

**5686 RANCH ROAD 1631**  
FREDERICKSBURG, TEXAS

**5686 Ranch Road 1631 | Fredericksburg, Texas 78624 | Gillespie Co**  
**13.25+/- Acres**  
**\$1,495,000**

**Agent**  
Justin Cop



### **Property Highlights**

- 13.25± ag-exempt acres in the Texas Hill Country, just minutes from Fredericksburg's Main Street and wineries
- Pastoral Hill Country views with room to run livestock, ride, or build your ideal setup
- Secure entry with custom electric gate, barbed wire + tight lock-net perimeter fencing, and piped/panel fencing with cedar staves around the homesite
- 2,315± sq ft custom home (2009, Laughlin Homes & Restoration) with **fresh interior paint**, 3 bedrooms, 3.5 baths, and a spacious kitchen built for entertaining
- Stone patio living with saw-milled cedar beams, pergola, outdoor fireplace, and outdoor shower
- 60x40 Mueller steel barn with custom welded pen system, covered working pens, wash rack rainwater collection system, and enclosed 10x10 insulated feed/tack room
- 1-bedroom casita with full bath, connected to double carport and workshop—ideal for guests, ranch help, or private office space
- Three improved grass pastures, cross-fenced usability, and a clay-lined stock pond for livestock and wildlife
- Turnkey equine/cattle infrastructure in a prime Gillespie County location

### **Property Taxes:**

\$5843.61 w/exemptions  
\$11,008.64 w/o

### **13.25 ACRES WITH EQUINE, LIVESTOCK FACILITIES AND A CUSTOM HOME. PERFECT FOR RANCH LIVING.**

Set minutes from Fredericksburg's Main Street and wineries, 5686 Ranch Road 1631 offers 13.25± acres with the kind of equine and livestock improvements buyers rarely find this close to town. Behind a custom electric gate, the property is cross-fenced with tight lock-net and pipe/panel fencing, creating a clean, functional layout for horses or cattle. Three improved grass pastures, a clay-lined stock pond, and an agricultural exemption support both lifestyle and long-term usability.

The 2,315± sq ft custom home—built in 2009 by Laughlin Homes & Restoration—has just been fully repainted inside, giving the residence a crisp, move-in-ready feel. The home features 3 bedrooms, 3.5 baths, a spacious kitchen with Thermador appliances, custom cabinetry, concrete countertops, and an island built for gathering. Outdoor living is equally strong with a stone patio, pergola, outdoor fireplace, and outdoor shower—ideal for Hill Country evenings after a day outside.

Infrastructure includes a 60x40 modern Mueller metal barn with a custom welded pen system, covered working pens, a rainwater collection system for the wash rack, and a 10x10 enclosed insulated feed/tack room. A separate 1-bedroom casita with full bath connects to a double carport and workshop, offering flexibility for guests, a ranch hand setup, or additional living space. B&B permitted and an additional guest home can be constructed (buyer to verify). This is a true turnkey ranch setup in a prime Fredericksburg corridor.

MLS #: R101715A (Active) List Price: \$1,495,000 (83 Hits)

5686 -- Ranch Rd 1631 Fredericksburg, TX 78624



**New Construction:** No  
**Bedrooms:** 3  
**Full Baths:** 3  
**Half Baths:** 1  
**Main House Living SqFt :** 2,315  
**Apx Total SqFt:** 2,615  
**Price Per SQFT:** \$571.70  
**Source SqFt:** GCAD  
**Appx Year Built:** 2009  
**Type & Style:** Hill Country Style, Ranch  
**Current B&B:** No  
**# Stories:** One  
**Heating:** Central  
**A/C:** Central Air  
**Garage/Carport:** 2 Car, Attached Carport

**Unit #:**  
**Original List Price:** \$1,495,000  
**Area:** County-Southeast  
**Subdivision:** N/A, Not in Sub  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City Limits:** 6-9 miles  
**Property Size Range:** 11-25 Acres  
**Apx Acreage:** 13.2500  
**Seller's Est Tax:** 5843.61  
**Showing Instructions:** Call Listing Agent  
**Days on Market:** 34

**Tax Exemptions:** AG,HS **Taxes w/o Exemptions:** \$11,008.64 **Tax Info Source:** CAD **CAD Property ID #:** 101745,99692 **Zoning:** None

**Flood Plain:** No **Deed Restrictions:** No **STR Permit:** No **Permit #:** 00000 **Manufactured Homes Allowed:** No

**HOA:** No **HOA Fees:** **HOA Fees Pd:** **HO Warranty:**  
**Road Maintenance Agreement:** No **Rental Property:** **Rental \$:** **Items Not In Sale:**

**Guest House:** Yes **# of Guest Houses:** 1 **Total Guest House SqFt:** 300  
**Guest House # Bedrooms:** 1 **Guest House # Baths:** 1 **Guest House # Half Baths:** 0

**Construction:** Stone, Stucco **City/Rural:** Outside City(w/Acrq)  
**Foundation:** Slab **Site Features:** Deck/Patio, Double Pane Windows, Guest Quarters, Storage Building  
**Roof:** Standing Seam **Interior Features:** High Ceilings, Walk-in Closet(s), Washer-Dryer Connection, Water Softener  
**Flooring:** Concrete, Wood **Topography:** Level, Views  
**Utilities:** CTEC Electric **Surface Water:** Ponds  
**Water:** Well **Access:** Farm/Ranch Road  
**Sewer:** Septic Tank **Location Description:** Other  
**Fireplace/Woodstove:** Masonry, Outside **Documents on File:** Septic Permit, Well Log  
**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator, Water Softener Owned **Misc Search:** Horses Permitted

**Trms/Fin:** **Trms/Fin:** Cash, Conventional **Possessn:** Closing/Funding **Excl Agy:** No  
**Title Company:** Hill Country Titles **Attorney:** **Refer to MLS#:**

**Location/Directions:** On Main St. head SE and turn left on N Olive St/1631 Ranch Rd. Continue on Ranch Rd 1631 for 5.6 miles and house will be on the left side.

