

114 FLEURY WAY | FREDERICKSBURG, TEXAS 78624 | GILLESPIE COUNTY

11.10± ACRE ESTABLISHED INCOME-PRODUCING RESIDENTIAL PROPERTY

FREDERICKSBURG **REALTY**
TEXAS RANCH **REALTY**

FREDERICKSBURG REALTY

FLEURY WAY | FREDERICKSBURG, TEXAS 78624 | GILLESPIE COUNTY
11.10+/- ACRES
$1,800,000

Agent
Justin Cop

Property Highlights
- **11.10± acre established income-producing residential property**
- **11 residential rental units**
- **Currently fully occupied**
- Mix of detached residences, apartments and a travel-trailer improvement
- Individual improvements range from approximately **364 SF to 1,760 SF**
- Improvements constructed primarily in **1995, 1996 and 2011**
- Covered porches, patios, wood deck and other outdoor improvements
- Mix of attached garage and carport parking
- Select residences include additional storage buildings
- **Grandfathered water well**, reportedly producing approximately **75–100 GPM**
- Multiple private septic systems; available county permit records
- Mature trees and open areas throughout the property
- Residences distributed along **Fleury Way and Collard Drive**
- Access from **Marschall Creek Road**
- **~ 7 miles / 11 minutes from downtown Fredericksburg**

Property Taxes:
$21,168.88

Situated on approximately **11.10 acres just north of Fredericksburg**, this established income-producing property offers a distinctive opportunity to acquire a multi-residence residential investment in the Texas Hill Country. Located approximately 7 miles, or an 11-minute drive, from downtown Fredericksburg, the property combines convenient access to town with a more private, rural setting. **Eleven residential rental units are distributed throughout the property, which is currently fully occupied and operating with an established tenant base.**

The property features a varied mix of detached residences, apartments and additional living accommodations, with individual improvements ranging from approximately **364 SF to 1,760 SF** and constructed primarily in 1995, 1996 and 2011. Residences are arranged along Fleury Way and Collard Drive, creating a small residential community within the larger acreage. Mature trees, open areas, covered porches, patios and other outdoor improvements contribute to the property's Hill Country character, while a mix of garages, carports and storage improvements serves the individual residences. A **grandfathered water well, reportedly producing approximately 75–100 gallons per minute**, provides an important utility feature, along with multiple private septic systems for which county permit records are available.

With **11 existing residential units, full occupancy, established infrastructure and 11.10± acres**, the property offers an opportunity for an investor to acquire an existing residential rental operation rather than a vacant development site. Its combination of acreage, multiple income-producing residences and proximity to Fredericksburg provides a strong foundation for continued rental use and long-term investment planning, subject to applicable regulations, leases and property restrictions.

MLS #: C105405A (Active) List Price: $1,800,000 (40 Hits) **114 -- Fleury Way Fredericksburg, TX 78624**



Type of Property: Other
Current Use: Leased, See Remarks
Current Use 2: Mixed Use
Current B&B: No
 # Units: 11
Apx SqFt: Other-See Remarks
Source SqFt: GCAD
Appx Year Built: 1996
Parking: See Remarks

Original List Price: $1,800,000
Unit #:
Area: County-Northeast
Subdivision: N/A
County: Gillespie
School District: Fredericksburg
Distance From City Limits: 6-9 miles
Apx Acreage: 11.1000
Seller's Est Tax: 21168.90
Showing Instructions: Call Listing Agent, Occupied
Days on Market 5

Tax Exemptions: NA **Taxes w/o Exemptions:** $21,168.90 **Tax Info Source:** CAD **CAD Property ID #:** 74571,8523,100808 **Zoning:** None

Flood Plain:	Deed Restrictions:	Easements:	STR Permit:	Permit #:	Manufactured Homes Allowed:
No	No	Electric Service, ROW Easement	No		Yes

Rental Property: Long-Term **Rental $:** **Items Not In Sale:**
Sale Includes: Building & Land, Other-See Remarks **Terms of Lease:** None, See Remarks
Documents on File: Aerial Photo, Legal Description

Construction: Frame, Vinyl Siding, Other
Foundation: Pillar/Post/Pier
Roof: Composition, Metal
Utilities: Water Connected, Sewer Connected, CTEC, Electricity Connected
Water: Well, Private
Sewer: Septic Tank, Shared Septic
Heating: Electric, Central, Other
Cooling: Central Air, Electric, Mini-Split, Window Unit(s)

Property Features: Business Opportunity
Topography: Level, Few Trees
Access: Private Road, Gravel
Location: County, Other-See Remarks
Fence: Wood, Barbed Wire, Partial

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

Location/Directions: From Fredericksburg, take N State Hwy 16 approximately 7 miles, turn left onto Marschall Creek Rd, then left onto Fleury Way. Property is on the right.

Owner: FLEURY WAY LLC

Legal Description: 11.10± ac., part of Survey No. 205, Macedonio Seguro, patented to Joseph A. Tivy, Abstract No. 616, Gillespie County, TX; being a portion of the 69.1-ac. tract conveyed to James Moellendorf, together with rights of ingress/egress over two 30' non-exclusive road easements.

Instructions: Call LA for showing Instructions, at least 24 hours to view

Public Remarks: Situated on approximately 11.10 acres just north of Fredericksburg, this established income-producing property offers a rare opportunity to acquire a multi-residence investment in the Texas Hill Country. Located approximately 7 miles, or an 11-minute drive, from downtown, the property combines a convenient location with a private, rural setting. The property is currently fully occupied, providing an established rental operation with the potential for continued long-term income. The property includes 11 residential units, with improvements constructed primarily in 1995, 1996, and 2011. The residences are arranged along Fleury Way and Collard Drive, creating a small residential community with a mix of homes and additional living accommodations. Mature trees, open areas, and outdoor improvements contribute to the property's Hill Country setting. A grandfathered water well, reportedly producing approximately 75–100 gallons per minute, serves as an important utility feature for the property. With its existing tenant base, multiple residences, and close proximity to Fredericksburg, this property presents an attractive opportunity for investors seeking a diversified residential rental asset. The combination of acreage, established improvements, and income-producing use offers flexibility for continued operation and future investment planning, subject to applicable regulations and property restrictions.

Agent Remarks: Property consists of multiple CAD accounts. CAD IDs: 74571, 8523, 100808, 85757, 69441, 67392, 69442, 69443, 69440, 69437, 69439, 186837.

Withdraw Comments:

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

Office Broker's Lic #: 9003085

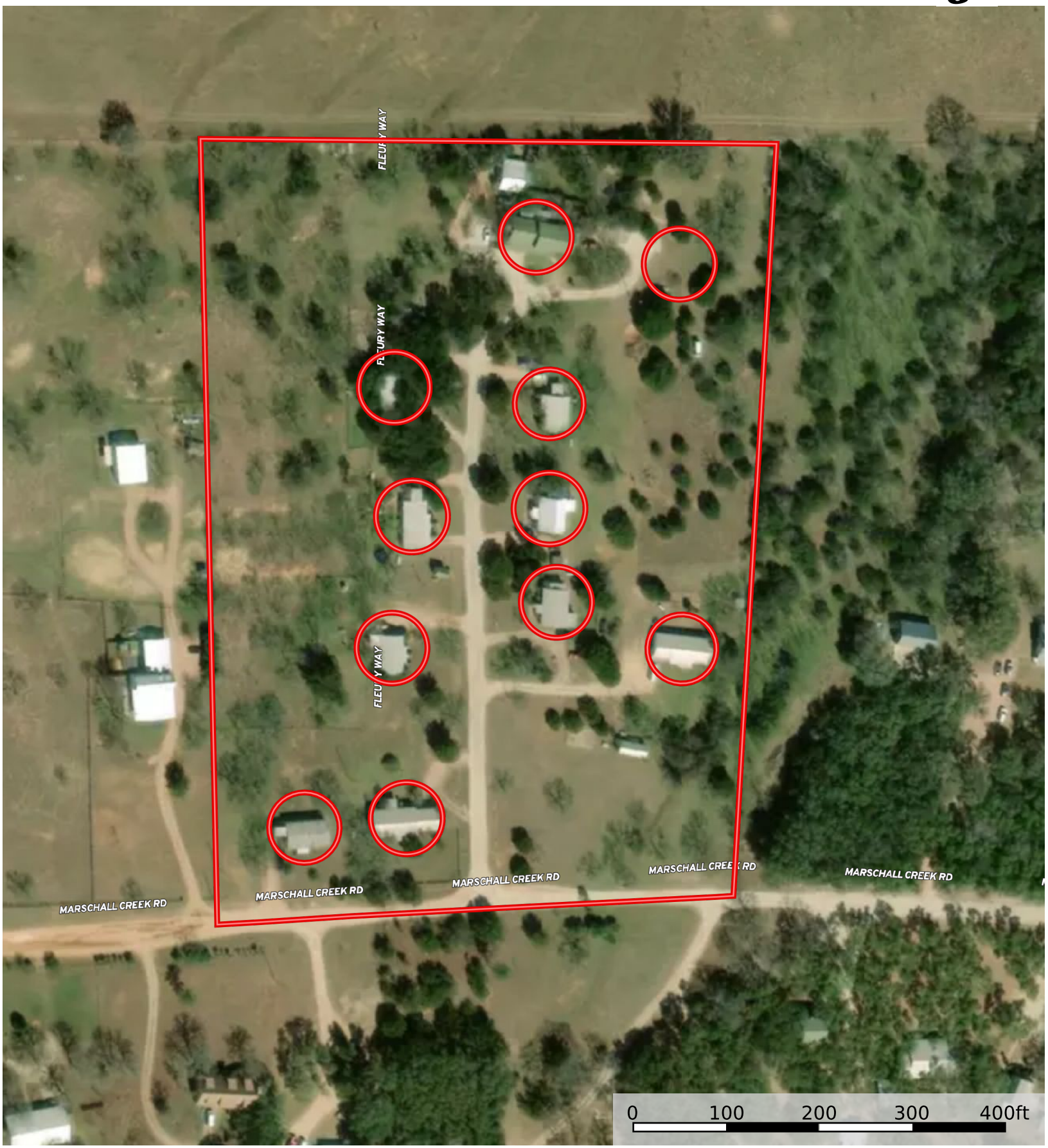
Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

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

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

Fleury Way

Gillespie County, Texas, 10 AC +/-



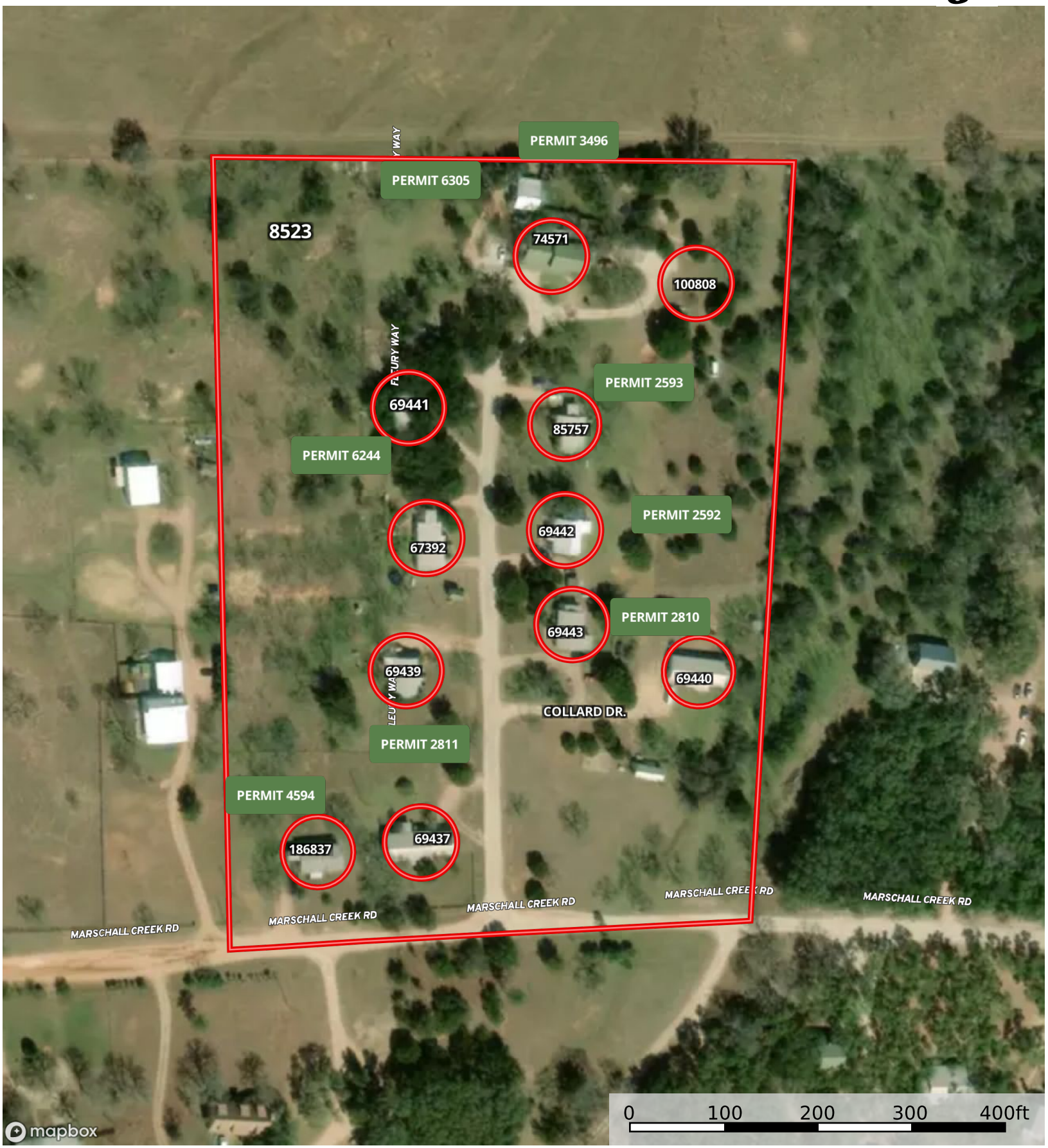
Boundary

Justin Cop
P: 830-997-6531 www.fredericksburgrealty.com 257 West Main St.

