

341 RIVER VIEW ROAD

FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 16.29± ACRES





341 River View Rd. | Fredericksburg, Texas 78624 | Gillespie County

16.29+/- Acres

\$1,275,000

Agent

Caleb Hail

Property Highlights

- 16.29± unrestricted acres
- Approximately 568± feet of Pedernales River frontage
- 3-bedroom, 2-bath main residence
- Approx. 1,782± SF main home
- Approx. 420± SF guest house with kitchenette & full bath
- 2,202± SF total living area (per CAD)
- Two spacious living areas
- Wood-burning stove
- Mature shade trees and landscaped homesite
- Large barn/workshop
- Multiple storage buildings
- Gently rolling pasture with usable acreage
- Ideal for livestock, recreation, or a family retreat
- No known restrictions
- Location:
 - ~13.8 miles to Fredericksburg
 - ~ 15.8 miles to Harper
 - ~ 4.7 miles to Hwy 16

Property Taxes:

\$412.00 HS/O65

\$7,932.76 w/o

PEDERNALES RIVER RANCH

Discover the perfect blend of Hill Country living, river frontage, and convenience on this exceptional 16.29± acre property just 13.8 miles from Fredericksburg, 15.8 miles from Harper, and only 4.7 miles from Hwy 16. With approximately 568 feet of Pedernales River frontage, gently rolling pasture, mature shade trees, and a peaceful setting, this unrestricted property offers the privacy of country living without sacrificing accessibility.

The improvements include an approximately 1,782± square foot main residence featuring 3 bedrooms, 2 bathrooms, two spacious living areas, and large windows that frame views of the surrounding landscape. A separate approximately 420± square foot guest house with a full bath and kitchenette provides excellent flexibility for guests, extended family, rental potential, or a private office. Additional improvements include a large barn, storage buildings, and ample room for equipment, hobbies, or livestock.

Whether you're looking for a full-time residence, family retreat, weekend getaway, or investment opportunity, this property offers outstanding versatility. With no known restrictions, scenic Pedernales River frontage, and room to make it your own, the possibilities are as expansive as the views.

MLS #: A104949A (Active) List Price: \$1,275,000 (1 Hits)

341 -- River View Rd Fredericksburg, TX 78624



Type: Single Family Residential
Best Use: Residential, Recreational, Investment
Topography: Sloped, Flood Plain, Views
Surface Cover: Wooded
Views: Yes
Apx \$/Acre: 0
Lot/Tract #:

Original List Price: \$1,275,000
Area: County-Southwest
Subdivision: N/A, Not in Sub
County: Gillespie
School District: Fredericksburg
Distance From City: 10-15 miles
Apx Acreage: 16.2900
Seller's Est Tax: 412.00
Showing Instructions: Call Listing Agent, Lockbox, Vacant
Days on Market 2

Tax Exemptions: HS/Over 65 **Taxes w/o Exemptions:** \$7,932.76 **Tax Info Source:** CAD **CAD Property ID #:** 22146, 3094 **Zoning:** None
Flood Plain: Yes **Deed Restrictions:** No **Easements:** ROW Easement **Road Maintenance Agreement:** No

HOA: No **HOA Fees:** **HOA Fees Pd:**

Items Not In Sale:

Documents on File: Survey/Plat, Topographical Map, Aerial Photo, Well Log, Septic Permit

Water: Well
Sewer: Septic Tank
Utilities: Electricity Available, CTEC
Access/Location: County Road, Private
Minerals: Unknown

Improvements: Barn, Cabin
Misc Search: Livestock Permitted
Fence: Perimeter

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

Location/Directions: From Fbg, head S on Hwy 16, in about 9 miles turn R onto Morris Ranch Rd. Drive for about 4 miles and turn left onto Coonrod-Grona Rd. Take the first L turn, & property will be at the end of the road.

Owner: DOTSON, GARLAND R

Legal Description: ABS A0413 J W & R LEAVITT #80, 15.0 ACRES, ABS A0413 J W & R LEAVITT #80, .9 ACRES, -HOMESITE-

Instructions: Call LA for instructions

Public Remarks: Discover the perfect blend of Hill Country living, river frontage, and convenience on this exceptional 16.29± acre property just 13.8 miles from Fredericksburg, 15.8 miles from Harper, and only 4.7 miles from Hwy 16. With approximately 568 feet of Pedernales River frontage, gently rolling pasture, mature shade trees, and a peaceful setting, this unrestricted property offers the privacy of country living without sacrificing accessibility. The improvements include an approximately 1,782± square foot main residence featuring 3 bedrooms, 2 bathrooms, two spacious living areas, and large windows that frame views of the surrounding landscape. A separate approximately 420± square foot guest house with a full bath and kitchenette provides excellent flexibility for guests, extended family, rental potential, or a private office. Additional improvements include a large barn, storage buildings, and ample room for equipment, hobbies, or livestock. Whether you're looking for a full-time residence, family retreat, weekend getaway, or investment opportunity, this property offers outstanding versatility. With no known restrictions, scenic Pedernales River frontage, and room to make it your own, the possibilities are as expansive as the views.

