

FAQs for Bliss Spillar

1. How does the water system work? What are the advantages? Are there options if you don't want to rely solely on rainwater?

There is a 30,000-gallon water tank. Rain flows through gutters to the tank where it is pumped into the house. There are initial filters at the tank. Water coming into the house passes through 2 additional filters as well as a UV light. Water is pure and soft no chemicals needed. There isn't a monthly water bill--only an annual service contract. 8 inches of rain will fill the tank. The tank has been virtually full since 2013. Options include hooking up to local water utility, excavation of a well or commercial purchase of water.

Plus, Hays County has an annual tax break for rain water catchment. It's called the Water Conservation Initiatives Property Tax Exemption.

2. Are horses allowed? What are the restrictions on them? Where are facilities nearby to ride?

We have asked this question of the Hill Country Conservancy. After a careful review of the Conservation Easements, it is unlikely the horses could be kept without significantly impacting the Conservation Values. It might be possible to keep a horse if it would be stabled and only fed with commercial feed as opposed to pasture fed. However, there is a stable nearby, September Song Stables.

3. Is commercial use allowed?

Conservation Easements do not allow commercial use of this property. This helps maintain the neighborhood's quiet, residential feel.

4. Where is the flood plain located vis a vis the house? Has there ever been an issue with it? Is flood insurance needed?

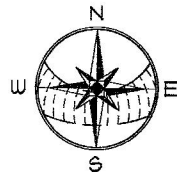
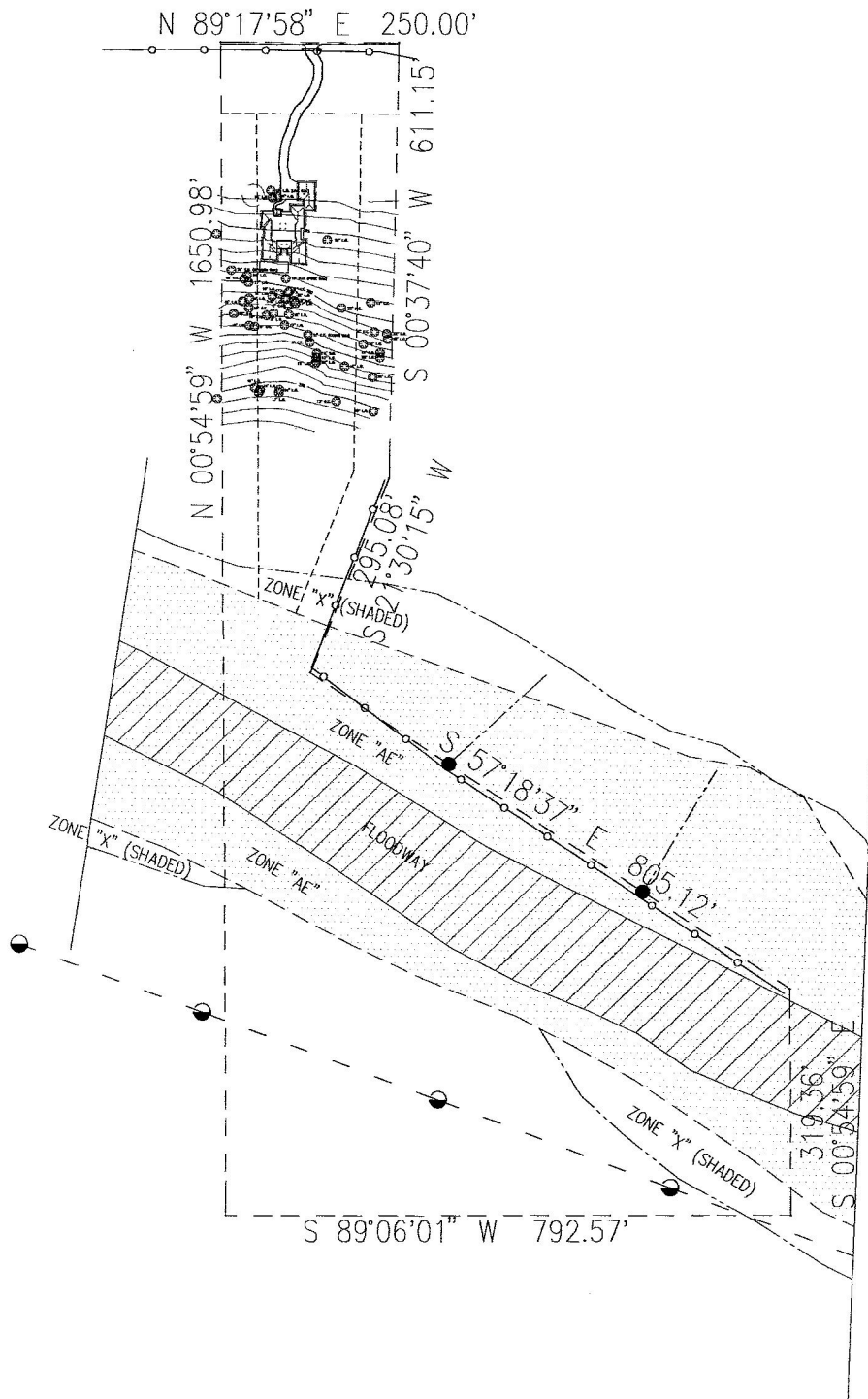
See attached survey map with house placement. The house is located a distance from the flood plain. This house has never flooded. Flood insurance has not been required.

5. Can another structure be built on property? How big? What's the process for approval?

The Conservation Easements allow the construction of one home per property. They do allow the construction of supplemental buildings such as guest house, bunk house, stable, et. We recommend a careful review of the Conservation Easements, page 23, paragraph 4.3 Development. We have also recommend talking directly to the Hill Country Conservancy for clarification and discussion of any approval process.

6. What are the advantages of nature conservancy vis a vis the property? How does that affect development?

Our 15 acres is part of 132 acres of nature conservancy land. In addition to the protection of the natural environment, these lands can never be subdivided into housing developments, thus retaining the private, natural environment currently enjoyed.



| IMPERVIOUS COVER CALCS | |
|-----------------------------------|-------------------|
| (RESIDENCE) | 474# / 0.73% |
| (COVERHANGS) | 920# / 0.14% |
| (POOL & DECK) | 600# / 0.09% |
| (DRIVEWAY & WALK WAY TO FRONT DR) | 3289# / 0.5% |
| IMPERVIOUS: | 9549# / 1.46% |
| PERVIOUS: | 643,846# / 98.54% |
| TOTAL | 653,395# / 100% |

LEGAL DESCRIPTION:

4221 BLISS SPILLAR RD.
 MANCHACA, TX 78652
 PORTION OF 15 ACRES
 OUT OF JOHN G. MCGEHEE
 SURVEY NO. 6
 ABSTRACT 12 IN
 HAYS COUNTY, TX

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|------------------------|---------------------------|--|---|
| SHEET 51.0 OF 10 | Site Plan NOT TO SCALE | Schmidt Residence 4221 Bliss Spillar Road <small>Manchaca, TX 78652</small> | <div style="border: 1px solid black; padding: 2px;"> SELECT HOME DESIGN <small>Make Dreams and Great Goals</small> </div> <div style="font-size: 8px; margin-top: 5px;"> 1737 Reeves Dr. Round Rock, TX 78681 512.695.9197 selecthome@selecthomedesign.com </div> |
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