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

Fleury Way

Gillespie County, Texas, 10 AC +/-



Boundary

Justin Cop
P: 830-997-6531 www.fredericksburgrealty.com 257 West Main St.

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EK00888
GC-00019

V1711600005328

VIRDELL DRILLING INC.

111 EAST GRAYSON STREET
(915) 247-4249 OR 4348
LLANO, TEXAS 78643

WELL LOG NO. 57

LICENSE NO. 1900

WELL DRILLED FOR Mr. James Moellendorf #2 ADDRESS 707 W. Morse

LANDOWNER _____ ADDRESS Fredericksburg, Texas 78624

COUNTY, LOCATION Gillespie Co.; .4 mile North of Hwy. 16 on Marshall Creek Rd.; 300' Northeast in pasture

DATE STARTED 11-19-85 FINISHED 11-20-85 SIZE OF HOLE, TOP 5" BOTTOM 6"

WELL DRILLED FROM 0 TO 200' STATIC WATER LEVEL 74'

CASING

TYPE PVC OLD _____ NEW X

DIAMETER 5" FROM +1.5' TO 187'

SCREEN TYPE: Machine-ribbed slotted (German)

SCREEN 5" FROM 164.5' TO 176.5'

SCREEN _____ FROM _____ TO _____

CEMENTED _____ FROM 3' TO 23'

WATER

WATER 75-100 GPM DEPTH 85-142; 147-155; 165-178; 187-200

METHOD OF TESTING Estimated

TOTAL G. P. M. 75-100

INVOICE

SOFT FORMATION	(10" hole)	187'
" "	(6" hole)	13'
HARD FORMATION		
CASING		176.
SCREEN		12'
GRAVEL		
CEMENT		
OTHER COST		
TAX	EXEMPT	
TOTAL		

WELL LOG

FROM	TO	DESCRIPTION	FROM	TO	D
0	2	topsoil			
2	10	caliche, white & yellow			
10	25	brown clay			
25	45	gray clay & sand			
45	85	red clay			
85	187	Hensell Sandstone, red & white			
187	200	Hickory Sandstone, red & white			

DRILLER Taylor Virdell, Jr.

№ 1141

10/18/2004

FLEURY WAY

PROPERTY IMPROVEMENTS & UTILITY OVERVIEW

Fredericksburg, Texas 78624 | Gillespie County

11.10± ACRES	11 RESIDENTIAL UNITS	FULLY OCCUPIED	$21,168.88
Property Size	Existing Improvements	Current Use	Total Property Taxes

Property Overview

This established multi-residence rental property is situated on approximately 11.10 acres just north of Fredericksburg. The property contains a mix of detached residences, apartments and a travel-trailer improvement, with individual living areas ranging from approximately 364 to 1,760 square feet. Mature trees, open areas, porches, patios, garages, carports and storage improvements are distributed throughout the property.

The property is served by one grandfathered water well, reportedly producing approximately 75–100 gallons per minute, and multiple private septic/OSSF systems. Internal access is provided along Fleury Way and Collard Drive, with access from Marschall Creek Road. The property is approximately 7 miles / 11 minutes from downtown Fredericksburg.

UTILITY & RECORDS NOTE

Available county records document several individual OSSF systems and one shared system at 114 Fleury Way. Septic configuration, capacity, service area and current use should be independently verified during buyer due diligence.

Improvement Schedule

Address-by-address summary compiled from available appraisal and OSSF records.

Address	CAD #	OSSF Permit #	Tax	Yr. Built	Living SF	Outdoor / Storage	Legal Descriptions
114 Fleury Way	74571	3496 → 6305	$7,764.47	1999 / 2011	1,760* + 600 + 364 + 364 + 392 + 672*	Porches; wood deck; 78 SF + 65 SF storage	ABS A0616 M SEGURO #205, 5.0 ACRES, -HOMESITE- APT. A, APT. B, APT. C, APT. D
113 Fleury Way	100808	—	$57.36	—	418	42 SF open porch; 372 SF canopy	ABS A0616 M SEGURO #205, -TRAVEL TRAILER IMPR ONLY-LOCATED ON FLEURY WAY LLC PROP
108 Fleury Way	85757	2593	$974.98	1995	912	288 SF open porch; 49 SF storage	ABS A0616 M SEGURO #205, -HOMESITE ONLY-LOCATED ON FLEURY WAY LLC PROP
93 Fleury Way	69441	1701 → 6244	$962.20	1996	864	313 SF patio/porch; 216 SF carport + 130 SF storage	ABS A0616 M SEGURO #205, -HOMESITE ONLY-LOCATED ON FLEURY WAY LLC PROP
73 Fleury Way	67392	1701 → 6244	$1,366.65	1995	1,368	310 SF porch/patio; 96 SF storage	ABS A0616 M SEGURO #205, -HOMESITE ONLY-LOCATED ON FLEURY WAY LLC PROP
72 Fleury Way	69442	2592	$1,638.78	1996	1,728*	210 SF open porches; 120 SF storage	ABS A0616 M SEGURO #205, -HOMESITE ONLY-LOCATED ON FLEURY WAY LLC PROP
52 Fleury Way	69443	2810	$1,229.75	1996	1,120	204 SF open porches	ABS A0616 M SEGURO #205, -HOMESITE ONLY-LOCATED ON FLEURY WAY LLC PROP
34 Collard Dr.	69440	2810	$1,265.96	1996	1,040	242 SF open porches; 432 SF single attached garage	ABS A0616 M SEGURO #205, -HOMESITE ONLY-LOCATED ON FLEURY WAY LLC PROP
19 Fleury Way	69437	2811	$1,588.45	1996	1,344	234 SF open porches; 528 SF double attached garage	ABS A0616 M SEGURO #205, -HOMESITE ONLY-LOCATED ON FLEURY WAY LLC PROP
57 Fleury Way	69439	2811	$1,048.25	1996	960	212 SF open porches	ABS A0616 M SEGURO #205, -HOMESITE ONLY-LOCATED ON FLEURY WAY LLC PROP
394 Marschall Creek Rd.	186837	4594	$1,059.97	1999	1,232	192 SF open porches	ABS A0616 M SEGURO #205, TRACT 10, -M/H ONLY HOMESITE- LOCATED ON FLEURY WAY LLC PROP-
Fleury Way – Land Account	8523	—	$2,212.06	1996	—	560 SF patio; 360 SF outbuilding	ABS A0616 M SEGURO #205, 6.10 ACRES, -RENT HOUSES, M/H & TT LOCATED HERE-

** **114 Fleury Way** is a multi-improvement residential compound under one CAD account. Appraisal records identify a two-story 1,760 SF primary residence, an additional 600 SF residential improvement, and four separately listed apartment units: A (364 SF), B (364 SF), C (392 SF) and D (672 SF). These descriptions reflect appraisal records; the actual configuration and use should be independently verified. **72 Fleury Way** is identified as a 1.5-story residence.*

DISCLAIMER This summary is provided for marketing and informational purposes only and is based on records made available for review. It is not a survey, engineering report, title commitment, environmental report or representation of regulatory compliance. All measurements, taxes, permits, utilities, occupancy, income, legal descriptions and other property information should be independently verified by buyer.



APPLICATION FOR PRIVATE SEWAGE SYSTEM
CONSTRUCTION PERMIT AND LICENSE

DATE 5/18/99 PERMIT NO. 3496 FEE #150.00 Ck

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

OWNER Richard P. Fleury PHONE NO. 990-1108

MAILING ADDRESS 241 MARSHALL CREEK Rd

HOUSE NO. AND STREET ADDRESS 114 Fleury WAY

SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH (North side Marshall Ck Road)
NAME ABSTRACT 616 SURVEY 205

SIZE ACREAGE OR TRACT 10.85 SECTION _____ BLOCK _____ LOT _____

DESCRIPTION OF STRUCTURE TO BE SERVED
House (✓) Mobile Home ( ) Other _____
Commercial _____
(Type of Business)
Living Area (2009 Bedrooms (3) Bathrooms 3) Disposal ( )
Washing Machine (✓) Dishwasher (✓) Water Softner ( ) Other _____
Water Supply By: Public System ( ) Community ( ) Individual ✓

DATE 5/18/99 INSPECTOR-SANITARIAN Doug M. Smith

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.

(If signed by Owner, Authorized Agent, Contractor, provide name, address and phone #) _____

DATE Richard P. Fleury
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:

CERTIFICATION OF APPROVAL

FINAL INSPECTION

DATE 4/29/99 PERMIT NO. _____ FEE _____

MANUFACTURER PARKS PRECAST PRODUCTS

TANK #1 SN# 42499 TANK #2 SN# _____

SIZE TANK #1 1000/24 GALS. TANK #2 ____ GALS. TYPE concrete

ABSORPTION TRENCH ( ) LENGTH 242 + 105 WIDTH 3, 3

ABSORPTION BED AREA ( ) SQUARE FEET 1210 # + 525 = 1735 SQFT
5' CREDIT

COMMERCIAL ( ) PRIVATE RESIDENCE (✓)

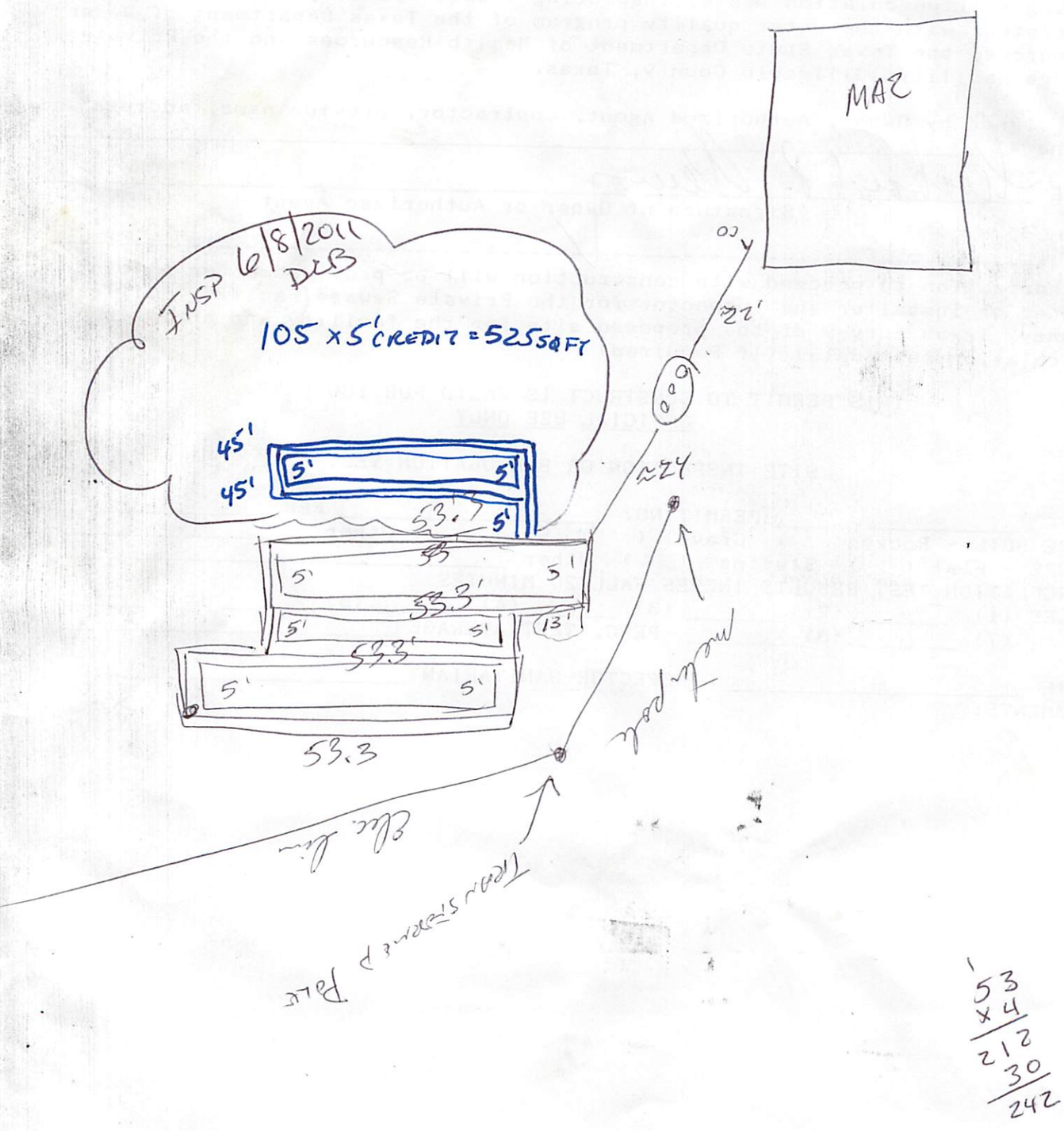
INSTALLER OR CONTRACTOR Pete Morales

ADDRESS _____ PHONE # _____

DATE 4/29/99 FINAL INSPECTION MADE BY Dwayne Brown

(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)

