
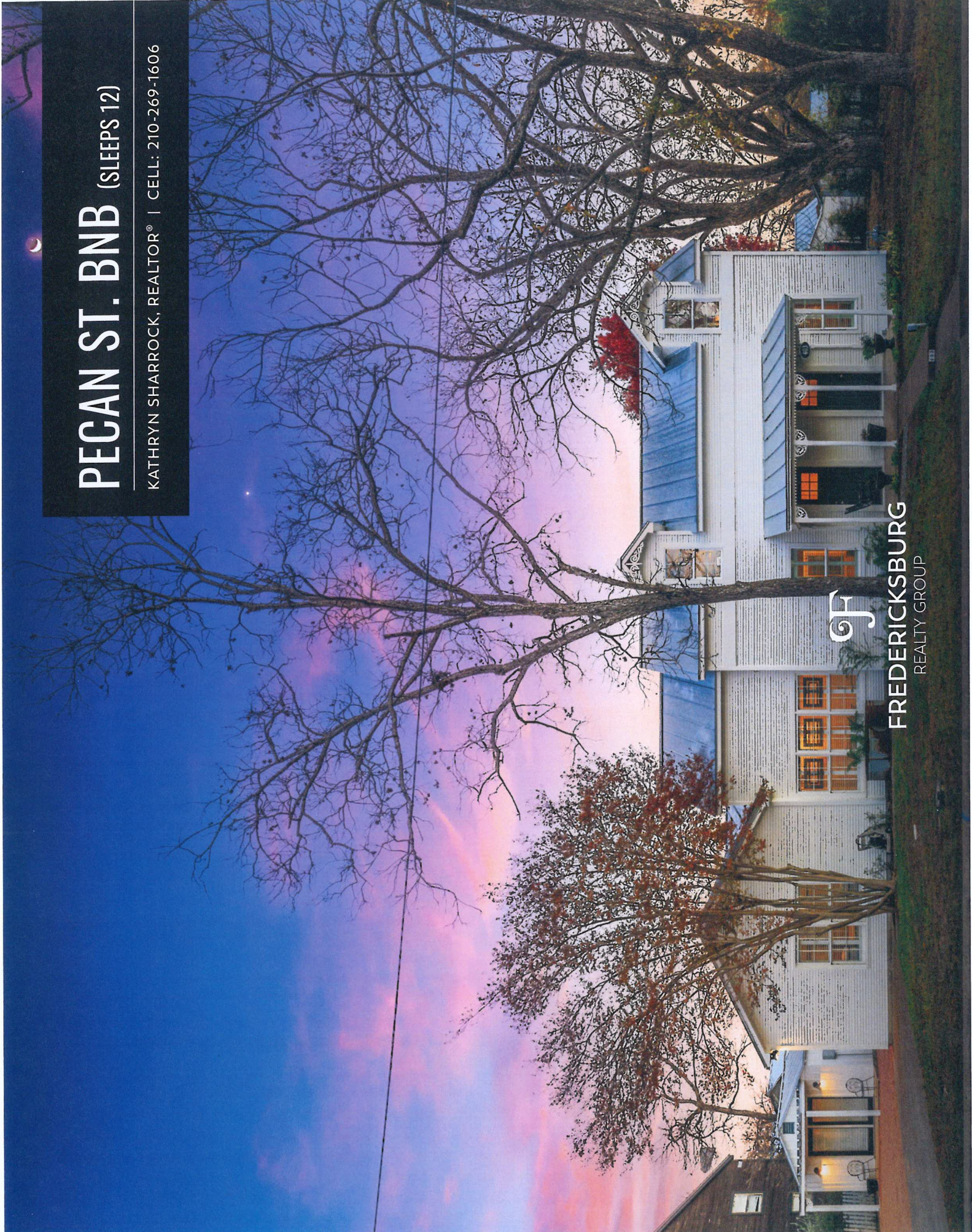


PECAN ST. BNB (SLEEPS 12)

KATHRYN SHARROCK, REALTOR® | CELL: 210-269-1606


FREDERICKSBURG
REALTY GROUP





Pecan St. BNB

403 N Pecan St. | Fredericksburg, Texas | Gillespie County

0.1931+/- Acres

\$1,325,000

Agent

Kathryn Sharrock

Property Highlights

- Prime Location! Just 4 blocks from Main Street in Fredericksburg's Historic District.
- 0.1931+/- acres with mature trees and a serene atmosphere
- Built in 1925, featuring 2,316 sq. ft. of living space
- 3-bedrooms, 4-bathrooms
- Original wood floors, shiplap walls, antique stained-glass windows, and a pressed tin ceiling in the kitchen
- Open living and dining areas with beamed ceilings
- Gourmet kitchen with designer farmhouse sink, updated appliances, and stylish decor
- Fully updated electrical, plumbing, and insulation
- On-demand hot water system
- Front and back porches for relaxation
- 320 sq ft guest cottage offering 1-bedroom/1-bath .
- Lighted pergola, grill, and fire pit for entertaining
- STR permit in place
- Sleeps 12 guests with a 5-star rating, offering a lucrative income opportunity
- Move in ready! Furniture, washer/dryer, wine refrigerator, microwave, drapes, patio furniture, and TVs convey with purchase

Property Taxes:

\$13,641.95

Ad Copy

Welcome to Moonstruck Manor, a timeless 1920s farmhouse nestled in the heart of Fredericksburg's coveted Historic District, just four short blocks from Main Street. Situated on a serene 0.1931+/- acre lot with mature trees, this charming property perfectly blends historic beauty with modern convenience. Boasting 3 bedrooms, 3 bathrooms, and 2,316 sq. ft. of thoughtfully restored living space, every detail has been curated to preserve its original character while delivering contemporary comforts.

