



TEXAS ASSOCIATION OF REALTORS®

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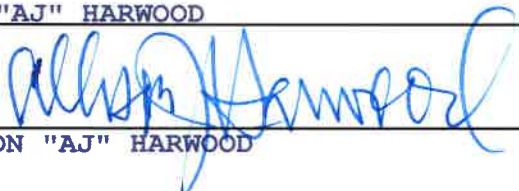
To: BUYER:
BUYER:

From: ALLISON "AJ" HARWOOD (Broker)

Property Address: 216 & 220 MILL RACE LN, WIMBERLEY, TX 78676

Date: May 11, 2011

- (1) Broker obtained the attached information, identified as SELLER'S DISCLOSURE PACKAGE INCLUDING TAR FORMS# 'S:1406,1407,1917,1414,2507,2508,1928,2504,1506,1906,OAK WILT NOTICE FOR CENTRAL TEXAS, FLYER, AUSTIN MLS,C1 ZONING from MAP & PERMITTED USES, OVERLAY MAP & SECT. 155.092 INFORMATION, SO.FT. AMOUNTS OF IMPROVEMENTS FROM SELLER, APPRAISER & CITY OF WIMBERLEY.
- (2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: NONE.
- (3) Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.

ALLISON "AJ" HARWOOD
Broker
By: 
ALLISON "AJ" HARWOOD

Receipt of this notice is acknowledged by:

Signature _____ Date _____
BUYER:

Signature _____ Date _____
BUYER:

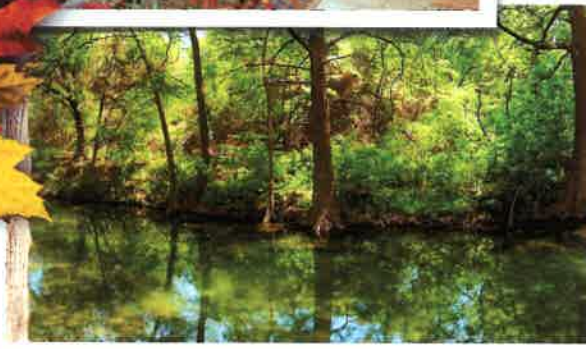
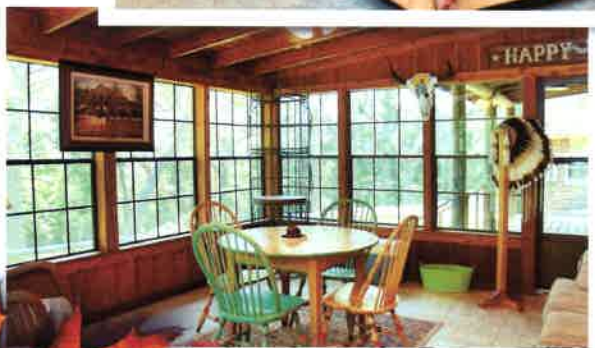
(TAR-2502) 7-16-08

Page 1 of 1

Allison AJ Harwood
RE/MAX Wimberley, REALTORS

512-848-6612

12111 Ranch Road 12 Suite # 106,
Wimberley, Texas 78676
AJ@REMAX-Wimberley.com
http://www.AJsTexasHomes.com



\$1,495,000
6 Beds, 6.5 Baths

216 Mill Race Lane & 220 Mill Race Lane,
Wimberley, TX 78676

- ~ PARADISE ON CYPRESS CREEK!!
- ~ ONE OF THE MOST UNIQUE AND RARE OPPORTUNITIES TO OWN HISTORIC WATERFRONT PROPERTY IN DOWNTOWN WIMBERLEY!!
- ~ STUNNINGLY BEAUTIFUL 3.2+/- ACRES- PRIVATE ESTATE WITH APPROX 300 FT OF CYPRESS CREEK DEEP WATER FRONTAGE!!
- ~ THIS BEAUTIFUL LOG HOME PLUS GUEST HOME WITH ATTACHED CASITA BOASTS APPROX 6583 SQ. FT OF LIVING SPACE, WITH OVER 400 SQ. FT OF COVERED PORCHES AND AN IN-GROUND POOL W/ HOT TUB!!
- ~ PICTURED HERE IS A SMALL SAMPLING OF THE BEAUTY INSIDE! OPEN LIVING AREA INCLUDES ONE OF THE 3 WOOD BURNING FIREPLACES, MASTER SUITE BOASTS A FIREPLACE, & THE ENCLOSED BACK PORCH TO ENJOY THE AMAZING PARK LIKE SETTING.
- ~ UPSTAIRS IS A TEXAS SIZE BONUS ROOM!!
- ~ GUEST HOUSE ALSO HOSTS A FIREPLACE IN LIVING AREA WITH FULL KITCHEN!!
- ~ PROFESSIONALLY LANDSCAPED WITH 3 WATER WELLS!!
- ~ THE PARK LIKE SETTING OFFERS THE DISCRIMINATING BUYER A VACATION HOME OR THE SOPHISTICATED INVESTOR A GREAT COMMERCIAL DEVELOPMENT OPPORTUNITY IN THE HEART OF WIMBERLEY!!
- ~ DON'T MISS OUT!! CALL AJ 512-848-6612 OR MARTI 512-618-1342 FOR YOUR TOUR TODAY!!
- ~ (APPOINTMENT REQUIRED)



