



FIREFLY RV AND TINY HOME CONDOMINIUM UNIT 268

WALTER CROWDER, REALTOR® | 409-916-1222





Firefly Subdivision

5386 Ranch Rd. 1376 Lot #268 | Fredericksburg, Texas | Gillespie County

0.10+- Acres

\$175,000

Agent

Walter Crowder

Property Highlights

- Short-term rental income
- Luxury RV resort
- State-of-the-art amenities
 - Outdoor kitchen
 - Grills
 - Business center
 - Restrooms
 - Laundry Facilities
 - Dog Park
 - Playground
- A resort-style pool with sweeping Hill Country views
- Moments from Luckenbach and Fredericksburg's Main Street
- Concrete pad with full on-site hookups

Property Taxes:

\$1,942.85

Firefly Luxury RV Resort Lot

Situated in the heart of the Texas Hill Country, don't miss the chance to enjoy short-term rental income or your own relaxing weekend retreat at Firefly, a Luxury RV and Tiny Home Resort in Fredericksburg. The resort features a full suite of state-of-the-art amenities, including an immaculate community clubhouse, an outdoor kitchen, grills, restrooms, laundry facilities, a business center, a dog park, a playground, and much more. Enjoy sweeping Hill Country views from the resort-style pool surrounded by professional landscaping. Unit 268 is only 3 blocks away to the facilities for convenient access to all of the amenities. Rent out your own RV, tiny home, or simply the concrete pad with full on-site hookups. Firefly is moments from Luckenbach, the best of Texas wine country, and Fredericksburg's Main Street. Call or text today to learn more!



Type: Rural Subdivision
Best Use: Vacation
Topography: Level
Surface Cover: Improved Pasture
Views:
Apx \$/Acre: 0
Lot/Tract #: 268

Original List Price: \$175,000
Area: County-Southeast
Subdivision: FIREFLY RV & TINY HOME CONDO
County: Gillespie
School District: Fredericksburg
Distance From City: 10-15 miles
Property Size Range: < 1 Acre
Apx Acreage: 0.1000
Seller's Est Tax: 1942.85
Showing Instructions: Call Listing Agent
Days on Market: 94

Tax Exemptions:	Taxes w/o Exemptions: \$2,092.11	Tax Info Source: CAD	CAD Property ID #: 191940	Zoning: None
Flood Plain: No	Deed Restrictions: Yes	Easements: Electric Service		Road Maintenance Agreement: No
HOA: Yes	HOA Fees: 250.00		HOA Fees Pd: Monthly	

Items Not In Sale:
Documents on File: Survey/Plat, Deed Restrictions

Water: Community
Sewer: Other
Utilities: City Electric-On Property
Access/Location: County Road
Minerals: None

Improvements: None
Misc Search: Swimming Pool
Fence: None

TrmsFin: Cash, Conventional	Possessn: After Closing/Funding	Excl Agy: No
Title Company:	Attorney:	Refer to MLS#:

Location/Directions: From Fredericksburg, head east on Hwy 290 for 6 miles, taking a right turn onto Ranch Road 1376. Head southbound on RM-1376 for 5.3 miles, the Firefly community will be located on the right.

Owner: Midland Trust Company Custodian

Legal Description: ABS A9006 FIREFLY & TINY HOME CONDO (UNREC) A52, A331, A449, Tract 268, -PHASE # 3-

Instructions:

Public Remarks: Situated in the heart of the Texas Hill Country, don't miss the chance to enjoy short-term rental income or your own relaxing weekend retreat at Firefly, a Luxury RV and Tiny Home Resort in Fredericksburg. The resort features a full suite of state-of-the-art amenities, including an immaculate community clubhouse, an outdoor kitchen, grills, restrooms, laundry facilities, a business center, a dog park, a playground, and much more. Enjoy sweeping Hill Country views from the resort-style pool surrounded by professional landscaping. Unit 268 is only 3 blocks away to the facilities for convenient access to all of the amenities. Rent out your own RV, tiny home, or simply the concrete pad with full on-site hookups. Firefly is moments from Luckenbach, the best of Texas wine country, and Fredericksburg's Main Street. Call or text today to learn more!

