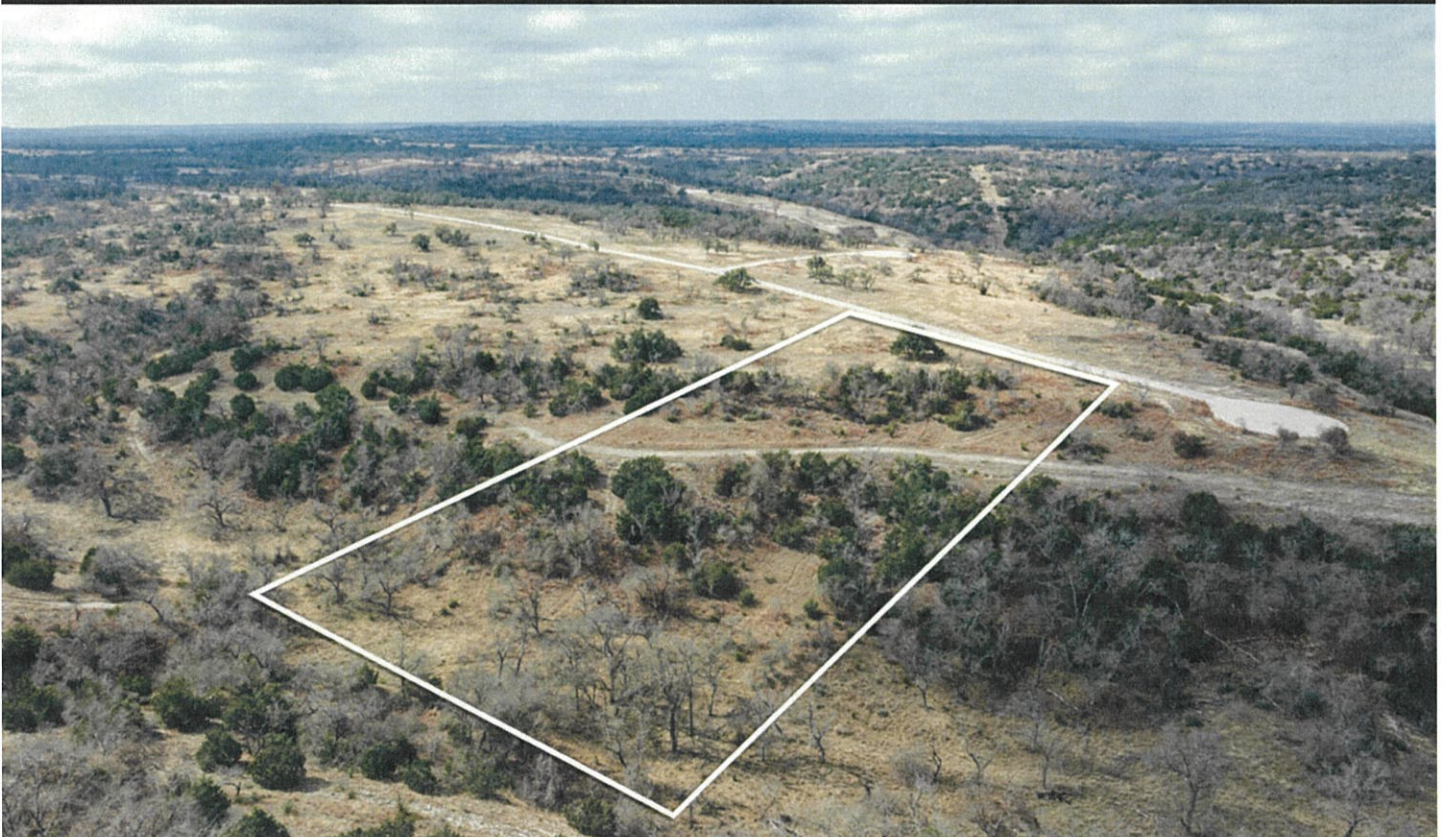




THE CANYONS LOT #38

WALTER CROWDER, REALTOR® | 409-916-1222





FREDERICKSBURG REALTY GROUP
TEXAS RANCH REALTY TEAM

Lot 38 The Canyons

Ridgeline Rd. Lot 38 | Fredericksburg, Texas | Gillespie County

5.01+/- Acres

\$250,000

Agent

Walter Crowder

Property Highlights

- **5.01+/- acre cul-de-sac lot** in a private, gated community
- **Ag Exempt Subdivision** – enjoy lower property taxes
- **Stunning Hill Country views** with great topography
- **Well in place** – ready for your dream home
- **Paved roads, underground electricity, and high-speed fiber internet**
- **Abundant wildlife** – whitetail deer, turkey, and hogs
- **Located 16-20 miles from Fredericksburg, TX**
- **Prime building site** with privacy and tranquility

