



126 TANGLEWOOD DRIVE

JUSTIN COP, BROKER, GRI, CNE | 830-997-6531

GJ | FREDERICKSBURG
REALTY



126 Tanglewood Dr. | Fredericksburg, Texas | Gillespie County

0.42+/- Acres

\$450,000

Agent

Justin Cop

Property Highlights

- 0.42± acre corner lot in Carriage Hills subdivision
- 2,255± sq ft of living space
- 3 bedrooms / 2 bathrooms
- Traditional brick exterior
- Built in 1988
- Fireplace in the living room
- Double-car garage
- Backyard with mature post oak trees
- Scenic creek views
- Quiet, established neighborhood
- Just minutes from Fredericksburg's Main Street
- Great potential as a starter home, investment, or weekend retreat

Property Taxes:

\$7,410.37

Charming Hill Country Home on a Corner Lot in Carriage Hills

Freshly updated with **new paint, trim, and laminate wood flooring throughout**, this home offers a welcoming start whether you're searching for a starter home, a weekend getaway, or an investment opportunity.

Located in the well-established Carriage Hills neighborhood, just minutes from the energy and charm of Fredericksburg's Main Street, this classic 3-bedroom, 2-bath home offers 2,255± sq ft of living space and plenty of potential to make it your own.

Positioned on a spacious 0.46± acre corner lot, the home features traditional brick construction, a cozy fireplace in the living room, and a double-car garage for convenience. The backyard is framed by mature post oak trees and overlooks a quiet creek, offering a peaceful space for outdoor relaxation.

Whether you're searching for a starter home, a weekend getaway, or an investment opportunity, this home offers a solid foundation in one of Fredericksburg's most sought-after neighborhoods. With its generous layout, vintage character, and unbeatable location, the possibilities here are as inspiring as the Hill Country views.



New Construction: No
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Main House Living SqFt: 2,255
Apx Total SqFt: 2,255
Price Per SQFT: \$199.56
Source SqFt: GCAD
Appx Year Built: 1988
Type & Style: Hill Country Style, Traditional
Current B&B: No
Stories: One
Heating: Electric
A/C: Electric
Garage/Carport: 2 Car, Attached, Garage

Unit #:
Original List Price: \$450,000
Area: City-Northeast
Subdivision: Carriage Hills
County: Gillespie
School District: Fredericksburg
Distance From City Limits: In City Limits
Property Size Range: City Lot
Apx Acreage: 0.4210
Seller's Est Tax: 7410.30
Showing Instructions: Call Listing Agent
Days on Market: 7

Tax Exemptions: NA	Taxes w/o Exemptions: \$7,410.30	Tax Info Source: CAD	CAD Property ID #: 52360	Zoning: R-1
Flood Plain: Yes	Deed Restrictions: Yes	STR Permit: No	Permit #: 00000	Manufactured Homes Allowed: No
HOA: No	HOA Fees:	HOA Fees Pd:		HO Warranty:
Road Maintenance Agreement: No		Rental Property:	Rental \$:	Items Not In Sale:
Guest House: No	# of Guest Houses:		Total Guest House SqFt: 0	
Guest House # Bedrooms:		Guest House # Baths:		Guest House # Half Baths:

Construction: Brick
Foundation: Slab
Roof: Composition
Flooring: Laminate, Tile, Wood
Utilities: City Electric
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: Masonry
Appliances: Built-in Electric Oven, Cooktop, Dishwasher, Refrigerator

City/Rural: In City Limits
Site Features: Deck/Patio
Interior Features: Ceiling Fan(s), Garage Door Opener, Washer-Dryer Connection, See Remarks
Topography: Level, Wooded
Surface Water: Wet Weather Creek
Access: City Street
Location Description: Cul-De-Sac
Documents on File: Deed Restrictions, Topographical Map
Misc Search: None

Trms/Fin:	Trms/Fin: Cash, Conventional	Possessn: Closing/Funding	Excl Agy: No
Title Company: Hill Country Title		Attorney:	Refer to MLS#:

Location/Directions: From Main St, travel north on Llano, turn left onto Frederick Rd, turn right onto N. Adams, Turn left onto Tanglewood, home will be in the corner of Tanglewood and Ridgewood Dr.

Owner: JM&C Enterprises, LLC **Occupancy:** Vacant

Legal Description: CARRIAGE HILLS #10 LOT 29

Instructions: Call LA for instructions

Public Remarks: Freshly updated with new paint, trim, and laminate wood flooring throughout, this home offers a welcoming start whether you're searching for a starter home, a weekend getaway, or an investment opportunity. This home offers a solid foundation in one of Fredericksburg's most sought-after neighborhoods. Located in the well-established Carriage Hills subdivision, just minutes from the energy and charm of Fredericksburg's Main Street, this classic 3-bedroom, 2-bath home offers 2,255± sq ft of living space and plenty of potential to make it your own. Positioned on a spacious 0.42± acre corner lot, the home features traditional brick construction, a cozy fireplace in the living room, and a double-car garage. The backyard is framed by mature post oak trees and overlooks a quiet creek, offering a peaceful space for outdoor relaxation. With its generous layout, vintage character, and unbeatable location, the possibilities here are as inspiring as the Hill Country views.