Agent Remarks:
Withdraw Comments:

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

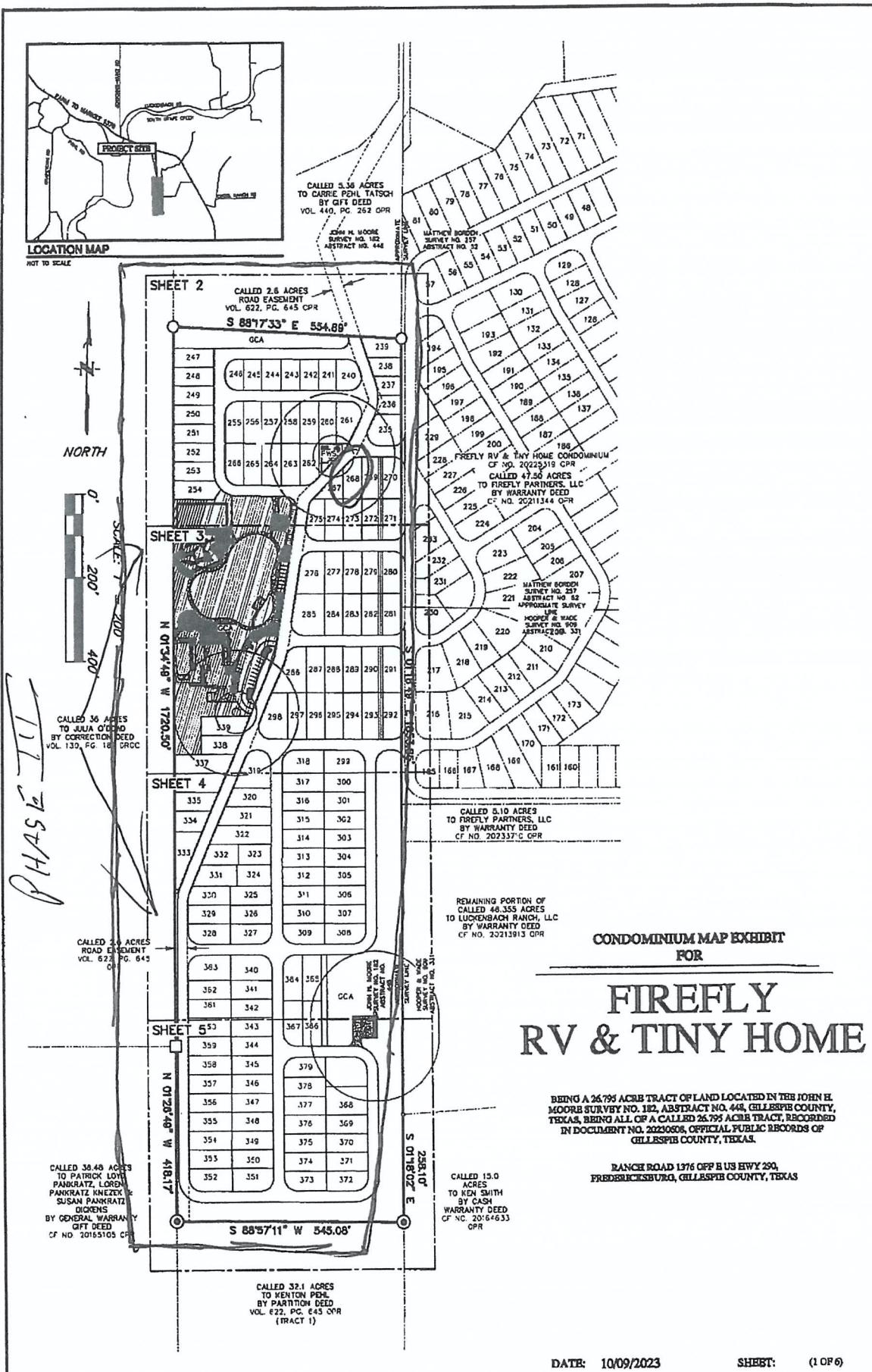
Mail Zip Code: 78624

Supervising Agent Name:

Supervising Agent License #:

Listing Agent: Walter Crowder (#:140)
Agent Email: walter@fredericksburgrealty.com
Contact #: (409) 916-1222
License Number: 0807416





: 10/09/2023 SHEET: (1 OF 6)

CALLED 36 ACRES
TO JULIA O'DOWD
BY CORRECTION DEED
VOL. 132, PG. 182 ORGC

N 01°34'49" W 1720.50'

**FIREFLY
RV & TINY HOME
CONDOMINIUM
MAP EXHIBIT**

21.70 acres
RANGE ROAD 1376 OFF E US HWY 281,
WESOLOVSKY, GILLEN COUNTY, TEXAS

SEARCHED: 609

DATE: 10/09/2023

5 pgs
AMEND

20225709

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR FIREFLY AND TINY HOME CONDOMINIUM

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME FOR FIREFLY AND TINY HOME CONDOMINIUM (this "Second Amendment") dated as of August 10, 2022, is made and entered into by FIREFLY PARTNERS, LLC, a Texas limited liability company (hereinafter referred to as "Declarant");

Declarant has been appointed under that certain Declaration of Condominium Regime for Firefly RV and Tiny Home Condominium (the "Initial Declarations") recorded under Document No. 20224316 in the Official Public Records of Gillespie County, Texas (the "Public Registry"). This Initial Declarations were amended under that certain First Amendment and Restatement of Declaration of Condominium Regime for Firefly RV and Tiny Home Condominium (the "Declarations") recorded under Document No. 20225319 in the Public Registry. (All capitalized terms not otherwise defined in the Second Amendment to the Declaration shall have the same meaning as in the Declaration).

Declarant pursuant to Section 19.4 of the Declaration, has the right to unilaterally amend the Declaration, and Declarant now desires to amend the Declaration in certain respects as set forth herein, among other things, to clarify certain provisions of the Declaration.

NOWTHERFORE, Declarant by this Second Amendment does hereby amend the Declaration, as follows:

1. Section 6.8 Use and Consumption Fees is hereby deleted and substituted with the follows Section 6.8 Use and Consumption Fees:

"6.8. Use and Consumption Fees. "The Board may charge fees to any Owner not utilizing Management Agent for leases related to use and/or consumption of Association services or facilities, including but not limited to \$35.00 per day for RV and \$50.00 per day for Tiny Home use, and may have additional autonomy to determine the amount and method of determining such fees further as different fees may be charged to different classes of users (e.g., Owners and non-owners)."

2. Section 6.9 Working Capital Fund is hereby deleted and substituted with the follows Section 6.9 Working Capital Fund:

6.9. **Working Capital Fund.** "With the exception of a transfer from Declarant to the initial Owner, upon the transfer of a Unit, a working capital fee in the amount equal to two (2) months of Regular Assessments will be paid from the transferee of the Unit to the Association for the Association's working capital Fund. Each working capital contribution will be collected from the transferee of a Unit upon the conveyance of the Unit from one Owner to another (expressly including any re-conveyances of the Unit upon resale or transfer thereof). Notwithstanding the foregoing provision, the following transfers of a Unit will not be subject to the working capital contribution: (i) foreclosure of a deed of trust lien, tax lien, the Association's assessment lien; (ii) transfer to, from, or by the Association; (iii) voluntary transfer by an Owner to one or more co-owners, or to the Owner's spouse, child, or parent; (iv) any grantee who is the domestic partner or former spouse of the grantor; (v) any grantee that is a wholly-owned entity of the grantor; and (vi) any grantee to whom a Unit is conveyed by a will or through the law of intestacy. In the event of any dispute regarding the application of the working capital contribution to a particular Owner, Declarant's determination regarding application of the exemption will be binding and conclusive without regard to any contrary interpretation of this *Section 6.8*. Contributions to the fund are not advance payments of Regular Assessments and are not refundable. Declarant may not use working capital fees collected hereunder to pay the operational expenses of the Association until the Declarant Control Period terminates. The Declarant during the Development Period, and thereafter the Board, will have the power to waive the payment of any working capital fund contribution attributable to a Unit (or all Units) by the Recordation of a waiver notice, which waiver may be temporary or permanent."