Step inside and feel the inviting warmth of original wood floors, elegant shiplap walls, and intricate antique stained-glass windows. The open-concept living and dining areas, framed by beautiful beamed ceilings, provide a welcoming space for gatherings. The gourmet kitchen is a

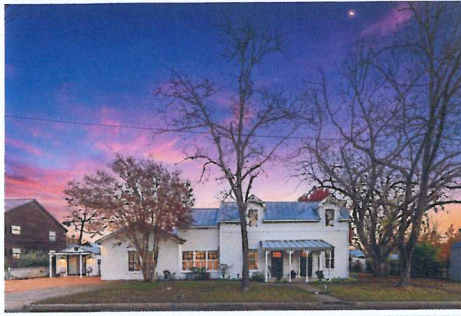
showstopper—combining historic charm and functionality with a pressed tin ceiling, designer farmhouse sink, updated appliances, and stylish finishes. Thoughtful updates, including new electrical, plumbing, insulation, and an on-demand hot water system, ensure modern ease of living.

Outdoor spaces are designed for relaxation and entertaining. Start your mornings on the peaceful front porch, and end your evenings under the glow of the lighted pergola, grilling, gathering around the fire pit, or simply soaking in the tranquil atmosphere. The property also features a 320 sq. ft. guest cottage with its own bedroom and bathroom, offering versatility as a long-term rental, private retreat, or additional income opportunity.

Currently a successful 5-star-rated short-term rental that sleeps 12 guests, Moonstruck Manor is turnkey and move-in ready, complete with furniture, patio sets, Smart TVs, a washer/dryer, wine refrigerator, and more. Whether you're seeking a peaceful personal escape, a thriving investment property, or both, this Fredericksburg gem offers an unparalleled opportunity to own a piece of history with all the comforts of modern luxury. Schedule your private showing today and experience the magic of Moonstruck Manor for yourself!

MLS #: R96488A (Active) List Price: \$1,325,000 (6 Hits)

403 N Pecan St Fredericksburg, TX 78624



Bedrooms: 3
Full Baths: 4
Half Baths: 0
Main House Living SqFt: 2,366
Apx Total SqFt: 2,686
Price Per SQFT: \$493.30
Source SqFt: GCAD
Appx Year Built: 1925
Type & Style: Early Fbg
Current B&B: Yes
Stories: Two
Heating: Central
A/C: Central Air
Garage/Carpport: None

Unit #:
Original List Price: \$1,325,000
Area: City-Northwest
Subdivision: Walter
County: Gillespie
School District: Fredericksburg
Distance From City: Less than 6 miles
Property Size Range: City Lot
Apx Acreage: 0.1930
Seller's Est Tax: 13641.90
Showing Instructions: Call Listing Agent
Days on Market 2

Tax Exemptions:		CAD Property ID #: 28068		Zoning: R-1	
Flood Plain: No	Deed Restrictions: Yes	STR Permit: Yes	Permit #: 8056000985	Manufactured Homes Allowed: No	
HOA: No		HOA Fees:		HOA Fees Pd:	
Rental Property:		Rental \$:		Items Not In Sale:	
Guest House: Yes		# of Guest Houses: 1		Total Guest House SqFt: 320	
Guest House # Bedrooms: 1		Guest House # Baths: 1		Guest House # Half Baths: 0	
Living Room	Den	Family Room	Great Room	Kitchen	
Dining Room	Breakfast Area	Office	Utility Room	Other Room	
Extra Room	Guest Quarters	Detached Workshop	Master Bedroom	Bedroom 2	
Bedroom 3	Bedroom 4				

Construction: Other
Foundation: Combination, Pillar/Post/Pier
Roof: Metal
Flooring: Tile, Wood
Utilities: Electric-City, Water Heater-Gas
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: None
Appliances: Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer

City/Rural: In City Limits
Site Features: Cable, Deck/Patio, Guest Quarters
Interior Features: Ceiling Fan(s), Formal Dining Room, High Ceilings, Pantry, Walk-in Closet(s), Washer-Dryer Connection, Window Treatments
Topography: Few Trees, Level
Surface Water: None
Access: City Street
Location Description: Historic District, No Drive
Documents on File: Survey

