$2,943.35	\$0.00	\$0.00	\$0.00	\$0.00
2022	HILL CNTRY UWCD	\$884950.00	\$45.13	\$45.13	\$0.00	\$0.00	\$0.00	\$0.00
2022	FREDBG ISD	\$884950.00	\$8,502.60	\$8,502.60	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE WCID	\$884950.00	\$1.63	\$1.63	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$11,492.71	\$11,492.71	\$0.00	\$0.00	\$0.00	\$0.00
2021	GILLESPIE COUNTY	\$630110.00	\$2,253.91	\$2,253.91	\$0.00	\$0.00	\$0.00	\$0.00
2021	HILL CNTRY UWCD	\$630110.00	\$35.92	\$35.92	\$0.00	\$0.00	\$0.00	\$0.00
2021	FREDBG ISD	\$630110.00	\$6,163.74	\$6,163.74	\$0.00	\$0.00	\$0.00	\$0.00
2021	GILLESPIE WCID	\$630110.00	\$1.20	\$1.20	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$8,454.77	\$8,454.77	\$0.00	\$0.00	\$0.00	\$0.00
2020	GILLESPIE COUNTY	\$579180.00	\$2,342.20	\$2,342.20	\$0.00	\$0.00	\$0.00	\$0.00
2020	HILL CNTRY UWCD	\$579180.00	\$35.91	\$35.91	\$0.00	\$0.00	\$0.00	\$0.00
2020	FREDBG ISD	\$579180.00	\$6,112.09	\$6,112.09	\$0.00	\$0.00	\$0.00	\$0.00

2020	GILLESPIE WCID	\$579180.00	\$1.16	\$1.16	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:		\$8,491.36	\$8,491.36	\$0.00	\$0.00	\$0.00	\$0.00
2019	GILLESPIE COUNTY	\$569760.00	\$2,350.26	\$2,350.26	\$0.00	\$0.00	\$0.00	\$0.00
2019	HILL CNTRY UWCD	\$569760.00	\$35.33	\$35.33	\$0.00	\$0.00	\$0.00	\$0.00
2019	FREDBG ISD	\$569760.00	\$6,131.76	\$6,131.76	\$0.00	\$0.00	\$0.00	\$0.00
2019	GILLESPIE WCID	\$569760.00	\$1.14	\$1.14	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$8,518.49	\$8,518.49	\$0.00	\$0.00	\$0.00	\$0.00
2018	GILLESPIE COUNTY	\$555740.00	\$2,267.97	\$2,267.97	\$0.00	\$0.00	\$0.00	\$0.00
2018	HILL CNTRY UWCD	\$555740.00	\$37.23	\$37.23	\$0.00	\$0.00	\$0.00	\$0.00
2018	FREDBG ISD	\$555740.00	\$6,369.90	\$6,369.90	\$0.00	\$0.00	\$0.00	\$0.00
2018	GILLESPIE WCID	\$555740.00	\$1.11	\$1.11	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$8,676.21	\$8,676.21	\$0.00	\$0.00	\$0.00	\$0.00
2017	GILLESPIE COUNTY	\$555740.00	\$2,222.41	\$2,222.41	\$0.00	\$0.00	\$0.00	\$0.00
2017	HILL CNTRY UWCD	\$555740.00	\$39.46	\$39.46	\$0.00	\$0.00	\$0.00	\$0.00
2017	FREDBG ISD	\$555740.00	\$6,369.90	\$6,369.90	\$0.00	\$0.00	\$0.00	\$0.00
2017	GILLESPIE WCID	\$555740.00	\$1.11	\$1.11	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$8,632.88	\$8,632.88	\$0.00	\$0.00	\$0.00	\$0.00
2016	GILLESPIE COUNTY	\$519640.00	\$2,256.28	\$2,256.28	\$0.00	\$0.00	\$0.00	\$0.00
2016	HILL CNTRY UWCD	\$519640.00	\$40.53	\$40.53	\$0.00	\$0.00	\$0.00	\$0.00
2016	FREDBG ISD	\$519640.00	\$5,956.12	\$5,956.12	\$0.00	\$0.00	\$0.00	\$0.00