MAKE A SKETCH OF SYSTEM
(NOT TO SCALE)



1
53
x 4
212
30
242

PID - R 74571

SITUS: 114 FLEURY WAY



PER OWNER

- 4 APTS w/ 1 BATH EACH.
- HOMESITE HAS 2 BATHS

6 BATHS TOTAL

Dwayn Boos
On-Site Sewage Facilities
101 W Main St, Mail Unit #9
Fredericksburg, TX 78624

NOTICE OF APPROVAL OF
On-Site Sewage Facility

Richard P Fleury
114 Fleury Way
Fredericksburg, TX 78624

PERMIT # 6305

Property Location: 114 A & B Fleury Way

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

Addition Information: 2 Efficiency Apts. @ 80 gpd each
TOTAL APD 160 gallons

Dwayn C Boos
Inspector and Gillespie County Designated Representative
Dwayn C. Boos

June 8, 2011
Date

ALSO SEE PERMIT # 3496

Gillespie County Application for On-Site Sewage Facility

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

Permit # 6305 Date: 6/7/11 Fee: 205

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

Name of Landowner: FLEURY (Last), RICHARD (First), PAUL (MI)

Mailing Address: 114 FLEURY WAY (Street # and name), FREDERICKSBURG (City & State), 78624 (Zip code)

Physical Address/**Location of new septic system:** SAME CD (Street # and name)

SAME (City & State), _____ (Zip code)

Daytime Phone Number(s): 830-990-1108 Cell Number(s): _____

Legal Description: Volume: _____ Page: _____ Gillespie County Tax I. D. # : R_____

Subdivision Name: _____ Lot____ Blk____ Phase____ Tract____

Abstract # _____ Survey Name and # _____

Total Acreage: 11 ☑ Private Well ☐ Public Well (Supplier's Name)_____

Name & license # of person installing the septic system: MORALES SEPTIC LLC 3/0 (OS#)

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

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

# of bedrooms_____, # of bathrooms (Full)_____, (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? ___Yes ___No Water Softener (Demand-Initiated Regeneration) Circle: Y or N

Is the water softener plumbed separate from the OSSF: Y or N

Information on a Non-Single Family Residence or Commercial/Institutional Facility (including Multi-family residences) Describe usage: 2 apts in original house but seperat System

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.

Richard Fleury (Signature of Landowner) 6-6-11 (Date)

Office use only:

Daily wastewater usage rate: Q= 160 (gallons/day)

- ☑ Site Evaluation
- ☑ Planning Materials submitted by: ☑ Installer ☐ P. E. ☐ R. S.
- ☐ Development Plans required for Subdivisions, Manufactured Housing Communities, Multi-Unit Residential Development, Business Parks, or other similar uses (i.e. B&B Rental, R. V. Park)
- ☐ Floodplain

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

- ☐ *Affidavit to the Public*
- ☐ Two-year maintenance contract
- ☑

AUTHORIZATION to CONSTRUCT Date: 06/07/11

Certification of Approval

Final Inspection Permit # 6305

Date: JUNE 8, 2011 Approved by: Dwayne C Bros

I. Sewer (House Drain): ☑ 3" Sch 40 ☑ 4" Sch 40 ☐ Other: 1.5"
Slope of sewer pipe to tank ☑ minimum of 1/8"/ft.
☑ Cleanouts every 50 ft. and within 5 ft. of 90° bends

II. Treatment: ☑ Conventional Tanks ☐ Aerobic ☐ Other:

TANKS SIZE AND COMPARTMENTS	SERIAL#	RISER	MANUFACTURER
1. 1000/2C	—	Y/N	BCCP
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:

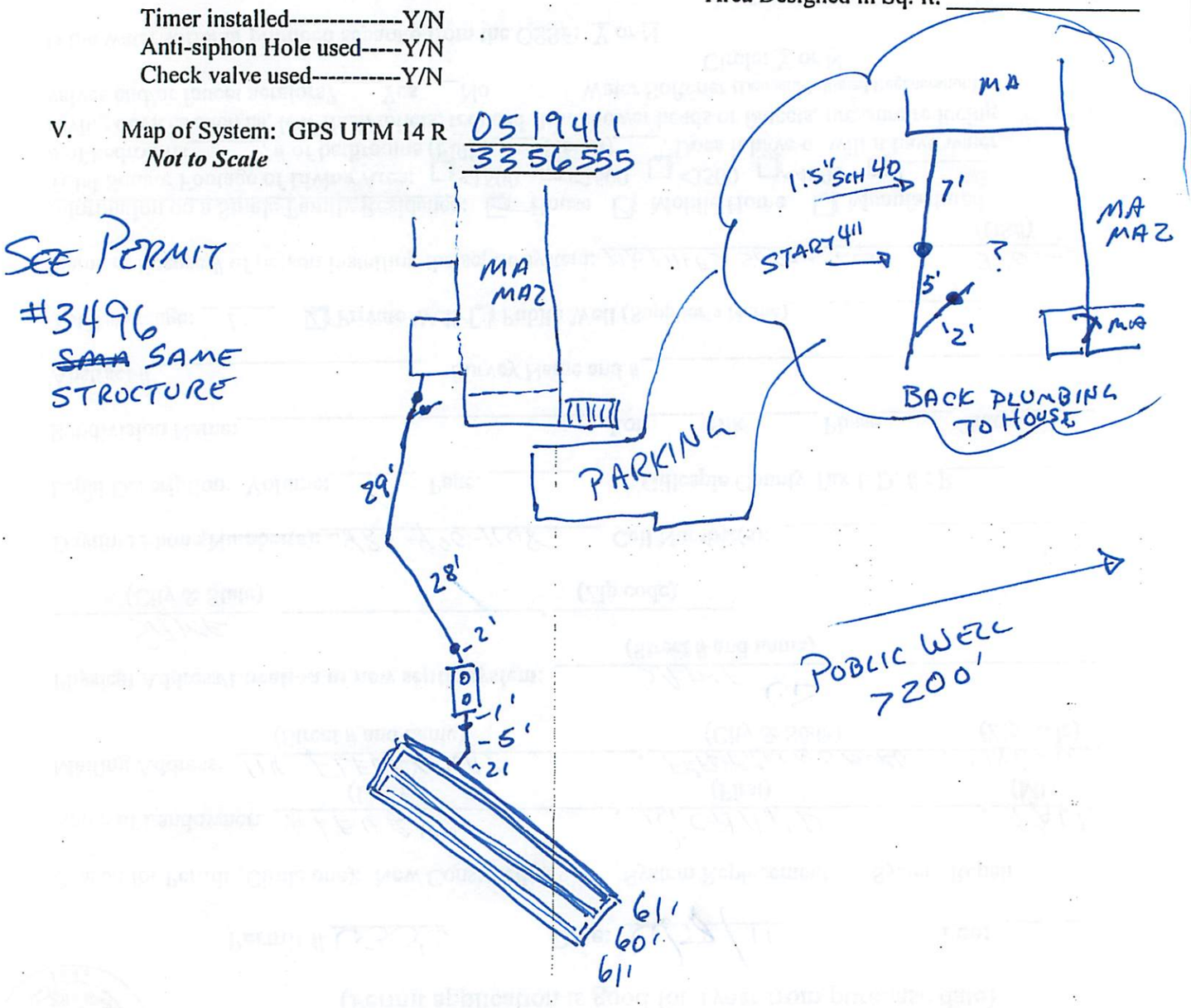
Subsurface Disposal:

LENGTH OF TRENCH	WIDTH	HEIGHT OF MEDIA	CREDIT	SQUARE FEET AREA=LENGTH X CREDIT
1. 202 ft.	3 ft.	1 ft.	5 ft.	1010 Sq. ft.
2. ft.	ft.	ft.	ft.	Sq. ft.

IV. Surface Disposal (Application):
Loading Rate: Area Required in Sq. ft.
Area Designed in Sq. ft.

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

V. Map of System: GPS UTM 14 R 0519411 3356555
Not to Scale



SEE PERMIT #3496 ~~SAA~~ SAME STRUCTURE

APPLICATION FOR PRIVATE SEWAGE SYSTEM
CONSTRUCTION PERMIT AND LICENSE

DATE Sept 26, 1995 PERMIT NO. 2593 FEE 130.00

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

OWNER FLEURY, RICHARD PHONE NO. 997-6533

MAILING ADDRESS H.C. 61 Box 111-3A 108 Fleury Way

HOUSE NO. AND STREET ADDRESS MARSHALL CREEK OFF 16 N

SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH

NAME A0616 M. SEGURO #205 House SITE # 6

SIZE ACREAGE OR TRACT 11.1 Ac SECTION _____ BLOCK _____ LOT _____

DESCRIPTION OF STRUCTURE TO BE SERVED

House ( ) Mobile Home ( ) Other _____

Commercial _____
(Type of Business)

Living Area ( ) Bedrooms (2) Bathrooms (2) Disposal (—)

Washing Machine (✓) Dishwasher (✓) Water Softner ( ) Other _____

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

DATE Sept 26, 1995 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.

(If signed by Owner, Authorized Agent, Contractor, provide name, address and phone #) _____

DATE x 9/26/95 x Richard P. Fleury
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 Oct 2, 1995 PERMIT NO. 2593 FEE _____

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

SLOPE - Flat ( ) Sloping (✓) Other _____

PERCOLATION TEST RESULTS INCHES FALL/20 MINUTES

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

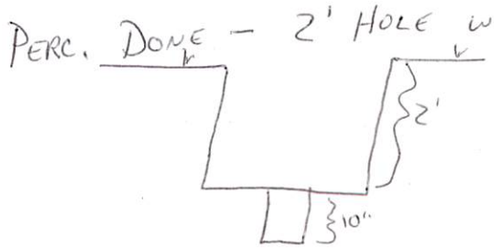
(7) _____ (8) _____ PERC. TEST AVERAGE _____

DATE Oct 2, 1995 INSPECTOR-SANITARIAN Dwayne C Boos

COMMENTS:

SANDY LOAM 0-8"
SANDY CLAY 8-19"
CALICHE 19"-60"

PERC. DONE - 2' HOLE WITH 10" HOLE



2"/HOUR

SIZE D.F. FOR 625 # D.F.

NO RESTRICTIVE LAYERS

CERTIFICATION OF APPROVAL

FINAL INSPECTION

DATE 2/21/96 PERMIT NO. 2593 FEE _____

MANUFACTURER CONCRETE PRODUCTS

TANK #1 SN# 26962 TANK #2 SN# —

SIZE TANK #1 1250/2c GALS. TANK #2 — GALS. TYPE concrete

ABSORPTION TRENCH (✓) LENGTH 237 WIDTH 2.5'

ABSORPTION BED AREA ( ) SQUARE FEET 592.5

COMMERCIAL ( ) PRIVATE RESIDENCE (✓)