Trms/Fin: Cash, Conventional, Other		Possessn: Closing/Funding		Excl Agy: No	
Title Company: Hill Country Titles		Attorney:		Refer to MLS#:	
Location/Directions: From Main St, drive north on Milam St, Turn left on Travis, right on Pecan. House is on the right. Only .3 mile / 4 blocks from Main St.					
Owner: AIRCOOPER LLC			Occupancy: Short Term Rental		
Legal Description: WALTER BLK 1 LOT 2-PT					
Instructions: Text/Call LA					
Public Remarks: Presenting Moonstruck Manor, a rare chance to acquire a historic luxury estate located on one of Fredericksburg's most coveted streets. This stunning property, just 1 minute from Main Street, is licensed to accommodate up to 12 guests, making it a highly sought-after 5-star B&B. In addition to the main house, the property features a charming guest house that can either be enjoyed by the owner or rented out for additional income—potentially as a long-term rental. Moonstruck Manor boasts a wealth of character with newly renovated, whitewashed original wood floors, antique shiplap, and an array of high-end finishes. The property is also furnished with exquisite, luxury pieces that are included in the sale, making it turn-key ready for continued success. This is an unparalleled opportunity to own a property that combines historic charm with modern luxury, and to secure a revenue-generating B&B in one of Fredericksburg's most desirable locations. Don't miss your chance to make Moonstruck Manor yours—this incredible property won't last long.					
Agent Remarks: Text/Call LA					
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: Kathryn Sharrock (#:586)
Agent Email: kathryn@fredericksburgrealty.com
Contact #: (210) 269-1606
License Number: 0619621

Zoning Map - Fredericksburg, TX

ROW / Property Lines

ROW / Property Lines

Administrative Areas

Entry Corridor



Historic Property



Historic Shopping District



Historic District



Zoning

City Limit Boundary



Zoning

ZONED



Zoning Map of the City of Fredericksburg, TX, current as of February 2, 2015.

300ft

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Naperville, IL., Esri., Inc.

Sec. 3.500. - HO: HISTORIC OVERLAY.

Intent

This zone is intended to encompass that portion of the City with historic resource value. The area within the Historic Overlay District is subject to the requirements of two sets of development standards:

1. The underlying zoning district land use designations and development standards; and
2. The historic characteristics of the district, including that all exterior construction, restoration, alteration or demolition within the district is subject to the provisions of the Historic Preservation Ordinance.

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all of the development standards and regulations specified in the underlying zoning district, the Historic Preservation Ordinance, and the Historic Design Guidelines/Standards. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Lot Area - The minimum lot area shall be as provided in any underlying zone or as may be required upon approval of a Conditional Use Permit.

Lot Dimensions - Shall be as provided in any underlying zone, or as may be required upon approval of a Conditional Use Permit.

Yards - Each lot shall have front, side and rear yards extending across the full widths and lengths of the lot as may be required in the underlying zone, or as may be required upon approval of a Conditional Use Permit.

Height Regulations - Section 7.500.

Fences, Walls and Visibility - Section 7.530.

Parking - Section 7.800.

Temporary/Accessory Building Regulations - Section 8.000.

Historic Preservation Ordinance

Signs - Sign Ordinance

(Ord. No. 2022-13, § 9(Exh. I), 3-21-2022)

Sec. 3.101. - R-1-A: SINGLE FAMILY RESIDENTIAL-SMALL LOT.

Intent

This zone is intended to provide for detached single family dwellings, with not more than one principal residence permitted on any lot to ensure an environment conducive to single family residential use. Additional uses necessary and incidental to a single family residential dwelling unit are also permitted. This zone is typically associated with the Low to Medium Density Residential Land Use category but is conditionally allowed within all land use categories except "Open Space/Parks," "Industrial" and "Public Facilities."

Principal Permitted Uses

Buildings, structures and lands shall be used, and buildings and structures shall hereinafter be erected, altered or enlarged only for the following uses, plus such other uses as the City Council, by resolution, may deem to be similar to those uses listed and not obnoxious or detrimental to the public health, safety and welfare:

Single Family Residential (detached)	Local Utility Service
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Uses Permitted Subject to Conditional Use Permit

The following uses may be permitted subject to a Conditional Use Permit as provided in Section 5.400:

Community Recreation	Private Primary Education
Day Care Services	Private Secondary Education
Guidance Service	Religious Assembly

Bed and Breakfast use is specifically prohibited.

Property Development Standards

Except as hereinafter provided, no building or structure or part thereof shall be erected, altered or converted for any use permitted in this district unless it is in conformity with all the standards and regulations herein specified for lot area, width and depth, dwelling unit area, lot coverage, yards and building height. The following standards shall apply except in cases where a lot does not meet the standards herein required but was an official "lot of record" prior to the adoption of this ordinance. In such cases, the present dimension shall be maintained as a minimum standard unit until such time as the use is removed. The replacement shall meet the standards and regulations herein specified.

Site Development Regulations

Each site in the R-1 district shall be subject to the following site development regulations:

Feature	Regulations
Lot Size	Minimum Lot Area, 4,500 Square Feet
Lot Width	Minimum Lot Width, 45 feet
Height	Maximum Building Height, 2 Stories, 28 feet
Front Yard	Minimum Required Setback, 15 feet (20 for Garage)
Street Side Yard	Minimum Required Setback, 15 feet
Interior Side Yard	Minimum Required Setback, 5 feet
Rear Yard	Minimum Required Setback, 10 feet
Residential Density	Maximum Dwelling Units per Lot, 1 per Lot
Minimum Dwelling Areas (Living Area Only)	750 Square Feet
Maximum Building Coverage	Percent of Lot Area, 50%
Maximum Impervious Coverage	Percent of Lot area, 60%
Nonconforming Uses	Section 6.100
Special Yard Regulations	Section 7.300
Fences, Walls and Visibility	Section 7.530
Parking	Section 7.800
Temporary/Accessory Building	Section 8.000
Home Occupations	Section 8.300

(Ord. No. 18-014, § 3.101, 12-1-2008; Ord. No. 23-014, 9-16-2013; Ord. No. 2022-13, 2(Exh. B), 3-21-2022)