**Owner:** OTTMERS, GUENTHER G III & ERIN P **Occupancy:** Owner

**Legal Description:** ABS A0576 M RIVERA #25, 12.75 ACRES, ABS A0576 M RIVERA #25, .5 ACRES, -HOMESITE-

**Instructions:** Call LA for instructions

**Public Remarks:** Set minutes from Fredericksburg's Main Street and wineries, 5686 Ranch Road 1631 offers 13.25± acres with the kind of equine and livestock improvements buyers rarely find this close to town. Behind a custom electric gate, the property is cross-fenced with tight lock-net and pipe/panel fencing, creating a clean, functional layout for horses or cattle. Three improved grass pastures, a clay-lined stock pond, and an agricultural exemption support both lifestyle and long-term usability. The 2,315± sq ft custom home—built in 2009 by Laughlin Homes & Restoration—has just been fully repainted inside, giving the residence a crisp, move-in-ready feel. The home features 3 bedrooms, 3.5 baths, a spacious kitchen with Thermador appliances, custom cabinetry, concrete countertops, and an island built for gathering. Outdoor living is equally strong with a stone patio, pergola, outdoor fireplace, and outdoor shower—ideal for Hill Country evenings after a day outside. Infrastructure includes a 60x40 modern Mueller metal barn with a custom welded pen system, covered working pens, a rainwater collection system for the wash rack, and a 10x10 enclosed insulated feed/tack room. A separate 1-bedroom casita with full bath connects to a double carport and workshop, offering flexibility for guests, a ranch hand setup, or additional living space. B&B permitted and an additional guest home can be constructed (buyer to verify). This is a true turnkey ranch setup in a prime Fredericksburg corridor.

**Agent Remarks:** Pens and cross-fenced for horses and/or cattle. B&B Permitted, an additional guest home can be constructed.

**Display on Internet:** Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

**Office Broker's Lic #:** 9003085

**Listing Office:** Fredericksburg Realty (#:14)  
**Main:** (830) 997-6531  
**Mail Address 1:** 257 W Main Street  
**Mail City:** Fredericksburg  
**Mail Zip Code:** 78624  
**Supervising Agent Name:**  
**Supervising Agent License #:**

**Listing Agent:** Justin Cop (#:130)  
**Agent Email:** [justin@fredericksburgrealty.com](mailto:justin@fredericksburgrealty.com)  
**Contact #:** (830) 998-2895  
**License Number:** 0613372

5686 Ranch Rd 1631  
Texas, 13.25 AC +/-



 Boundary

Justin Cop  
P: 830-997-6531

[www.fredericksburgrealty.com](http://www.fredericksburgrealty.com)

257 West Main St.

 The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



EXHIBIT "A"

**SULTEMEIER SURVEYING**

805 North Llano Fredericksburg, TX

8.50 ACRES  
GILLESPIE COUNTY, TEXAS

FN-08-4708-8.50AC  
AUGUST 25, 2008

A DESCRIPTION OF AN 8.50 ACRE TRACT OUT OF THE MATILDE RIVERA SURVEY NO. 25, ABSTRACT NO. 576 IN GILLESPIE COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 80.25 ACRE (DEED/CALLED ACREAGE) TRACT AS CONVEYED FROM MICHAEL RAY WILLIAMS AND WIFE, ANN SKILLERN WILLIAMS TO OLIVER A. WILLIAMS AND WIFE, JULIE A. WILLIAMS BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 372, PAGE 215, REAL PROPERTY RECORDS, GILLESPIE COUNTY, TEXAS; SAID 8.50 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a 3/8" iron rod set at the southwest corner of the said 80.25 acre Williams tract, being the southeast corner of that certain 202.8 acre (deed/called acreage) tract as conveyed to Axioma Texas Limited Partnership by Warranty Deed with Vendor's Lien recorded in Document #20073600, Official Public Records, Gillespie County, Texas, being in the north Right-of-Way line of F. M. Highway No. 1631, for the southwest corner hereof, from which a concrete highway R.O.W. monument found bears N 86°01'44" W, a distance of 1633.40 feet;

**THENCE** N 00°33'49" E, a distance of 626.13 feet to a 3/8" iron rod set, for the northwest corner hereof, from which a 1/2" iron rod found bears N 00°33'49" E, a distance of 2203.60 feet, being the northeast corner of the said 80.25 acre Williams tract, being the northeast corner of the said 202.8 acre Axioma tract;

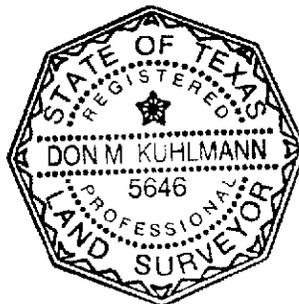
**THENCE** over and across the said 80.25 acre Williams tract the following two (2) courses:

1. S 86°01'44" E, a distance of 589.99 feet to a 3/8" iron rod found, for the northeast corner hereof;
2. S 00°07'26" W, a distance of 626.43 feet to a 3/8" iron rod set in the south line of the said 80.25 acre Williams tract, being the north R.O.W. line of F. M. Highway No. 1631;

**THENCE** N 86°01'44" W (BASE BEARING), a distance of 594.81 feet to the **POINT OF BEGINNING**, containing 8.50 acres of land, more or less.