INSTALLER OR CONTRACTOR OWNER

ADDRESS _____ PHONE # _____

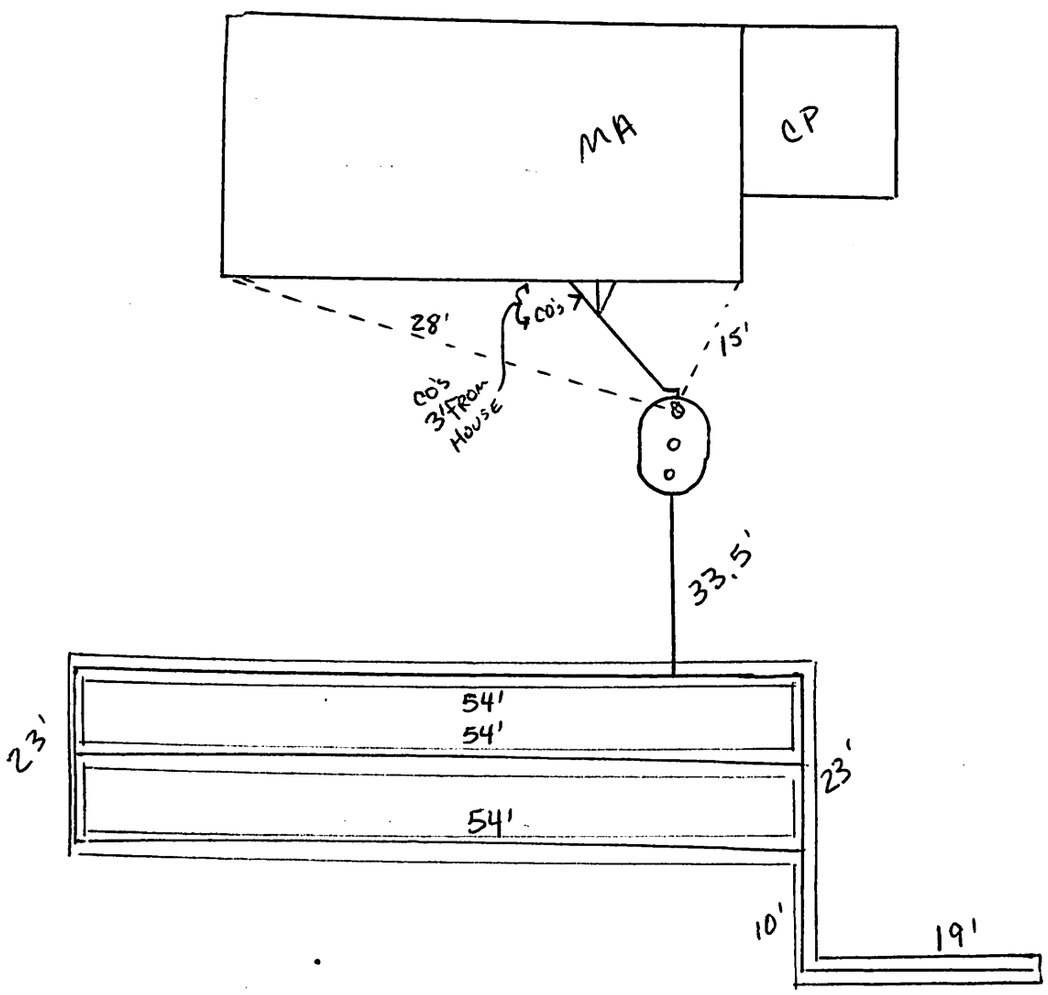
DATE 2/21/96 FINAL INSPECTION MADE BY Dwayn C Boos

(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, ~~BUT~~ NOT COVERED)

MAKE A SKETCH OF SYSTEM

(NOT TO SCALE)

NON COMMUNITY WATER WELL



Gillespie County Application for On-Site Sewage Facility

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

Permit # 1244 Date: 12/14/10 Fee: $100

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

Name of Landowner: Fleury (Last), Richard (First), P (MI)

Mailing Address: 114 Fleury Way (Street # and name), Fredericksburg (City & State), 78624 (Zip code)

Physical Address/Location of new septic system: 73 Fleury Way (Street # and name)

Fredericksburg (City & State), 78624 (Zip code)

Daytime Phone Number(s): 990-1108 Cell Number(s): _____

Legal Description: Volume: _____ Page: _____ Gillespie County Tax I. D. # : R_____

Subdivision Name: _____ Lot____ Blk____ Phase____ Tract____

Abstract # _____ Survey Name and # _____

Total Acreage: _____ ☒ Private Well ☐ Public Well (Supplier's Name)_____

Name & license # of person installing the septic system: Pete Morales 310 (OS#)

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

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

# of bedrooms 2, # of bathrooms (Full) 1, (Half) 1, Does it have or will it have water saving devices such as, low flush toilets, reduced flow shower heads or faucets, pressure reducing valves and/or faucet aerators? ✓ Yes ___ No

Water Softener (Demand-Initiated Regeneration) Circle: Y or N

Is the water softener plumbed separate from the OSSF: Y or N NONE

Information on a Non-Single Family Residence or Commercial/Institutional Facility (including Multi-family residences) Describe usage: Drainfield failed. Pete putting in new one

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.

Richard P. Fleury (Signature of Landowner) 12/14/10 (Date)

Office use only:

SAFE EK 12/15/10

Daily wastewater usage rate: Q= 180 (gallons/day)

- ☑ Site Evaluation
- ☑ Planning Materials submitted by: ☑ Installer ☐ P. E. ☐ R. S.
- ☐ Development Plans required for Subdivisions, Manufactured Housing Communities, Multi-Unit Residential Development, Business Parks, or other similar uses (i.e. B&B Rental, R. V. Park)
- ☐ Floodplain

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

- ☐ *Affidavit to the Public*
- ☐ Two-year maintenance contract
- ☑

AUTHORIZATION to CONSTRUCT Date: 12/15/10

SEE ORGINAL PERMIT #1701

Certification of Approval

Final Inspection Permit # 6244

Date: Dec 16, 2010 Approved by: Dwayn C Boos

I. Sewer (House Drain): ☐ 3" Sch 40 ☑ 4" Sch 40 ☐ Other: _____
Slope of sewer pipe to tank ☑ minimum of 1/8"/ft.
☑ Cleanouts every 50 ft. and within 5 ft. of 90° bends

II. Treatment: ☑ Conventional Tanks (EXISTING) ☐ Aerobic ☐ Other: _____

TANKS SIZE AND COMPARTMENTS	SERIAL#	RISER	MANUFACTURER
1. EXISTING TANK		Y/N	
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: _____

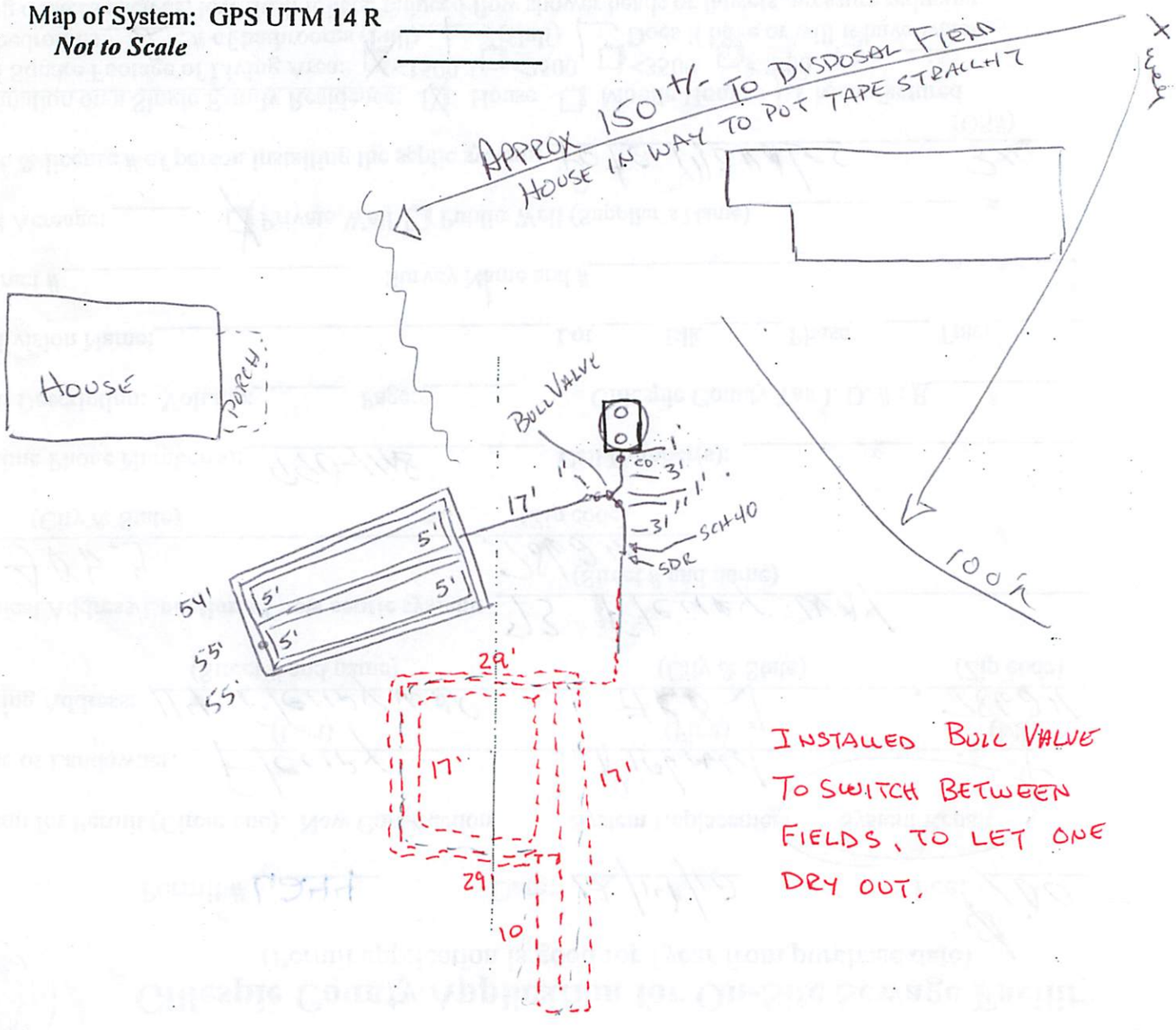
Subsurface Disposal:

	LENGTH OF TRENCH	WIDTH	HEIGHT OF MEDIA	CREDIT	SQUARE FEET AREA=LENGTH X CREDIT
1.	184 ft.	3 ft.	1 ft.	5 ft.	920 Sq. ft.
2.	ft.	ft.	ft.	ft.	Sq. ft.

IV. Surface Disposal (Application):
Loading Rate: _____ Area Required in Sq. ft. _____
Area Designed in Sq. ft. _____

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

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



INSTALLED BULL VALVE TO SWITCH BETWEEN FIELDS, TO LET ONE DRY OUT.

APPLICATION FOR PRIVATE SEWAGE SYSTEM
CONSTRUCTION PERMIT AND LICENSE

DATE April 5, 1991 PERMIT NO. 1701 FEE 130.00

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

OWNER Francisco De la Torre PHONE NO. 997-3020

MAILING ADDRESS 608 N. Bowie FBG

HOUSE NO. AND STREET ADDRESS 23 Marshall Creek Road, Llano Hwy

SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH

NAME A0616 M Seguro #205

SIZE ACREAGE OR TRACT 11.1 Ac SECTION _____ BLOCK _____ LOT _____

DESCRIPTION OF STRUCTURE TO BE SERVED

House ( ) Mobile Home (✓) Other Some Day Build House

Commercial _____
(Type of Business)

Living Area ( ) Bedrooms (\ ) Bathrooms (\ ) Disposal ( )
Washing Machine ( ) Dishwasher ( ) Water Softner ( ) Other _____
Water Supply By: Public System ( ) Community ( ) Individual ( )

DATE April 5, 1991 INSPECTOR-SANITARIAN Dwayne 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.

(If signed by Owner, Authorized Agent, Contractor, provide name, address and phone #) _____

DATE X 4-5-91 X Francisco de la Torre
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:

TANK PROFILE
0-15" CLAY
15-36" caliche

Hydro Group

BaC "B"
LuB "C"
PeC "C"
HtC "A"

12/15/10
New Permit for drainfield
6244

1000/DIV TANK ≈ 500¢

CERTIFICATION OF APPROVAL

FINAL INSPECTION

DATE April 17, 1991 PERMIT NO. 1701 FEE _____

MANUFACTURER Floyd Wyatt

TANK #1 SN# 2C 302 TANK #2 SN# _____

SIZE TANK #1 1000 GALS. TANK #2 _____ GALS. TYPE Concrete

ABSORPTION TRENCH (Dumped) LENGTH 91' + 10 = 111 WIDTH 4'

~~ABSORPTION BED AREA~~ ( ) SQUARE FEET 444¢

COMMERCIAL ( ) PRIVATE RESIDENCE (✓)

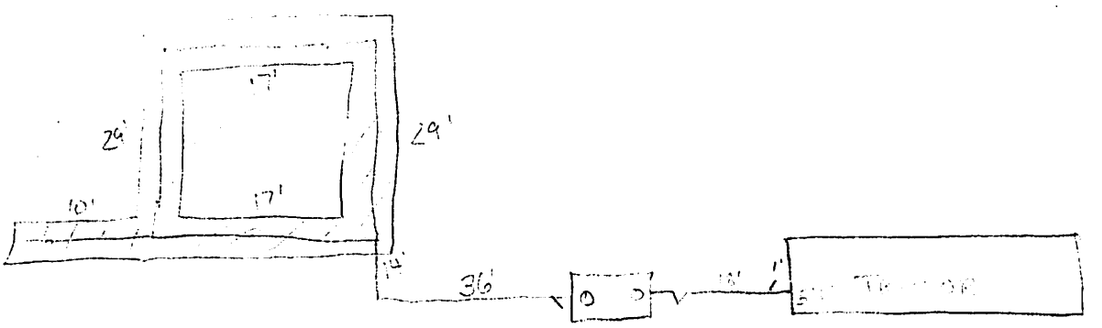
INSTALLER OR CONTRACTOR Owner Builder

ADDRESS FBH PHONE # _____

DATE April 17, 1991 FINAL INSPECTION MADE BY Dwayne C Boos

(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)

MAKE A SKETCH OF SYSTEM
(NOT TO SCALE)



APPLICATION FOR PRIVATE SEWAGE SYSTEM
CONSTRUCTION PERMIT AND LICENSE

DATE Sept 26, 1995 PERMIT NO. 2592 FEE 130.00

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

OWNER FLEURY, RICHARD PHONE NO. 997-6533

MAILING ADDRESS HC 61 Box 111-3A

HOUSE NO. AND STREET ADDRESS MARSHALL CREEK OFF 16 N

SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH

NAME A0 6116 M. SEGURO #205 HOUSE SITE # 7

SIZE ACREAGE OR TRACT 11½ AC SECTION _____ BLOCK _____ LOT _____

DESCRIPTION OF STRUCTURE TO BE SERVED

House ( ) Mobile Home ( ) Other _____ 7 Leury Way

Commercial _____
(Type of Business)

Living Area ( ) Bedrooms (3) Bathrooms (2) Disposal (—)

Washing Machine (✓) Dishwasher (✓) Water Softner (—) Other _____

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

DATE Sept 26, 1995 INSPECTOR-SANITARIAN Dwayn 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.