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: Caleb Hail (#:133)
Agent Email: Caleb@FredericksburgRealty.com
Contact #: (325) 214-2764
License Number: 0621071

Information Herein Deemed Reliable but Not Guaranteed
 Central Hill Country Board of REALTORS Inc., 2007

STATE OF TEXAS WATER WELL REPORT

OWNER: J. DON, BARLAND

ADDRESS: ROUTE 2, BOX 186 B

CITY: FREDERICKSBURG STATE: TX ZIP: 78624-

LOCATION OF WELL: County: GILLESPIE 1.5 miles in E direction from WHITE OAK ROAD ON MORRIS RANCH ROAD: .7 MILE SOUTH TO PASTURE

DESCRIPTION

SEE ATTACHED MAP

A 56563

1) TYPE OF WORK: NEW WELL

4) PROPOSED USE: DOMESTIC

3) DRILLING METHOD: AIR ROTARY/HAMMER

6) WELL LOG: 91115

DIAMETER OF HOLE

7) BOREHOLE METHOD:

DIAMETER

FROM

TO

8.75

0

98.5

OPEN HOLE

6"

98.5

460'

IF GRAVEL...

FROM

FT. TO

FT.

FROM

FT. TO

FT.

DATE DRILLED: 07/02/91

GEOLOGICAL DESCRIPTION:

8) CASING, BLANK PIPE, AND WELL SCREEN DATA:

FROM TO DESCRIPTION

DIA

NEW/USED

DESCRIPTION

FROM TO

GAGE CASING SCREEN

0 1 TOPSOIL

6"

N

PVC CASING

+1.5 98.5

SCH 40

1 CLAY-BROWN

15 ALLUVIUM

41 92 CLAY-RED, & LIMESTONE LEDGES

" " WITH SAND STREAKS

92 97 LIMESTONE-GRAY, WITH YELLOW CLAY

97 360 LIMESTONE-GRAY, GLAUCONITIC

" " (CAP MOUNTAIN)

360 420 LIMESTONE-GRAY & RED WITH

" " SAND STREAKS

" " LIMESTONE-GRAY & BROWN WITH

" " SANDSTONE STREAKS

9) CEMENTING DATA:

Cemented from 0 FT. TO 10 FT.

80 FT. TO 100 FT.

Method used: GROUT

Cemented by: VIRDELL DRILLING INC

10) SURFACE COMPLETION:

APP. ALTER. PROC.

11) WATER LEVEL:

STATIC LEVEL: 58' FT. DATE: 07/02/91

ARTESIAN FLOW: GPM. DATE:

12) PACKERS:

TYPE

DEPTH

13) TYPE PUMP:

SUBMERSIBLE

DEPTH TO PUMP:

14) WELL TEST:

ESTIMATED

YIELD: 10

GPM WITH

FT DRAWDOWN AFTER

HRS

15) WATER QUALITY:

TYPE OF WATER: GOOD

DEPTH OF STRATA: 220-380 & 380-460

NO CHEMICAL ANALYSIS MADE

NO STRATA OF UNDESIRABLE WATER PENETRATED

COMPANY NAME: VIRDELL DRILLING INC.

WATER WELL DRILLER'S LICENSE NO.: 1900-W

FOR TOWN USE

ADDRESS: 111 E. GRAYSON ST.

CITY: LLANO

STATE: TX ZIP CODE: 78643

WELL NO.

LOCATED ON MAP

I HEREBY CERTIFY THAT THIS WELL WAS DRILLED BY ME (OR UNDER MY SUPERVISION) AND THAT EACH AND ALL OF THE STATEMENTS HEREIN ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT FAILURE TO COMPLETE ITEMS 1 THRU 15 WILL RESULT IN THE LOG(S) BEING RETURNED FOR COMPLETION AND RESUBMITTAL.

(signed)

[Signature]

(signed)



Scanned
08/09/24

Dwayn Boos
On-Site Sewage Facilities
101 W. Main St
Fredericksburg, TX 78624

**NOTICE OF APPROVAL OF
On-Site Sewage Facility**

Garland Dotson
341 River View Rd.
Fredericksburg, Tx 78624

PERMIT #4979

Property Location: 341 River View Rd. Fredericksburg, Tx

GILLESPIE COUNTY, TEXAS

This serves to notify all persons that the on-site sewage facility owned by the above has satisfied design, construction, and installation requirements of the Texas Commission on Environmental Quality (TCEQ) and Gillespie County. This Gillespie County On-Site Sewage Facility Permit is issued for the operation of the above-identified on-site sewage facility.

ANY MODIFICATIONS TO THE STRUCTURE, SYSTEM COMPONENTS, OR CHANGES OF OWNERSHIP MAY REQUIRE A NEW PERMIT. The owner must notify this office of the aforementioned changes.