EQUAL HOUSING OPPORTUNITY
Information supplied by sellers. Deemed reliable but not guaranteed.

Come See the Virtual Tour! www.tourfactory.com/732262



ACTRIS/ABOR Region **Dripping Springs/Wimberley** Status **A / RES**
ML# 7332146 List Price **\$1,495,000**
Address 216 MILL RACE LN County **Hays**
City Wimberley State **TX** Zip **78676** Country **USA**
Subdivision Amasa Turner Surv Also Listed
School Wimberley ISD Elem **AScudder** Elem B **Jacobs Well**
Middle N/A JrHS **Danforth**
9/Hs N/A SrHS **Wimberley**
PID 1004610116000008 Mapsco **694** Multi PID? **Y**
Legal A0461 Amasa Turner Survey, Acres 3.25, (1.00 Ac Hs)
Click here for Virtual Tour Images 6

General Information

Type House/Fee-Simple Stories **2** Unit Style
Total Beds 6 Main/Other Level Beds **4 / 2** Master MainY
Total Baths 8 Full/Half Baths **6 / 2** Disability
Living 3 Dining **2** Dining **Kit/Din Combo, Liv/Din Combo** SQFT **6,583 / Appraiser**
Garage 2 / Entry - Swing-In, Detached, See Agent \$/SF **\$227.10**
Parking YrBlt **1982 / Unknown**
Foundation Slab Roof **Metal**
Construction Log, Frame/Stone, See Agent Faces Builder Name
Condition See Disclosure
LotDes
LotSize Acres 3.250 Blks to UT Shuttle Gated View **Creek/Stream, Hill Country, See Agent**
Land SQFT FEMA Yes Blks to Metro Horses **N**
Waterfront Y / Creek/Stream, See Agent Water Access **Y / See Agent**
Restrictions Y / Deed Restrictions
Directions FROM DOWNTOWN WIMBERLEY SHOPS TAKE RANCH RD 12 NORTH OVER CYPRESS CREEK BRIDGE, IMMEDIATE RIGHT IS MILL RACE LANE.(JUST BEFORE STOP LIGHT) PROPERTY IS ON THE RIGHT.

Internet Remarks This NEW LISTING offers the discriminating buyer a very rare and unique opportunity to acquire historic waterfront property in Downtown Wimberley!! Stunningly beautiful approx. 3.2 acre private estate with approx. 300 ft. of Cypress Creek frontage on the Historic Mill Race Lane! The improvements consist of approx. 6583 sq.ft. of living space including the main 2 story log home and guest home with pool & hot tub. This Estate Property also offers a unique opportunity for Commercial Development.

Community Website **WWW.WIMBERLEY.ORG**

Floor Stone, Concrete, Carpet, Wood Laundry Fac **Washer/Dryer Connections, See Agent**
Inter Steps Exterior Steps, Interior Steps Laundry Loc **Main Level**
Master Fireplace Fireplace **3 / Great Room, Bedroom, Guest Accommodations**
Rooms Great, Loft, Pantry, Screened Patio/Porch, Storage, Utility
Guest Accom Y / Separate Entrance ,Separate Kit Facilities ,Main Level
Kitchen Country Kitchen, Second Kitchen, See Agent
Appl/Equip Range - Free Standing, Re-Circulated Exhaust Fan, Dishwasher, Disposal, Microwave Oven, Refrigerator