Gillespie CAD Property Search

Property ID: 28068 For Year 2025

 Map

Property Details

Account		
Property ID:	28068	Geographic ID: S1700-0010-000200
Type:	R	Zoning: R1
Property Use:		Condo:
Location		
Situs Address:	403 N PECAN ST TX	
Map ID:	2	Mapsc0:
Legal Description:	WALTER BLK 1 LOT 2-PT	
Abstract/Subdivision:	S1700	
Neighborhood:	(FCNW) CITY NORTHWEST	
Owner		
Owner ID:	339939	
Name:	AIRCOOPER LLC	
Agent:		

Mailing Address:	4520 CAMACHO ST AUSTIN, TX 78723
% 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: AIRCOOPER LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CFB	CITY OF FREDBG	N/A	N/A	N/A	N/A
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: 1.263000

Estimated Taxes With Exemptions: \$13,762.92

Estimated Taxes Without Exemptions: \$13,762.92

Property Improvement - Building

Living Area: 2316.0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	CT6	1925	1896
MA2	MAIN AREA 2ND STORY	*	0	420
OP	OPEN PORCH	*	2003	112
OP	OPEN PORCH	*	0	90

Living Area: 320.0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	CT5	0	320
OP	OPEN PORCH	*	0	32

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C	COMMERCIAL	0.19	8,412.00	116.22	72.38	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	\$899,420	\$190,280	\$0	\$1,089,700	\$0	\$1,089,700
2023	\$899,420	\$190,280	\$0	\$1,089,700	\$0	\$1,089,700
2022	\$782,090	\$151,670	\$0	\$933,760	\$0	\$933,760

2021	\$461,390	\$105,910	\$0	\$567,300	\$0	\$567,300
2020	\$335,540	\$81,430	\$0	\$416,970	\$0	\$416,970
2019	\$335,020	\$81,430	\$0	\$416,450	\$0	\$416,450
2018	\$321,560	\$65,110	\$0	\$386,670	\$0	\$386,670
2017	\$181,080	\$65,110	\$0	\$246,190	\$0	\$246,190
2016	\$146,660	\$58,460	\$0	\$205,120	\$0	\$205,120

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/10/1991	QD	QUITCLAIM DEED	RENDON, MARK MRS -DEBORAH L-	FARQUHAR, DEBORAH LYNN	213	857	0
1/30/2017	WDVL	WARRANTY DEED VENDORS LIEN	GARNER- FARQUHAR, DEBORAH	STEPHENS, RONALD C & CONNIE	20170443		
5/24/2021	WD	WARRANTY DEED	STEPHENS, RONALD C & CONNIE	AIRCOOPER LLC	20213940		

ARB Data

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

If Paid: 12/16/2024

JUL 17

\$ Pay 2024 Taxes

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Am
2024	CITY OF FREDBG	\$1089700.00	\$2,237.43	\$0.00	\$2,237.43	\$0.00	\$0.00	\$2,237.43
2024	GILLESPIE COUNTY	\$1089700.00	\$2,925.84	\$0.00	\$2,925.84	\$0.00	\$0.00	\$2,925.84

2024	HILL CNTRY UWCD	\$1089700.00	\$52.31	\$0.00	\$52.31	\$0.00	\$0.00	\$52.31
2024	FREDBG ISD	\$1089700.00	\$8,424.47	\$0.00	\$8,424.47	\$0.00	\$0.00	\$8,424.47
2024	GILLESPIE WCID	\$1089700.00	\$1.90	\$0.00	\$1.90	\$0.00	\$0.00	\$1.90
	2024 Total:		\$13,641.95	\$0.00	\$13,641.95	\$0.00	\$0.00	\$13,641.95
2023	CITY OF FREDBG	\$1089700.00	\$1,799.96	\$1,799.96	\$0.00	\$0.00	\$0.00	\$1,799.96
2023	GILLESPIE COUNTY	\$1089700.00	\$3,046.80	\$3,046.80	\$0.00	\$0.00	\$0.00	\$3,046.80
2023	HILL CNTRY UWCD	\$1089700.00	\$51.22	\$51.22	\$0.00	\$0.00	\$0.00	\$51.22
2023	FREDBG ISD	\$1089700.00	\$8,449.53	\$8,449.53	\$0.00	\$0.00	\$0.00	\$8,449.53
2023	GILLESPIE WCID	\$1089700.00	\$1.92	\$1.92	\$0.00	\$0.00	\$0.00	\$1.92
	2023 Total:		\$13,349.43	\$13,349.43	\$0.00	\$0.00	\$0.00	\$13,349.43
2022	CITY OF FREDBG	\$933760.00	\$1,828.51	\$1,828.51	\$0.00	\$0.00	\$0.00	\$1,828.51
2022	GILLESPIE COUNTY	\$933760.00	\$3,105.69	\$3,105.69	\$0.00	\$0.00	\$0.00	\$3,105.69
2022	HILL CNTRY UWCD	\$933760.00	\$47.62	\$47.62	\$0.00	\$0.00	\$0.00	\$47.62
2022	FREDBG ISD	\$933760.00	\$8,971.56	\$8,971.56	\$0.00	\$0.00	\$0.00	\$8,971.56
2022	GILLESPIE WCID	\$933760.00	\$1.72	\$1.72	\$0.00	\$0.00	\$0.00	\$1.72
	2022 Total:		\$13,955.10	\$13,955.10	\$0.00	\$0.00	\$0.00	\$13,955.10
2021	CITY OF FREDBG	\$567300.00	\$1,110.91	\$1,110.91	\$0.00	\$0.00	\$0.00	\$1,110.91
2021	GILLESPIE COUNTY	\$567300.00	\$2,029.23	\$2,029.23	\$0.00	\$0.00	\$0.00	\$2,029.23