3. Section 11.9.10 Pools is hereby deleted and substituted with the follows Section 11.9.10 Pools:

"11.9.10. **Pools.** "No swimming pools shall be erected, constructed, or installed on any Unit; however, whirlpools or spas shall be allowed with Board approval."

4. Section 12.2 Leasing is hereby deleted and substituted with the follows Section 12.2 Leasing:

"12.2. **Leasing.** "The leasing of any Unit, Recreational Vehicle, or Tiny Home by an Owner (other than Declarant) is subject to the following requirements:

- (i) Leases may be administered exclusively by the Managing Agent.
- (ii) Managing Agent shall be paid a rental administration fee of thirty percent (30%) of the total rent. As part of the rental administration, Managing Agent shall cause the sales and local taxes to be collected from the tenants and paid to the appropriate taxing authority on behalf of the Owners.
- (iii) All tenants, and guests are subject to the Declaration, the Rules, and other Documents. All tenants, and guests are required to register with the guard shack to receive a copy of the Declaration, the Rules and Documents.

5
(iv) All tenants, and guests are required to check-out with the front desk upon departing the Property for more than twenty-four (24) hours and are required to check-in with the guard shack upon returning.”

All covenants, conditions, restrictions, and easements established by and contained in the Declaration shall remain in full force and effect, as amended hereby.

[Signatures to follow]

EXECUTED on this 10th day of August, 2022.

DECLARANT:

FIREFLY PARTNERS, LLC,
a North Carolina limited liability company

By: Peter Springer
Printed Name: Peter Springer
Title: Managing Member

STATE OF TEXAS

COUNTY OF Mecklenburg

This instrument was acknowledged before me on the day of 10th, 2022,
by Peter Springer, the Managing Member of FIREFLY PARTNERS, LLC, a
North Carolina limited liability company, on behalf of said limited liability company.

[seal]

Notary Public, State of Texas



CONSENT OF MORTGAGEE

The undersigned, being the sole owner and holder of the liens created by that certain Deed of Trust recorded as Document No. 20214347 in the Official Public Records of Gillespie County, Texas (the "Lien"), securing notes of even date therewith, executes this Declaration solely for the purposes of (i) evidencing its consent to this Declaration, and (ii) subordinating the Lien to this Declaration, both on the condition that the Lien shall remain superior to the Assessment Lien in all events. The undersigned makes no representation or warranty, express or implied, of any nature whatsoever, to any Owner with respect to any Unit or the effect of the terms and provisions of this Regime.

FIRST UNITED BANK AND TRUST COMPANY

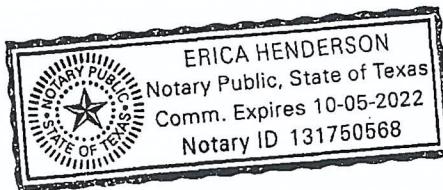
By: Melody LandoltName: Melody Landolt
Title: Vice President

THE STATE OF TEXAS

COUNTY OF Burnet

This instrument was acknowledged before me on this 9th day of August, 2022, by Melody Landolt as Vice President of FIRST UNITED BANK AND TRUST COMPANY, on behalf of said entity in the capacity stated herein.