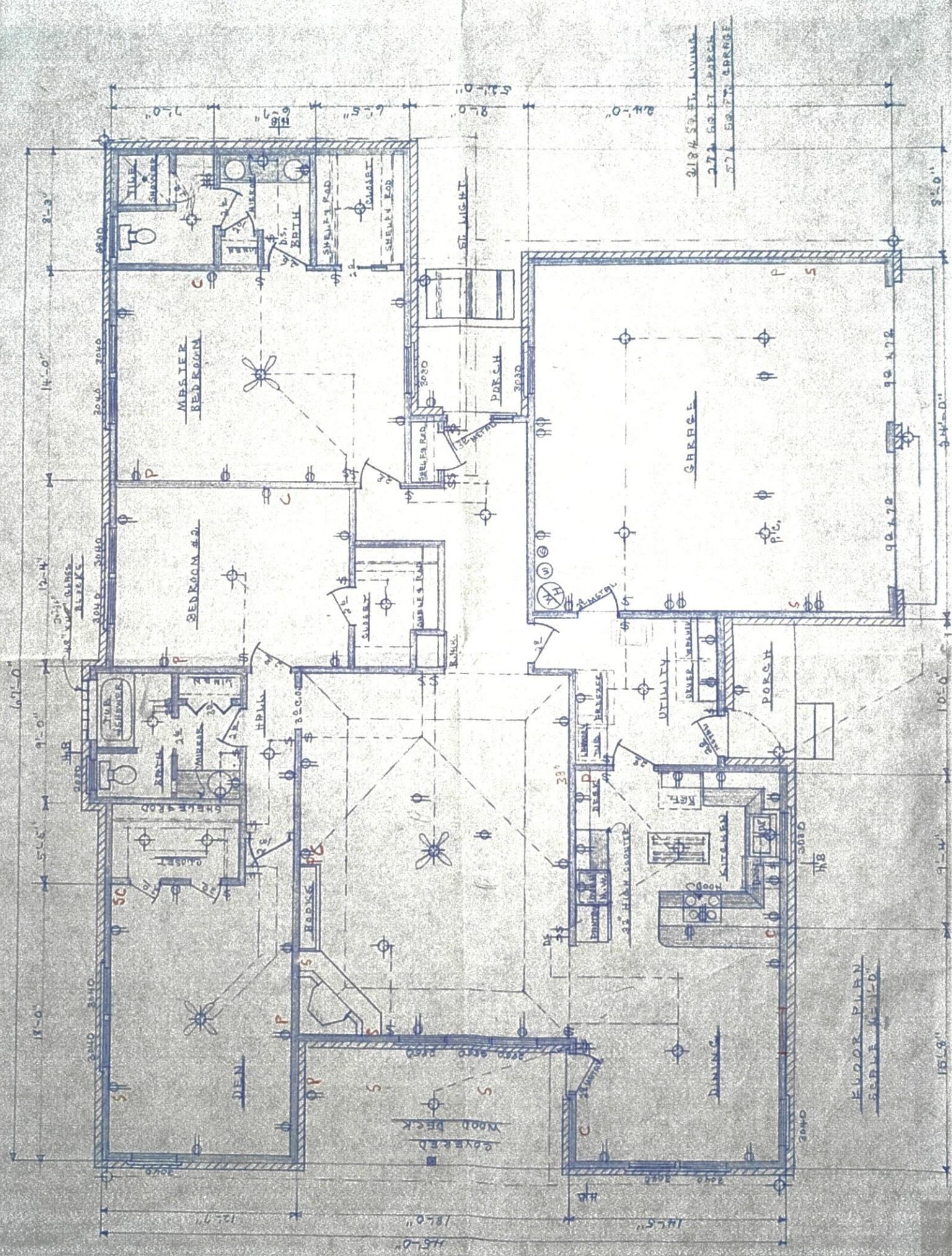
Agent Remarks:

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

Office Broker's Lic #: 9003085

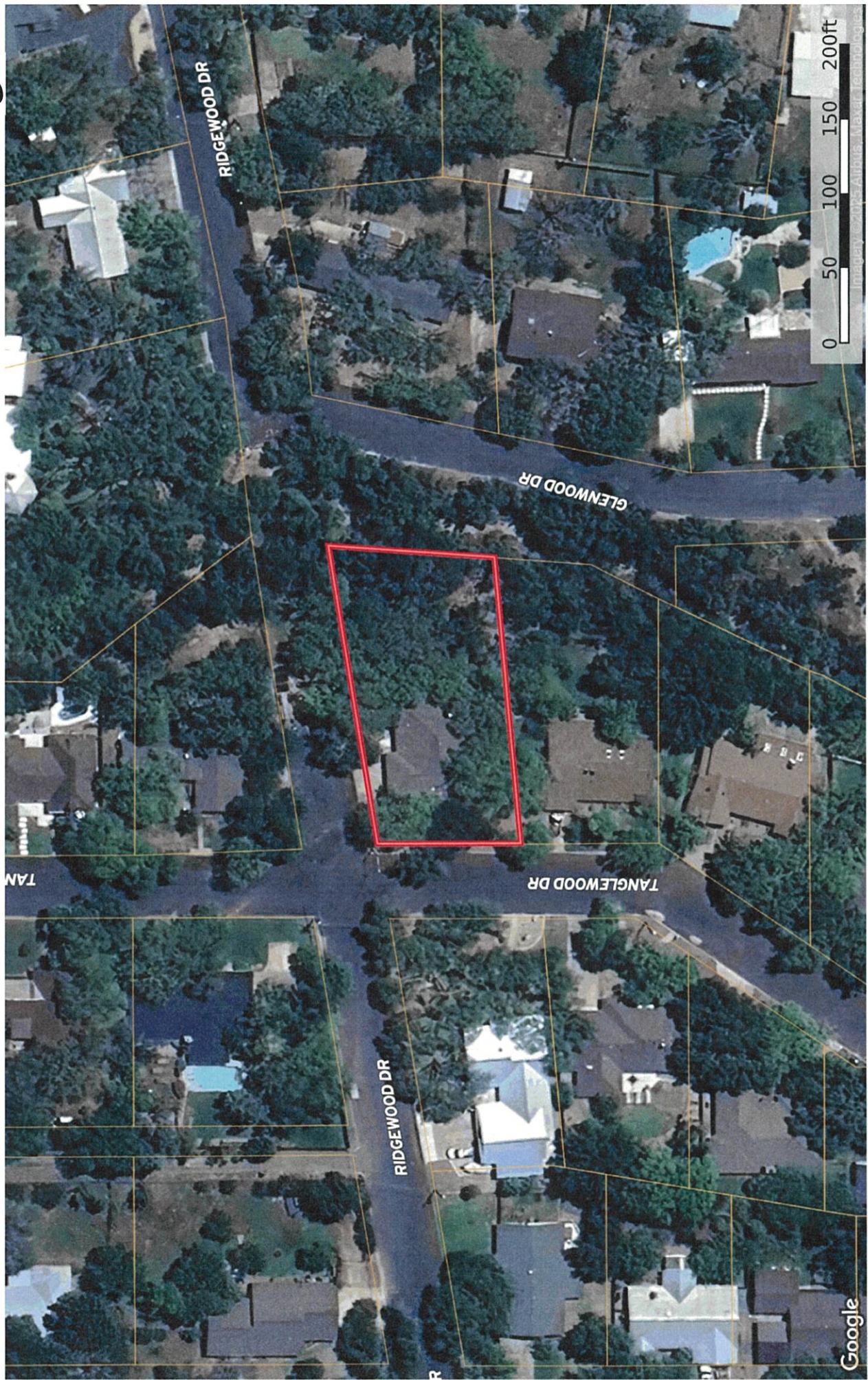
Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