Property Taxes:

\$5.44

\$1,000 HOA

Nestled in the heart of the Texas Hill Country, this stunning 5.01+/- acre lot in The Canyons Subdivision offers the perfect blend of privacy, security, and natural beauty. Located just 17 miles from Fredericksburg, this gated, Ag-Exempt community provides a peaceful retreat with paved roads, underground electricity, and high-speed fiber internet, ensuring modern conveniences while surrounded by breathtaking landscapes. The property features a well in place, great topography, and a prime building site with panoramic views of rolling hills and abundant wildlife.

Whether you're seeking a serene getaway or a permanent residence, this secluded lot is a rare opportunity to build your dream home in a thriving yet tranquil Hill Country setting. With its prime location, peaceful surroundings, and an optimal building site with views, this property can be your gateway to the Hill Country lifestyle. Don't miss out—schedule a visit today!

MLS #: T96934A (Active) List Price: \$250,000 (137 Hits)

Lot 38 -- Ridgeline Rd Fredericksburg, TX 78624



Type: Rural Subdivision
Best Use: Residential
Topography: Sloped, Views, Other
Surface Cover: Wooded/Native Pasture
Views: No
Apx \$/Acre: 0
Lot/Tract #: 38

Original List Price: \$380,000
Area: County-North
Subdivision: The Canyons
County: Gillespie
School District: Fredericksburg
Distance From City: 16-20 miles
Property Size Range: 1-5 Acres
Apx Acreage: 5.0100
Seller's Est Tax: 5.44
Showing Instructions: Call Listing Agent
Days on Market: 256

Tax Exemptions: Taxes w/o Exemptions: \$0.00 **Tax Info Source:** CAD Property ID #: 186389 **Zoning:** None
Flood Plain: No **Deed Restrictions:** Yes **Easements:** Electric Service, Underground Cable **Road Maintenance Agreement:**

HOA: Yes **HOA Fees:** 1000.00 **HOA Fees Pd:** Yearly

Items Not In Sale:

Documents on File: Survey/Plat, Topographical Map, Deed Restrictions, Well Log

Water: Well
Sewer: None
Utilities: CTEC Electric on Property
Access/Location: County Road
Minerals: None

Improvements: None
Misc Search: None
Fence: None

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

Location/Directions: From Fredericksburg, take Hwy 87 North for 8 miles then take a right at Ranch Road 2323. Continue for 6 miles, then take a right turn onto Schneider Moellering Rd. The Canyons will be on the left.

Owner: Kathleen Mooney

Legal Description: The Canyons, Lot 38, 5.01+/- acres

Instructions:

Public Remarks: Nestled in the heart of the Texas Hill Country, this stunning 5.01+/- acre lot in The Canyons Subdivision offers the perfect blend of privacy, security, and natural beauty. Located just 17 miles from Fredericksburg, this gated, Ag-Exempt community provides a peaceful retreat with paved roads, underground electricity, and high-speed fiber internet, ensuring modern conveniences while surrounded by breathtaking landscapes. The property features a well in place, great topography, and a prime building site with panoramic views of rolling hills and abundant wildlife. Whether you're seeking a serene getaway or a permanent residence, this secluded lot is a rare opportunity to build your dream home in a thriving yet tranquil Hill Country setting. With its prime location, peaceful surroundings, and an optimal building site with views, this property can be your gateway to the Hill Country lifestyle. Don't miss out—schedule a visit today!

Agent Remarks: The topography of this property offers the perfect opportunity to build a house with views.