(If signed by (Owner), Authorized Agent, Contractor, provide name, address and phone #) _____

DATE x 9/26/95 x Richard F. Fleury
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 Oct 2, 1995 PERMIT NO. 2592 FEE _____

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

SLOPE - Flat ( ) Sloping ( ) Other _____

PERCOLATION TEST RESULTS INCHES FALL/20 MINUTES

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

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

DATE Oct 2, 1995 INSPECTOR-SANITARIAN Dwayn C Boos

COMMENTS:

4" DROP / HOUR IN PERC HOLE

SANDY LOAM 0-8"
CLAY LOAM 8-24"
CALICHE 24"-60"

NO RESTRICTIVE LAYERS

SIZE 2 BEDROOM FOR
@ 500 # P.F.
SIZE FOR 3 → 750 # D.F

CERTIFICATION OF APPROVAL

FINAL INSPECTION

DATE 5/10/96 PERMIT NO. 2592 FEE _____

MANUFACTURER CONCRETE PRODUCTS

TANK #1 SN# 13096 TANK #2 SN# —

SIZE TANK #1 1250/2C GALS. TANK #2 — GALS. TYPE CONCRETE

ABSORPTION TRENCH (✓) LENGTH 257' WIDTH 3'

ABSORPTION BED AREA ( ) SQUARE FEET 771 # D.F.

COMMERCIAL ( ) PRIVATE RESIDENCE (✓)

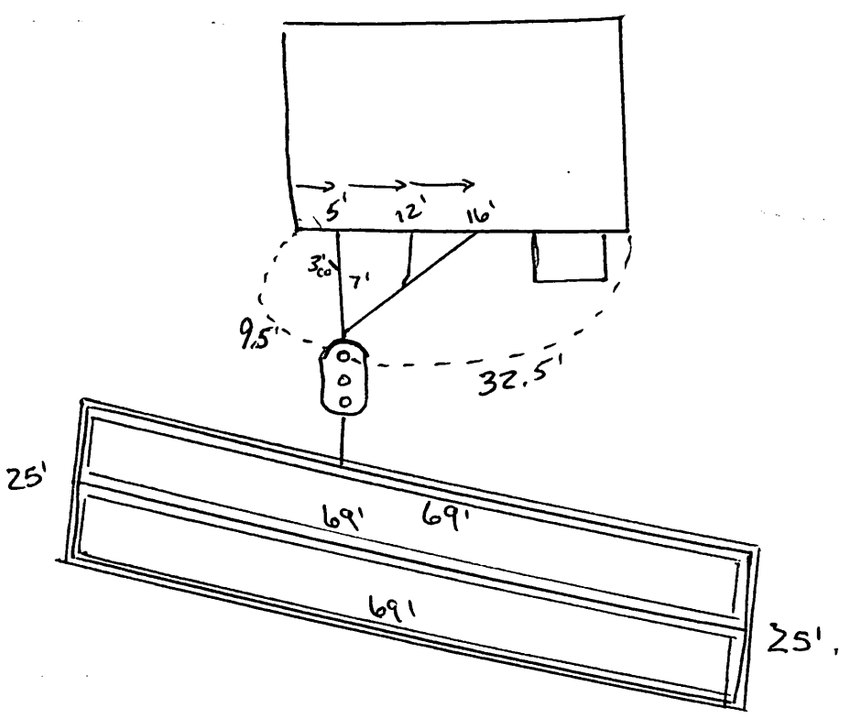
INSTALLER OR CONTRACTOR OWNER

ADDRESS FBH PHONE # _____

DATE 5/10/96 FINAL INSPECTION MADE BY Dwayne C Boos

(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)

MAKE A SKETCH OF SYSTEM
(NOT TO SCALE)



Need address as sketch.

APPLICATION FOR PRIVATE SEWAGE SYSTEM CONSTRUCTION PERMIT AND LICENSE

DATE July 23, 1996 PERMIT NO. 2810 FEE 130.00 ✓

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

OWNER Fleury, Richard P. PHONE NO. 997-6533

MAILING ADDRESS H.C. 61 Box 111-3A

HOUSE NO. AND STREET ADDRESS 241 Marshall Creek Road 52 Fleury Way

SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH

NAME

SIZE ACREAGE OR TRACT _____ SECTION _____ BLOCK _____ LOT #9

DESCRIPTION OF STRUCTURE TO BE SERVED

House (✓) Mobile Home ( ) Other

Commercial
(Type of Business)

Living Area (1000) Bedrooms (2) Bathrooms (/) Disposal (—)

Washing Machine (✓) Dishwasher (—) Water Softner (—) Other —

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

DATE July 23, 1996 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.

(If signed by Owner, Authorized Agent, Contractor, provide name, address and phone #)

DATE _____ Richard P. Fleury
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 Dwayne C Boos

COMMENTS:

Clay 0-18"
Sandy clay (caliche) 18"-60"

CERTIFICATION OF APPROVAL

FINAL INSPECTION

DATE Aug 8, 1996 PERMIT NO. 2810 FEE _____

MANUFACTURER CONCRETE

TANK #1 SN# 6185962 TANK #2 SN# —

SIZE TANK #1 1250 GALS. TANK #2 — GALS. TYPE Concrete

ABSORPTION TRENCH (✓) LENGTH 198 WIDTH 3'

ABSORPTION BED AREA ( ) SQUARE FEET 594 ± P.F.

COMMERCIAL ( ) PRIVATE RESIDENCE (✓)

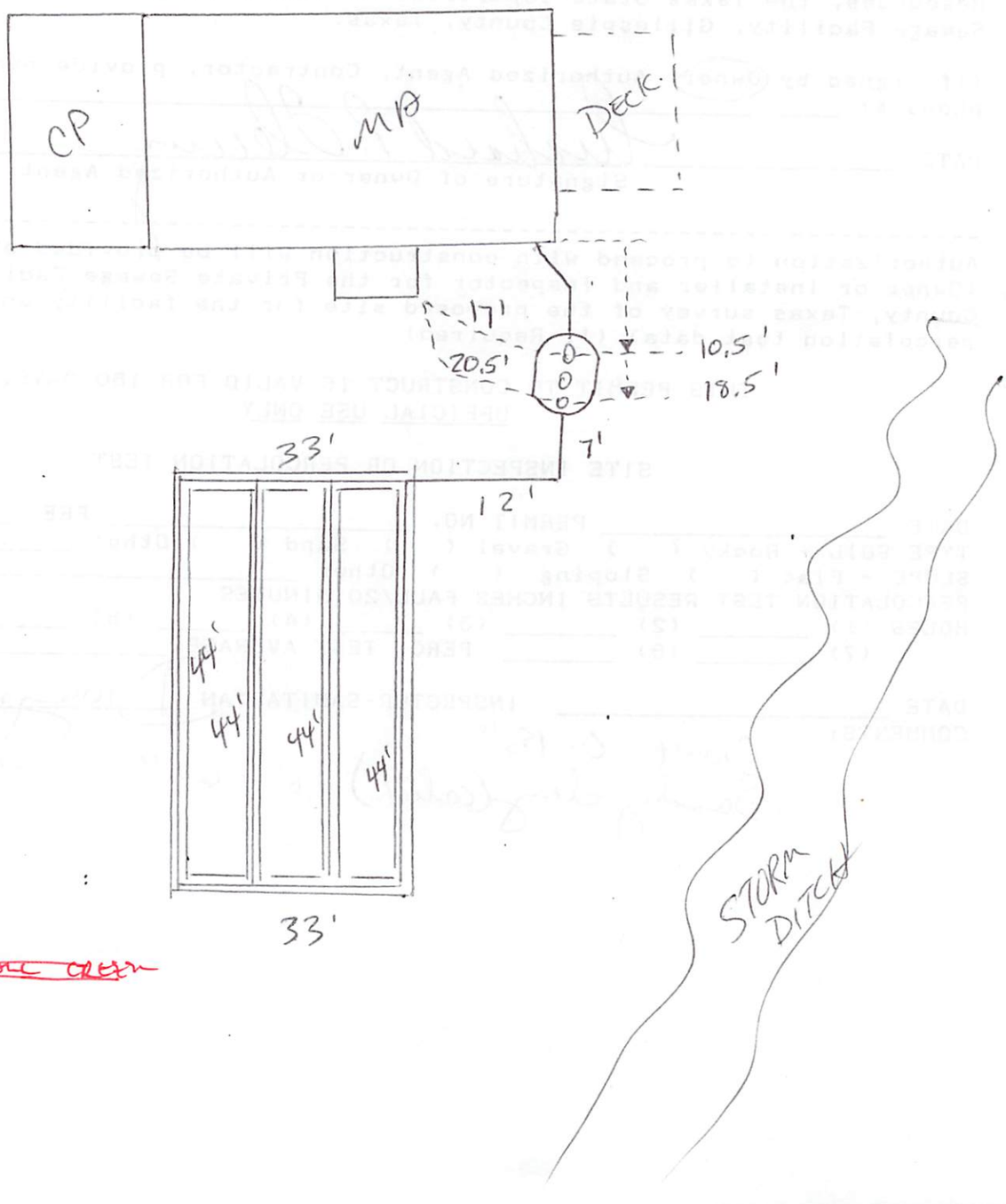
INSTALLER OR CONTRACTOR DICK FLUERY

ADDRESS _____ PHONE # _____

DATE Aug 8, 1996 FINAL INSPECTION MADE BY D Wayne CBO

(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)

MAKE A SKETCH OF SYSTEM
(NOT TO SCALE)



Need address or sketch.

APPLICATION FOR PRIVATE SEWAGE SYSTEM CONSTRUCTION PERMIT AND LICENSE

DATE July 23, 1996 PERMIT NO. 2811 FEE 130.00 x

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

OWNER Fleury, Richard PHONE NO. 19

MAILING ADDRESS HC61 Box 111-3A 7 Fleury Way

HOUSE NO. AND STREET ADDRESS 241 Marshall Creek

SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH

NAME

SIZE ACREAGE OR TRACT _____ SECTION _____ BLOCK _____ LOT #2

DESCRIPTION OF STRUCTURE TO BE SERVED

House (✓) Mobile Home ( ) Other

Commercial
(Type of Business)

Living Area (1344) Bedrooms (3) Bathrooms (2) Disposal (—)

Washing Machine (✓) Dishwasher (✓) Water Softner (—) Other

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

DATE July 23, 1996 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.

(If signed by Owner, Authorized Agent, Contractor, provide name, address and phone #)

DATE Richard P. Fleury
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:

Size for Sandy clay

0-18" CLAY LOAM

18"-60" CALICHE



CERTIFICATION OF APPROVAL

FINAL INSPECTION

DATE July 16, 1996 PERMIT NO. 2811 FEE _____

MANUFACTURER Concrete Products

TANK #1 SN# ~~RESOFF~~ TANK #2 SN# —

SIZE TANK #1 1250/2C GALS. TANK #2 — GALS. TYPE Concrete

ABSORPTION TRENCH (✓) LENGTH 240 WIDTH 3'

ABSORPTION BED AREA ( ) SQUARE FEET 720 # D.F.