2016	GILLESPIE WCID	\$519640.00	\$1.04	\$1.04	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$8,253.97	\$8,253.97	\$0.00	\$0.00	\$0.00	\$0.00
2015	GILLESPIE COUNTY	\$515580.00	\$2,138.11	\$2,138.11	\$0.00	\$0.00	\$0.00	\$0.00
2015	HILL CNTRY UWCD	\$515580.00	\$40.22	\$40.22	\$0.00	\$0.00	\$0.00	\$0.00
2015	FREDBG ISD	\$515580.00	\$5,909.58	\$5,909.58	\$0.00	\$0.00	\$0.00	\$0.00
2015	GILLESPIE WCID	\$515580.00	\$1.03	\$1.03	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$8,088.94	\$8,088.94	\$0.00	\$0.00	\$0.00	\$0.00
2014	GILLESPIE COUNTY	\$520450.00	\$2,066.71	\$2,066.71	\$0.00	\$0.00	\$0.00	\$0.00
2014	HILL CNTRY UWCD	\$520450.00	\$44.24	\$44.24	\$0.00	\$0.00	\$0.00	\$0.00
2014	FREDBG ISD	\$520450.00	\$5,965.40	\$5,965.40	\$0.00	\$0.00	\$0.00	\$0.00
2014	GILLESPIE WCID	\$520450.00	\$1.04	\$1.04	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$8,077.39	\$8,077.39	\$0.00	\$0.00	\$0.00	\$0.00
2013	GILLESPIE COUNTY	\$461230.00	\$1,754.98	\$1,754.98	\$0.00	\$0.00	\$0.00	\$0.00
2013	HILL CNTRY UWCD	\$461230.00	\$36.90	\$36.90	\$0.00	\$0.00	\$0.00	\$0.00
2013	FREDBG ISD	\$461230.00	\$5,286.62	\$5,286.62	\$0.00	\$0.00	\$0.00	\$0.00
2013	GILLESPIE WCID	\$461230.00	\$0.92	\$0.92	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$7,079.42	\$7,079.42	\$0.00	\$0.00	\$0.00	\$0.00
2012	GILLESPIE COUNTY	\$424010.00	\$1,314.86	\$1,314.86	\$0.00	\$0.00	\$0.00	\$0.00
2012	HILL CNTRY UWCD	\$424010.00	\$31.80	\$31.80	\$0.00	\$0.00	\$0.00	\$0.00
2012	FREDBG ISD	\$424010.00	\$4,860.00	\$4,860.00	\$0.00	\$0.00	\$0.00	\$0.00

2012	GILLESPIE WCID	\$424010.00	\$0.42	\$0.42	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$6,207.08	\$6,207.08	\$0.00	\$0.00	\$0.00	\$0.00
2011	GILLESPIE COUNTY	\$328670.00	\$916.99	\$916.99	\$0.00	\$0.00	\$0.00	\$0.00
2011	HILL CNTRY UWCD	\$328670.00	\$23.66	\$23.66	\$0.00	\$0.00	\$0.00	\$0.00
2011	FREDBG ISD	\$328670.00	\$3,767.22	\$3,767.22	\$0.00	\$0.00	\$0.00	\$0.00
2011	GILLESPIE WCID	\$328670.00	\$0.33	\$0.33	\$0.00	\$0.00	\$0.00	\$0.00
	2011 Total:		\$4,708.20	\$4,708.20	\$0.00	\$0.00	\$0.00	\$0.00
2010	GILLESPIE COUNTY	\$317540.00	\$832.27	\$832.27	\$0.00	\$0.00	\$0.00	\$0.00
2010	HILL CNTRY UWCD	\$317540.00	\$22.23	\$22.23	\$0.00	\$0.00	\$0.00	\$0.00
2010	FREDBG ISD	\$317540.00	\$3,639.65	\$3,639.65	\$0.00	\$0.00	\$0.00	\$0.00
2010	GILLESPIE WCID	\$317540.00	\$0.32	\$0.32	\$0.00	\$0.00	\$0.00	\$0.00
	2010 Total:		\$4,494.47	\$4,494.47	\$0.00	\$0.00	\$0.00	\$0.00
2009	GILLESPIE COUNTY	\$167560.00	\$431.97	\$431.97	\$0.00	\$0.00	\$0.00	\$0.00
2009	HILL CNTRY UWCD	\$167560.00	\$11.39	\$11.39	\$0.00	\$0.00	\$0.00	\$0.00
2009	FREDBG ISD	\$167560.00	\$1,920.57	\$1,920.57	\$0.00	\$0.00	\$0.00	\$0.00
2009	GILLESPIE WCID	\$167560.00	\$0.17	\$0.17	\$0.00	\$0.00	\$0.00	\$0.00
	2009 Total:		\$2,364.10	\$2,364.10	\$0.00	\$0.00	\$0.00	\$0.00
2008	GILLESPIE COUNTY	\$159410.00	\$411.44	\$411.44	\$0.00	\$0.00	\$0.00	\$0.00
2008	HILL CNTRY UWCD	\$159410.00	\$10.84	\$10.84	\$0.00	\$0.00	\$0.00	\$0.00
2008	FREDBG ISD	\$159410.00	\$1,827.15	\$1,827.15	\$0.00	\$0.00	\$0.00	\$0.00

2008	GILLESPIE WCID	\$159410.00	\$0.16	\$0.16	\$0.00	\$0.00	\$0.00	\$0.00
	2008 Total:		\$2,249.59	\$2,249.59	\$0.00	\$0.00	\$0.00	\$0.00
2007	GILLESPIE COUNTY	\$149060.00	\$412.89	\$412.89	\$0.00	\$0.00	\$0.00	\$0.00
2007	HILL CNTRY UWCD	\$149060.00	\$10.43	\$10.43	\$0.00	\$0.00	\$0.00	\$0.00
2007	FREDBG ISD	\$149060.00	\$1,708.52	\$1,708.52	\$0.00	\$0.00	\$0.00	\$0.00
2007	GILLESPIE WCID	\$149060.00	\$0.15	\$0.15	\$0.00	\$0.00	\$0.00	\$0.00
	2007 Total:		\$2,131.99	\$2,131.99	\$0.00	\$0.00	\$0.00	\$0.00