Addition:

System Repair - Tank Replacement (240 GPD)

Inspector and Gillespie County Designated Representatives:

Dwayn C Boos OS0011257

Sheryl Sutton
Sheryl Sutton OS0006358

Date: 8/8/24



GILLESPIE COUNTY

Permit Application for On-Site Sewage Facility

(Permit application is good for 1 year from purchase date.)

Permit # 4979 Date: 7/9/2024 Fee: \$150.-

Reason For Permit (Circle one): New Construction System Replacement System Repair

Name of Landowner: Dotson (Last Name or Entity) Garland (First Name) R (MI)

Mailing Address: 341 River View Rd (House # and Street Name/or PO Box) Fredericksburg TX (City & State) 78624 (Zip Code)

Daytime Phone Number(s): 361-746-0214 Cell Number(s): N/A

***Email Mandatory dotson78@hotmail.com

Physical Address/Location of new Septic System: Same (House # & Street Name)

*** GATE CODE: _____

(City & State) _____ (Zip Code) _____

Legal Description: Gillespie CAD Property ID #: 3094 Volume 52 Page 81 Instrument# _____

☐ Subdivision Name: _____ Lot#: _____ Blk _____ Phase _____ Tract _____

or ☐ Abstract: _____ Survey Name and #: _____

Total Acreage: 15.9 ☒ Private Well ☐ Public Well (Supplier's Name): N/A

Name & License # of person installing the Septic System: Benjamin Ball OS# 31139

Email: _____ Cell #: _____

Information on a Single Family Residence: ☒ House ☐ Mobile Home ☐ Manufactured

Total Square Footage of Living Area: ☐ <1500 ☒ <2500 ☐ <3500 ☐ <4500 or ☐ _____

of bedrooms 3, # of bathrooms (Full) 2 (Half) _____. 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: Y or N Water Softener (Demand Initiated Regeneration): 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.

Garland Dotson
(Signature of Landowner)

6/14/24
(Date)

Office Use Only:

Daily wastewater usage rate: Q= 240 (gallons/day)

Q: 240gpd = up to 3 BR < 2500

☐ 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 and/or ☐ Development Permit # _____

For Aerobic Treatment units and non-standard treatment (if applicable):

