

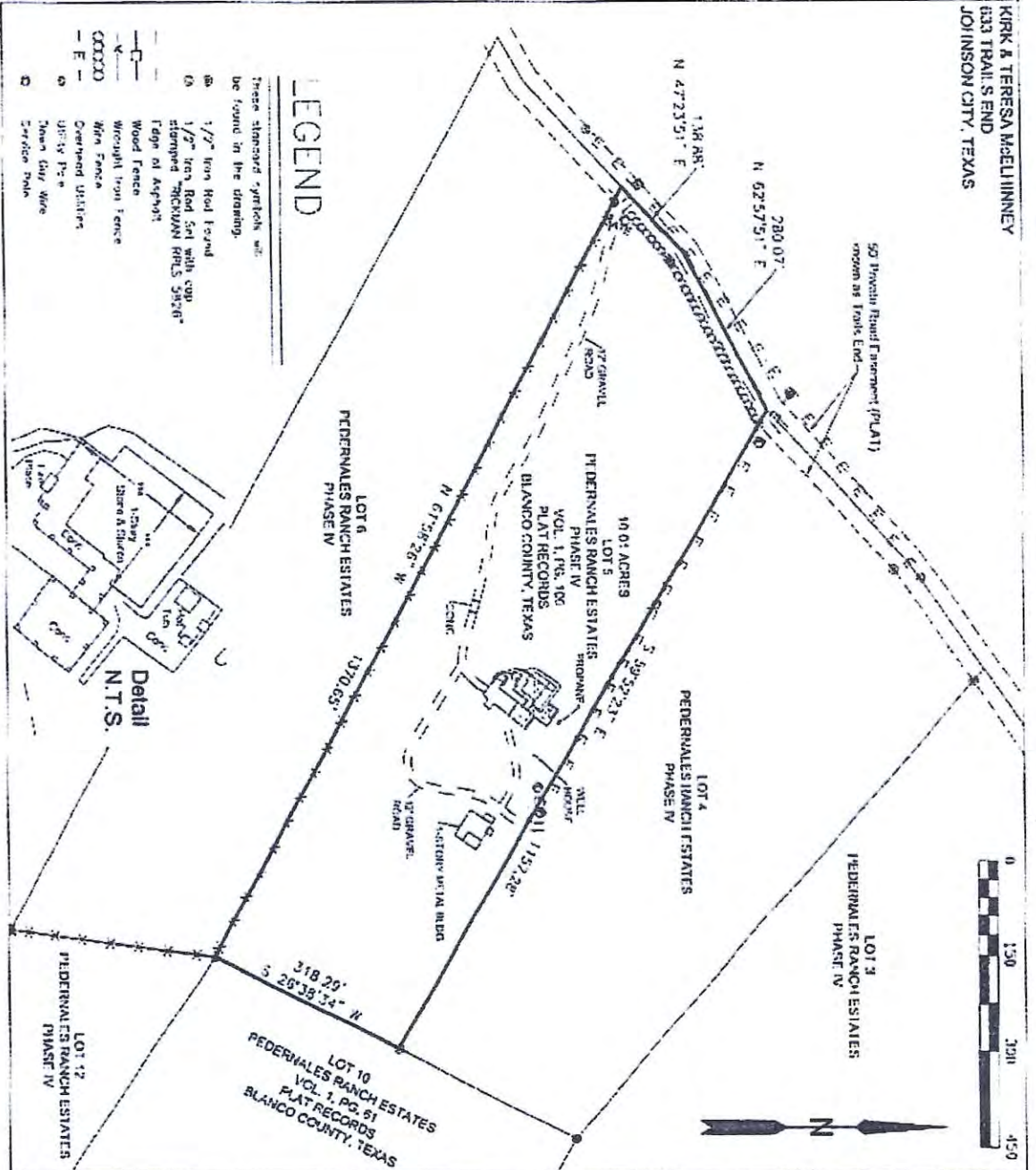
# 633 Trails End Road

Texas, 10 AC +/-



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

KIRK & TERESA McELHINNEY  
 833 TRAIL S END  
 JOHNSON CITY, TEXAS



**SURVEY OF LOT 3, PEDERNALES RANCH ESTATES, PHASE IV, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 100, PLAT RECORDS, BLANCO COUNTY, TEXAS AS CONVEYED TO KIRK R. AND TERESA M. McELHINNEY OF RECORD IN VOLUME 409, PAGE 622, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS.**

- Survey Notes:**
1. Book of Bearing & Nature, 1st & 2nd Zone (409)
  2. Surveyor has not investigated existence of Deagon Golden Iron or other unrecorded discovery units and may be provided by an Architectural Control Committee.
  3. No Topographical provided by surveyor at the time of survey.