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





126 Tanglewood Dr.
Gillespie County, Texas, AC +/-



Boundary
D

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. Sotheby's International
completeness or accuracy thereof.
id.

SURVEY MAP SHOWING
LOT 30, CARRIAGE HILLS ADDITION, UNIT NO. 10,
SITUATED IN THE CITY OF FREDERICKSBURG, TEXAS,
PLAT FOUND OF RECORD IN VOLUME 1, PG. 140
OF THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS.
SURVEY MADE AT THE REQUEST OF
ROSS HINTON

ROSS HINTON.

LOT 29

BORROWER / PROPERTY ADDRESS
ROSS W. HINTON
124 TANGLEWOOD DRIVE
FREDERICKSBURG, TEXAS
78624

SCALE 1" = 30'
LEGEND: 

● 1/2" DIA. STEEL BAR FOUND
◎ 1/2" DIA. STEEL BAR SET
○ UNMARKED POINT IN
CENTERLINE OF CREEK

Defined easements as listed in Hill Country Titles, Inc., Commitment for Title Insurance, G.F. No. 204-132, issued February 25, 2004, are shown herein.

NOTE:
The residence shown herein does not appear lie within a Special Flood Hazard Area (Zone AE) as interpolated from the flood elevations shown on FEMA FIRM Map No. 4817CC0286 C, dated October 19, 2001. RM 3 shown on said flood map was used as the elevation reference mark.

BONN SURVEYING
503 Longhorn St.
Fredericksburg, TX 78624
Phone : 830-997-3884
Fax : 830-997-0972

TALEWOOD DRIVE

Site plan for Lot 30, showing dimensions, setbacks, and flood boundaries. The property is bounded by a 25' front building setback line (typical city of FBG) and an approximate creek bank. The plan includes a residence, porch, and deck. A 100-year flood boundary is indicated. Approximate elevations are provided for the property and creek bank.

NO 43°15'E
92.30'

25.14'
24.24'

25' FRONT BLDG.
SETBACK LINE
(TYPICAL CITY OF FBG)

PORCH

RESIDENCE

DECK

10' 13' 15' 16'

100-YEAR FLOOD BOUNDARY (SEE NOTE)

APPROX. ELEV. = 1719±

APPROX. ELEV. = 1719±

APPROX. ELEV. = 1719±

APPROX. ELEV. = 1719±

APPROXIMATE CREEK BANK

LOT 30
(0.4215AC.)

N89°19'W 163.9'
(BEARING BASIS)

S25°21'25"W 51.6'

55°18'W

WATER METER
TV-TUBE

ELEC. EASMENT
VOL 1, PG 140 P.R.

LOT 31

MAP BOX

1919
S' SIDE BLDG. SETBACK LINE
APPROX. ELEV. = 1719±
(TYPICAL CITY OF FBG)

(ELEV. = 1719±)
(ELEV. = 1719±)
(ELEV. = 1719±)

that this plot represents a survey mode

I hereby certify that this plot represents a ~~an~~ ^{any} ~~new~~ ^{new} ~~improvement~~ ^{improvement} and that there are on the ground under my supervision and that there are no intrusions or protrusions of improvements visible or ~~present~~ ^{present} on the ground except as shown hereon.

Surveyed March 10, 2004
Larry Brown
Carroll Brown

The logo is a hexagonal seal with a decorative border. Inside, the words "PROFESSIONAL SURVEYORS" are written in a circular, clockwise direction, with "ASSOCIATION" at the bottom.

CARRIAGE HILLS ADDITION,
UNIT NO. 1
VOL. 82, PG. 487-490 D.R.



