



# FIREFLY RV AND TINY HOME CONDOMINIUM UNIT 268

WALTER CROWDER, REALTOR® | 409-916-1222







## FIREFLY RV AND TINY HOME CONDOMINIUM UNIT 49

2.79± ACRES | HARPER, TEXAS | GILLESPIE COUNTY

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!

### 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

**RESORT-STYLE POOL** with sweeping Hill Country views

**MOMENTS FROM LUCKENBACH AND  
FREDERICKSBURG'S MAIN STREET**

**CONCRETE PAD WITH FULL ON-SITE HOOKUPS**



### SCHEDULE A SHOWING TODAY

Listing Agent: **Walter Crowder**, REALTOR®

Office: 830-997-6531

Cell: 409-916-1222

walter@fredericksburgrealty.com





### **Firefly Subdivision**

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

**0.10+/- Acres**

**\$230,000**

### **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

### **Ad and MLS Copy**

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!

MLS #: T96611A (Active) List Price: \$230,000 (49 Hits)

5386 -- Ranch Rd 1376 Fredericksburg, TX 78624



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

**Original List Price:** \$230,000  
**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 LA Appointment, Gate Locked-Combo  
**Days on Market** 10

**Tax Exemptions:****CAD Property ID #:** 191940**Zoning:** None**Flood Plain:** No**Deed Restrictions:** Yes**Easements:** Electric Service**HOA:** Yes**HOA Fees:** 250.00**HOA Fees Pd:** Monthly**Items Not in Sale:****Documents on File:** Survey/Plat

Land		
Leases	Cropland	
Rangeland/Pasture	Fenced	

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

**Improvements:** None  
**Misc Search:** Swimming Pool  
**Surface Water:** None  
**Fence:** None

**TrmsFin:** Cash, Conventional**Possessn:** After Closing/Funding**Excl Agy:** No**Title Company:** Hill Country Titles**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:** Equity Trust Company As 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 #:**

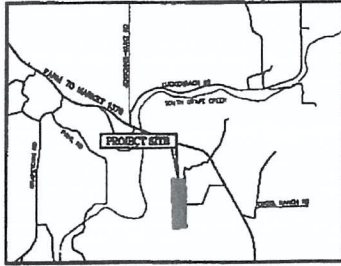
**Listing Agent:** Walter Crowder (#:140)  
**Agent Email:** [walter@fredericksburgrealty.com](mailto:walter@fredericksburgrealty.com)  
**Contact #:** (409) 916-1222  
**License Number:** 0807416