I, Don M. Kuhlmann, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat were prepared from an on the ground survey performed under my direction and supervision.

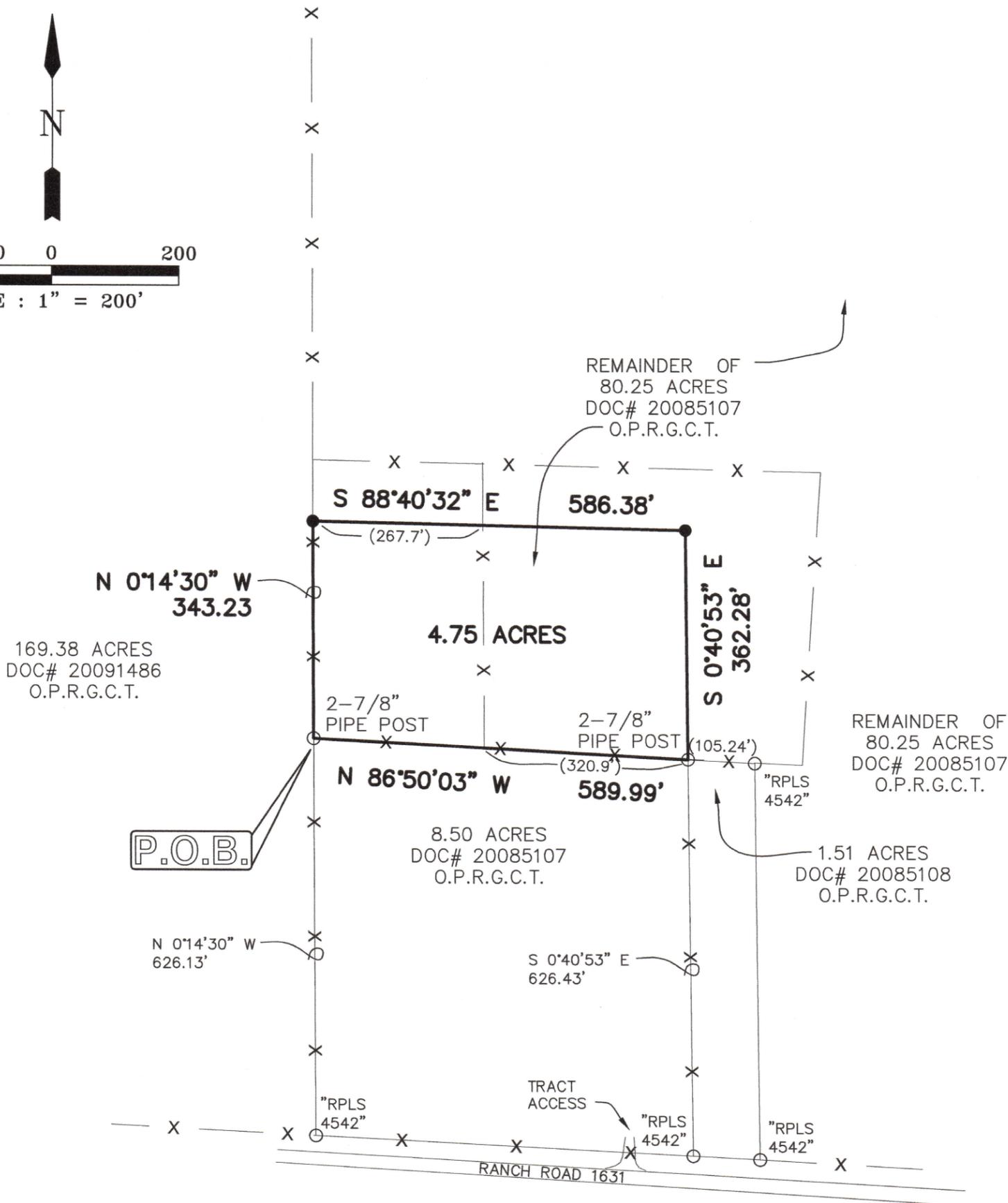
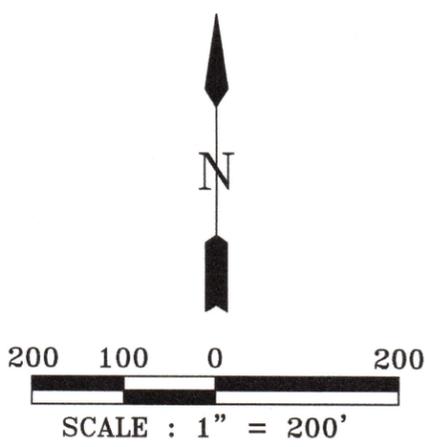
SULTEMEIER SURVEYING  
805 North Llano  
Fredericksburg, Texas 78624  
(830) 990-1221



*Don M. Kuhlmann*  
 Don M. Kuhlmann  
 Registered Professional Land  
 Surveyor  
 No. 5646 - State of Texas

# SURVEY MAP

THE FOLLOWING IS A SURVEY OF 4.75 ACRES OF LAND, IN GILLESPIE COUNTY, TEXAS IN THE MATILDE RIVERA SURVEY NUMBER 25, ABSTRACT NUMBER 576. THE PROPERTY IS A PORTION OF A REMAINDER OF A CALLED 80.25 ACRE TRACT FOUND OF RECORD IN DOCUMENT NUMBER 20076238 OF THE OFFICIAL PUBLIC RECORDS GILLESPIE COUNTY, TEXAS.