Withdraw Comments:

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

Office Broker's Lic #: 9003085

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

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

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



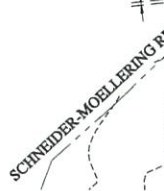
THE CANYONS

LANDSTAR HOLDINGS, LLC **OWNER**
CONTACT: PETE ELMER
200 NORTH HARBOR PLACE DRIVE SUITE C
DAVENPORT, NC 28426
(704) 897-5850
FAX: (704) 895-8751

VET CONSULTING ENGINEERS **ENGINEER**
ENGINEERING CONTACT: KEVIN M. SPRAGONS
507-D E. HIGHWAY 51
(830) 997-4744
FAX: (830) 997-6967

MDS LAND SURVEYING
SURVEYOR CONTACT: JEFF BOERNER

FILE NO: 20107
DATE: 08/05/2021
SHEET: PP (1 OF 2)



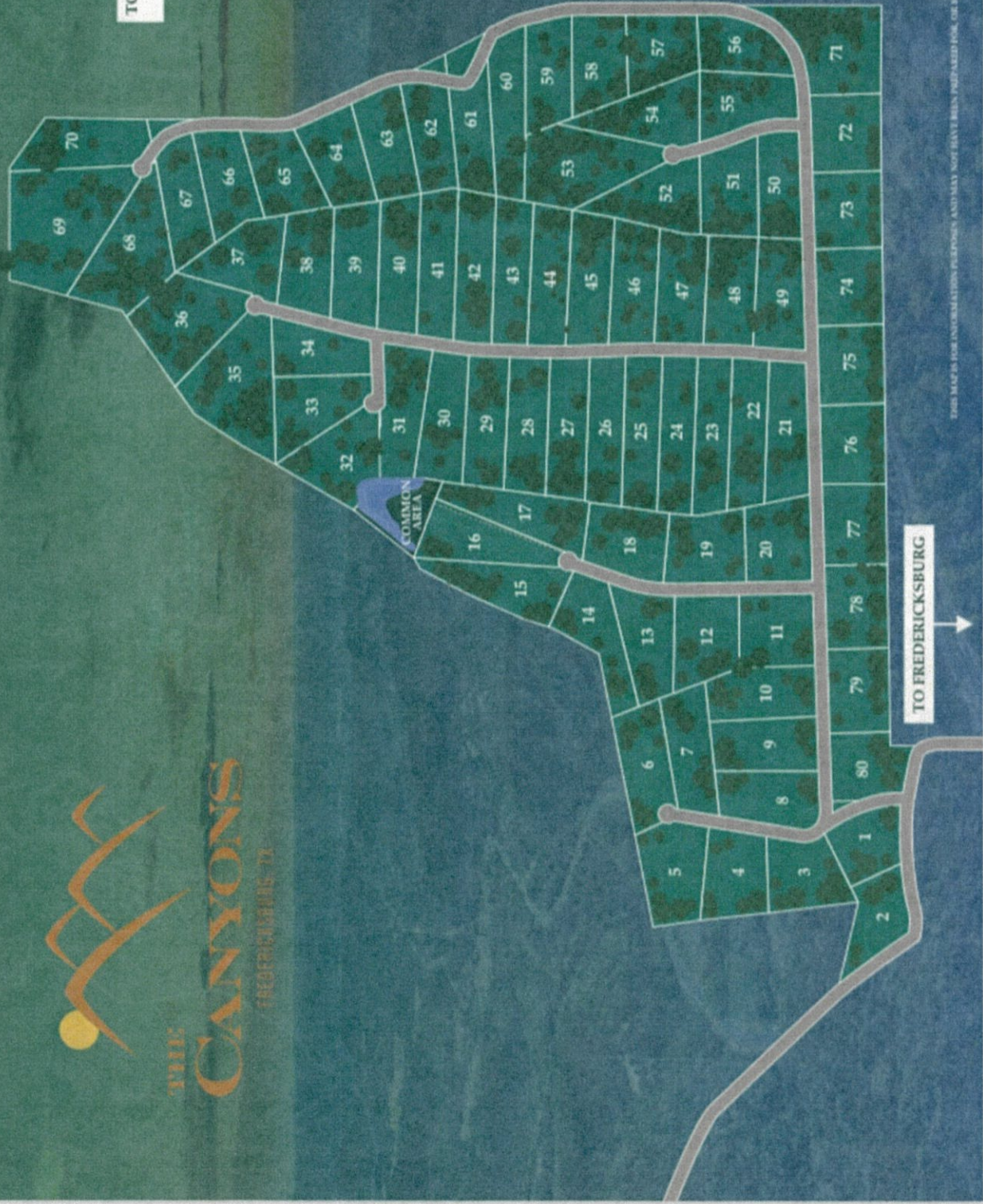


THE
CANYONS
FREDERICKBURG, TN

TO ENCHANTED
ROCK
↑

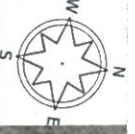


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TO FREDERICKSBURG



THIS MAP IS FOR INFORMATION PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR, OR BE SUITABLE FOR, LEGAL, ENGINEERING, OR SURVEYING PURPOSES.





1. $\mathcal{S}$ ist ein $\mathbb{K}$ -Vektorraum. $\mathcal{S}$ ist ein $\mathbb{K}$ -Vektorraum, weil $\mathcal{S}$ ein $\mathbb{K}$ -Modul ist und $\mathbb{K}$ ein kommutativer Ring ist.



Lot 38 Canyons wc
Texas, AC +/-



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 of "id" Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Lot 38 Canyons wc
Texas, AC +/-



Boundary

Justin Cop
P: 830-997-6531

www.fredericksburgrealty.com

257 West Main St.

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STATE OF TEXAS WELL REPORT for Tracking #581019

Owner:	Premier Development	Owner Well #:	7c
Address:	200 N Harbor Place Drive Suite G Davison, TX 20836	Grid #:	57-33-3
Well Location:	Schneider-moellering Road Fredericksburg, TX 78624	Latitude:	30° 27' 44.4" N