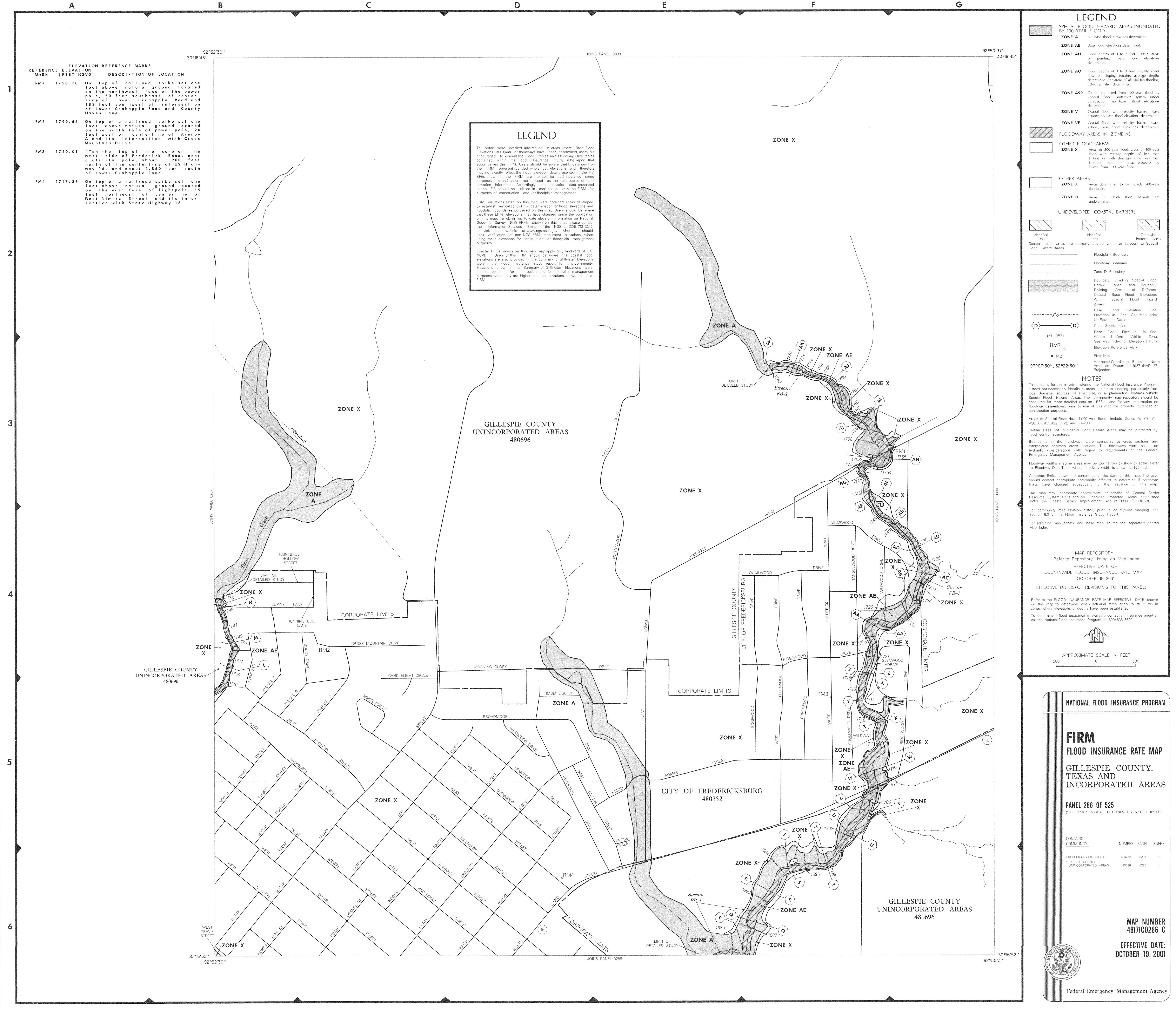
FEMA Digital Flood Map Products

- **FIRM Panel Image:** Flood Insurance Rate Maps (FIRM) are digital images of flood hazard maps. The images are digital pictures of entire flood map panels that can be viewed and printed from a computer. Most communities and counties have many map panels to cover the entire jurisdiction and an index map that shows the location of each map panel.
- **FIRM Worldfile:** A TFW or PGW file may accompany your flood hazard map. They are used to help view the flood maps in GIS applications.

FIRM Panel Images are TIF or PNG image files and have file names with a Community or County ID followed by a 4-digital panel number and letter suffix representing a version (e.g. 12345C0123F.tif). The FIRM worldfiles will have the same filenames but with a .tfw or .pgw extension.

FIRM Panel Images can be viewed using most freely available image viewer applications. You can also use the FIRMette-Desktop software available from the FEMA Flood Map Service Center (MSC) website at msc.fema.gov/portal/resources/firmettes. FIRM images can also be viewed in specialized GIS software where the worldfiles are used to make the images compatible with other GIS data. See the [MSC Products and Tools Overview page](#) for more information on available data and tools for using FEMA's flood risk data.

For more information on available digital products, visit FEMA's Map Service Center website at <https://msc.fema.gov> or call the FEMA Map Information eXchange (FMIX) at 877-336-2627.



To determine if flood insurance is available, call the National Flood Insurance Program at



APPROXIMATE SCALE
500' 0'