☐ Affidavit to the Public

☐ Two-year Maintenance Contract

☒ **AUTHORIZATION to CONSTRUCT**

Shirley Sutton

7/10/24

11/7/05

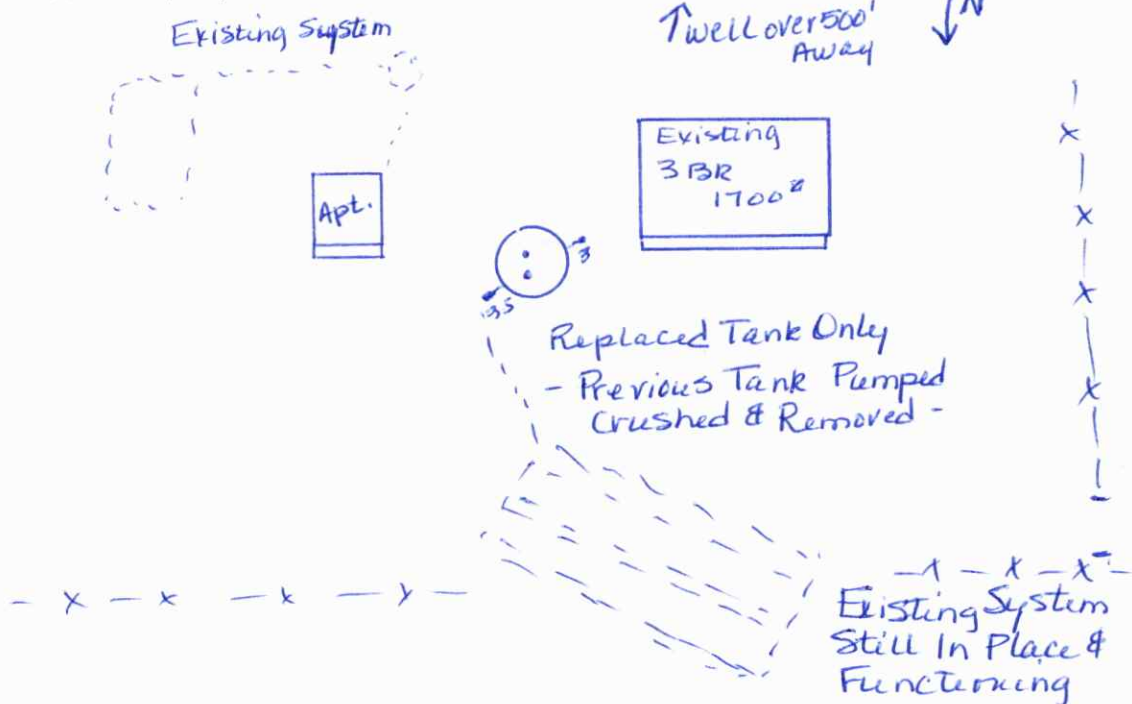
Certification of Approval

Final Inspection PERMIT # 4979

Date: 8/8/24 Approved by: S. Sutton

- I. Sewer (House Drain) ☐ 3" Sch 40 ☒ 4" Sch 40 ☐ Other: _____
 Slope of sewer pipe to tank ☒ minimum of 1/8" / ft.
☒ Cleanouts every <100' and within 5' of 90° bends
- II. Treatment: Conventional Tanks Aerobic Other: _____
 TANKS SIZE AND COMPARTMENTS SERIAL# RISERS MANUFACTURER
 1. 1000 2/C 71724 Y/N C&M
 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	WIDTH	HEIGHT OF MEDIA	CREDIT	SQUARE FEET AREA LENGTH X CREDIT
1. _____ ft.	_____ ft.	_____ ft.	_____	_____ Sq.ft.
2. _____ ft.	_____ ft.	_____ ft.	_____	_____ Sq.ft.
3. _____ ft.	_____ ft.	_____ ft.	_____	_____ Sq.ft.
- IV. Surface Disposal (Application):
 Loading Rate: _____ Area Required in Sq. ft. _____
 Timer installed -----Y/N Area Designed in Sq. ft. _____
 Anti-siphon Hole used -----Y/N
 Check valve used -----Y/N
- V. Map of System: GPS UTM 14 R _____ **Not to Scale**



DATE 1/11/05 PERMIT NO. 4979 FEE _____
MANUFACTURER BLOCK CREEK CONCRETE
TANK #1 SN# 1705 TANK #2 SN# _____
SIZE TANK #1 1000/26 GALS. TANK #2 _____ GALS. TYPE CONCRETE
ABSORPTION TRENCH (☒) LENGTH 2.42 WIDTH 3' (5' CREDIT)
ABSORPTION BED AREA () SQUARE FEET 1210 SQ FT
COMMERCIAL () PRIVATE RESIDENCE (☒)
INSTALLER OR CONTRACTOR PETE MORALES
ADDRESS E US HWY 290 FBH TX 78624 PHONE # 7-5807

DATE 11/10/5 FINAL INSPECTION MADE BY Dwain C Booz
(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)
MAKE A SKETCH OF SYSTEM
(NOT TO SCALE) N



property Line

TANK REPLACEMENT
REPLACE CRACKED
TANK WITH NEW 1000 2C

call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE IN FEET



ZONE X

Spring

MORRIS

RANCH

Pedernales

DOTSON, GARLAND

ROAD

ROAD

30°07'30"
3°00'00"

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

GILLESPIE COUNTY,
TEXAS AND
INCORPORATED AREAS

PANEL 425 OF 525

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONVANS.
COMMUNITY

NUMBER PANEL SUFFIX

GILLESPIE COUNTY
UNINCORPORATED AREAS

42500 045 C

MAP NUMBER
48171C0425 C

EFFECTIVE DATE:
OCTOBER 19, 2001



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

APPLICATION FOR PRIVATE SEWAGE SYSTEM
CONSTRUCTION PERMIT AND LICENSE

DATE JAN 07, 2005 PERMIT NO. 4979 FEE 150.00

I, hereby make an application for a license to construct and operate a private sewage disposal system in Gillespie County, Texas.

OWNER DOTSON, GARLAND PHONE NO. 997-8796

MAILING ADDRESS 341 RIVER VIEW RD FB4 TX

HOUSE NO. AND STREET ADDRESS 341 RIVER VIEW RD

SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH
NAME ABSTRACT 413 J.W. & R. LEAVITT #80

SIZE ACREAGE OR TRACT 15.9 SECTION _____ BLOCK _____ LOT _____

DESCRIPTION OF STRUCTURE TO BE SERVED _____

House () Mobile Home () Other _____

Commercial _____

(Type of Business)

Living Area (2274) Bedrooms (3) Bathrooms (2) Disposal (NO)

Washing Machine (YES) Dishwasher (NO) Water Softener (NO) Other _____

Water Supply By: Public System () Community () Individual (✓)

DATE JAN 07, 2005 INSPECTOR-SANITARIAN Dwayne C Boos

Authorization is hereby given to the Private Sewage Facility, Gillespie County, Texas, Texas Department of Water Resources, the Texas State Department of Health Resources, or their agents or designees, singly or jointly, to enter upon the above described property for the purpose of making soil percolation tests, inspecting sewage systems, or for any reason consistent with the water quality program of the Texas Department of Water Resources, the Texas State Department of Health Resources and the Private Sewage Facility, Gillespie County, Texas.