**1st & 2nd Zone**  
 According to the Texas Legislature (Act 1907)  
 (Title) No. 461, Chapter 1, Page 107, Article 1



**CERTIFICATION:**  
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND ON APRIL 14, 2016, OF THE PROPERTY SHOWN THEREON:

J. Derrick Rickman, RPLS No. 5536

**Rickman Land Surveying**  
 419 Big Bend Canyon Loop, Texas 78133 Phone (830) 605-2187  
 www.rickmanlandsurveying.com Text (830) 605-2187



# SELLER'S DISCLOSURE NOTICE

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

633 Trails End  
Johnson City, TX 78636

CONCERNING THE PROPERTY AT \_\_\_\_\_

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

Seller  is  is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? \_\_\_\_\_ (approximate date) 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Det.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Emergency Escape Ladder(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhaust Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Detection Equip.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
French Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Gas Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item	Y	N	U
Liquid Propane Gas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-LP Community (Captive)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-LP on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hot Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patio/Decking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Maint. Accessories	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	electric gas number of units: _____
Evaporative Coolers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of units: _____
Wall/Window AC Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: _____
Attic Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	electric gas number of units: _____
Other Heat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____
Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of ovens: _____ electric gas other: _____
Fireplace & Chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	wood gas logs mock other: _____
Carport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	attached not attached
Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	attached not attached
Garage Door Openers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of units: _____ number of remotes: _____
Satellite Dish & Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	owned leased from: _____
Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned leased from: _____
Solar Panels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned leased from: _____
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	electric gas other: _____ number of units: _____
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	owned leased from: _____
Other Leased Items(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_ and Seller: \_\_\_\_\_

Page 1 of 6



# INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
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CONCERNING THE PROPERTY AT 633 Trails End  
Johnson City, TX 78636

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

- (1) Type of Treatment System:  Septic Tank     Aerobic Treatment     Unknown
- (2) Type of Distribution System: DISCHARGE SYSTEM - AUTOMATIC     Unknown
- (3) Approximate Location of Drain Field or Distribution System: BESIDE DRIVEWAY, BEHIND OAK TREES     Unknown
- (4) Installer: UNKNOWN     Unknown
- (5) Approximate Age: SINCE CONSTRUCTION     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? SELF DISCHARGING
- (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.



**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: July 13, 2021

GF No. \_\_\_\_\_

Name of Affiant(s): Steven Clements

Address of Affiant: 633 Trails End Rd Johnson City TX 78636

Description of Property: PEDERNALES RANCH ESTATES , BLK 4 , LOT 05 , ACRES 10.0

County Blanco, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since April 14, 2016 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
c. construction projects on immediately adjoining property(ies) which encroach on the Property;  
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:) Blacktop entry from gate to house & NEW INTERIOR CARRIER A/C UNIT LAST MONTH.  
\* / UP. WARRANTY  
w/ HOMETOWN A/C  
OF MARBLE FALLS.

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_,

Notary Public

(TXR-1907) 02-01-2010

Page 1 of 1

*Please use black ink. Send original copy by certified mail to the Texas Department of Water Resources, P. O. Box 13087, Austin, Texas 78711.*

**State of Texas**  
**WATER WELL REPORT**

Texas Water Well Drillers Board  
P. O. Box 13087  
Austin, Texas 78711

ATTENTION OWNER: Confidentiality Privilege Notice on Reverse Side

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1) OWNER Danny Stevenson Address 5415 San Pedro San Antonio Texas 78212  
(Name) (Street or RFD) (City) (State) (Zip)

2) LOCATION OF WELL: County Blanco 3.30 miles in N direction from Johnson City  
(N.E., S.W., etc.) (Town)

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Driller must complete the legal description to the right with distance and direction from two intersecting section or survey lines, or he must locate and identify the well on an official Quarter- or Half-Section Texas County General Highway Map and attach the map to this form.