NOTES:  
1. BASIS OF BEARING IS GRID NORTH FOR TEXAS CENTRAL 4203.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE LIENHOLDERS/OWNERS AND HILL COUNTRY TITLES, INC (GF#218-443). THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO OVERLAPPING IMPROVEMENTS VISIBLE OR APPARENT ON THE GROUND OTHER THAN SHOWN HEREON.

 <b>C.A.W.</b> CONSULTANTS, INC. <i>Civil Engineers Land Surveyors Land Planners</i> P.O. BOX 209 MASON, TEXAS 76856 Office: (830) 992-0964	<b>LEGEND</b>	SURVEY MAP 4.95 ACRES FREDERICKSBURG, TEXAS	 <i>Craig A. Wallendorf</i> 5-15-18																																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">I.R.F. ○</td> <td style="font-size: small;">IRON ROD FOUND</td> </tr> <tr> <td style="font-size: small;">I.R.S. ●</td> <td style="font-size: small;">IRON ROD SET</td> </tr> <tr> <td style="font-size: small;">///</td> <td style="font-size: small;">ASPHALT PVMNT.</td> </tr> <tr> <td style="font-size: small;">- - -</td> <td style="font-size: small;">CONC. PVMNT.</td> </tr> <tr> <td style="font-size: small;">— OHE —</td> <td style="font-size: small;">OVERHEAD ELECT.</td> </tr> <tr> <td style="font-size: small;">⊙</td> <td style="font-size: small;">POWER POLE</td> </tr> <tr> <td style="font-size: small;">←</td> <td style="font-size: small;">GUY WIRE</td> </tr> <tr> <td style="font-size: small;">GM</td> <td style="font-size: small;">GAS METER</td> </tr> <tr> <td style="font-size: small;">WM</td> <td style="font-size: small;">WATER METER</td> </tr> <tr> <td style="font-size: small;">EM</td> <td style="font-size: small;">ELECTRIC METER</td> </tr> <tr> <td style="font-size: small;">AC</td> <td style="font-size: small;">AIR CONDITIONER</td> </tr> </table>	I.R.F. ○		IRON ROD FOUND	I.R.S. ●	IRON ROD SET	///	ASPHALT PVMNT.	- - -	CONC. PVMNT.	— OHE —	OVERHEAD ELECT.	⊙	POWER POLE	←	GUY WIRE	GM	GAS METER	WM	WATER METER	EM	ELECTRIC METER	AC	AIR CONDITIONER	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">DRAWN BY:</td> <td style="font-size: small;">SCALE:</td> </tr> <tr> <td style="font-size: small;">CAW</td> <td style="font-size: small;">1" = 200'</td> </tr> <tr> <td style="font-size: small;">CAD ID:</td> <td style="font-size: small;">APPROVED BY:</td> </tr> <tr> <td style="font-size: small;">BNDRY.DWG</td> <td style="font-size: small;">C.A.W.</td> </tr> <tr> <td style="font-size: small;">JOB NUMBER:</td> <td style="font-size: small;">DATE:</td> </tr> <tr> <td style="font-size: small;">18-198-01</td> <td style="font-size: small;">5.15.18</td> </tr> <tr> <td colspan="2" style="text-align: right; font-size: small;">SHEET 1 OF 1</td> </tr> </table>	DRAWN BY:	SCALE:	CAW	1" = 200'	CAD ID:	APPROVED BY:	BNDRY.DWG	C.A.W.	JOB NUMBER:	DATE:	18-198-01	5.15.18
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**METES AND BOUNDS DESCRIPTION**  
**4.75 Acre Tract in Gillespie County, Texas**

**BEING** a portion of a remainder of a called 80.25 acre tract conveyed to Oliver A. Williams, M.D. via Special Warranty found of record in Document Number 20076238 of the Official Public Records Gillespie County, Texas, said 4.75 acres located in the Matilde Rivera Survey Number 25, Abstract Number 576, said 4.75 acre tract of land being more particularly described as follows:

**BEGINNING** at a 2-7/8" pipe post found at the northwest corner of a called 8.50 acre tract of land conveyed to Guenther G. Ottmers, III and Erin P. Ottmers via Warranty Deed found of record in Document Number 20085107 of the Official Public Records of Gillespie County, Texas, said post also being a southwest corner of said called 80.25 acre tract and being in the east line of a called 169.38 acre tract conveyed to Five Hands Holding, L.P. via Warranty Deed with Vendor's Lien found of record in Document Number 20091486 of the Official Public Records of Gillespie County;

**THENCE** North 0 degrees 14 minutes 30 seconds West, with the common line and fence line between said 80.25 and 169.38 acre tracts, a distance of 343.23 feet to a 1/2" iron rod with orange cap stamped "CAWC RPLS 5810" set for the northwest corner of herein described 4.75 acre tract;

**THENCE** departing said common line over said 80.25 acre tract the following three calls:

South 88 degrees 40 minutes 32 seconds East a distance of 586.38 feet to 1/2" iron rod with orange cap stamped "CAWC RPLS 5810" set for the northeast corner of herein described 4.75 acre tract;

South 00 degrees 40 minutes 53 seconds East a distance of 362.28 feet to a 2-7/8" pipe post found at the northeast corner of said 8.50 acre for the southeast corner of herein described 4.75 acre tract;

North 86 degrees 50 minutes 03 seconds West, with the common line and fence line between said 8.50 acre tract and said 80.25 acre tract, a distance of 589.99 feet to the **POINT OF BEGINNING** and containing 4.75 acres of land, subject to any and all easements, setbacks, conveyances, and development restrictions that may affect.