COMMERCIAL (✓) PRIVATE RESIDENCE (✓)

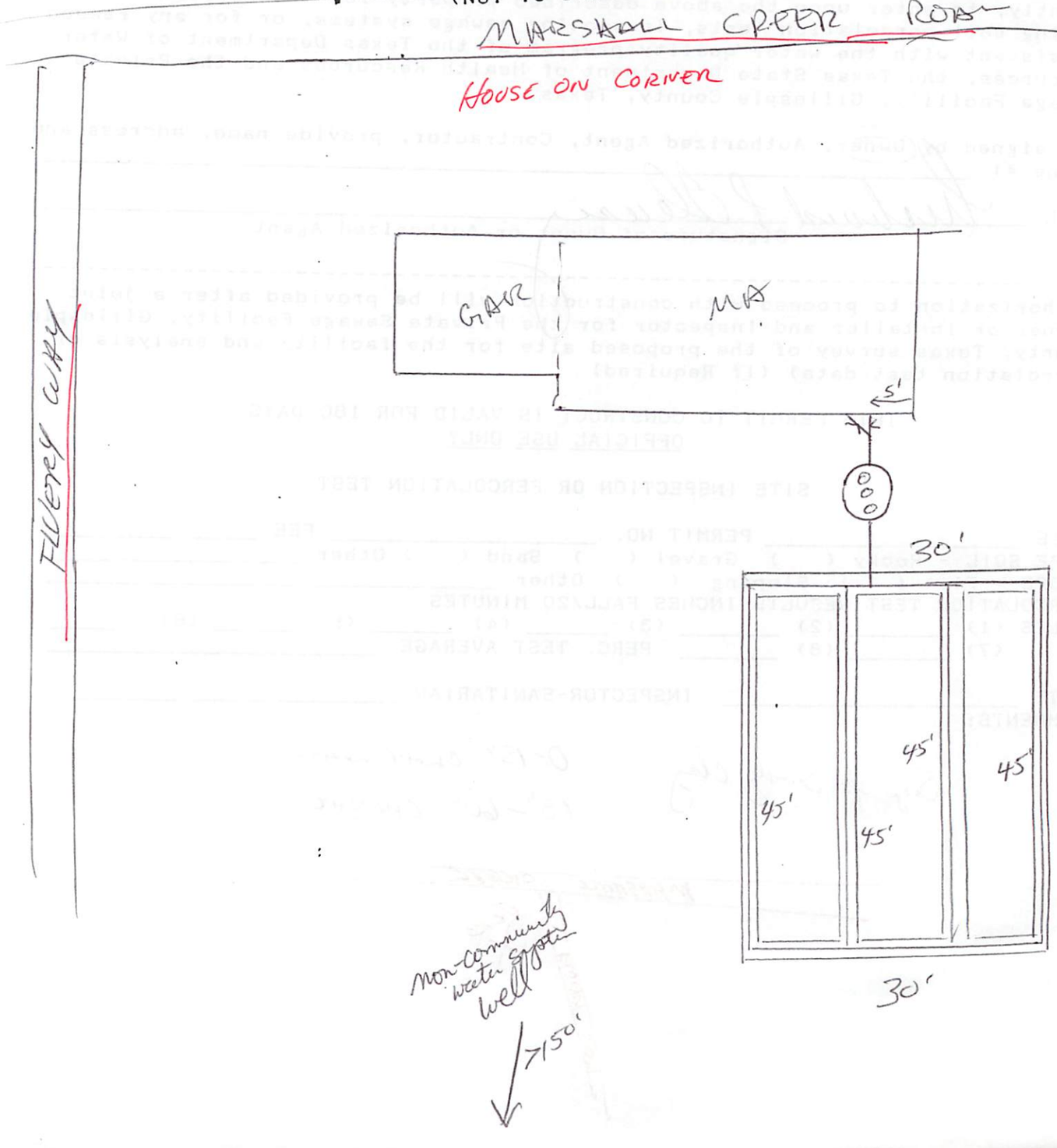
INSTALLER OR CONTRACTOR Dick Fluery Owner

ADDRESS _____ PHONE # _____

DATE July 16, 1996 FINAL INSPECTION MADE BY Dwayne C Boos

(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)

MAKE A SKETCH OF SYSTEM
(NOT TO SCALE)



APPLICATION FOR PRIVATE SEWAGE SYSTEM
CONSTRUCTION PERMIT AND LICENSE

DATE MAY 30, 2003 PERMIT NO. 4594 FEE 205.00

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

OWNER FLEURY, RICHARD PHONE NO. _____

MAILING ADDRESS 114 FLEURY WAY

HOUSE NO. AND STREET ADDRESS 394 MARSCHALL CREEK RD.
SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH
NAME ABSTRACT 616 M. SEGURO #205
SIZE ACREAGE OR TRACT 10.85 SECTION _____ BLOCK _____ LOT _____
DESCRIPTION OF STRUCTURE TO BE SERVED
House ( ) Mobile Home (✓) Other _____
Commercial RENTAL HOME
(Type of Business)
Living Area (1232) Bedrooms (3) Bathrooms (2) Disposal (NO)
Washing Machine (✓) Dishwasher (NO) Water Softner (NO) Other _____
Water Supply By: Public System ( ) Community (✓) Individual ( )
PRIVATE COMMUNITY WELL

DATE MAY 30, 2003 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.

(If signed by Owner, Authorized Agent, Contractor, provide name, address and phone #) _____

DATE 5/30/03 Richard P. Fleury
Signature of Owner or Authorized Agent

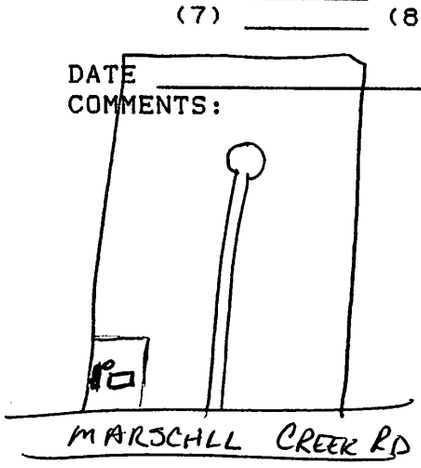
Authorization to proceed with construction will be provided after a joint (Owner or Installer and Inspector for the Private Sewage Facility, Gillespie County, Texas survey of the proposed site for the facility and analysis of percolation test data) (If Required)

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:



OWNER CALL THIS LOT #1.

5' SETBACK ON PROPERTY LINE

SCANNED
R3904
OCT 08 2003

CERTIFICATION OF APPROVAL

FINAL INSPECTION

DATE JUNE 17, 2003 PERMIT NO. 4594 FEE _____

MANUFACTURER BLOCK CREEK CONCRETE PRODUCTS

TANK #1 SN# 521 02 TANK #2 SN# —

SIZE TANK #1 1000/2C GALS. TANK #2 — GALS. TYPE CONCRETE

ABSORPTION TRENCH (✓) LENGTH 243.5' WIDTH 3' (5' CREDIT)

ABSORPTION BED AREA ( ) SQUARE FEET 1217.5 SQ FT

COMMERCIAL ( ) PRIVATE RESIDENCE (✓)

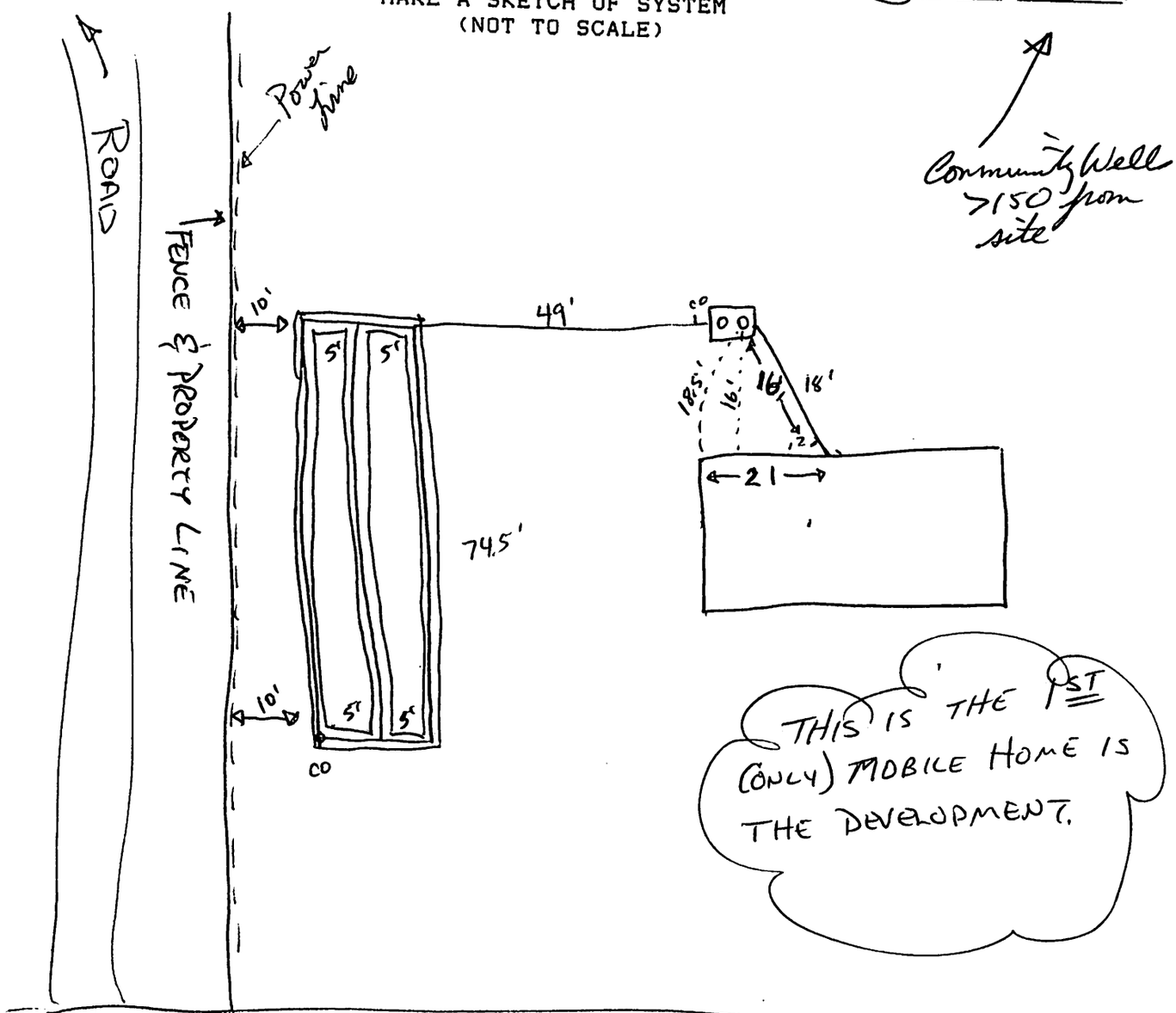
INSTALLER OR CONTRACTOR PETE MORALES

ADDRESS SE. U.S. Hwy 290 W FBK TX PHONE # _____

DATE JUNE 17, 2003 FINAL INSPECTION MADE BY Dwayn Cobos

(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)

MAKE A SKETCH OF SYSTEM
(NOT TO SCALE)



Gillespie CAD Property Search

Property ID: 74571 For Year 2026

Property Details

Account		
Property ID:	74571	**Geographic ID:** A0616-0205-000000-00
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	114 FLEURY WAY OFF MARSCHALL CREEK RD, TX	
Map ID:	5-P	**Mapsco:**
Legal Description:	ABS A0616 M SEGURO #205, 5.0 ACRES, -HOMESITE-	
Abstract/Subdivision:	A0616	
Neighborhood:	(F400) FBG 16 NORTH CLOSE	
Owner		
Owner ID:	341221	
Name:	FLEURY WAY LLC	
Agent:		
Mailing Address:	%VALVEKAR, SHONAK & ASHVINI MANAGERS 503 CHEYENNE LN CEDAR PARK, TX 78613	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$298,040 (+)
Improvement Non-Homesite Value:	$272,910 (+)
Land Homesite Value:	$170,870 (+)
Land Non-Homesite Value:	$0 (+)

Agricultural Market Valuation:	$0 (+)
Market Value:	$741,820 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$741,820 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$741,820
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: FLEURY WAY LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	$741,820	$741,820	$1,991.79	
HUW	HILL CNTRY UWCD	$741,820	$741,820	$36.35	
SFB	FREDBG ISD	$741,820	$741,820	$5,735.01	
WCD	GILLESPIE WCID	$741,820	$741,820	$1.32	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$741,820	$741,820	$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: $7,764.47

Estimated Taxes Without Exemptions: $7,764.47

Property Improvement - Building

Description: RESIDENTIAL **Type:** RESIDENTIAL **Living Area:** 1760.0 sqft **Value:** $206,020

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F3	1999	700
MA	MAIN AREA	F3	2011	360
MA2	MAIN AREA 2ND STORY	F3	1999	700
EP	ENCLOSED PORCH	F3	2002	144
OP	OPEN PORCH	F3	2002	144
STGL	STORAGE LOW	*	2011	78

Type: RESIDENTIAL **Living Area:** 600.0 sqft **Value:** $92,020

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F3	2011	600
OP	OPEN PORCH	F3	0	168

Description: APT A **Type:** RESIDENTIAL **Living Area:** 364.0 sqft **Value:** $56,590

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F3	0	364
OP	OPEN PORCH	F3	0	126

Description: APT B **Type:** RESIDENTIAL **Living Area:** 364.0 sqft **Value:** $54,260

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F3	0	364
OP	OPEN PORCH	F3	0	48

Description: APT C **Type:** RESIDENTIAL **Living Area:** 392.0 sqft **Value:** $60,610

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F3	0	392
WD	WOOD DECK	F3	0	192

Description: APT D **Type:** RESIDENTIAL **Living Area:** 672.0 sqft **Value:** $101,450

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F3	0	672
OP	OPEN PORCH	F3	0	280
STGL	STORAGE LOW	F3	0	65

