

The Hideout

ADDENDUM "A" - VITAL INFORMATION STATEMENT

This property information statement contains important information regarding responsibilities associated with the development of this property. The following information has been obtained from sources deemed reliable. No representation or guarantee to the accuracy thereof is made and such information is subject to change without notice.

- The parcel(s) being purchased by me/us through TX7 Land, LLC Lot(s)# 34, , in the subdivision known as **The Hideout** located in Kerr & Gillespie County, Texas has been developed in conformance with local codes and standards.
- **Covenants:** Purchaser acknowledges receipt of a copy of the protective covenants and addendums for **The Hideout** and understands all items contained within.
- **Easements:** Purchaser understands that easements have been granted to ensure the rights of ingress, egress and utility service for the subdivision. All easements will be shown on the plat.
- **Electricity:** Service provided by Central Texas Electric Co-op: (830) 997-2126.
- **Internet:** Service provided by Windstream Fiber: (866) 445-8084.
- **Sewage Disposal:** Purchaser understands that municipal sewer service is not available. The sewage system and the cost of that system will be the Purchaser's responsibility as a landowner.
- **Water:** Purchaser understands that municipal water service is not available. On-site wells may be drilled to obtain water and the cost of a well will be the Purchaser's responsibility as a landowner. Well depth and gallons per minutes (gpm) results will vary. Call local installers for free estimates.
- **Property Taxes:** The property is currently taxed as open-space land for agricultural use. As such, estimated tax rates are based on 2021 taxes paid. Seller makes no guarantees as to future tax rates, assessments, or appraisals. Maintaining agricultural use valuation is the responsibility of the Purchaser. Maintaining agricultural use valuation may require the signature of each landowner who wishes to participate and could require entry and access to their property for proper implementation. If access is restricted by fencing or other means it could cause the loss of agricultural use valuation and is not the responsibility of the developer. In addition, a livestock lease which the developer would execute may be required. Owners agree to give the lessee the right to graze cattle or livestock on their land until such time as owner has enclosed the tract with fencing. Each owner and their respective heirs, successors and assigns by acceptance of title to an interest in a tract, hereby agree to indemnify and hold harmless the potential third party (and their respective tenants or assignees), from and against, and hereby waive and release any claims or causes of action such owner may have with respect to any injuries to any persons or any damages to any properties that may be caused by livestock on an owner's tract. If Buyer's use of the property after closing results in the assessment of additional taxes, the assessments will be the obligation of Buyer.
- **Roads:** Purchaser understands the roads in the subdivision will be private. Private roads shall be maintained by Hideout Ranch Property Owners Association, Inc.
- The following people currently hold these positions in Gillespie County:

Hill Country Underground Water

<u>Conservation District</u>	<u>Paul Tybor</u>	<u>(830) 997-4472</u>
<u>Tax Assessor</u>	<u>Vickie J. Schmidt</u>	<u>(830) 997-6519</u>
<u>Rural Addressing</u>	<u>Raynell Wilke</u>	<u>(830) 997-1726</u>
<u>County Clerk</u>	<u>Mary Lynn Rusche</u>	<u>(830) 997-6515</u>
<u>Gillespie County Sanitation Dept.</u>	<u>Dwyane Boos</u>	<u>(830) 997-8191</u>