Garland Dotson

DATE 1-7-05 ✓
Signature of Owner or Authorized Agent

Authorization to proceed with construction will be provided after a joint (Owner or Installer and Inspector for the Private Sewage Facility, Gillespie County, Texas survey of the proposed site for the facility and analysis of percolation test data) (If Required).

THIS PERMIT TO CONSTRUCT IS VALID FOR 180 DAYS.
OFFICIAL USE ONLY

SITE INSPECTION OR-PERCOLATION TEST

DATE _____ PERMIT NO. _____ FEE _____

TYPE SOIL - Rocky () Gravel () Sand () Other _____

SLOPE - Flat () Sloping () Other _____

PERCOLATION TEST RESULTS INCHES FALL/20 MINUTES

HOLES (1) _____ (2) _____ (3) _____ (4) _____ (5) _____ (6) _____

(7) _____ (8) _____ PERC. TEST AVERAGE _____

DATE _____ INSPECTOR-SANITARIAN _____

COMMENTS: _____

R22146

SCANNED

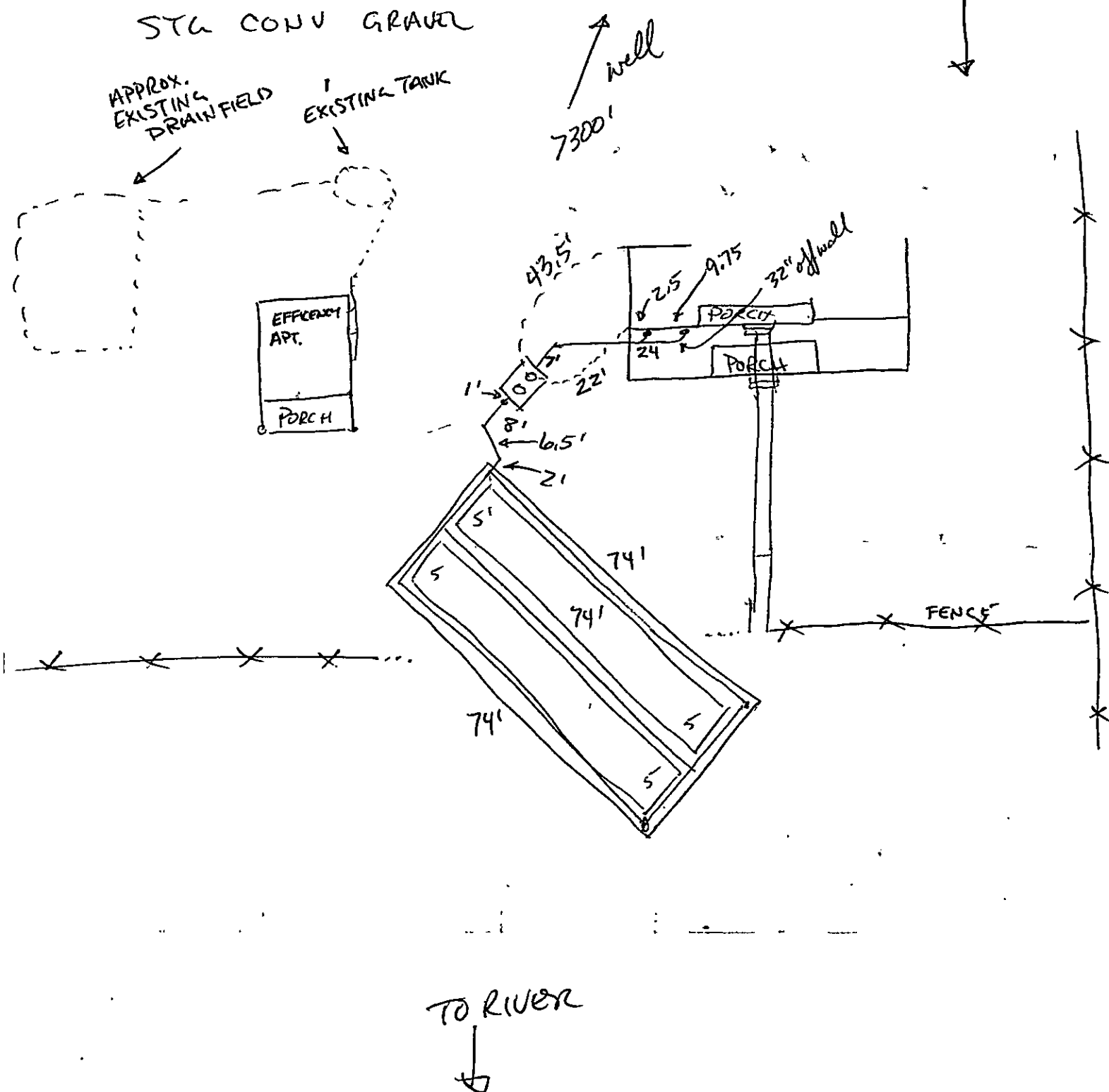
AUG 31 2005

CERTIFICATION OF APPROVAL

FINAL INSPECTION

DATE 1/11/05 PERMIT NO. 4979 FEE _____
 MANUFACTURER BLOCK CREEK CONCRETE
 TANK #1 SN# 1705 TANK #2 SN# _____
 SIZE TANK #1 1000/22GALS. TANK #2 _____ GALS. TYPE CONCRETE
 ABSORPTION TRENCH (☒) LENGTH 242 WIDTH 3' (5' CREDIT)
 ABSORPTION BED AREA () SQUARE FEET 1210 SQ FT
 COMMERCIAL () PRIVATE RESIDENCE (☒)
 INSTALLER OR CONTRACTOR PETE MORALES
 ADDRESS E US Hwy 290 FBH TX 78629 PHONE # 7-5802
 DATE 1/11/05 FINAL INSPECTION MADE BY Dwight C. Booz

(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)
 MAKE A SKETCH OF SYSTEM
 (NOT TO SCALE)



On-Site Sewerage Facility Soil Evaluation Report Information

Date Soil Survey Performed: 1-7-05

Site Location: 341 RIVER VIEW RD.