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

GILLESPIE COUNTY,
TEXAS AND
INCORPORATED AREAS

PANEL 286 OF 525

FIRM MAP INDEX FOR PANELS NOT PRINTED

CONTAINS
2004 DATA
FOR GILLESPIE COUNTY, TEXAS
FOR TOWN OF FREDERICKSBURG
INCORPORATED AND UNINCORPORATED

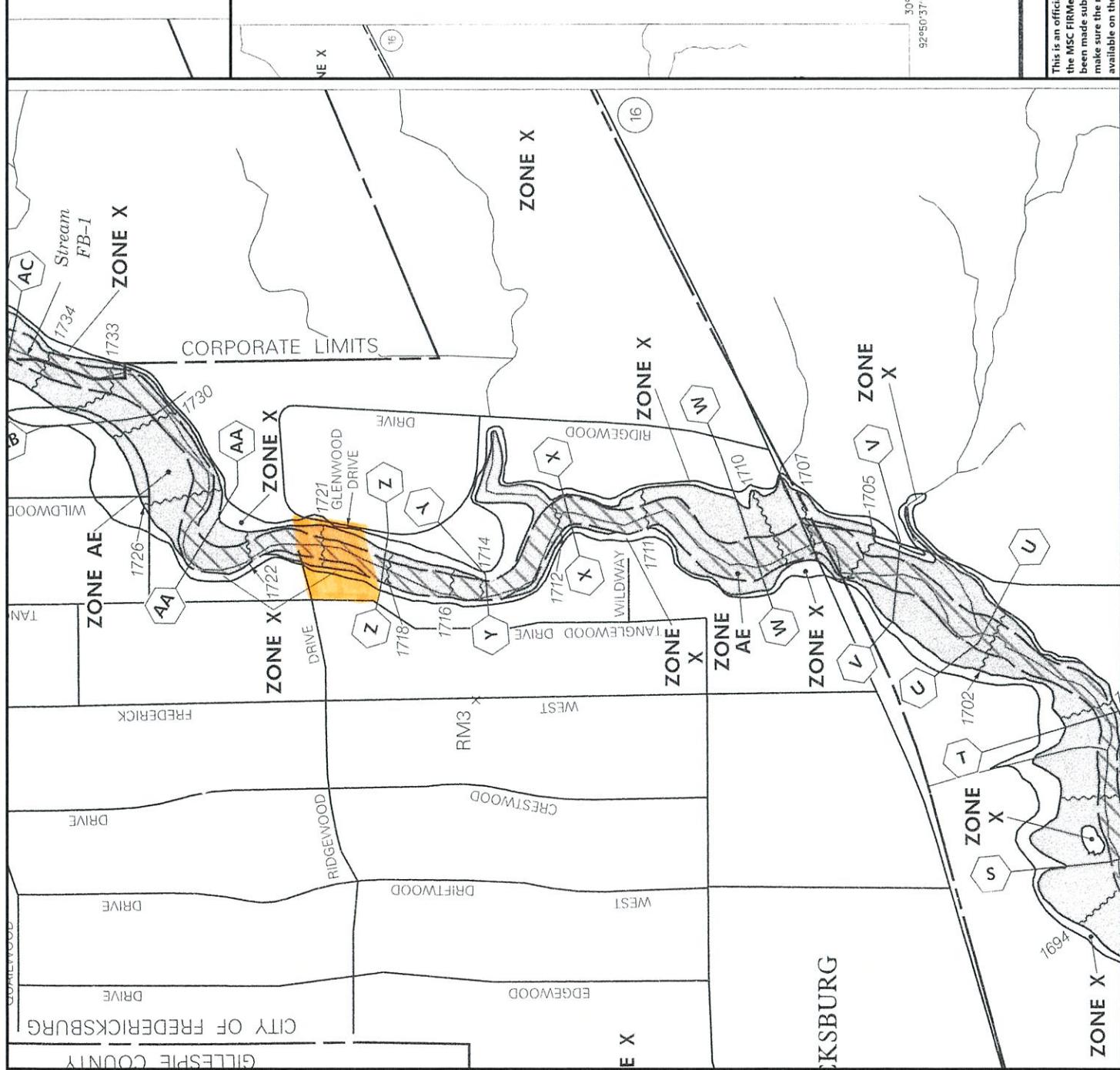
MAP NUMBER
48171G0286 C

EFFECTIVE DATE:
OCTOBER 19, 2001

Federal Emergency Management Agency



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



BRYAN T. SNOWDEN, TRUSTEE TO THE PUBLIC

DEDICATION AND RESTRICTION
CARRIAGE HILLS UNIT NO. 10

THAT WHEREAS, BRYAN T. SNOWDEN, TRUSTEE, hereinafter called the "Declarant", is the nominal owner of all that certain real property located in Gillespie County, Texas, which is hereby designated as a separate and distinct divisional unit to be known as the Carriage Hills Unit No. 10 Subdivision, as shown by the map and plat of such subdivision, which map and plat have heretofore been filed as the true and correct survey, map and plat thereof, described as follows:

BEING the Carriage Hills Unit No. 10 Subdivision of Gillespie County, Texas, as described in the plat of said subdivision recorded at Volume 1, page 140, of the Plat Records of Gillespie County, Texas;

and,

WHEREAS, the Declarant will convey the above described properties, subject to certain protective covenants, conditions, restrictions, liens, and charges as hereinafter set forth:

NOW, THEREFORE, it is hereby declared that all of the property described above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and shall be binding on all parties having any right, title, or interest in or to the above described property or any part thereof, and their heirs, successors, and assigns, and which easements, restrictions, covenants, and conditions shall inure to the benefit of each owner thereof.

DEDICATION OF STREETS AND EASEMENTS

The undersigned hereby dedicates to the public forever, for its use, the streets and easements shown on the Plat of Carriage Hills Unit No. 10 Subdivision, which Plat has heretofore been referred to and incorporated by reference herein. The dedication

of streets and easements herein shall be perpetual and not subject to change or release as provided in Article 3.03, Duration and Amendment. Fences, walls and hedges, but no building or structures of any other character, may be erected or maintained on the drainage or utility easements, provided (1) that such fences, walls and hedges do not interfere in any way with drainage or with the use of said easement by public utilities then utilizing or hereafter wishing to utilize the same, (2) that the rights of the owners of such fences, walls and hedges shall be subordinate to the rights of such public utilities, and (3) such public utilities may at any time without liability to the owner, remove any such fence, wall or hedge where the removal of the same is incidental to the performance of public service operations. The Declarant shall have the right to vacate the easement appurtenant to any residential lot provided such vacation shall not prevent access by utilities then occupying any such easement to any residential lot shown on said plat.

ARTICLE I.
USE, RESTRICTIONS AND COVENANTS

1.01. All lots in the addition shall be restricted to one single family residential dwelling per lot. No building shall be erected, altered, placed or permitted to remain on any such lot other than a single family dwelling with at least a two (2) car garage. No residential lot shall ever be used for any other purpose than single family residential use.

1.02. No animal or animals other than domestic pets shall be allowed on any lot. Chickens, horses, swine, cattle or other livestock, or any type of normally wild animal that has been trapped and caged is not a domestic pet. No commercial breeding of pets will be allowed. No kennels for the boarding of pets or keeping of an excessive number of pets will be allowed. All domestic pets, including cats, must be confined to the property of the owner.

1.03. No noxious or offensive activity shall be carried on or upon any lot, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the subdivision or any part thereof. Excessive noise will not be allowed.

1.04. No vehicle in excess of one (1) ton shall be parked on the street or in the driveway of any residence.

1.05. Recreational vehicles, boats and all vehicles in excess of one (1) ton shall be stored in a shelter which complies with the requirements for an outbuilding under Article II §2.11 hereof.

1.06. If an owner shall use their home as rental property, owner agrees to provide the renter with a complete set of these restrictions and agrees to be responsible for the strict enforcement of these restrictions as they apply to any person or persons residing in Carriage Hills Unit No. 10. Any party who shall bring a suit to enforce these restrictions, may join the owner of the property and his tenant as parties to the suit, and owner shall be jointly and severally liable to the party bringing suit for enforcement for any damages, cost or attorney's fees assessed by the Court.