This description is based on the Land Title Survey and map produced by CAW Consultants, Craig A. Wallendorf, Registered Professional Surveyor #5810 on May 15, 2018. This description is to be accompanied by a Land Title Survey map sealed on May 15, 2018.

*Craig A. Wallendorf 5-15-18*

Craig A. Wallendorf, P.E., R.P.L.S.  
R.P.L.S. No. 5810  
CAW Consultants  
P.O. Box 209  
Mason, Texas 76856  
Phone 830-992-0964  
Job No. 18-198-01  
4.75 Acres  
May 15, 2018





	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	<b>27-46</b>	<b>Good (480 ppmTDS)</b>
		Chemical Analysis Made: <b>No</b>
	Did the driller knowingly penetrate any strata which contained injurious constituents?: <b>No</b>	

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: **Virdell Drilling, Inc.**  
**111 E. Grayson**  
**Llano, TX 78643**

Driller Name: **Taylor Virdell Jr.** License Number: **1900**

Apprentice Name: **James Caleb Virdell** Apprentice Number: **57668**

Comments: **No Data**

Lithology:			Casing:			
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA			
<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>	<i>Dia. (in.)</i>	<i>New/Used</i>	<i>Type</i>	<i>Setting From/To (ft.)</i>
0	1	T/S	5 N PVC	17 38 +2	- 36	
2	22	Brn Clay and Gravel	5 N PVC	slott	10 36 - 46	
22	27	Rd Clay and LS				
27	50	Sand and Gravel				
50	60	Dk Gray Glauconitic LS				

**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 # 5984 Date: 5/14/09 Fee: 150.00

Reason for Permit (Circle one): New Construction System Replacement System Repair  
Name of Landowner: Ottmers III, Guenther "Tree", G  
(Last) (First) (MI)  
Mailing Address: 602 W. Burbank, Fredericksburg, 78624  
(Street # and name) (City & State) (Zip code)

Physical Address/Location of new septic system: 5686 RR 1631  
(Street # and name)  
Fredericksburg, TX, 78624  
(City & State) (Zip code)

Daytime Phone Number(s): 830/992-2110 Cell Number(s): 830/426-1915

Legal Description: Volume: 20085107 Page: \_\_\_\_\_ Gillespie County Tax I. D. #: R 99692

Subdivision Name: N/A Lot \_\_\_\_\_ Blk \_\_\_\_\_ Phase \_\_\_\_\_ Tract \_\_\_\_\_

Abstract # A0576 Survey Name and # M. RIVERA #25

Total Acreage: 8.5  Private Well  Public Well (Supplier's Name) \_\_\_\_\_

Name & license # of person installing the septic system: Paul [Signature] 3701  
(OS#)

Information on a Single Family Residence:  House  Mobile Home  Manufactured  
Total Square Footage of Living Area:  <1500  <2500  <3500  <4500  \_\_\_\_\_  
# of bedrooms 3 or 4 # 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Guenther [Signature] 2/20/2009  
(Signature of Landowner) (Date)

**Office use only:** CLASSER 5/18/09

Daily wastewater usage rate: Q= 300 (gallons/day)

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: \_\_\_\_\_

**Certification of Approval**  
Final Inspection Permit # 5984

Date: 05/19/09

Approved by: Dwayne CBoos

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>513093</u>	<u>Y/N</u>	<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: \_\_\_\_\_

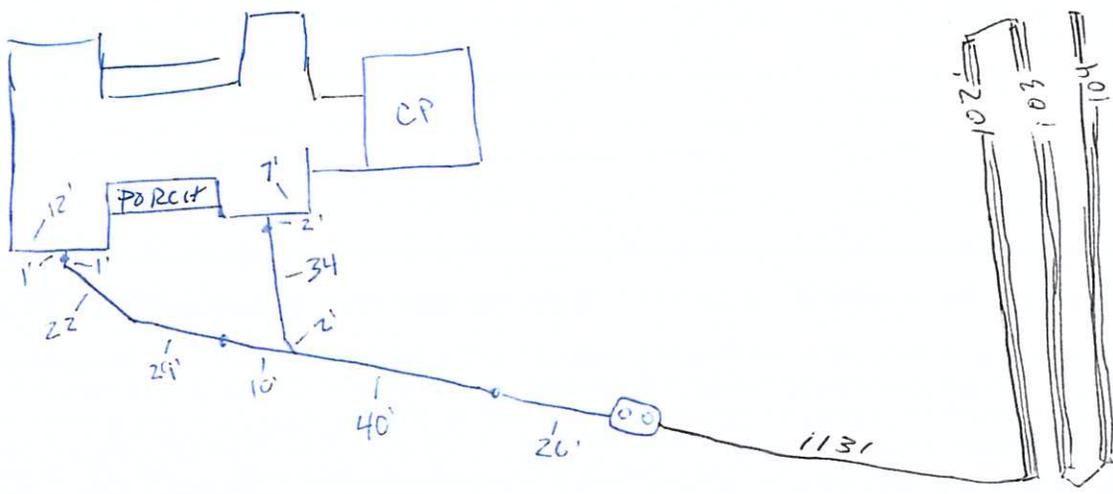
Subsurface Disposal:

LENGTH OF TRENCH CREDIT	WIDTH	HEIGHT OF MEDIA	CREDIT	SQUARE FEET AREA=LENGTH X CREDIT
1. <u>309</u> ft.	<u>3</u> ft.	<u>1</u> ft.	<u>5</u> ft.	<u>1545</u> 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. 100'x

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

V. Map of System: GPS UTM 14 R 0521819  
Not to Scale 3351152



# 2025 Notice Of Appraised Value

Gillespie Central Appraisal District  
 1159 S Milam St  
 Fredericksburg, TX 78624  
 www.gillespiecad.org  
 Phone: 830-997-9807

Property ID: 101745  
 Ownership %: 100.00  
 Geo ID: A0576-0025-000000-00  
 DBA:  
 Legal: ABS A0576 M RIVERA #25, .5 ACRES,  
 -HOMESITE-

DATE OF NOTICE: May 14, 2025

Legal Acres: 0.5  
 Situs: 5686 RANCH ROAD 1631 TX  
 Appraiser:  
 Owner ID: 84761

OTTMERS, GUENTHER G III & ERIN P  
 5686 RANCH ROAD 1631  
 FREDERICKSBURG, TX 78624

Dear Property Owner,  
 We have appraised the property listed above for the tax year 2025. As of January 1, our appraisal is outlined below:

Appraisal Information			Last Year - 2024		Proposed - 2025	
Structure / Improvement Market Value			604,500		619,740	
Market Value of Non Ag/Timber Land			15,360		15,360	
Market Value of Ag/Timber Land			0		0	
Market Value of Personal Property/Minerals			0		0	
Total Market Value			619,860		635,100	
Productivity Value of Ag/Timber Land			0		0	
Appraised Value			619,860		635,100	
Exemptions			HS		HS	
2024 Exemption Amount	2024 Taxable Value	Taxing Unit	2025 Proposed Appraised Value	2025 Exemption Amount	2025 Taxable Value	
0	619,860	GILLESPIE COUNTY	635,100	0	635,100	
0	619,860	HILL CNTRY UWCD	635,100	0	635,100	
100,000	519,860	FREDBG ISD	635,100	100,000	535,100	
0	619,860	GILLESPIE WCID	635,100	0	635,100	

The difference between the 2020 appraised value and the 2025 appraised value is 52.56%.

An (\*) indicates a tax ceiling exists for the taxing unit.

**The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.**

If you qualified your home for an age 65 or older or disabled person homestead exemption for school taxes, the school taxes on that property cannot increase as long as you own and live in that home. The tax ceiling is the amount you pay in that year that you qualified for the age 65 or older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs or maintenance).

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the property's value.

### LOCAL PROPERTY TAX DATABASE

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

A property owner may request from the county assessor-collector for the county in which the property is located or, if the county assessor-collector does not assess taxes for the county, the person who assesses taxes for the county under Section 6.24(b), contact information for the assessor for each taxing unit in which the property is located, who must provide the information described by this subsection to the owner on request.

Tax Assessor-Collector: Scott Fair 1159 S Milam St, Fredericksburg, Texas 830-997-9807

A property owner may register on the appraisal district's internet website, if the appraisal district maintains an internet website, to have notifications regarding updates to the property tax database delivered to the owner by e-mail.

You may qualify for the real property other than residence homestead circuit breaker limitation if your property appraised value is not more than the amount determined under Tax Code Section 23.231 Subsection(j) for the tax year in which the property first qualified. Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

Visit the appraisal district's website to elect to exchange communications with a tax official electronically under Subsection (a-2) of Tax Code Section 1.085.

To file a protest, complete the notice of protest form following the instructions included in the form and no later than the deadline below, mail or deliver the form to the appraisal review board at the following address: 1159 S Milam St. Fredericksburg, Texas

Deadline for filing a protest:	June 13, 2025
Location of hearings:	1159 S Milam St. Fredericksburg, Texas
ARB will begin hearings:	June 24, 2025

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Taxpayer Assistance Pamphlet; and (2) notice of protest.

Property owners who file a notice of protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with populations of 1 million or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district for further information.

Sincerely,  
 Chief Appraiser

# 2025 Notice Of Appraised Value

Gillespie Central Appraisal District  
 1159 S Milam St  
 Fredericksburg, TX 78624  
 www.gillespiecad.org  
 Phone: 830-997-9807

Property ID: 99692  
 Ownership %: 100.00  
 Geo ID: A0576-0025-000000-00  
 DBA:  
 Legal: ABS A0576 M RIVERA #25, 12.75 ACRES

DATE OF NOTICE: May 14, 2025

Legal Acres: 12.75  
 Situs: 5686 RANCH ROAD 1631 TX  
 Appraiser:  
 Owner ID: 84761

OTTMERS, GUENTHER G III & ERIN P  
 5686 RANCH ROAD 1631  
 FREDERICKSBURG, TX 78624

Dear Property Owner,  
 We have appraised the property listed above for the tax year 2025. As of January 1, our appraisal is outlined below:

Appraisal Information			Last Year - 2024		Proposed - 2025	
Structure / Improvement Market Value			24,970		24,970	
Market Value of Non Ag/Timber Land			0		0	
Market Value of Ag/Timber Land			391,740		391,740	
Market Value of Personal Property/Minerals			0		0	
Total Market Value			416,710		416,710	
Productivity Value of Ag/Timber Land			1,530		1,640	
Appraised Value			26,500		26,610	
Exemptions						
2024 Exemption Amount	2024 Taxable Value	Taxing Unit	2025 Proposed Appraised Value	2025 Exemption Amount	2025 Taxable Value	
0	26,500	GILLESPIE COUNTY	26,610	0	26,610	
0	26,500	HILL CNTRY UWCD	26,610	0	26,610	
0	26,500	FREDBG ISD	26,610	0	26,610	
0	26,500	GILLESPIE WCID	26,610	0	26,610	

The difference between the 2020 appraised value and the 2025 appraised value is 0.91%.