County: GILLESPIE Proposed Excavation Depth: 3'

Name of Site Evaluator: PETERA MORALES Registration Number: 05310

Requirements:

At least two soil excavations must be performed on the site; at opposite ends of the proposed disposal area.

Locations of soil boring or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

Soil Boring Number <u>1</u>						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0		BLACK				
1	3	SAPPY CLAY LOAM	BLOCKY			
2		BROWN CLAY				
3	3	LOAM	u			VERY LOAMY
4						
5				NO	NO	

Soil Boring Number <u>2</u>						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III-blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0						
1						
2						
3						
4						
5						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Petera Morales
Signature of Site Evaluator

1-7-05
Date

Date: 1-7-05

Site Evaluation Number: _____

Applicant Information:

Name: GARLAND R. DOTSON
Address: 341 RIVER RD.
City: FBG. State: TX.
Zip Code: 78624 Phone: 997-8796 Fax: _____

Site Evaluator Information:

Name: Pete A. Morales
Company: Morales Septic
Address: 3443 E. US Hwy 290
City: Fredericksburg State: Texas
Zip Code: 78624 Phone: 997-5802 Fax: 997-0324

Property Location:

Lot 1 Block 1 Subdivision 1
Street/Road Address 341 RIVER VIEW RD.
County ELLIS Unincorporated Area? Y or N
City FBG Zip Code 78624
Additional Information OLDER HOME OWNER
SAYS HE WILL REPLACE TOILETS
HIMSELF

Installer Information:

Name: Pete A. Morales
Company: Morales Septic
Address: 3443 E. US Hwy 290
City: Fredericksburg State: Texas
Zip Code: 78624 Phone: 997-5802 Fax: 997-0324