1.07. No inoperative vehicle shall be stored on the property for more than thirty (30) days. Inoperative vehicles shall not be parked on the streets of the subdivision.

1.08. Parking of vehicles is permitted on the driveway to the garage only. Street parking shall be permitted only for guests and invitees for short durations.

1.09. No trash, litter or waste shall be dumped in the creek bed lying adjacent to the subdivision.

ARTICLE II
CONSTRUCTION REQUIREMENTS

2.01. The exterior walls of any residential dwelling shall be a minimum of 75% solid or veneered masonry or glass.

2.02. The roofing material utilized on the roof of any residential dwelling or outbuilding shall be composition or better material. No wood shingle roofing material may be used.

2.03. Garages shall be attached to the residence or to a breezeway or covered porch attached to the residence.

2.04. Only new construction materials (except for used brick or stone) shall be used in construction of any structure situated on a lot.

2.05. During development of the addition a temporary sales office may be permitted on no more than one (1) lot.

2.06. Any fences constructed must utilize new materials (except for used brick or stone) and no fence shall be erected beyond the front corner of the residential dwelling except for decorative fences that allow easy access to the house in case of an emergency. The decorative fences may not exceed four (4) feet in height and must always give access to the yard and house. Chain link or any metal wire fence shall not be permitted as a decorative fence.

2.07. The minimum set back lines on all sides shall be those set out on the recorded subdivision plat for the addition.

2.08. All residential structures located on Lots 1-14 shall contain a minimum of 1400 square feet of living area. All residential structures located on Lots 15-44 shall contain a minimum of 1800 square feet of living area. The minimum square footage of living area shall be that area which is heated and cooled. Minimum square footage does not include porches, whether open or screened, garages, basements (unless finished to conform with the rest of the living area and heated and cooled) nor attics (unless finished to conform with the rest of the living area and heated and cooled).

2.09. No residence or structure of any character may be moved from any outside location to any lot of the addition. The construction or maintenance of billboards, posterboards, or any other advertising structures of any kind on any part of any lot is prohibited except that one (1) professional sign not more than six square feet may be used to advertise the property. In addition, one sign not more than six square feet shall be permitted to be used by any builder to advertise the property during the construction of a speculative home. The developer may erect a sign of larger size in conformance with city ordinance to advertise the development as long as there remains any unsold lots in the development. All signs must be professional, neat and inoffensive.

2.10. Storage buildings, playhouses, gazebos, recreational buildings, and other outbuildings ("outbuildings") shall not be constructed or erected except:

- a) on any lot an outbuilding may be constructed to the rear of the primary residential building;
- b) if two adjacent lots are owned by one owner and used as a single residential lot, an outbuilding may be constructed

689

PAGE

177
100

to the rear of the frontmost corner of the primary residential building; or

c) on lots 41, 42, 43, or 44, an outbuilding may be constructed to the rear of the frontmost corner of the primary residential building.

All outbuildings shall be closed in an attractive manner and must utilize at least 25% masonry to conform with the masonry finish of the primary residential building; provided, if the lot or lots on which the outbuilding is situated are enclosed by a privacy fence (a fence which does not allow viewing of the enclosed area), a masonry finish is not required.

2.11. All construction shall be completed within six (6) months of the commencement of the construction of any house built on a lot. No home shall be occupied and utilized as a residence unless its exterior and interior have been completed and all construction debris has been removed from the lot and the subdivision.

2.12. All construction requirements shall apply to any remodeling of an existing structure or to the rebuilding of a structure which has been destroyed.

ARTICLE III. GENERAL PROVISIONS

3.01. Enforcement. The Declarant, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, and reservations now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. Restrictions herein set forth are imposed upon each residential lot for the benefit of each and every other residential lot and shall constitute covenants running with the land, and shall inure to the benefit of and be binding on the undersigned, its successors and assigns, and each and every purchaser acquiring any interest in any part of such land, and their heirs and assigns. All persons acquiring any of the land covered by these restrictions shall be taken to agree and covenant to conform to and observe all such restrictions as to the use of such land. The undersigned, its successors and assigns, and the owner or owners of any part of such land or any interest therein, acting jointly or separately, shall have the right to sue for and obtain an injunction preventing the breach of, or to enforce the observance of, the restriction and covenants above set forth in addition to the ordinary legal action for damages and any party prevailing in the enforcement of or preventing the breach of the restrictions and covenants shall be entitled to recover reasonable attorney's fees, court costs, all fees and expenses incident to the cause of action for enforcement or observance, including fees for expert witnesses; and the failure of any one or all of such persons to enforce any of the restrictions or covenants herein set forth at the time of its violation shall in no event be deemed to be a waiver of the right to do so at any time thereafter; nor shall the failure to enforce such restrictions as to any one or more residential lots, or as to any one or more owner thereof, be deemed a waiver of the right to enforce them as to any and all other residential lots and owner; nor shall the failure of the undersigned to enforce any such covenants, conditions, or restrictions give rise to any cause of action against them by any other person.

3.02. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order or otherwise shall in no way affect any other provision, and all other provisions shall remain in full force and effect.

3.03. Duration and Amendment. The covenants, conditions and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of, and be enforceable by, the Declarant or the Owner of any Lot subject to this Declaration, and their respective legal representatives, heirs, successors, and assigns, and, unless amended as provided herein, shall be effective for a term of five (5) years from the date this Declaration is recorded, after which time said covenants, conditions, and restrictions shall be automatically extended for successive periods of ten (10) years, provided however, that at anytime within six (6) months prior to the commencement of the initial ten (10) year term or within six (6) months prior to the commencement of any successive ten (10) year term thereafter, the covenants, conditions and restrictions may be amended by an instrument signed by not less than 75% of the lot owners with each lot entitled to one vote. No amendment shall be effective until recorded in the Deed Records of Gillespie County, Texas.

EXECUTED by the said Declarant, this 26 day of
November, 1986.