Inter Feature Walk-in Closet, Ceiling-High, Ceiling-Beam

Trees Large (Over 40 Ft) Pool **Y / In-Ground Pool, Separate Spa/Hot Tub** Spklr **Y / In-ground, Multiple Yards** Fence **Partial, Wood**

Exter Feature Deck, Outbuildings, Patio-Uncovered, Porch Enclosed, Porch Open, Private BackYard, See Agent, Hot Tub

Area Amenities

Utilities Information

Heat Central Heat Utility **Electricity on Property, Propane on Property,**
A/C Central Air, See Agent Phone on Property
Water Well On Property Sewer **Septic on Property**

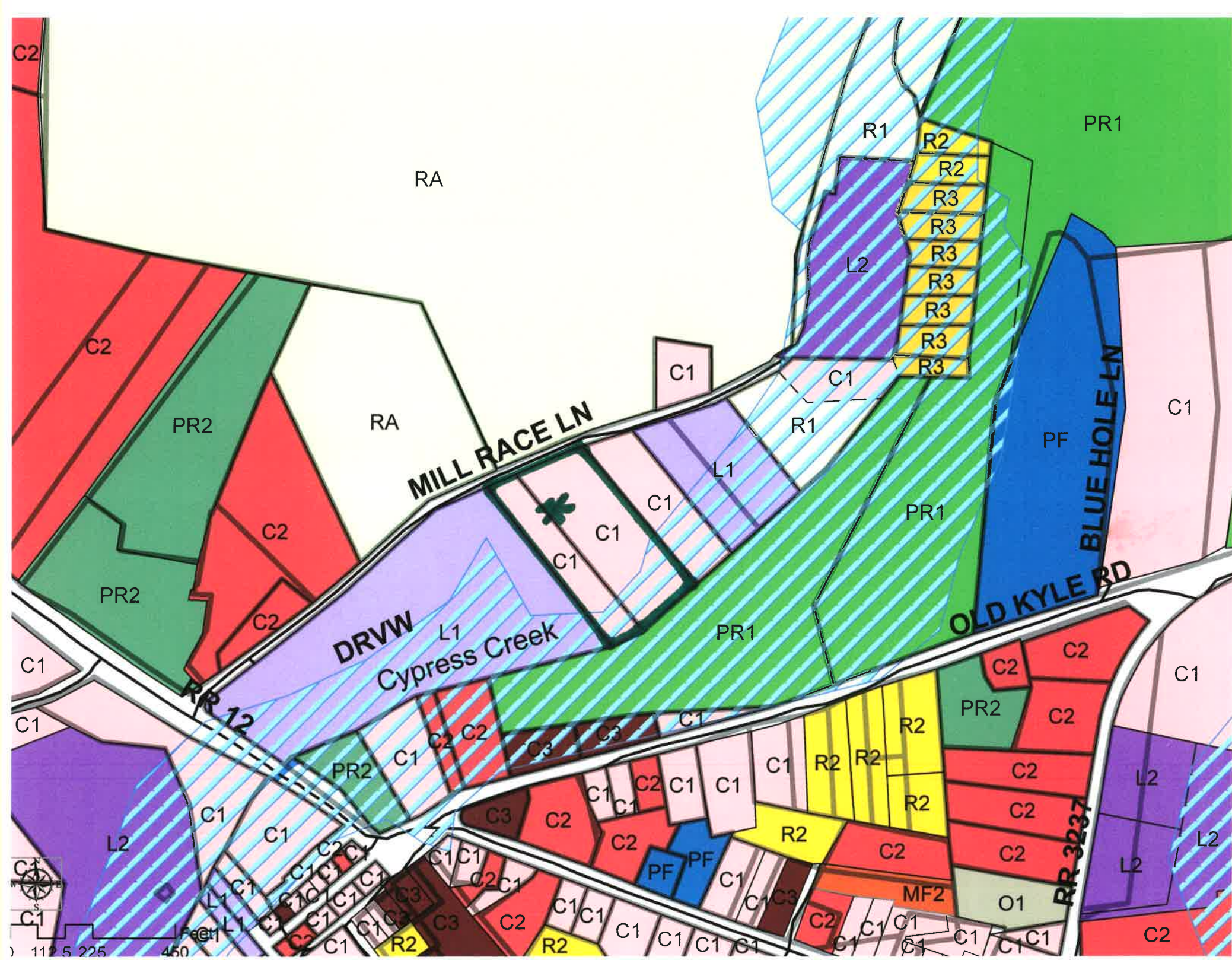
Insulation
Energy
Efficient

Green Building Rating Year
Rating

Financial Information

HOA Name HOA Trans Tax Year **2010** EST Taxes **8,803**
HOA \$ Tax Rate **1.7979%** Actual Taxes