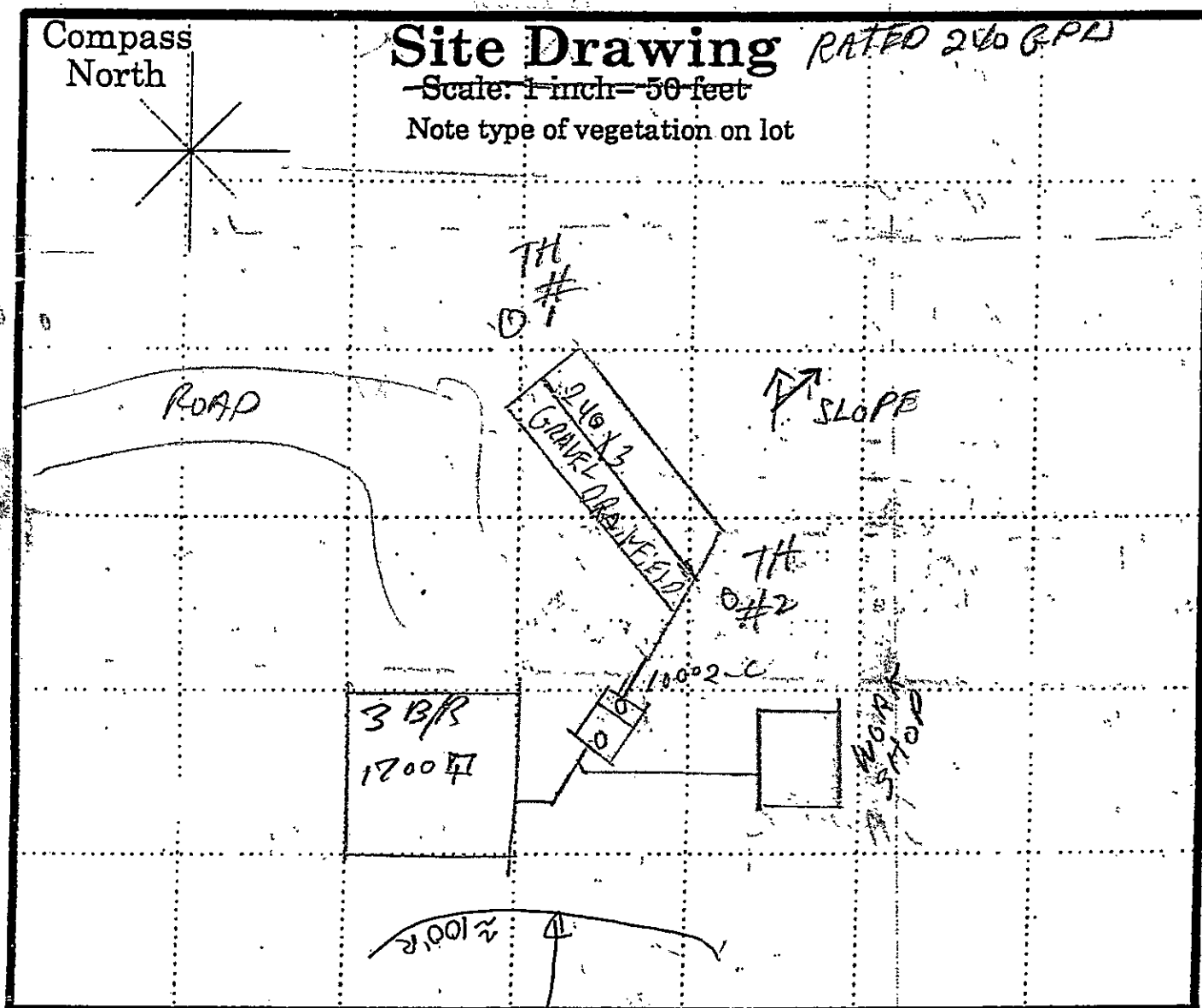
Schematic of Lot or Tract

Show:

- Compass North, adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).
- Location of existing or proposed water wells within 150 feet of property.
- Indicate slope or provide contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
- Location of soil borings or dug pits (show location with respect to a known reference point).
- Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks.

Lot Size: 16 acres

RIVER



Features of Site Area

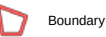
Presence of 100 year flood zone	Yes _____	No <u>✓</u>
Presence of adjacent ponds, streams, water impoundments	Yes <u>✓</u>	No _____
Existing or proposed water well in nearby area	Yes <u>✓</u>	No _____
Organized sewage service available to lot or tract	Yes _____	No <u>✓</u>

Site Evaluator:

Name: PETE A. MORALES Signature: Pete A. Morales License No: 05310
(Circle one: RS, PE, DR, Installer II)