DECLARANT

Bryan T. Snowden
 BRYAN T. SNOWDEN, TRUSTEE

THE STATE OF TEXAS S

COUNTY OF GILLESPIE S

Before me, the undersigned authority, on this day personally appeared BRYAN T. SNOWDEN, Trustee, Declarant, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL of office this 26 day of
November, 1986.

Donna Paul Johnson
 Notary Public, State of Texas

My Commission Expires: _____

(Typed or Printed Name)



Donna Paul Johnson
 Notary Public
 State of Texas
 My Comm. Expires 12-9-89



SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2022

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

126 Tanglewood Dr.
Fredericksburg, TX 78624

CONCERNING THE PROPERTY AT _____

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (approximate date) or never occupied the Property

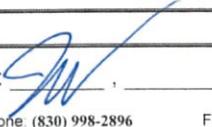
Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring			<input checked="" type="checkbox"/>	Natural Gas Lines			<input checked="" type="checkbox"/>	Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			<input checked="" type="checkbox"/>
Carbon Monoxide Det.		<input checked="" type="checkbox"/>		Fuel Gas Piping:			<input checked="" type="checkbox"/>	Rain Gutters			<input checked="" type="checkbox"/>
Ceiling Fans		<input checked="" type="checkbox"/>		-Black Iron Pipe			<input checked="" type="checkbox"/>	Range/Stove			<input checked="" type="checkbox"/>
Cooktop		<input checked="" type="checkbox"/>		-Copper			<input checked="" type="checkbox"/>	Roof/Attic Vents	<input checked="" type="checkbox"/>		
Dishwasher		<input checked="" type="checkbox"/>		-Corrugated Stainless Steel Tubing			<input checked="" type="checkbox"/>	Sauna			<input checked="" type="checkbox"/>
Disposal		<input checked="" type="checkbox"/>		Hot Tub			<input checked="" type="checkbox"/>	Smoke Detector			<input checked="" type="checkbox"/>
Emergency Escape Ladder(s)		<input checked="" type="checkbox"/>		Intercom System			<input checked="" type="checkbox"/>	Smoke Detector - Hearing Impaired			<input checked="" type="checkbox"/>
Exhaust Fans		<input checked="" type="checkbox"/>		Microwave			<input checked="" type="checkbox"/>	Spa			<input checked="" type="checkbox"/>
Fences		<input checked="" type="checkbox"/>		Outdoor Grill			<input checked="" type="checkbox"/>	Trash Compactor	<input checked="" type="checkbox"/>		
Fire Detection Equip.		<input checked="" type="checkbox"/>		Patio/Decking	<input checked="" type="checkbox"/>			TV Antenna			<input checked="" type="checkbox"/>
French Drain		<input checked="" type="checkbox"/>		Plumbing System	<input checked="" type="checkbox"/>			Washer/Dryer Hookup	<input checked="" type="checkbox"/>		
Gas Fixtures		<input checked="" type="checkbox"/>		Pool			<input checked="" type="checkbox"/>	Window Screens			<input checked="" type="checkbox"/>
Liquid Propane Gas:		<input checked="" type="checkbox"/>		Pool Equipment			<input checked="" type="checkbox"/>	Public Sewer System			<input checked="" type="checkbox"/>
-LP Community (Captive)		<input checked="" type="checkbox"/>		Pool Maint. Accessories			<input checked="" type="checkbox"/>				
-LP on Property			<input checked="" type="checkbox"/>	Pool Heater			<input checked="" type="checkbox"/>				

Item	Y	N	U	Additional Information
Central A/C			<input checked="" type="checkbox"/>	electric <input type="checkbox"/> gas number of units: _____
Evaporative Coolers			<input checked="" type="checkbox"/>	number of units: _____
Wall/Window AC Units			<input checked="" type="checkbox"/>	number of units: _____
Attic Fan(s)			<input checked="" type="checkbox"/>	if yes, describe: _____
Central Heat			<input checked="" type="checkbox"/>	electric <input type="checkbox"/> gas number of units: _____
Other Heat			<input checked="" type="checkbox"/>	if yes, describe: _____
Oven			<input checked="" type="checkbox"/>	number of ovens: electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney			<input checked="" type="checkbox"/>	wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport			<input checked="" type="checkbox"/>	attached <input type="checkbox"/> not attached <input type="checkbox"/>
Garage			<input checked="" type="checkbox"/>	attached <input type="checkbox"/> not attached <input type="checkbox"/>
Garage Door Openers			<input checked="" type="checkbox"/>	number of units: number of remotes: _____
Satellite Dish & Controls			<input checked="" type="checkbox"/>	owned <input type="checkbox"/> leased from: _____
Security System			<input checked="" type="checkbox"/>	owned <input type="checkbox"/> leased from: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: 

Page 1 of 7

126 Tanglewood Dr.
Fredericksburg, TX 78624

Concerning the Property at _____

Solar Panels			✓	owned	leased from:	
Water Heater		✓	•	electric	gas	other: _____ number of units: _____
Water Softener		✓		owned	leased from:	
Other Leased Items(s)			✓	if yes, describe:		
Underground Lawn Sprinkler		✓		automatic	manual	areas covered _____
Septic / On-Site Sewer Facility		✓	•	if yes, attach Information About On-Site Sewer Facility (TXR-1407)		

Water supply provided by: _____ city _____ well _____ MUD _____ co-op _____ unknown _____ other: _____

Was the Property built before 1978? _____ yes _____ no _____ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: _____ Age: _____ (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? _____ yes _____ no _____ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? _____ yes _____ no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement	✓		Floors	✓		Sidewalks	✓	
Ceilings	✓		Foundation / Slab(s)	✓		Walls / Fences	✓	
Doors	✓		Interior Walls	✓		Windows	✓	
Driveways	✓		Lighting Fixtures	✓		Other Structural Components	✓	
Electrical Systems	✓		Plumbing Systems	✓				
Exterior Walls	✓		Roof	✓				