Legal description: Section No. \_\_\_\_\_ Block No. \_\_\_\_\_ Township \_\_\_\_\_  
Abstract No. \_\_\_\_\_ Survey Name \_\_\_\_\_  
Distance and direction from two intersecting section or survey lines \_\_\_\_\_

See attached map.

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3) TYPE OF WORK (Check):  New Well  Deepening  Reconditioning  Plugging

4) PROPOSED USE (Check):  Domestic  Industrial  Public Supply  Irrigation  Test Well  Other

5) DRILLING METHOD (Check):  Mud Rotary  Air Hammer  Driven  Bored  Air Rotary  Cable Tool  Jetted  Other

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6) WELL LOG:

Date drilled	DIAMETER OF HOLE		
	Dia. (in.)	From (ft.)	To (ft.)
3/15/85	8.5	Surface	50
	6.0	50	930

7) BOREHOLE COMPLETION:  Open Hole  Straight Wall  Underreamed  
 Gravel Packed  Other \_\_\_\_\_  
If Gravel Packed give interval from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

---

From (ft.)	To (ft.)	Description and color of formation material	8) CASING, BLANK PIPE, AND WELL SCREEN DATA:	
			Dia. (in.)	Setting (ft.)
0	1	topsoil (brown)		
1	6	limestone (white & brown)		
6	23	caliche (yellow)	6 new plastic solid	0 59 280
23	43	limestone (white, yellow, blue)		
43	44	clay (yellow)		
44	63	limestone (white, brown, yellow & gray)		
63	130	limestone (gray, brown, white, with red streaks)		
130	180	sandstone (blue & brown)		
180	187	limestone (gray)		
187	193	limestone (gray with brown layers)		
187	193	water (1 1/2 gpm)		
193	214	limestone (gray)		
214	220	limestone (white)		
220	650	limestone (gray)		
650	740	limestone (gray & white)		
740	830	water (1 1/2 gpm)		
740	830	sandstone (white, brown) with limestone (gray)		
830	930	sandstone (red & white)		
830	930	water (57 gpm)		

9) CEMENTING DATA (Rule 319.44(b))  
Cemented from 0 ft. to 59 ft.  
Method used gravity cemented  
Cemented by L & L Drilling Co.

10) SURFACE COMPLETION  
 Specified Surface Stab Installed (Rule 319.44(c))  
 Pitless Adapter Used (Rule 319.44(d))  
 Approved Alternative Procedure Used (Rule 319.71)

11) WATER LEVEL:  
Static level 150 ft. below land surface Date 3/15/85  
Artesian flow \_\_\_\_\_ gpm. Date \_\_\_\_\_

12) PACKERS: Type \_\_\_\_\_ Depth \_\_\_\_\_  
None

13) TYPE PUMP:  
 Turbine  Jet  Submersible  Cylinder  
 Other \_\_\_\_\_  
Depth to pump bowls, cylinder, jet, etc. \_\_\_\_\_ ft.

14) WELL TESTS:  
Type Test:  Pump  Boiler  Jetted  Estimated  
Yield: 60 gpm with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.

---

15) WATER QUALITY:  
Did you knowingly penetrate any strata which contained undesirable water?  Yes  No  
If Yes, submit "REPORT OF UNDESIRABLE WATER"  
Type of water? \_\_\_\_\_ Depth of strata \_\_\_\_\_  
Was a chemical analysis made?  Yes  No

---

I hereby certify that this well was drilled by me (or under my supervision) and that each and all of the statements herein are true to the best of my knowledge and belief. I understand that failure to complete items 1 thru 12 will result in the log(s) being returned for completion and resubmission.

COMPANY NAME L & L Drilling Co. Water Well Driller's License No. 1595  
(Type or Print)

ADDRESS P.O. Box 182 IVE TEXAS 78635  
(Street or RFD) (City) (State) (Zip)

(Signed) [Signature] (Registered Driller Trainee) For TDWR use only  
Well No. \_\_\_\_\_ Located on map \_\_\_\_\_

Please attach electric log, chemical analysis, and other pertinent information, if available.