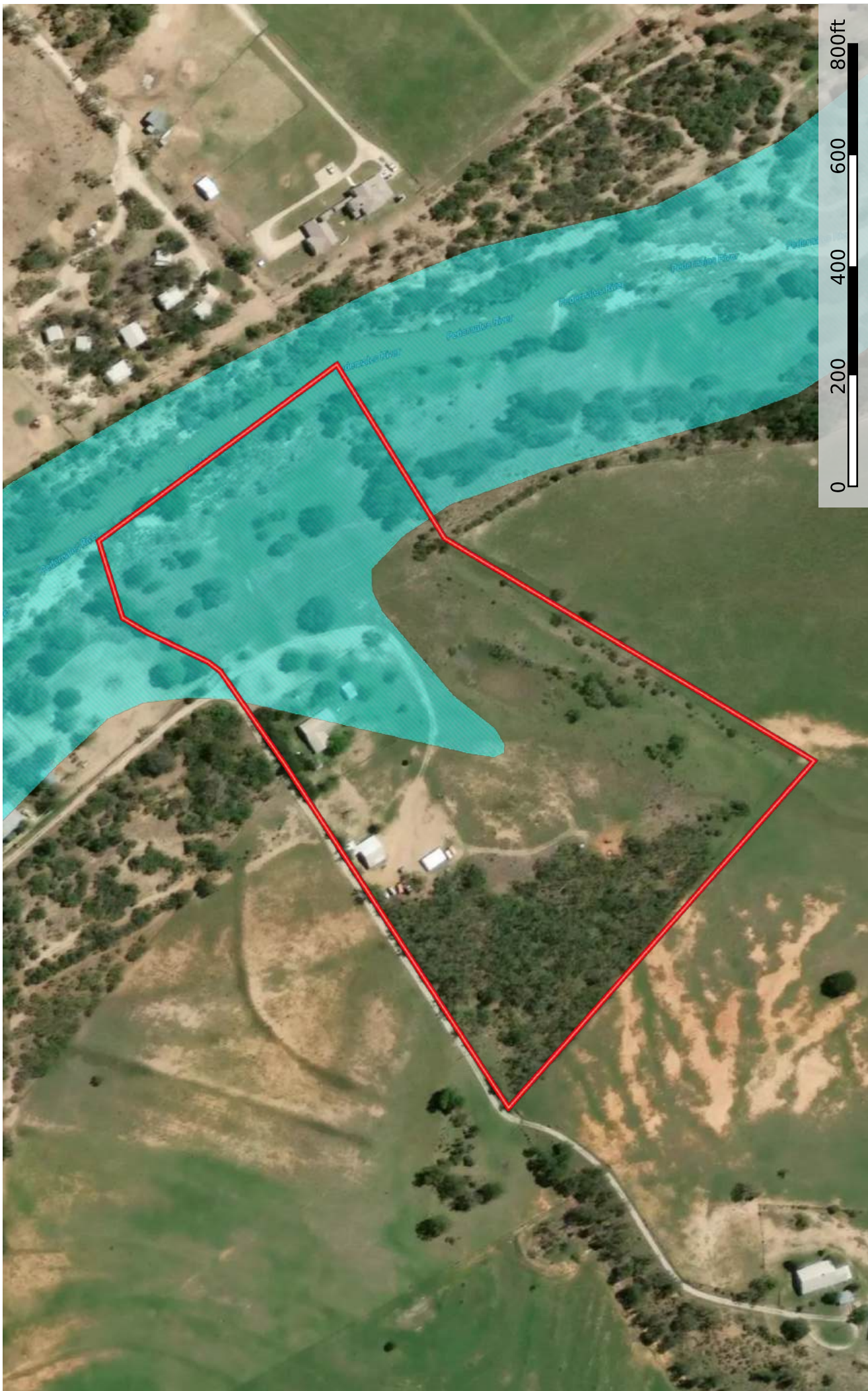
Boundary Crude Oil Natural Gas Other



Boundary



Boundary Stream, Intermittent River/Creek Water Body Wetlands Riparian



Boundary



100 Year
Floodplain



500 Year
Floodplain



Floodway



Special



Unmapped/
Not Included

Gillespie CAD Property Search

Property ID: 22146 For Year 2026

Property Details

Account		
Property ID:	22146	Geographic ID: A0413-0080-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	341 RIVER VIEW RD OFF COONROD-GRONA RD, TX	
Map ID:	9-H	Mapsco:
Legal Description:	ABS A0413 J W & R LEAVITT #80, .9 ACRES, -HOMESITE-	
Abstract/Subdivision:	A0413	
Neighborhood:	(F801) FBG TIVYDALE AREA	
Owner		
Owner ID:	3094	
Name:	DOTSON, GARLAND R	
Agent:		
Mailing Address:	341 RIVER VIEW RD FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$237,800 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$29,440 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$267,240 (=)
Agricultural Value Loss:❗	\$0 (-)
Appraised Value:❗	\$267,240 (=)
HS Cap Loss: ❗	\$0 (-)
Circuit Breaker: ❗	\$0 (-)
Assessed Value:	\$267,240
Ag Use Value:	\$0

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: DOTSON, GARLAND R

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$267,240	\$267,240	\$717.54	\$380.40
HUW	HILL CNTRY UWCD	\$267,240	\$267,240	\$13.09	
SFB	FREDBG ISD	\$267,240	\$67,240	\$519.83	\$0.00
WCD	GILLESPIE WCID	\$267,240	\$267,240	\$0.48	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$267,240	\$267,240	\$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: \$393.97

Estimated Taxes Without Exemptions: \$2,797.14

📖 Property Improvement - Building

Gillespie CAD Property Search

Property ID: 3094 For Year 2026

Property Details

Account		
Property ID:	3094	Geographic ID: A0413-0080-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	341 RIVER VIEW RD OFF COONROD-GRONA RD, TX	
Map ID:	9-H	Mapsco:
Legal Description:	ABS A0413 J W & R LEAVITT #80, 15.0 ACRES	
Abstract/Subdivision:	A0413	
Neighborhood:	(F801) FBG TIVYDALE AREA	
Owner		
Owner ID:	3094	
Name:	DOTSON, GARLAND R	
Agent:		
Mailing Address:	341 RIVER VIEW RD FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$490,660 (+)

Market Value:	\$490,660 (=)
Agricultural Value Loss:❗	\$488,940 (-)
Appraised Value:❗	\$1,720 (=)
HS Cap Loss: ❗	\$0 (-)
Circuit Breaker: ❗	\$0 (-)
Assessed Value:	\$1,720
Ag Use Value:	\$1,720

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: DOTSON, GARLAND R

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$490,660	\$1,720	\$4.62	
HUW	HILL CNTRY UWCD	\$490,660	\$1,720	\$0.08	
SFB	FREDBG ISD	\$490,660	\$1,720	\$13.30	
WCD	GILLESPIE WCID	\$490,660	\$1,720	\$0.00	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$490,660	\$1,720	\$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: \$18.00

Estimated Taxes Without Exemptions: \$5,135.62

📌 Property Improvement - Building