Gillespie CAD Property Search

Property ID: 100808 For Year 2026

Property Details

Account		
Property ID:	100808	**Geographic ID:**
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	113 FLEURY WAY TX	
Map ID:	5-P	**Mapsco:**
Legal Description:	ABS A0616 M SEGURO #205, -TRAVEL TRAILER IMPR ONLY-LOCATED ON FLEURY WAY LLC PROP-	
Abstract/Subdivision:	A0616	
Neighborhood:	(F400) FBG 16 NORTH CLOSE	
Owner		
Owner ID:	341221	
Name:	FLEURY WAY LLC	
Agent:		
Mailing Address:	%VALVEKAR, SHONAK & ASHVINI MANAGERS 503 CHEYENNE LN CEDAR PARK, TX 78613	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$5,480 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$0 (+)

Agricultural Market Valuation:	$0 (+)
Market Value:	$5,480 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$5,480 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$5,480
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: FLEURY WAY LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	$5,480	$5,480	$14.71	
HUW	HILL CNTRY UWCD	$5,480	$5,480	$0.27	
SFB	FREDBG ISD	$5,480	$5,480	$42.37	
WCD	GILLESPIE WCID	$5,480	$5,480	$0.01	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$5,480	$5,480	$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: $57.36

Estimated Taxes Without Exemptions: $57.36

Property Improvement - Building

Description: MOBILE HOME **Type:** MOBILE HOME **Living Area:** 418.0 sqft **Value:** $5,480

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	*	0	290
MA	MAIN AREA	*	0	128
CNOP	CANOPY	*	0	372
OP	OPEN PORCH	*	0	42

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$5,480	$0	$0	$5,480	$0	$5,480
2025	$5,480	$0	$0	$5,480	$0	$5,480
2024	$5,480	$0	$0	$5,480	$0	$5,480
2023	$5,480	$0	$0	$5,480	$0	$5,480
2022	$5,480	$0	$0	$5,480	$0	$5,480
2021	$5,480	$0	$0	$5,480	$0	$5,480
2020	$5,480	$0	$0	$5,480	$0	$5,480
2019	$5,480	$0	$0	$5,480	$0	$5,480
2018	$5,480	$0	$0	$5,480	$0	$5,480

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/1/2021	WDVL	WARRANTY DEED VENDORS LIEN	FLEURY, RICHARD	FLEURY WAY LLC	20216784		

ARB Data

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

Estimated Tax Due

Gillespie CAD Property Search

Property ID: 85757 For Year 2026

Property Details

Account		
Property ID:	85757	**Geographic ID:** A0616-0205-000000-00
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	108 FLEURY WAY TX	
Map ID:	5-P	**Mapsco:**
Legal Description:	ABS A0616 M SEGURO #205, -HOMESITE ONLY-LOCATED ON FLEURY WAY LLC PROP-	
Abstract/Subdivision:	A0616	
Neighborhood:	(F400) FBG 16 NORTH CLOSE	
Owner		
Owner ID:	341221	
Name:	FLEURY WAY LLC	
Agent:		
Mailing Address:	%VALVEKAR, SHONAK & ASHVINI MANAGERS 503 CHEYENNE LN CEDAR PARK, TX 78613	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$93,150 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$0 (+)

Agricultural Market Valuation:	$0 (+)
Market Value:	$93,150 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$93,150 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$93,150
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: FLEURY WAY LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	$93,150	$93,150	$250.11	
HUW	HILL CNTRY UWCD	$93,150	$93,150	$4.56	
SFB	FREDBG ISD	$93,150	$93,150	$720.14	
WCD	GILLESPIE WCID	$93,150	$93,150	$0.17	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$93,150	$93,150	$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: $974.98

Estimated Taxes Without Exemptions: $974.98

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 912.0 sqft **Value:** $93,150

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F2P	1995	912
OP	OPEN PORCH	F2P	1995	144
OP	OPEN PORCH	F2P	1995	114
STG	STORAGE	*	2003	49

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$93,150	$0	$0	$93,150	$0	$93,150
2025	$93,150	$0	$0	$93,150	$0	$93,150
2024	$87,740	$0	$0	$87,740	$0	$87,740
2023	$95,980	$0	$0	$95,980	$0	$95,980
2022	$91,150	$0	$0	$91,150	$0	$91,150
2021	$87,120	$0	$0	$87,120	$0	$87,120
2020	$71,010	$0	$0	$71,010	$0	$71,010
2019	$71,010	$0	$0	$71,010	$0	$71,010
2018	$68,540	$0	$0	$68,540	$0	$68,540

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/1/2021	WDVL	WARRANTY DEED VENDORS LIEN	FLEURY, RICHARD	FLEURY WAY LLC	20216784		

ARB Data

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

Estimated Tax Due

Gillespie CAD Property Search

Property ID: 69441 For Year 2026

Property Details

Account		
Property ID:	69441	**Geographic ID:** A0616-0205-000000-00
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	93 FLEURY WAY TX	
Map ID:	5-P	**Mapsco:**
Legal Description:	ABS A0616 M SEGURO #205, -HOMESITE ONLY-LOCATED ON FLEURY WAY LLC PROP-	
Abstract/Subdivision:	A0616	
Neighborhood:	(F400) FBG 16 NORTH CLOSE	
Owner		
Owner ID:	341221	
Name:	FLEURY WAY LLC	
Agent:		
Mailing Address:	%VALVEKAR, SHONAK & ASHVINI MANAGERS 503 CHEYENNE LN CEDAR PARK, TX 78613	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$91,930 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$0 (+)

Agricultural Market Valuation:	$0 (+)
Market Value:	$91,930 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$91,930 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$91,930
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: FLEURY WAY LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	$91,930	$91,930	$246.83	
HUW	HILL CNTRY UWCD	$91,930	$91,930	$4.50	
SFB	FREDBG ISD	$91,930	$91,930	$710.71	
WCD	GILLESPIE WCID	$91,930	$91,930	$0.16	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$91,930	$91,930	$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: $962.20

Estimated Taxes Without Exemptions: $962.20

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 864.0 sqft **Value:** $91,930

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F2P	1996	864
PO	PATIO	F2P	0	100
OP	OPEN PORCH	F2P	1996	153
OP	OPEN PORCH	F2P	1996	60
CP	CARPORT	*	1996	216
MS	METAL STORAGE	*	1996	130

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$91,930	$0	$0	$91,930	$0	$91,930
2025	$91,930	$0	$0	$91,930	$0	$91,930
2024	$86,560	$0	$0	$86,560	$0	$86,560
2023	$90,360	$0	$0	$90,360	$0	$90,360
2022	$85,710	$0	$0	$85,710	$0	$85,710
2021	$81,890	$0	$0	$81,890	$0	$81,890
2020	$66,510	$0	$0	$66,510	$0	$66,510
2019	$66,510	$0	$0	$66,510	$0	$66,510
2018	$64,160	$0	$0	$64,160	$0	$64,160

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/1/2021	WDVL	WARRANTY DEED VENDORS LIEN	FLEURY, RICHARD	FLEURY WAY LLC	20216784		

ARB Data

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

Gillespie CAD Property Search

Property ID: 67392 For Year 2026

Property Details

Account		
Property ID:	67392	**Geographic ID:** A0616-0205-000000-00
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	73 FLEURY WAY TX	
Map ID:	5-P	**Mapsco:**
Legal Description:	ABS A0616 M SEGURO #205, -HOMESITE ONLY-LOCATED ON FLEURY WAY LLC PROP-	
Abstract/Subdivision:	A0616	
Neighborhood:	(F400) FBG 16 NORTH CLOSE	
Owner		
Owner ID:	341221	
Name:	FLEURY WAY LLC	
Agent:		
Mailing Address:	%VALVEKAR, SHONAK & ASHVINI MANAGERS 503 CHEYENNE LN CEDAR PARK, TX 78613	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$130,570 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$0 (+)

Agricultural Market Valuation:	$0 (+)
Market Value:	$130,570 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$130,570 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$130,570
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: FLEURY WAY LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	$130,570	$130,570	$350.58	
HUW	HILL CNTRY UWCD	$130,570	$130,570	$6.40	
SFB	FREDBG ISD	$130,570	$130,570	$1,009.44	
WCD	GILLESPIE WCID	$130,570	$130,570	$0.23	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$130,570	$130,570	$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: $1,366.65

Estimated Taxes Without Exemptions: $1,366.65

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 1368.0 sqft **Value:** $130,570

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F2P	1995	1104
MA	MAIN AREA	F2P	1995	264
OP	OPEN PORCH	F2P	1995	210
STGL	STORAGE LOW	*	1996	96
PO	PATIO	*	0	100

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$130,570	$0	$0	$130,570	$0	$130,570
2025	$130,570	$0	$0	$130,570	$0	$130,570
2024	$122,840	$0	$0	$122,840	$0	$122,840
2023	$128,690	$0	$0	$128,690	$0	$128,690
2022	$122,080	$0	$0	$122,080	$0	$122,080
2021	$116,580	$0	$0	$116,580	$0	$116,580
2020	$94,580	$0	$0	$94,580	$0	$94,580
2019	$94,580	$0	$0	$94,580	$0	$94,580
2018	$91,220	$0	$0	$91,220	$0	$91,220

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/1/2021	WDVL	WARRANTY DEED VENDORS LIEN	FLEURY, RICHARD	FLEURY WAY LLC	20216784		

ARB Data

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

Estimated Tax Due

Gillespie CAD Property Search

Property ID: 69442 For Year 2026

Property Details

Account		
Property ID:	69442	**Geographic ID:** A0616-0205-000000-00
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	72 FLEURY WAY TX	
Map ID:	5-P	**Mapsco:**
Legal Description:	ABS A0616 M SEGURO #205, -HOMESITE ONLY-LOCATED ON FLEURY WAY LLC PROP-P-	
Abstract/Subdivision:	A0616	
Neighborhood:	(F400) FBG 16 NORTH CLOSE	
Owner		
Owner ID:	341221	
Name:	FLEURY WAY LLC	
Agent:		
Mailing Address:	%VALVEKAR, SHONAK & ASHVINI MANAGERS 503 CHEYENNE LN CEDAR PARK, TX 78613	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$156,570 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$0 (+)

Agricultural Market Valuation:	$0 (+)
Market Value:	$156,570 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$156,570 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$156,570
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: FLEURY WAY LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	$156,570	$156,570	$420.39	
HUW	HILL CNTRY UWCD	$156,570	$156,570	$7.67	
SFB	FREDBG ISD	$156,570	$156,570	$1,210.44	
WCD	GILLESPIE WCID	$156,570	$156,570	$0.28	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$156,570	$156,570	$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: $1,638.78

Estimated Taxes Without Exemptions: $1,638.78

Property Improvement - Building

Description: RESIDENTIAL **Type:** RESIDENTIAL **Living Area:** 1728.0 sqft **Value:** $156,570

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F2P	1996	1008
MA3	MAIN AREA HALF STORY	F2P	1996	720
OP	OPEN PORCH	F2P	1996	120
OP	OPEN PORCH	F2P	1996	72
OP	OPEN PORCH	F2P	1996	18
STG	STORAGE	*	0	120

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$156,570	$0	$0	$156,570	$0	$156,570
2025	$156,570	$0	$0	$156,570	$0	$156,570
2024	$147,120	$0	$0	$147,120	$0	$147,120
2023	$147,120	$0	$0	$147,120	$0	$147,120
2022	$139,690	$0	$0	$139,690	$0	$139,690
2021	$133,260	$0	$0	$133,260	$0	$133,260
2020	$107,570	$0	$0	$107,570	$0	$107,570
2019	$107,570	$0	$0	$107,570	$0	$107,570
2018	$103,620	$0	$0	$103,620	$0	$103,620

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/1/2021	WDVL	WARRANTY DEED VENDORS LIEN	FLEURY, RICHARD	FLEURY WAY LLC	20216784		

ARB Data

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

Gillespie CAD Property Search

Property ID: 69443 For Year 2026

Property Details

Account		
Property ID:	69443	**Geographic ID:** A0616-0205-000000-00
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	52 FLEURY WAY TX	
Map ID:	5-P	**Mapsco:**
Legal Description:	ABS A0616 M SEGURO #205, -HOMESITE ONLY-LOCATED ON FLEURY WAY LLC PROP--	
Abstract/Subdivision:	A0616	
Neighborhood:	(F400) FBG 16 NORTH CLOSE	
Owner		
Owner ID:	341221	
Name:	FLEURY WAY LLC	
Agent:		
Mailing Address:	%VALVEKAR, SHONAK & ASHVINI MANAGERS 503 CHEYENNE LN CEDAR PARK, TX 78613	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$117,490 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$0 (+)

Agricultural Market Valuation:	$0 (+)
Market Value:	$117,490 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$117,490 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$117,490
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: FLEURY WAY LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	$117,490	$117,490	$315.46	
HUW	HILL CNTRY UWCD	$117,490	$117,490	$5.76	
SFB	FREDBG ISD	$117,490	$117,490	$908.32	
WCD	GILLESPIE WCID	$117,490	$117,490	$0.21	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$117,490	$117,490	$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: $1,229.75

Estimated Taxes Without Exemptions: $1,229.75

Property Improvement - Building

Description: RESIDENTIAL **Type:** RESIDENTIAL **Living Area:** 1120.0 sqft **Value:** $117,490

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F2P	1996	1120
OP	OPEN PORCH	F2P	1996	150
OP	OPEN PORCH	F2P	1996	54