2021	HILL CNTRY UWCD	\$567300.00	\$32.34	\$32.34	\$0.00	\$0.00	\$0.00	\$
2021	FREDBG ISD	\$567300.00	\$5,549.33	\$5,549.33	\$0.00	\$0.00	\$0.00	\$
2021	GILLESPIE WCID	\$567300.00	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00	\$
	2021 Total:		\$8,722.89	\$8,722.89	\$0.00	\$0.00	\$0.00	\$
2020	CITY OF FREDBG	\$416970.00	\$920.56	\$920.56	\$0.00	\$0.00	\$0.00	\$
2020	GILLESPIE COUNTY	\$416970.00	\$1,686.22	\$1,686.22	\$0.00	\$0.00	\$0.00	\$
2020	HILL CNTRY UWCD	\$416970.00	\$25.85	\$25.85	\$0.00	\$0.00	\$0.00	\$
2020	FREDBG ISD	\$416970.00	\$4,400.28	\$4,400.28	\$0.00	\$0.00	\$0.00	\$
2020	GILLESPIE WCID	\$416970.00	\$0.83	\$0.83	\$0.00	\$0.00	\$0.00	\$
	2020 Total:		\$7,033.74	\$7,033.74	\$0.00	\$0.00	\$0.00	\$
2019	CITY OF FREDBG	\$416450.00	\$946.52	\$946.52	\$0.00	\$0.00	\$0.00	\$
2019	GILLESPIE COUNTY	\$416450.00	\$1,717.85	\$1,717.85	\$0.00	\$0.00	\$0.00	\$
2019	HILL CNTRY UWCD	\$416450.00	\$25.82	\$25.82	\$0.00	\$0.00	\$0.00	\$
2019	FREDBG ISD	\$416450.00	\$4,481.84	\$4,481.84	\$0.00	\$0.00	\$0.00	\$
2019	GILLESPIE WCID	\$416450.00	\$0.83	\$0.83	\$0.00	\$0.00	\$0.00	\$
	2019 Total:		\$7,172.86	\$7,172.86	\$0.00	\$0.00	\$0.00	\$
2018	CITY OF FREDBG	\$386670.00	\$872.33	\$872.33	\$0.00	\$0.00	\$0.00	\$
2018	GILLESPIE COUNTY	\$386670.00	\$1,578.00	\$1,578.00	\$0.00	\$0.00	\$0.00	\$

2018	HILL CNTRY UWCD	\$386670.00	\$25.91	\$25.91	\$0.00	\$0.00	\$0.00	\$
2018	FREDBG ISD	\$386670.00	\$4,432.01	\$4,432.01	\$0.00	\$0.00	\$0.00	\$
2018	GILLESPIE WCID	\$386670.00	\$0.77	\$0.77	\$0.00	\$0.00	\$0.00	\$
	2018 Total:		\$6,909.02	\$6,909.02	\$0.00	\$0.00	\$0.00	\$
2017	CITY OF FREDBG	\$246190.00	\$555.40	\$555.40	\$0.00	\$0.00	\$0.00	\$
2017	GILLESPIE COUNTY	\$246190.00	\$984.52	\$984.52	\$0.00	\$0.00	\$0.00	\$
2017	HILL CNTRY UWCD	\$246190.00	\$17.48	\$17.48	\$0.00	\$0.00	\$0.00	\$
2017	FREDBG ISD	\$246190.00	\$2,821.83	\$2,821.83	\$0.00	\$0.00	\$0.00	\$
2017	GILLESPIE WCID	\$246190.00	\$0.49	\$0.49	\$0.00	\$0.00	\$0.00	\$
	2017 Total:		\$4,379.72	\$4,379.72	\$0.00	\$0.00	\$0.00	\$
2016	CITY OF FREDBG	\$205120.00	\$492.29	\$492.29	\$0.00	\$0.00	\$0.00	\$
2016	GILLESPIE COUNTY	\$205120.00	\$890.63	\$890.63	\$0.00	\$0.00	\$0.00	\$
2016	HILL CNTRY UWCD	\$205120.00	\$16.00	\$16.00	\$0.00	\$0.00	\$0.00	\$
2016	FREDBG ISD	\$205120.00	\$2,351.09	\$2,351.09	\$0.00	\$0.00	\$0.00	\$
2016	GILLESPIE WCID	\$205120.00	\$0.41	\$0.41	\$0.00	\$0.00	\$0.00	\$
	2016 Total:		\$3,750.42	\$3,750.42	\$0.00	\$0.00	\$0.00	\$
2015	CITY OF FREDBG	\$189570.00	\$438.47	\$438.47	\$0.00	\$0.00	\$0.00	\$
2015	GILLESPIE COUNTY	\$189570.00	\$786.15	\$786.15	\$0.00	\$0.00	\$0.00	\$