(seal)



Notary Public, State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDSLindsey Brown

Lindsey Brown, County Clerk

Gillespie County Texas

August 12, 2022 02:29:36 PM

FEE: \$42.00 FELICIA

AMEND

20225709



2 pgs
CERTIF

20225713

Management Certificate
[Tex. Prop. Code § 82.116]**Name of Condominium:** Firefly RV and Tiny Home Condominium**Name of Property Owners Association:** Firefly RV and Tiny Home Condominium Community, Inc.**Condominium Location:** 5386 FM 1376, Fredericksburg, TX 78624**Plat and Plan Recording Data:**

The plat and plan (Condo Map) of the condominium are recorded in County Clerk File No. 20225319 of the real property records of Gillespie County, Texas

Declaration Recording Data:

The Declaration of Condominium Regime for Firefly RV and Tiny Home Condominium is recorded in County Clerk File No. 20225319 of the real property records of Gillespie County, Texas

Mailing Address of Association: 200 N. Harbor Place Ste. G
Davidson, NC 28036**Name of Person Managing Association or Association's Designated Representative:**

Landstar Management, LLC

Mailing Address of Person Managing Association or Association's Designated Representative:200 N. Harbor Place Ste. G
Davidson, NC 28036*(Signatures on following page)*

Firefly RV and Tiny Home
Condominium Community, Inc.By: Peter Springer
Its: PresidentSTATE OF North Carolina
COUNTY OF GillespieThis instrument was acknowledged before me on August 5th, 2022,
by Peter Springer, the President of Firefly RV and
Tiny Home Condominium Community, Inc.Notary Public, State of North Carolina

Filed by & Returned to:

GREGORY A. RICHARDS, P.C.
ATTORNEYS
280 Thompson Drive
Kerrville, Texas 78028FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lindsey Brown

Lindsey Brown, County Clerk
Gillespie County Texas

August 12, 2022 02:29:36 PM

FEE: \$30.00 FELICIA
CERTIF

20225713



Gillespie CAD Property Search

Property ID: 191940 For Year 2025

📍 Map



📘 Property Details

Account	
Property ID:	191940
Type:	R
Property Use:	Condo:
Location	
Situs Address:	5386 RANCH ROAD 1376 268 OFF E US HWY 290, TX
Map ID:	10-Q
Legal Description:	ABS A9006 FIREFLY RV & TINY HOME CONDO (UNREC) A52 , A331, A449, TRACT 268, -PHASE #3-
Abstract/Subdivision:	A9006
Neighborhood:	(F600) FBG 290 EAST & SE
Owner	
Owner ID:	347658
Name:	MIDLAND TRUST COMPANY CUSTODIAN
Agent:	
Mailing Address:	FBO MARKLIN, MICHAEL T #1731537 1517 JOCELYN DR HASLET, TX 76052
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

📘 Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss: 	N/A (-)
Appraised Value:	N/A (=)
HS Cap Loss: 	N/A (-)
Circuit Breaker: 	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

Property Taxing Jurisdiction

Owner: MIDLAND TRUST COMPANY CUSTODIAN

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	N/A	N/A	N/A	N/A
HUW	HILL CNTRY UWCD	N/A	N/A	N/A	N/A
SFB	FREDBG ISD	N/A	N/A	N/A	N/A
WCD	GILLESPIE WCID	N/A	N/A	N/A	N/A
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

Total Tax Rate: 1.057674

Estimated Taxes With Exemptions: \$1,942.85

Estimated Taxes Without Exemptions: \$1,942.85

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
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RN2	NATIVE PASTURE 2	0.10	4,356.00	0.00	0.00	N/A	N/A
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Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$0	\$183,690	\$0	\$183,690	\$0	\$183,690

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/25/2023	SWD	SPECIAL WARRANTY DEED	FIREFLY PARTNERS LLC	MIDLAND TRUST COMPANY CUSTODIAN	20236410		

ARB Data

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

Estimated Tax Due

If Paid: 01/22/2025  17

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2024	GILLESPIE COUNTY	\$183,690	\$493.20	\$493.20	\$0.00	\$0.00	\$0.00	\$0.00
2024	HILL CNTRY UWCD	\$183,690	\$8.82	\$8.82	\$0.00	\$0.00	\$0.00	\$0.00
2024	FREDBG ISD	\$183,690	\$1,420.11	\$1,420.11	\$0.00	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	\$183,690	\$0.32	\$0.32	\$0.00	\$0.00	\$0.00	\$0.00
2024 Total:			\$1,922.45	\$1,922.45	\$0.00	\$0.00	\$0.00	\$0.00