Prepared by: Allison AJ Harwood 512-848-6612 ajharwood@austin.rr.com



City of Wimberley Permitted and Conditional Uses

Zoning District	Description	Permitted Uses	Conditional Uses
SC	Scenic Corridor	<p>Single Family Residence; Administrative and Professional Office; Religious Assembly; Retail Sales and Services: limited; Business Support Services; Funeral and interment services; Repair Services: Consumer; Eating Establishments; Communications Services; Animal Sales and Services; Convalescent Services; Arts and crafts sales and instruction; Commercial/ Single Family Residential; Adult Day Care Facility; Private Primary Educational Services; Private Secondary Educational Services; Medical Services; Personal Services; Bank and Savings and Loan; Accessory Uses</p>	<p>A Drive-Thru or Drive-In; Bank and Savings and Loan Drive thru; Bed and Breakfast; Telecommunications; Eating establishments including the sale of beer, wine, and alcohol for on-premise consumption; Package Stores</p>
C1	Commercial - Low Impact	<p>Administrative and Professional Office; Religious Assembly; Retail Sales and Services: limited; Business Support Services; Child Care Center; Repair Services: consumer; Eating Establishments: sit-down; Animal Sales and Services; Convalescent Services; Arts and Crafts Sales and Services; Commercial/Single family Residential; Adult Day Care Facility; Private Primary Educational Services; Private Secondary Educational Services; Medical Services: limited; Personal Services: limited; Bank and Savings and Loan; Accessory Uses; Single Family Residential; Low-Impact Institutional</p>	<p>A Drive-thru or Drive-in Facility; Bed and Breakfast Lodging; Telecommunications Towers; Eating Establishment: fast food with drive-through order windows; Health and Fitness and Exercise Facilities: limited</p>



BLUE HOLE LN

Cypress Creek

OLD KYLE RD

RR 3237

RR 12

WIMBERLEY 50

MILL RACE LN

0 225 450 Feet

§ 155.092 PROTECTED WATERWAY OVERLAY DISTRICT; PW.

(A) *Definitions.* For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

CREEK. A watercourse smaller than a river.

RIVER. A natural stream of water of fairly large size flowing in a definite course or channel or series of diverging and converging channels.

WATERSHED. An area of land over and through which water flows to the lowest point, which can be a creek, river, wetland, or lake.

(B) *General purpose and description.*

(1) The PW, protected waterway district is intended primarily for the protection of the rivers and creeks, as well as private property in close proximity to those rivers and creeks, found within the city limits and extraterritorial jurisdiction.

(2) The goal of the overlay is to maintain or improve the condition of the city's rivers and creeks by limiting the amount of impervious cover allowed near those features, to provide viable habitat for fish and wildlife, to reduce the possibility of future property loss due to flood damage while accommodating new growth, to maintain the integrity of high quality surface and ground water, and to help restore impaired waters by protecting vegetation, trees, and other features that serve to protect watershed health (such as ground and surface water quality). It is important that the city preserve the integrity of the community's watersheds because watersheds provide our drinking water, as well as resources for the area's economy, recreation, and wildlife.

(C) *Limits of overlay.* Application of this overlay is limited to Federal Emergency Management Agency (FEMA) studied and unstudied (unstudied are typically Zone A) waterways, as depicted on Flood Insurance Rate Maps (FIRM). It is limited to areas extending 150 feet from current riverbanks and 100 feet from current creek banks, or to that area defined on the most current FIRM as special flood hazard areas inundated by 100-year flood, whichever is greater. These areas may be generically referred to, below, as the setback.

(D) *Permitted uses.* Except as noted below, all construction within the PW district shall be prohibited. Permitted uses described for the PW district are governed by the allowable underlying zoning districts found associated with each river and creek (see this chapter and the city's planning areas map that accompanies the Comprehensive Plan). These permitted uses must conform to the following criteria, as well as to the special development standards set forth for this overlay district:

(1) Utilities, only if those utilities cannot feasibly be located outside the setback, and only under the following circumstances:

(a) The utilities shall be located as far from the watercourse bank as possible;

- (b) Their installation and maintenance shall protect the integrity of the setback areas;
- (c) They shall not impair the quality of the water found in the adjoining river(s) or creek(s); and
- (d) Construction of any utility crossing shall meet the requirements of all applicable federal, state, county, and city ordinances on soil erosion and sedimentation control.