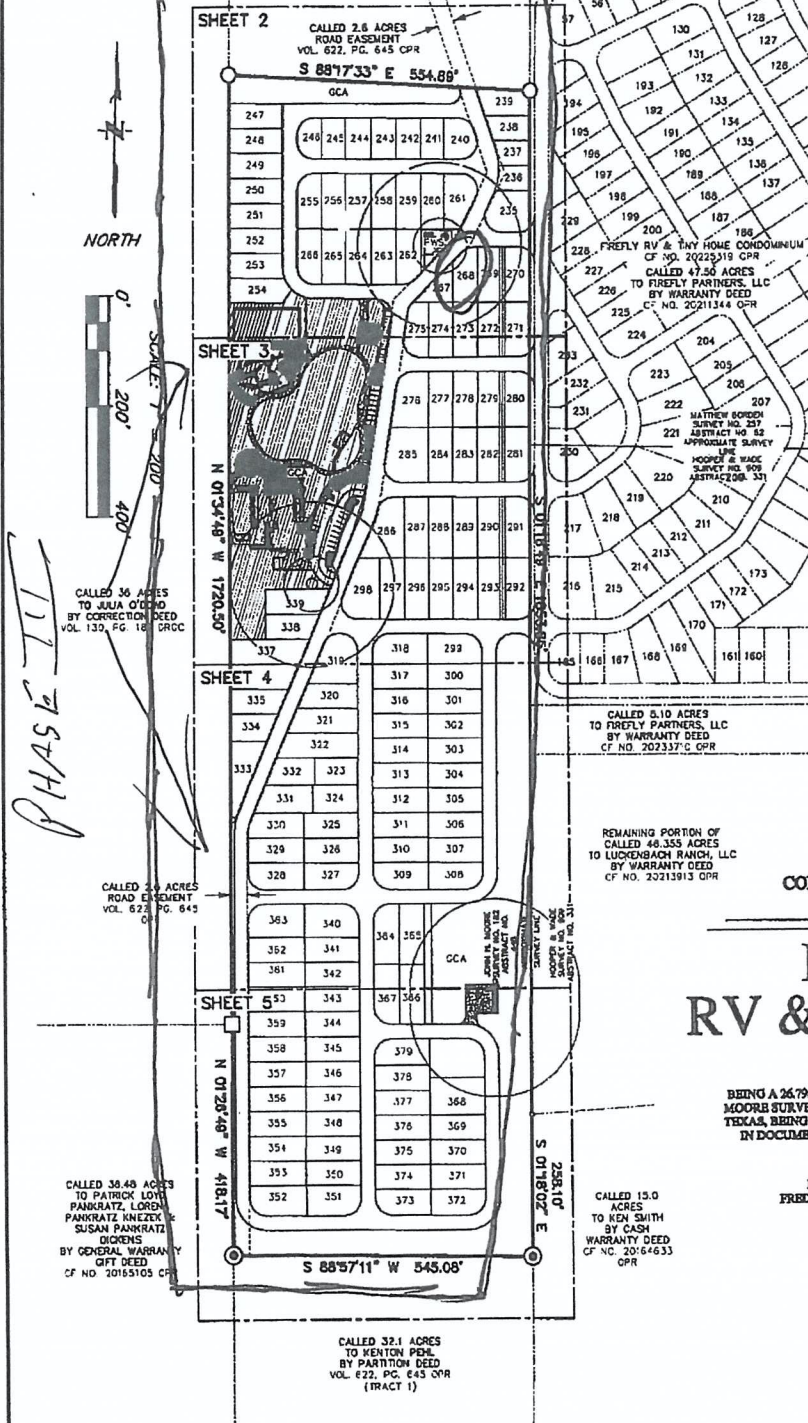


Boundary

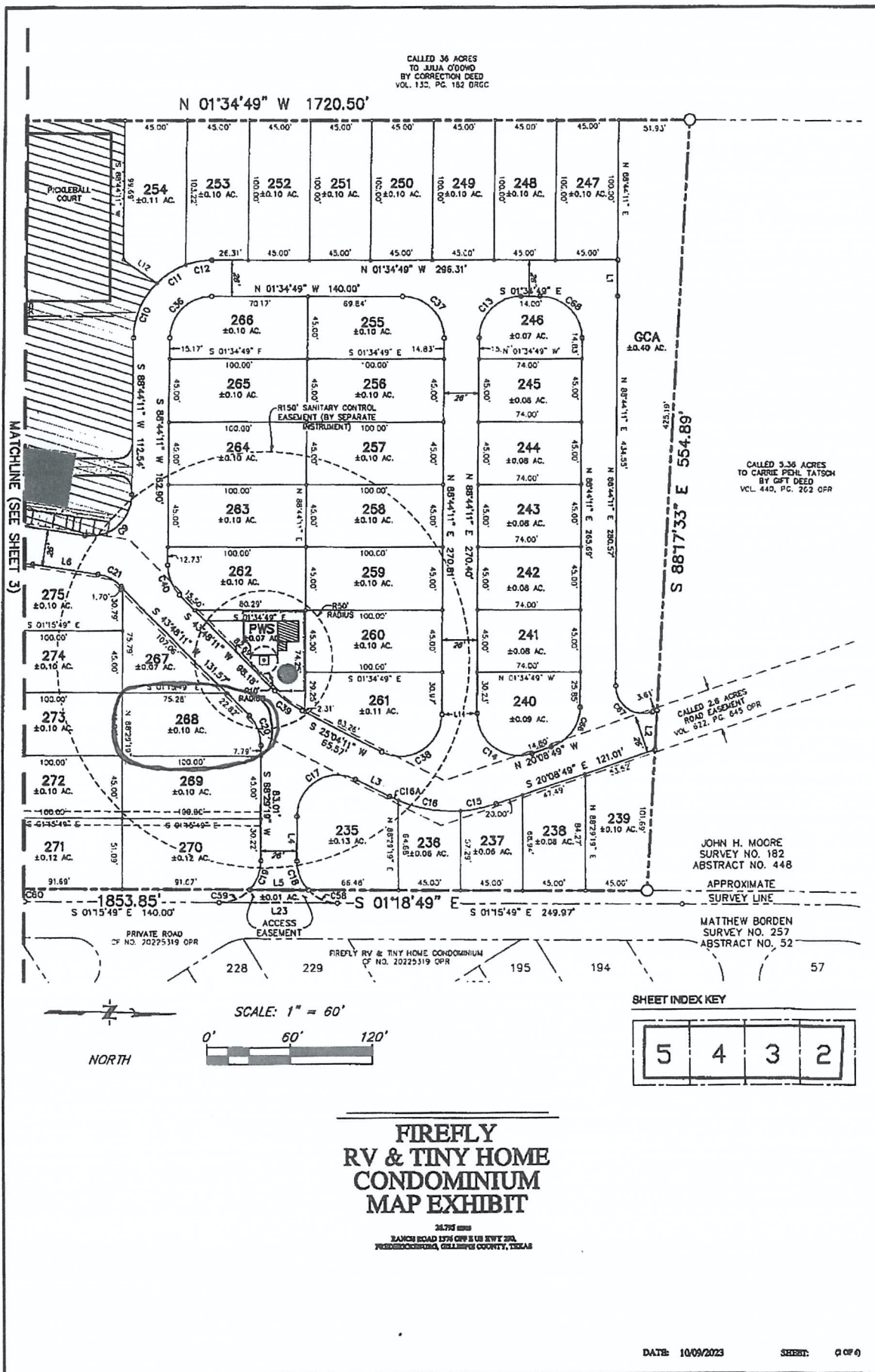




LOCATION MAP  
NOT TO SCALE









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 9<sup>th</sup>, 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.

NOWTHEREFORE, 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.



- (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.”

5. 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

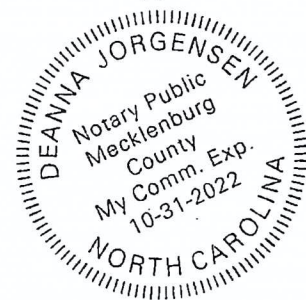
North Carolina  
STATE OF TEXAS

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: \_\_\_\_\_

Name: Melody Landolt

Title: Vice President

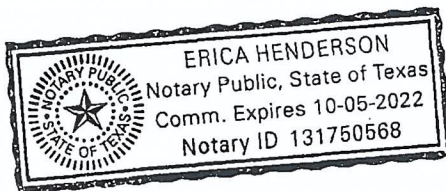
THE STATE OF TEXAS

COUNTY OF

Burnet

This instrument was acknowledged before me on this 9<sup>th</sup> 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 RECORDS**Lindsey Brown

Lindsey Brown, County Clerk

Gillespie County Texas

August 12, 2022 02:29:36 PM

FEE: \$42.00

FELICIA

**20225709**

AMEND





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.**

*Peter Springer*  
By: Peter Springer  
Its: President

STATE OF North Carolina §  
COUNTY OF Mecklenburg §

This instrument was acknowledged before me on August 5<sup>th</sup>, 2022,  
by Peter Springer, the President of Firefly RV and  
Tiny Home Condominium Community, Inc.