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$117,490	$0	$0	$117,490	$0	$117,490
2025	$117,490	$0	$0	$117,490	$0	$117,490
2024	$110,490	$0	$0	$110,490	$0	$110,490
2023	$110,490	$0	$0	$110,490	$0	$110,490
2022	$104,750	$0	$0	$104,750	$0	$104,750
2021	$99,990	$0	$0	$99,990	$0	$99,990
2020	$80,970	$0	$0	$80,970	$0	$80,970
2019	$80,970	$0	$0	$80,970	$0	$80,970
2018	$78,040	$0	$0	$78,040	$0	$78,040

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/1/2021	WDVL	WARRANTY DEED VENDORS LIEN	FLEURY, RICHARD	FLEURY WAY LLC	20216784		

ARB Data

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

Estimated Tax Due

If Paid: 09/03/2026

Gillespie CAD Property Search

Property ID: 69440 For Year 2026

Property Details

Account		
Property ID:	69440	**Geographic ID:** A0616-0205-000000-00
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	34 COLLARD DR OFF FLEURY WAY, TX	
Map ID:	5-P	**Mapsco:**
Legal Description:	ABS A0616 M SEGURO #205, -HOMESITE ONLY-LOCATED ON FLEURY WAY LLC PROP-	
Abstract/Subdivision:	A0616	
Neighborhood:	(F400) FBG 16 NORTH CLOSE	
Owner		
Owner ID:	341221	
Name:	FLEURY WAY LLC	
Agent:		
Mailing Address:	%VALVEKAR, SHONAK & ASHVINI MANAGERS 503 CHEYENNE LN CEDAR PARK, TX 78613	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$120,950 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$0 (+)

Agricultural Market Valuation:	$0 (+)
Market Value:	$120,950 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$120,950 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$120,950
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: FLEURY WAY LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	$120,950	$120,950	$324.75	
HUW	HILL CNTRY UWCD	$120,950	$120,950	$5.93	
SFB	FREDBG ISD	$120,950	$120,950	$935.06	
WCD	GILLESPIE WCID	$120,950	$120,950	$0.22	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$120,950	$120,950	$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: $1,265.96

Estimated Taxes Without Exemptions: $1,265.96

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 1040.0 sqft **Value:** $120,950

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F2P	1996	1040
AGF1	ATT GARAGE FINISHED SINGLE	F2P	1996	432
OP	OPEN PORCH	F2P	1996	140
OP	OPEN PORCH	F2P	1996	102

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$120,950	$0	$0	$120,950	$0	$120,950
2025	$120,950	$0	$0	$120,950	$0	$120,950
2024	$113,690	$0	$0	$113,690	$0	$113,690
2023	$120,090	$0	$0	$120,090	$0	$120,090
2022	$113,930	$0	$0	$113,930	$0	$113,930
2021	$108,720	$0	$0	$108,720	$0	$108,720
2020	$87,910	$0	$0	$87,910	$0	$87,910
2019	$87,910	$0	$0	$87,910	$0	$87,910
2018	$84,700	$0	$0	$84,700	$0	$84,700

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/1/2021	WDVL	WARRANTY DEED VENDORS LIEN	FLEURY, RICHARD	FLEURY WAY LLC	20216784		

ARB Data

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

Estimated Tax Due

Gillespie CAD Property Search

Property ID: 69437 For Year 2026

Property Details

Account		
Property ID:	69437	**Geographic ID:** A0616-0205-000000-00
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	19 FLEURY WAY TX	
Map ID:	5-P	**Mapsco:**
Legal Description:	ABS A0616 M SEGURO #205, -HOMESITE ONLY-LOCATED ON FLEURY WAY LLC PROP-	
Abstract/Subdivision:	A0616	
Neighborhood:	(F400) FBG 16 NORTH CLOSE	
Owner		
Owner ID:	341221	
Name:	FLEURY WAY LLC	
Agent:		
Mailing Address:	%VALVEKAR, SHONAK & ASHVINI MANAGERS 503 CHEYENNE LN CEDAR PARK, TX 78613	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$151,760 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$0 (+)

Agricultural Market Valuation:	$0 (+)
Market Value:	$151,760 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$151,760 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$151,760
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: FLEURY WAY LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	$151,760	$151,760	$407.48	
HUW	HILL CNTRY UWCD	$151,760	$151,760	$7.44	
SFB	FREDBG ISD	$151,760	$151,760	$1,173.26	
WCD	GILLESPIE WCID	$151,760	$151,760	$0.27	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$151,760	$151,760	$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: $1,588.45

Estimated Taxes Without Exemptions: $1,588.45

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 1344.0 sqft **Value:** $151,760

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F2P	1996	1344
AGF2	ATT GARAGE FINISHED DOUBLE	F2P	1996	528
OP	OPEN PORCH	F2P	1996	144
OP	OPEN PORCH	F2P	1996	90

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$151,760	$0	$0	$151,760	$0	$151,760
2025	$151,760	$0	$0	$151,760	$0	$151,760
2024	$142,600	$0	$0	$142,600	$0	$142,600
2023	$149,000	$0	$0	$149,000	$0	$149,000
2022	$141,250	$0	$0	$141,250	$0	$141,250
2021	$134,740	$0	$0	$134,740	$0	$134,740
2020	$108,660	$0	$0	$108,660	$0	$108,660
2019	$108,660	$0	$0	$108,660	$0	$108,660
2018	$104,660	$0	$0	$104,660	$0	$104,660

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/1/2021	WDVL	WARRANTY DEED VENDORS LIEN	FLEURY, RICHARD	FLEURY WAY LLC	20216784		

ARB Data

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

Estimated Tax Due

Gillespie CAD Property Search

Property ID: 69439 For Year 2026

Property Details

Account		
Property ID:	69439	**Geographic ID:** A0616-0205-000000-00
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	57 FLEURY WAY TX	
Map ID:	5-P	**Mapsco:**
Legal Description:	ABS A0616 M SEGURO #205, -HOMESITE ONLY-LOCATED ON FLEURY WAY LLC PROP--	
Abstract/Subdivision:	A0616	
Neighborhood:	(F400) FBG 16 NORTH CLOSE	
Owner		
Owner ID:	341221	
Name:	FLEURY WAY LLC	
Agent:		
Mailing Address:	%VALVEKAR, SHONAK & ASHVINI MANAGERS 503 CHEYENNE LN CEDAR PARK, TX 78613	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$100,150 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$0 (+)

Agricultural Market Valuation:	$0 (+)
Market Value:	$100,150 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$100,150 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$100,150
Ag Use Value:	$0

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Property Taxing Jurisdiction

Owner: FLEURY WAY LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	$100,150	$100,150	$268.90	
HUW	HILL CNTRY UWCD	$100,150	$100,150	$4.91	
SFB	FREDBG ISD	$100,150	$100,150	$774.26	
WCD	GILLESPIE WCID	$100,150	$100,150	$0.18	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$100,150	$100,150	$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: $1,048.25

Estimated Taxes Without Exemptions: $1,048.25

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 960.0 sqft **Value:** $100,150

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F2P	1996	960
OP	OPEN PORCH	F2P	1996	110
OP	OPEN PORCH	F2P	1996	102

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$100,150	$0	$0	$100,150	$0	$100,150
2025	$100,150	$0	$0	$100,150	$0	$100,150
2024	$94,190	$0	$0	$94,190	$0	$94,190
2023	$98,440	$0	$0	$98,440	$0	$98,440
2022	$93,350	$0	$0	$93,350	$0	$93,350
2021	$89,110	$0	$0	$89,110	$0	$89,110
2020	$72,150	$0	$0	$72,150	$0	$72,150
2019	$72,150	$0	$0	$72,150	$0	$72,150
2018	$69,550	$0	$0	$69,550	$0	$69,550

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/1/2021	WDVL	WARRANTY DEED VENDORS LIEN	FLEURY, RICHARD	FLEURY WAY LLC	20216784		

ARB Data

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

Estimated Tax Due

If Paid: 09/03/2026

Gillespie CAD Property Search

Property ID: 186837 For Year 2026

Property Details

Account		
Property ID:	186837	**Geographic ID:** A0616-0205-000000-00
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	394 MARSCHALL CREEK RD TX	
Map ID:	5-P	**Mapsco:**
Legal Description:	ABS A0616 M SEGURO #205, TRACT 10, -M/H ONLY HOMESITE- LOCATED ON FLEURY WAY LLC PROP-, HUD# PFS0609301 HUD#2 PFS0609302 TITLE # REAL	
Abstract/Subdivision:	A0616	
Neighborhood:	(F400) FBG 16 NORTH CLOSE	
Owner		
Owner ID:	341221	
Name:	FLEURY WAY LLC	
Agent:		
Mailing Address:	%VALVEKAR, SHONAK & ASHVINI MANAGERS 503 CHEYENNE LN CEDAR PARK, TX 78613	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$101,270 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)

Land Non-Homesite Value:	$0 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$101,270 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$101,270 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$101,270
Ag Use Value:	$0

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Property Taxing Jurisdiction

Owner: FLEURY WAY LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	$101,270	$101,270	$271.91	
HUW	HILL CNTRY UWCD	$101,270	$101,270	$4.96	
SFB	FREDBG ISD	$101,270	$101,270	$782.92	
WCD	GILLESPIE WCID	$101,270	$101,270	$0.18	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$101,270	$101,270	$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: $1,059.97

Estimated Taxes Without Exemptions: $1,059.97

Property Improvement - Building

Type: MOBILE HOME **Living Area:** 1232.0 sqft **Value:** $101,270

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	T4D	1999	1232
OP	OPEN PORCH	T4D	2003	72
OP	OPEN PORCH	T4D	2003	120

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$101,270	$0	$0	$101,270	$0	$101,270
2025	$101,270	$0	$0	$101,270	$0	$101,270
2024	$96,640	$0	$0	$96,640	$0	$96,640
2023	$106,870	$0	$0	$106,870	$0	$106,870
2022	$87,810	$0	$0	$87,810	$0	$87,810

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/31/2021			FLEURY, RICHARD	FLEURY WAY LLC	M/H LIST		

ARB Data

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

Estimated Tax Due

If Paid: 09/03/2026

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Amount Paid	Base Tax Due	Discount/Penalty & Interest	Attorn Fe
2025	GILLESPIE COUNTY	0.268500	$101,270	$101,270	$271.91	$271.91	$0.00	$0.00	$0.

Gillespie CAD Property Search

Property ID: 8523 For Year 2026

Property Details

Account		
Property ID:	8523	**Geographic ID:** A0616-0205-000000-00
Type:	R	**Zoning:**
Property Use:		**Condo:**
Location		
Situs Address:	FLEURY WAY TX	
Map ID:	5-P	**Mapsco:**
Legal Description:	ABS A0616 M SEGURO #205, 6.10 ACRES, -RENT HOUSES, M/H & TT LOCATED HERE-	
Abstract/Subdivision:	A0616	
Neighborhood:	(F400) FBG 16 NORTH CLOSE	
Owner		
Owner ID:	341221	
Name:	FLEURY WAY LLC	
Agent:		
Mailing Address:	%VALVEKAR, SHONAK & ASHVINI MANAGERS 503 CHEYENNE LN CEDAR PARK, TX 78613	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$2,880 (+)
Land Homesite Value:	$208,460 (+)
Land Non-Homesite Value:	$0 (+)

Agricultural Market Valuation:	$0 (+)
Market Value:	$211,340 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$211,340 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$211,340
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: FLEURY WAY LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	$211,340	$211,340	$567.45	
HUW	HILL CNTRY UWCD	$211,340	$211,340	$10.36	
SFB	FREDBG ISD	$211,340	$211,340	$1,633.87	
WCD	GILLESPIE WCID	$211,340	$211,340	$0.38	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$211,340	$211,340	$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: $2,212.06

Estimated Taxes Without Exemptions: $2,212.06

Property Improvement - Building

Type: MISC IMP **Living Area:** 0 sqft **Value:** $2,880

Type	Description	Class CD	Year Built	SQFT
OB	OUTBUILDING	*	1996	360
PO	PATIO	*	1996	560

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	5.60	243,936.00	0.00	0.00	$191,380	$0
RN2	NATIVE PASTURE 2	0.25	10,890.00	0.00	0.00	$8,540	$0
RN2	NATIVE PASTURE 2	0.25	10,890.00	0.00	0.00	$8,540	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	$2,880	$208,460	$0	$211,340	$0	$211,340
2025	$2,880	$212,500	$0	$215,380	$0	$215,380
2024	$2,880	$212,500	$0	$215,380	$0	$215,380
2023	$2,880	$212,500	$0	$215,380	$0	$215,380
2022	$2,880	$176,300	$0	$179,180	$0	$179,180
2021	$79,760	$96,540	$0	$176,300	$0	$176,300
2020	$64,810	$85,590	$0	$150,400	$0	$150,400
2019	$64,630	$85,590	$0	$150,220	$0	$150,220
2018	$54,520	$78,520	$0	$133,040	$0	$133,040

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/1/2021	WDVL	WARRANTY DEED VENDORS LIEN	FLEURY, RICHARD	FLEURY WAY LLC	20216784		