(2) Agricultural activities, provided:

- (a) The activity does not impair the quality of the water found in the adjoining river(s) or creek(s); and
- (b) The use meets all federal, state, county, and city environmental rules and regulations.

(3) Industrial and commercial land uses existing prior to the establishment of the PW district, provided:

- (a) No previously existing use shall be expanded;
- (b) The activity does not impair the quality of the water found in the adjoining river(s) or creek(s); and
- (c) Those uses meet all federal, state, county, and city environmental rules and regulations.

(4) Single-family dwellings, including the usual appurtenances, if they comply with the following conditions:

- (a) The dwelling is in compliance with all city zoning and building regulations;
- (b) A septic tank or tanks servicing such a dwelling may be located within the PW district, and shall be pumped by a certified septic tank servicing company every 3 years;
- (c) However, septic tank drainfields shall not be located within the PW district; and
- (d) Only engineered wastewater treatment and disposal systems may be installed in the PW district.

(5) The construction of road crossings is allowed, provided that the construction meets the requirements of all applicable federal, state, county, and city ordinances on soil erosion and sedimentation control; and

(6) Recreational usage, consistent either with the maintenance of a vegetative buffer or with

river-dependent recreation, is allowed. Docks, paths, and walkways shall be consistent with this criterion.

(E) *Site development standards.* The site development standards of the PW district are the same as those of the allowable underlying district except for the following additional requirements and conditions:

(1) *Construction.* Except as expressly provided for under division (D) of this section, no new buildings shall be constructed within the special flood hazard areas inundated by 100-year flood zone as designated on the most current Flood Insurance Rate Map;

(2) *Septic tanks.* Except as expressly provided for under division (D)(4) of this section, dealing with single-family dwellings, septic tanks and septic tank drainfields are prohibited within the PW district;

(3) *Maximum impervious cover.* No impervious surface shall be constructed within a 150-foot setback area on both sides of a river as measured from the river's bank or within a 100-foot setback area on both sides of a creek as measured from the creek's bank, except for those uses described in division (D) above. This regulation shall not apply for residential building sites above the floodplain; and

(4) *Landscaping.* To reduce runoff into rivers and creeks, vegetation abutting river and creek banks shall not be eliminated within a distance of 10 feet from the banks except to provide a single point of access to the river or creek for each platted lot. The width of the single point of access shall not exceed 10% of the length of the lot's river- or creek-front footage or 20 feet, whichever is smaller. Following any land-disturbing activity within the river corridor, vegetative buffer shall be restored as quickly as possible.

(F) *Prohibited uses.*

(1) Handling areas for the receiving and storage of hazardous waste shall be prohibited.

(2) Hazardous waste or solid waste landfills shall be prohibited.

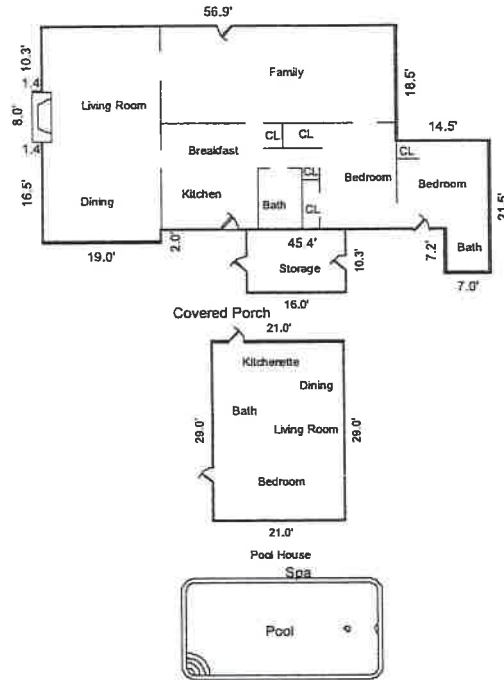
(3) Wastewater treatment plants shall be prohibited.

(4) Parking lots shall be prohibited.

(Ord. 2001-010, § 50, passed 4-1-2001) Penalty, see § 155.999

Building Sketch

Borrower	ESS Land & Cattle, Ltd.			
Property Address	220 Mill Race Lane			
City	Wimberley	County	Hays	State TX Zip Code 78676
Lender	Treaty Oak Bank			



Sketch by Apex, Inc.