2015	HILL CNTRY UWCD	\$189570.00	\$14.79	\$14.79	\$0.00	\$0.00	\$0.00	\$
2015	FREDBG ISD	\$189570.00	\$2,172.85	\$2,172.85	\$0.00	\$0.00	\$0.00	\$
2015	GILLESPIE WCID	\$189570.00	\$0.38	\$0.38	\$0.00	\$0.00	\$0.00	\$
	2015 Total:		\$3,412.64	\$3,412.64	\$0.00	\$0.00	\$0.00	\$
2014	CITY OF FREDBG	\$174000.00	\$431.87	\$431.87	\$0.00	\$0.00	\$0.00	\$
2014	GILLESPIE COUNTY	\$174000.00	\$690.96	\$690.96	\$0.00	\$0.00	\$0.00	\$
2014	HILL CNTRY UWCD	\$174000.00	\$14.79	\$14.79	\$0.00	\$0.00	\$0.00	\$
2014	FREDBG ISD	\$174000.00	\$1,994.39	\$1,994.39	\$0.00	\$0.00	\$0.00	\$
2014	GILLESPIE WCID	\$174000.00	\$0.35	\$0.35	\$0.00	\$0.00	\$0.00	\$
	2014 Total:		\$3,132.36	\$3,132.36	\$0.00	\$0.00	\$0.00	\$
2013	CITY OF FREDBG	\$174000.00	\$452.40	\$452.40	\$0.00	\$0.00	\$0.00	\$
2013	GILLESPIE COUNTY	\$174000.00	\$662.07	\$662.07	\$0.00	\$0.00	\$0.00	\$
2013	HILL CNTRY UWCD	\$174000.00	\$13.92	\$13.92	\$0.00	\$0.00	\$0.00	\$
2013	FREDBG ISD	\$159000.00	\$1,822.46	\$1,822.46	\$0.00	\$0.00	\$0.00	\$
2013	GILLESPIE WCID	\$174000.00	\$0.35	\$0.35	\$0.00	\$0.00	\$0.00	\$
	2013 Total:		\$2,951.20	\$2,951.20	\$0.00	\$0.00	\$0.00	\$
2012	CITY OF FREDBG	\$174000.00	\$460.58	\$460.58	\$0.00	\$0.00	\$0.00	\$
2012	GILLESPIE COUNTY	\$174000.00	\$539.58	\$539.58	\$0.00	\$0.00	\$0.00	\$

2012	HILL CNTRY UWCD	\$174000.00	\$13.05	\$13.05	\$0.00	\$0.00	\$0.00	\$
2012	FREDBG ISD	\$159000.00	\$1,822.46	\$1,822.46	\$0.00	\$0.00	\$0.00	\$
2012	GILLESPIE WCID	\$174000.00	\$0.17	\$0.17	\$0.00	\$0.00	\$0.00	\$
	2012 Total:		\$2,835.84	\$2,835.84	\$0.00	\$0.00	\$0.00	\$
2011	CITY OF FREDBG	\$174000.00	\$425.26	\$425.26	\$0.00	\$0.00	\$0.00	\$
2011	GILLESPIE COUNTY	\$174000.00	\$485.46	\$485.46	\$0.00	\$0.00	\$0.00	\$
2011	HILL CNTRY UWCD	\$174000.00	\$12.53	\$12.53	\$0.00	\$0.00	\$0.00	\$
2011	FREDBG ISD	\$159000.00	\$1,822.46	\$1,822.46	\$0.00	\$0.00	\$0.00	\$
2011	GILLESPIE WCID	\$174000.00	\$0.17	\$0.17	\$0.00	\$0.00	\$0.00	\$
	2011 Total:		\$2,745.88	\$2,745.88	\$0.00	\$0.00	\$0.00	\$
2010	CITY OF FREDBG	\$184130.00	\$435.47	\$435.47	\$0.00	\$0.00	\$0.00	\$
2010	GILLESPIE COUNTY	\$184130.00	\$482.60	\$482.60	\$0.00	\$0.00	\$0.00	\$
2010	HILL CNTRY UWCD	\$184130.00	\$12.89	\$12.89	\$0.00	\$0.00	\$0.00	\$
2010	FREDBG ISD	\$169130.00	\$1,938.57	\$1,938.57	\$0.00	\$0.00	\$0.00	\$
2010	GILLESPIE WCID	\$184130.00	\$0.18	\$0.18	\$0.00	\$0.00	\$0.00	\$
	2010 Total:		\$2,869.71	\$2,869.71	\$0.00	\$0.00	\$0.00	\$
2009	CITY OF FREDBG	\$185941.00	\$431.19	\$431.19	\$0.00	\$0.00	\$0.00	\$
2009	GILLESPIE COUNTY	\$185941.00	\$479.35	\$479.35	\$0.00	\$0.00	\$0.00	\$