Well County:	Gillespie	Longitude:	098° 54' 27.3" W
		Elevation:	1986 ft. above sea level
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: 8/3/2021

Drilling End Date: 8/4/2021

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	10.625	0	10
	8.5	10	240

Drilling Method: Mud (Hydraulic) Rotary

Borehole Completion: Filter Packed

	Top Depth (ft.)	Bottom Depth (ft.)	Filter Material	Size
Filter Pack Intervals:	50	240	Gravel	3/8

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	0	45	Cement 13
	45	50	Bentonite 2

Seal Method: Poured

Sealed By: Driller

Distance to Property Line (ft.): No Data

Distance to Septic Field or other
concentrated contamination (ft.): No Data

Distance to Septic Tank (ft.): No Data

Method of Verification: No Data

Surface Completion: Pitless Adapter Used

Water Level: No Data

Packers: No Data

Type of Pump: Submersible

Well Tests: No Test Data Specified

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	No Data	No Data
		Chemical Analysis Made: No
	Did the driller knowingly penetrate any strata which contained injurious constituents?:	No

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Bee Cave Drilling, Inc.**
185 Angel Fire Rd.
Dripping Springs, TX 78620

Driller Name: **Michael Scott** License Number: **59719**

Comments: **No Data**

Lithology:			Casing:						
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA						
<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>	<i>Dia (in.)</i>	<i>Type</i>	<i>Material</i>	<i>Sch./Gage</i>	<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	
0	1	topsoil	4.5	Blank	New Plastic (PVC)	sdr-17	0	200	
1	10	tan limestone	4.5	Screen	New Plastic (PVC)	sdr-17	200	240	
10	50	grey limestone							
50	100	tan limestone							
100	110	tan clay							
110	130	grey clay and limestone							
130	220	red clay and sand							
220	240	red granite							