An (\*) indicates a tax ceiling exists for the taxing unit.

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If you qualified your home for an age 65 or older or disabled person homestead exemption for school taxes, the school taxes on that property cannot increase as long as you own and live in that home. The tax ceiling is the amount you pay in that year that you qualified for the age 65 or older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs or maintenance).

The governing body of each taxing unit decides whether taxes on the property will increase and the appraisal district only determines the property's value.

### LOCAL PROPERTY TAX DATABASE

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

A property owner may request from the county assessor-collector for the county in which the property is located or, if the county assessor-collector does not assess taxes for the county, the person who assesses taxes for the county under Section 6.24(b), contact information for the assessor for each taxing unit in which the property is located, who must provide the information described by this subsection to the owner on request.

Tax Assessor-Collector: Scott Fair 1159 S Milam St, Fredericksburg, Texas 830-997-9807

A property owner may register on the appraisal district's internet website, if the appraisal district maintains an internet website, to have notifications regarding updates to the property tax database delivered to the owner by e-mail.

You may qualify for the real property other than residence homestead circuit breaker limitation if your property appraised value is not more than the amount determined under Tax Code Section 23.231 Subsection(j) for the tax year in which the property first qualified. Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

Visit the appraisal district's website to elect to exchange communications with a tax official electronically under Subsection (a-2) of Tax Code Section 1.085.

To file a protest, complete the notice of protest form following the instructions included in the form and no later than the deadline below, mail or deliver the form to the appraisal review board at the following address: 1159 S Milam St. Fredericksburg, Texas

Deadline for filing a protest: June 13, 2025  
 Location of hearings: 1159 S Milam St. Fredericksburg, Texas  
 ARB will begin hearings: June 24, 2025

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Taxpayer Assistance Pamphlet; and (2) notice of protest.

Property owners who file a notice of protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with populations of 1 million or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district for further information.

Sincerely,  
 Chief Appraiser

# Gillespie CAD Property Search

## Property ID: 101745 For Year 2025

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### 📖 Property Details

Account		
<b>Property ID:</b>	101745	<b>Geographic ID:</b> A0576-0025-000000-00
<b>Type:</b>	R	<b>Zoning:</b>
<b>Property Use:</b>		<b>Condo:</b>
Location		
<b>Situs Address:</b>	5686 RANCH ROAD 1631 TX	
<b>Map ID:</b>	7-P	<b>Mapsco:</b>
<b>Legal Description:</b>	ABS A0576 M RIVERA #25, .5 ACRES, -HOMESITE-	
<b>Abstract/Subdivision:</b>	A0576	
<b>Neighborhood:</b>	(F500) FBG 1631 & 2721	
Owner		
<b>Owner ID:</b>	84761	
<b>Name:</b>	OTTMERS, GUENTHER G III & ERIN P	
<b>Agent:</b>		
<b>Mailing Address:</b>	5686 RANCH ROAD 1631 FREDERICKSBURG, TX 78624	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	HS - For privacy reasons not all exemptions are shown online.	

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### 📖 Property Values

<b>Improvement Homesite Value:</b>	\$619,740 (+)
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<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$15,360 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$635,100 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b> ⓘ	\$635,100 (=)
<b>HS Cap Loss:</b> ⓘ	\$0 (-)
<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$635,100
<b>Ag Use Value:</b>	\$0

Information provided for research purposes only, for current ownership research you are able to change the search year to 2026. 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:** OTTMERS, GUENTHER G III & ERIN P

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$635,100	\$635,100	\$1,705.24	
HUW	HILL CNTRY UWCD	\$635,100	\$635,100	\$31.12	
SFB	FREDBG ISD	\$635,100	\$495,100	\$3,827.62	
WCD	GILLESPIE WCID	\$635,100	\$635,100	\$1.13	

CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$635,100	\$635,100	\$0.00	
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**Total Tax Rate:** 1.046678

**Estimated Taxes With Exemptions:** \$5,565.11

**Estimated Taxes Without Exemptions:** \$6,647.45

## Property Improvement - Building

**Type:** RESIDENTIAL **Living Area:** 2310.0 sqft **Value:** \$619,740

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	M6P	2009	2310
UTL	UTILITY ROOM	*	2009	88
CP	CARPORT	*	2009	546
OP	OPEN PORCH	*	2009	288
OP	OPEN PORCH	*	2009	65
PO	PATIO	*	2009	278
PO	PATIO	*	2009	56
BLDG	BUILDING	*	2011	828
CP	CARPORT	*	2011	576
CNOP	CANOPY	*	2011	1440
BARN	BARN	BARN2	0	2000
SHED	SHED	SHED3	0	400
SHED	SHED	SHED3	0	240
SHED	SHED	SHED3	0	300