2009	HILL CNTRY UWCD	\$185941.00	\$12.64	\$12.64	\$0.00	\$0.00	\$0.00	\$
2009	FREDBG ISD	\$170941.00	\$1,959.33	\$1,959.33	\$0.00	\$0.00	\$0.00	\$
2009	GILLESPIE WCID	\$185941.00	\$0.19	\$0.19	\$0.00	\$0.00	\$0.00	\$
	2009 Total:		\$2,882.70	\$2,882.70	\$0.00	\$0.00	\$0.00	\$
2008	CITY OF FREDBG	\$169037.00	\$397.24	\$397.24	\$0.00	\$0.00	\$0.00	\$
2008	GILLESPIE COUNTY	\$169037.00	\$436.28	\$436.28	\$0.00	\$0.00	\$0.00	\$
2008	HILL CNTRY UWCD	\$169037.00	\$11.49	\$11.49	\$0.00	\$0.00	\$0.00	\$
2008	FREDBG ISD	\$154037.00	\$1,765.57	\$1,765.57	\$0.00	\$0.00	\$0.00	\$
2008	GILLESPIE WCID	\$169037.00	\$0.17	\$0.17	\$0.00	\$0.00	\$0.00	\$
	2008 Total:		\$2,610.75	\$2,610.75	\$0.00	\$0.00	\$0.00	\$
2007	CITY OF FREDBG	\$153670.00	\$370.96	\$370.96	\$0.00	\$0.00	\$0.00	\$
2007	GILLESPIE COUNTY	\$153670.00	\$425.67	\$425.67	\$0.00	\$0.00	\$0.00	\$
2007	HILL CNTRY UWCD	\$153670.00	\$10.76	\$10.76	\$0.00	\$0.00	\$0.00	\$
2007	FREDBG ISD	\$138670.00	\$1,589.44	\$1,589.44	\$0.00	\$0.00	\$0.00	\$
2007	GILLESPIE WCID	\$153670.00	\$0.15	\$0.15	\$0.00	\$0.00	\$0.00	\$
	2007 Total:		\$2,396.98	\$2,396.98	\$0.00	\$0.00	\$0.00	\$
2006	CITY OF FREDBG	\$139700.00	\$358.47	\$358.47	\$0.00	\$0.00	\$0.00	\$
2006	GILLESPIE COUNTY	\$139700.00	\$415.75	\$415.75	\$0.00	\$0.00	\$0.00	\$

2006	HILL CNTRY UWCD	\$139700.00	\$10.90	\$10.90	\$0.00	\$0.00	\$0.00	\$
2006	FREDBG ISD	\$124700.00	\$1,793.68	\$1,793.68	\$0.00	\$0.00	\$0.00	\$
2006	GILLESPIE WCID	\$139700.00	\$0.14	\$0.14	\$0.00	\$0.00	\$0.00	\$
	2006 Total:		\$2,578.94	\$2,578.94	\$0.00	\$0.00	\$0.00	\$
2005	CITY OF FREDBG	\$127000.00	\$329.69	\$329.69	\$0.00	\$0.00	\$0.00	\$
2005	GILLESPIE COUNTY	\$127000.00	\$387.48	\$387.48	\$0.00	\$0.00	\$0.00	\$
2005	HILL CNTRY UWCD	\$127000.00	\$10.54	\$10.54	\$0.00	\$0.00	\$0.00	\$
2005	FREDBG ISD	\$112000.00	\$1,780.80	\$1,780.80	\$0.00	\$0.00	\$0.00	\$
2005	GILLESPIE WCID	\$127000.00	\$0.13	\$0.13	\$0.00	\$0.00	\$0.00	\$
	2005 Total:		\$2,508.64	\$2,508.64	\$0.00	\$0.00	\$0.00	\$
2004	CITY OF FREDBG	\$110720.00	\$312.23	\$312.23	\$0.00	\$0.00	\$0.00	\$
2004	GILLESPIE COUNTY	\$110720.00	\$350.10	\$350.10	\$0.00	\$0.00	\$0.00	\$
2004	HILL CNTRY UWCD	\$110720.00	\$9.19	\$9.19	\$0.00	\$0.00	\$0.00	\$
2004	FREDBG ISD	\$95720.00	\$1,518.31	\$1,518.31	\$0.00	\$0.00	\$0.00	\$
2004	GILLESPIE WCID	\$110720.00	\$0.11	\$0.11	\$0.00	\$0.00	\$0.00	\$
	2004 Total:		\$2,189.94	\$2,189.94	\$0.00	\$0.00	\$0.00	\$

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20213940

RONALD CRAIG STEPHENS and
CONNIE BABER STEPHENS

TO

AIRCOOPER, LLC

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

THE STATE OF TEXAS §

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GILLESPIE §

THAT RONALD CRAIG STEPHENS and spouse, CONNIE BABER STEPHENS ("Grantor"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto AIRCOOPER, LLC ("Grantee"), whose address is 4520 Camacho St Austin, TX 78743 all of the following described real property ("Property") in Gillespie County, Texas, to-wit:

BEING 0.193 acre of land, more or less, situated in the City of Fredericksburg, Gillespie County, Texas, part of Lot No. 2, Walter Addition; said 0.193 acre tract of land is described by metes and bounds on Exhibit "A", attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments, easements, rights, privileges and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right and interest in and to the Property, as well in law as in equity, including, without limitation, all Grantor's right, title and interest in and to any minerals (except as may be herein reserved unto Grantor), utilities, adjacent streets, alleys, strips, gores and rights of way and Grantor's rights in all license and permits relating to the Property (individually and collectively, the "Appurtenances").

Property taxes for the current year have been prorated and are assumed by Grantee.