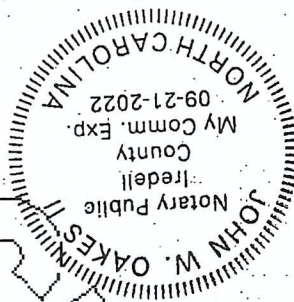
*W. Cant*  
Notary Public, State of North Carolina

**Filed by & Returned to:**



GREGORY A. RICHARDS, P.C.  
ATTORNEYS

280 Thompson Drive  
Kerrville, Texas 78028



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Lindsey Brown*

Lindsey Brown, County Clerk  
Gillespie County Texas

August 12, 2022 02:29:36 PM

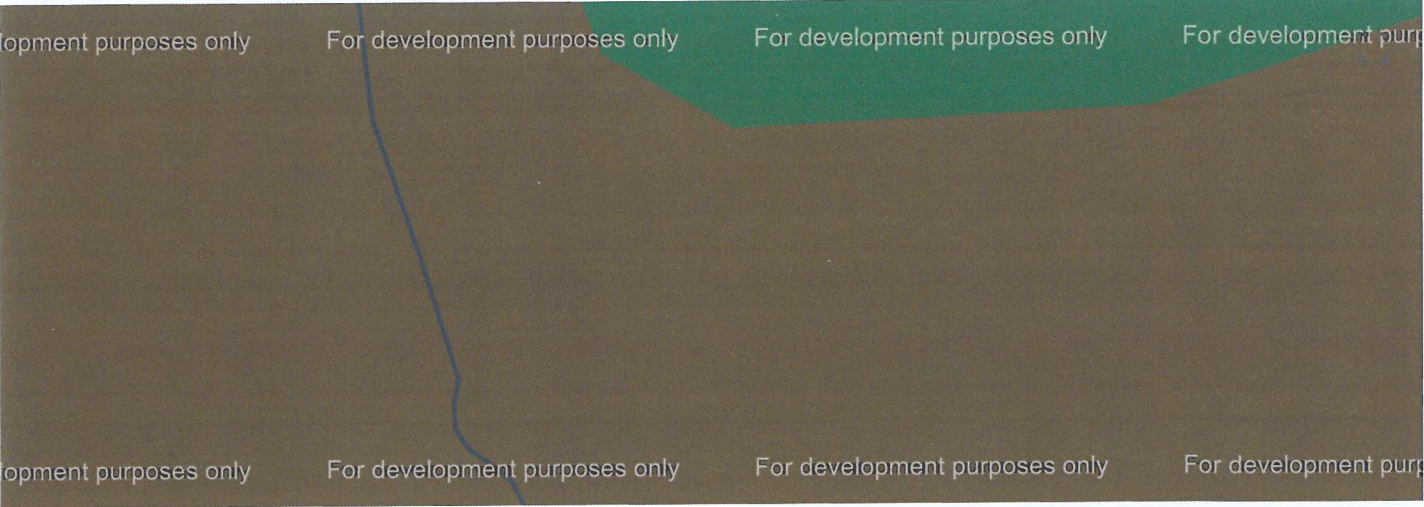
FEE: \$30.00 FELICIA  
CERTIF

**20225713**





Property ID: 191940 For Year 2025



Property Details

Account		
Property ID:	191940	Geographic ID: A0448-0182-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	5386 RANCH ROAD 1376 268 OFF E US HWY 290, TX	
Map ID:	10-Q	Mapsc0:
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
Information provided for research purposes only. 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:** 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
------	-------------	---------	------	-----------	-----------	--------------	-------------



RN2	NATIVE PASTURE 2	0.10	4,356.00	0.00	0.00	N/A	N/A
-----	------------------	------	----------	------	------	-----	-----

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