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

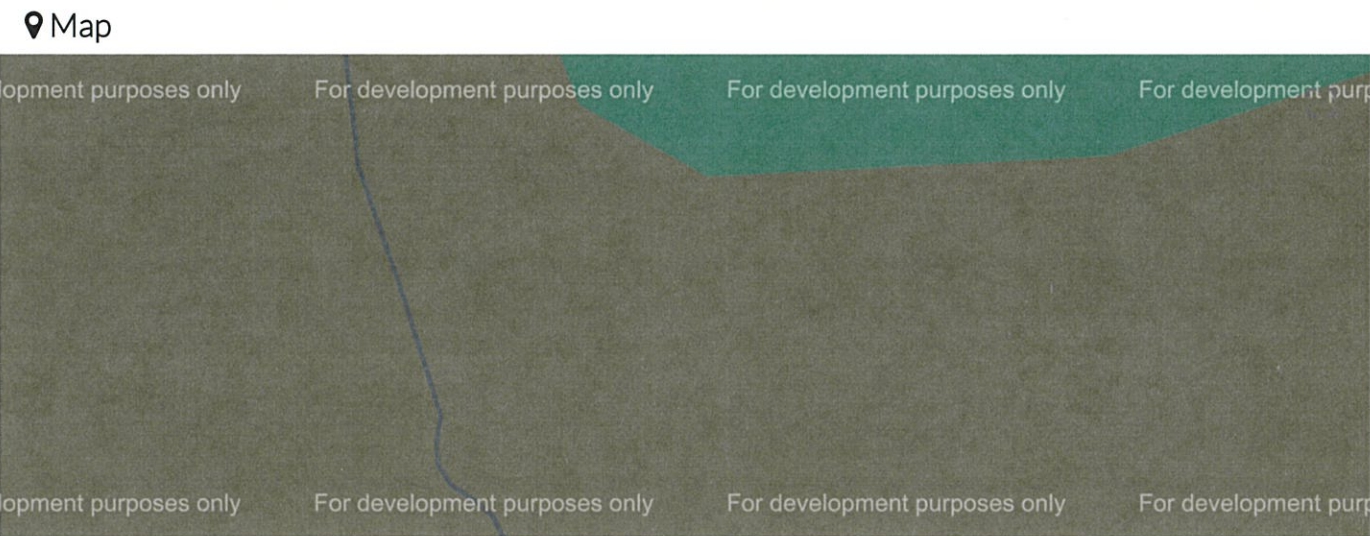
TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540

Gillespie CAD Property Search

Property ID: 186389 For Year 2025



Property Details

Account		
Property ID:	186389	Geographic ID:
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	RIDGELINE RD TX	
Map ID:	2-L	Mapsco:
Legal Description:	CANYONS, THE LOT 38, 5.01	
Abstract/Subdivision:	S0244	
Neighborhood:	(F200) FBG HWY 87 NORTH	
Owner		
Owner ID:	340779	
Name:	MOONEY, KATHLEEN J & HAUGH, MICHAEL D	
Agent:		
Mailing Address:	16116 WINCHESTER WAY ROSEVILLE, CA 95661	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

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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: MOONEY, KATHLEEN J & HAUGH, MICHAEL D

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

Total Tax Rate: 1.057674

Estimated Taxes With Exemptions: \$5.49

Estimated Taxes Without Exemptions: \$3,709.26

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	5.01	218,235.60	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$0	\$350,700	\$520	\$520	\$0	\$520
2023	\$0	\$350,700	\$520	\$520	\$0	\$520
2022	\$0	\$350,700	\$480	\$480	\$0	\$480

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/30/2021	SWD	SPECIAL WARRANTY DEED	LANDSTAR HOLDINGS LLC	MOONEY, KATHLEEN J & HAUGH, MICHAEL D	20217726		

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: 02/12/2025 17

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2024	GILLESPIE COUNTY	\$520	\$1.39	\$1.39	\$0.00	\$0.00	\$0.00	\$0.00
2024	HILL CNTRY UWCD	\$520	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2024	FREDBG ISD	\$520	\$4.02	\$4.02	\$0.00	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	\$520	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2024 Total:		\$5.43	\$5.43	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE COUNTY	\$520	\$1.46	\$1.46	\$0.00	\$0.00	\$0.00	\$0.00
2023	HILL CNTRY UWCD	\$520	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2023	FREDBG ISD	\$520	\$4.03	\$4.03	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	\$520	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$5.51	\$5.51	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE COUNTY	\$480	\$1.60	\$1.60	\$0.00	\$0.00	\$0.00	\$0.00
2022	HILL CNTRY UWCD	\$480	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2022	FREDBG ISD	\$480	\$4.61	\$4.61	\$0.00	\$0.00	\$0.00	\$0.00

2022	GILLESPIE WCID	\$480	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$6.23	\$6.23	\$0.00	\$0.00	\$0.00	\$0.00