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	0.50	21,780.00	0.00	0.00	\$15,360	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$619,740	\$15,360	\$0	\$635,100	\$0	\$635,100
2024	\$604,500	\$15,360	\$0	\$619,860	\$0	\$619,860
2023	\$604,500	\$15,360	\$0	\$619,860	\$24,116	\$595,744
2022	\$530,090	\$14,700	\$0	\$544,790	\$3,205	\$541,585
2021	\$494,170	\$11,200	\$0	\$505,370	\$13,020	\$492,350
2020	\$407,770	\$8,530	\$0	\$416,300	\$0	\$416,300
2019	\$407,770	\$9,650	\$0	\$417,420	\$0	\$417,420
2018	\$388,090	\$9,650	\$0	\$397,740	\$0	\$397,740
2017	\$378,530	\$8,560	\$0	\$387,090	\$0	\$387,090

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/10/2008	WD	WARRANTY DEED	WILLIAMS, OLIVER A MD	OTTMERS, GUENTHER G III & ERIN P	20085107		

## ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination

## Estimated Tax Due

If Paid: 03/19/2026 

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penal & Intere
2025	GILLESPIE COUNTY	0.268500	\$635,100	\$635,100	\$1,705.24	\$1,705.24	\$0.00	\$0.0

# Gillespie CAD Property Search

## Property ID: 99692 For Year 2025

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### Property Details

Account		
<b>Property ID:</b>	99692	<b>Geographic ID:</b> A0576-0025-000000-00
<b>Type:</b>	R	<b>Zoning:</b>
<b>Property Use:</b>		<b>Condo:</b>
Location		
<b>Situs Address:</b>	5686 RANCH ROAD 1631 TX	
<b>Map ID:</b>	7-P	<b>Mapsco:</b>
<b>Legal Description:</b>	ABS A0576 M RIVERA #25, 12.75 ACRES	
<b>Abstract/Subdivision:</b>	A0576	
<b>Neighborhood:</b>	(F500) FBG 1631 & 2721	
Owner		
<b>Owner ID:</b>	84761	
<b>Name:</b>	OTTMERS, GUENTHER G III & ERIN P	
<b>Agent:</b>		
<b>Mailing Address:</b>	5686 RANCH ROAD 1631 FREDERICKSBURG, TX 78624	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

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### Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
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<b>Improvement Non-Homesite Value:</b>	\$24,970 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$391,740 (+)
<b>Market Value:</b>	
	\$416,710 (=)
<b>Agricultural Value Loss:</b>	\$390,100 (-)
<b>Appraised Value:</b>	
	\$26,610 (=)
<b>HS Cap Loss:</b>	\$0 (-)
<b>Circuit Breaker:</b>	\$0 (-)
<b>Assessed Value:</b>	
	\$26,610
<b>Ag Use Value:</b>	\$1,640

Information provided for research purposes only, for current ownership research you are able to change the search year to 2026. 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:** OTTMERS, GUENTHER G III & ERIN P

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$416,710	\$26,610	\$71.45	
HUW	HILL CNTRY UWCD	\$416,710	\$26,610	\$1.30	
SFB	FREDBG ISD	\$416,710	\$26,610	\$205.72	
WCD	GILLESPIE WCID	\$416,710	\$26,610	\$0.05	

CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$416,710	\$26,610	\$0.00	
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**Total Tax Rate:** 1.046678

**Estimated Taxes With Exemptions:** \$278.52

**Estimated Taxes Without Exemptions:** \$4,361.62

## Property Improvement - Building

**Description:** MISC IMP **Type:** MISC IMP **Living Area:** 0 sqft **Value:** \$24,970

Type	Description	Class CD	Year Built	SQFT
STG	STORAGE	*	0	144
BARN	BARN	*	0	2256
SHED	SHED	*	0	300

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RID1	IMPROVED PASTURE 1	8.00	348,480.00	0.00	0.00	\$245,800	\$1,090
RID2	IMPROVED PASTURE 2	4.75	206,910.00	0.00	0.00	\$145,940	\$550

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$24,970	\$391,740	\$1,640	\$26,610	\$0	\$26,610
2024	\$24,970	\$391,740	\$1,530	\$26,500	\$0	\$26,500
2023	\$24,970	\$391,740	\$1,540	\$26,510	\$0	\$26,510
2022	\$24,970	\$374,850	\$1,520	\$26,490	\$0	\$26,490
2021	\$24,970	\$285,600	\$1,550	\$26,520	\$0	\$26,520
2020	\$24,970	\$217,390	\$1,400	\$26,370	\$0	\$26,370

2019	\$24,970	\$154,400	\$930	\$25,900	\$0	\$25,900
2018	\$24,970	\$154,400	\$910	\$25,880	\$0	\$25,880
2017	\$24,970	\$136,960	\$890	\$25,860	\$0	\$25,860

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/10/2008	WD	WARRANTY DEED	WILLIAMS, OLIVER A MD	OTTMERS, GUENTHER G III & ERIN P	20085107		

## ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination

## Estimated Tax Due

If Paid:

03/19/2026

JUL 17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	A
2025	GILLESPIE COUNTY	0.268500	\$416,710	\$26,610	\$71.45	\$71.45	\$0.00	\$0.00	
2025	HILL CENTRY UWCD	0.004900	\$416,710	\$26,610	\$1.30	\$1.30	\$0.00	\$0.00	
2025	FREDBG ISD	0.773100	\$416,710	\$26,610	\$205.72	\$205.72	\$0.00	\$0.00	
2025	GILLESPIE WCID	0.000178	\$416,710	\$26,610	\$0.05	\$0.05	\$0.00	\$0.00	
	2025 Total:	1.046678			\$278.52	\$278.52	\$0.00	\$0.00	
2024	GILLESPIE COUNTY	0.268500	\$416,710	\$26,500	\$71.16	\$71.16	\$0.00	\$0.00	