This conveyance is made and accepted subject to the following exceptions ("Exceptions"), to the extent the Exceptions are valid and subsisting and affect the property herein conveyed, and without waiving rights or defenses relating to any such Exceptions and without ratifying, creating or reviving any such Exceptions:

1. Easement executed by C. T. Walters and Diane Walters to Irene Segner, Evelyn Wehmeyer and Annie Corneli, dated April 30, 1981, recorded in Volume 143, Pages 875-876, Deed Records of Gillespie County, Texas.
2. The following matters, all as shown on survey prepared by Josh W. Leamons, Registered Professional Land Surveyor No. 6276, dated January 26, 2017:
 - a. Overhead utility lines
 - b. Electric meter
 - c. Gas meter
 - d. Protrusion of fence along Northeast property line
 - e. The rights of adjoining property owners, if any, in and to that portion of the property lying between the encroaching fence and the Southwest property line.
3. Wood building encroaches into the land along the Southwest property line as shown on survey prepared by Josh W. Leamons, Registered Professional Land Surveyor No. 6276, dated January 26, 2017.

Notwithstanding anything in this Deed to the contrary, the Exceptions shall only affect the Property to the extent that such Exceptions are valid and effective as of the date of this Deed and the mere reference to such Exceptions in this Deed shall not be deemed to impose, reimpose, or reinstate such Exceptions if such Exceptions are not valid and effective as of the date of this Deed, but only to the extent any such Exceptions are valid and subsisting and affects the Property, and without waiving rights or defenses relating to any such exception and without ratifying, creating or reviving any such Exceptions.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns

forever, and we do hereby bind ourselves, our heirs, successors and assigns, to WARRANT AND FOREVER DEFEND, subject to the foregoing exceptions, all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 24 day of May, 2021.

[END OF PAGE]

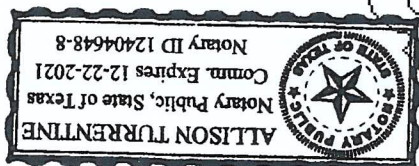
GRANTOR:

Ronald Craig Stephens
 RONALD CRAIG STEPHENS

Connie Baber Stephens
 CONNIE BABER STEPHENS

THE STATE OF TEXAS §
 COUNTY OF Gillespie §

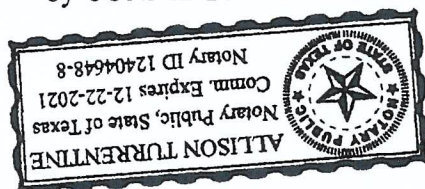
This instrument was acknowledged before me on this the 24 day of May, 2021,
 by RONALD CRAIG STEPHENS.



Allison Turrentine
 Notary Public in and for
 the State of Texas

THE STATE OF TEXAS §
 COUNTY OF Gillespie §

This instrument was acknowledged before me on this the 24 day of May, 2021,
 by CONNIE BABER STEPHENS.



Allison Turrentine
 Notary Public in and for
 the State of Texas

Exhibit "A"

Page 1 of 2



SEARCHERS

LAND SURVEYING, LLC

MASON | FREDERICKSBURG

P.O. Box 528 Mason, TX 76856 | 325-347-7489 | TBPLS Firm #10193966

P.O. Box 1504 Fredericksburg, TX 78624 | 806-252-9810 | TBPLS Firm #10194211

www.searchersllc.com

LEGAL DESCRIPTION: Being 0.193 acres of land, being a portion Lot No. 2 of the Walter Addition to the City of Fredericksburg as recorded in Volume 8, Page 243 of the Deed Records of Gillespie County, Texas, and being all of that certain tract described in Volume 146, Page 311 of the Real Property Records of Gillespie County, Texas; Said 0.193 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the southeast line of Pecan Street, for the north corner of Lot 1 of said Walter Addition, the north corner of that certain tract described in Volume 164, Page 642 of said Real Property Records, the west corner of said Lot 2, and the west corner hereof;

THENCE North 39°32'00" East a distance of 116.39 feet along the southeast line of said Pecan Street and the northwest line of said Lot 2 to a 5/8 inch iron rod found for the north corner of said Lot 2, the west corner of Lot 3B, a Resubdivision of Lot 3 of said Walter Addition, as shown on plat recorded in Volume 1, Page 108 of the Plat Records of Gillespie County, Texas, and the north corner hereof;

THENCE South 49°53'12" East a distance of 72.77 feet along the southwest line of said Lot 3B and the northeast line of said Lot 2 to a 1/2 inch iron rod found for the north corner of that certain tract described in Instrument No. 20164233 of said Official Public Records and the east corner hereof;

THENCE South 39°54'20" West a distance of 116.06 feet (Basis of Bearing) crossing said Lot 2 along the northwest line of said tract described in Instrument No. 20164233 to a 1/2 inch iron rod

Page 2 of 2

found in the southwest line of said Lot 2, the northeast line of said Lot 1, and the northeast line of said tract described in Volume 164, Page 642, for the west corner of said tract described in Instrument No. 28164233 and the south corner hereof;

THENCE North 50°08'23" West a distance of 72.01 feet along the northeast line of said Lot 1, the southwest line of said Lot 2, and the northeast line of said tract described in Volume 164, Page 642 to the POINT OF BEGINNING containing 0.193 acres of land, more or less.

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk

Gillespie County Texas

May 25, 2021 02:40:45 PM

FEE: \$46.00

LMOOSE

20213940

WD



EXHIBIT A - Page 2