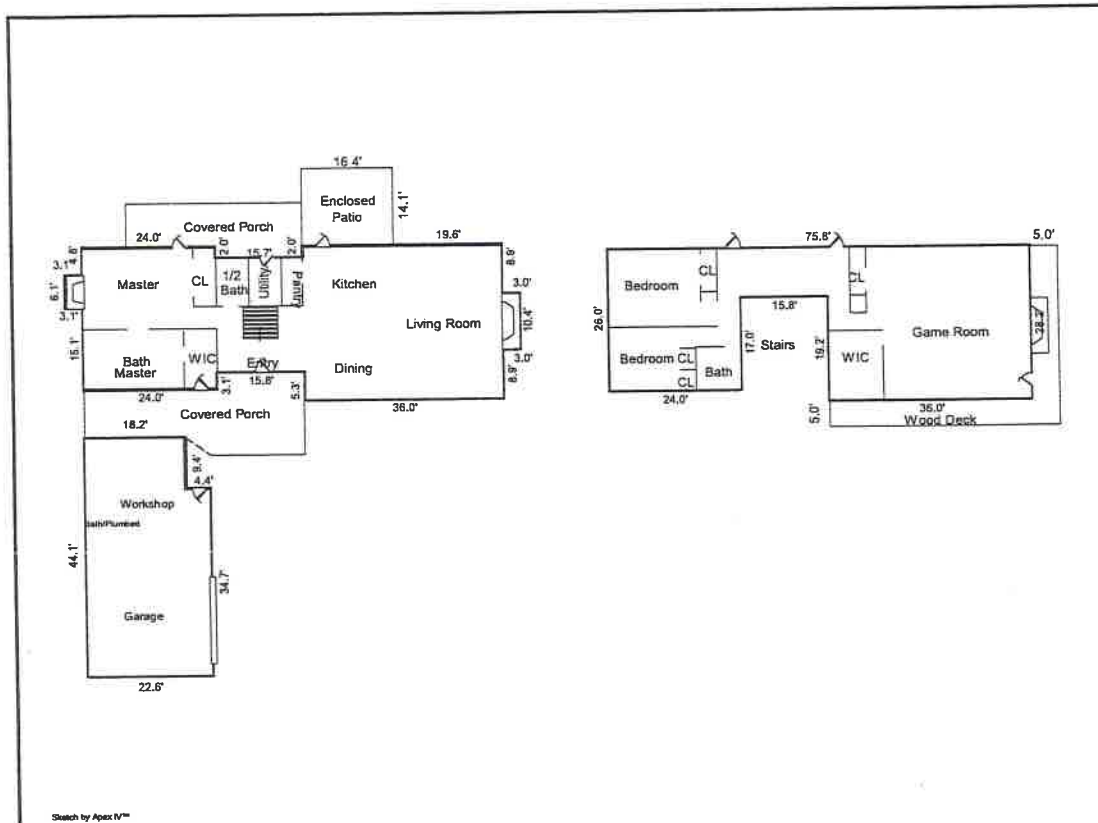
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2173.3	
	First Floor	609.0	2782.3
OTH	Storage	164.8	164.8
Net LIVABLE Area		(Rounded)	2782

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
1.4	x	8.0	11.2
14.3	x	71.4	1021.0
7.0	x	7.2	50.4
2.0	x	19.0	38.0
18.5	x	56.9	1052.7
21.0	x	29.0	609.0
6 Items			(Rounded) 2782

Building Sketch

Borrower	ESS Land & Cattle, Ltd.			
Property Address	216 Mill Race Lane			
City	Wimberley	County	Hays	State TX Zip Code 78676
Lender	Treaty Oak Bank			



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2019.7	2019.7
GLA2	Second Floor	1781.4	1781.4
P/P	Deck	346.0	
	Covered Porch	469.3	
	Enclosed Rear Patio	231.2	
	Covered Porch	286.0	1332.5
GAR	Garage	955.3	955.3
Net LIVABLE Area		(Rounded)	3801

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
3.0	x	10.4	31.2
3.1	x	6.1	18.9
24.0	x	26.0	624.0
28.2	x	36.0	1015.2
0.1	x	22.9	2.3
15.7	x	20.9	328.1
Second Floor			
9.0	x	75.8	682.2
19.2	x	36.0	691.2
17.0	x	24.0	408.0
9 Items	(Rounded)		3801