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition	Y	N
Aluminum Wiring	✓		Radon Gas	✓	
Asbestos Components	✓		Settling	✓	
Diseased Trees: oak wilt _____	✓		Soil Movement	✓	
Endangered Species/Habitat on Property	✓		Subsurface Structure or Pits	✓	
Fault Lines	✓		Underground Storage Tanks	✓	
Hazardous or Toxic Waste	✓		Unplatted Easements	✓	
Improper Drainage	✓		Unrecorded Easements	✓	
Intermittent or Weather Springs	✓		Urea-formaldehyde Insulation	✓	
Landfill	✓		Water Damage Not Due to a Flood Event	✓	
Lead-Based Paint or Lead-Based Pt. Hazards	✓		Wetlands on Property	✓	
Encroachments onto the Property	✓		Wood Rot	✓	
Improvements encroaching on others' property	✓		Active infestation of termites or other wood destroying insects (WDI)	✓	
Located in Historic District	✓		Previous treatment for termites or WDI	✓	
Historic Property Designation	✓		Previous termite or WDI damage repaired	✓	
Previous Foundation Repairs	✓		Previous Fires	✓	

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller:  _____

Page 2 of 7

126 Tanglewood Dr.
Fredericksburg, TX 78624

Concerning the Property at _____

Previous Roof Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Other Structural Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Termite or WDI damage needing repair	<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input checked="" type="checkbox"/>

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

Roof replaced many years ago due to hail. Some minor damage now due to hail

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y	N
----------	----------

- Present flood insurance coverage.
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood.
- Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located wholly partly in a floodway.
- Located wholly partly in a flood pool.
- Located wholly partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

126 Tanglewood Dr.
Fredericksburg, TX 78624

Concerning the Property at _____

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* yes no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property?* yes no If yes, explain (attach additional sheets as necessary): _____

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
----------------------------	---------------------------------------

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: _____
Manager's name: _____ Phone: _____
Fees or assessments are: \$ _____ per _____ and are: mandatory voluntary
Any unpaid fees or assessment for the Property? yes (\$ _____) no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? yes no If yes, describe: _____

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

Any condition on the Property which materially affects the health or safety of an individual.

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

Concerning the Property at _____

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property.
A buyer should obtain inspections from inspectors chosen by the buyer.*

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

Homestead Senior Citizen Disabled
 Wildlife Management Agricultural Disabled Veteran
 Other: _____ Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain:

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* unknown no yes If no or unknown, explain. (Attach additional sheets if necessary):

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Concerning the Property at _____

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller

6/6/2025

Date

Signature of Seller

Date

Printed Name:

James H. Nixon

Printed Name:

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: City of Fredericksburg

phone #: 830-990-2031

Sewer: City of Fredericksburg

phone #: 830-990-2031

Water: City of Fredericksburg

phone #: 830-990-2031

Cable: Spectrum

phone #: 855-860-9068

Trash: City of Fredericksburg

phone #: 830-990-2031

Natural Gas: _____

phone #: _____

Phone Company: _____

phone #: _____

Propane: _____

phone #: _____

Internet: Spectrum

phone #: 855-860-9068

126 Tanglewood Dr.
Fredericksburg, TX 78624

Concerning the Property at _____

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer

Date

Signature of Buyer

Date

Printed Name: _____

Printed Name: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller:  _____

Page 7 of 7

Gillespie CAD Property Search

Property ID: 52360 For Year 2025

Bookmark Property Details

Account

Property ID:	52360	Geographic ID:	S0335-0000-002900
--------------	-------	----------------	-------------------

Type:	R	Zoning:	R1
-------	---	---------	----

Property Use:	Condo:
---------------	--------

Location

Situs Address:	126 TANGLEWOOD DR TX
----------------	----------------------

Map ID:	29	Mapsco:
---------	----	---------

Legal Description:	CARRIAGE HILLS #10 LOT 29
--------------------	---------------------------

Abstract/Subdivision:	S0335
-----------------------	-------

Neighborhood:	(FCN) CITY NORTH
---------------	------------------

Owner

Owner ID:	75986
-----------	-------

Name:	NIXON, PAUL R & ERMA I LIVING TRUST
-------	-------------------------------------

Agent:

Mailing Address:	%NIXON, JAMES HARMON 12326 MONTEL HELOTES, TX 78023
------------------	---

% Ownership:	100.0%
--------------	--------

Exemptions:	For privacy reasons not all exemptions are shown online.
-------------	--

Bookmark Property Values

Improvement Homesite Value:	\$405,800 (+)
-----------------------------	---------------

Improvement Non-Homesite Value:	\$0 (+)
---------------------------------	---------

Land Homesite Value:	\$186,130 (+)
----------------------	---------------

Land Non-Homesite Value:	\$0 (+)
--------------------------	---------

Agricultural Market Valuation:	\$0 (+)
--------------------------------	---------

Market Value:	\$591,930 (=)
Agricultural Value Loss: 	\$0 (-)
Appraised Value: 	\$591,930 (=)
HS Cap Loss: 	\$0 (-)
Circuit Breaker: 	\$0 (-)

Assessed Value:	\$591,930
Ag Use Value:	\$0

2025 values are preliminary and subject to change prior to certification.

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: NIXON, PAUL R & ERMA I LIVING TRUST

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CFB	CITY OF FREDBG	\$591,930	\$591,930	\$1,215.39	
G086	GILLESPIE COUNTY	\$591,930	\$591,930	\$1,589.33	
HUW	HILL CNTRY UWCD	\$591,930	\$591,930	\$28.41	
SFB	FREDBG ISD	\$591,930	\$591,930	\$4,576.21	
WCD	GILLESPIE WCID	\$591,930	\$591,930	\$1.03	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$591,930	\$591,930	\$0.00	

Total Tax Rate: 1.251900

Estimated Taxes With Exemptions: \$7,410.37

Estimated Taxes Without Exemptions: \$7,410.37

Property Improvement - Building

Description: RESIDENTIAL **Type:** RESIDENTIAL **Living Area:** 2255.0 sqft **Value:** \$405,800

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	M5	1988	2255
AGF2	ATT GARAGE FINISHED DOUBLE	M5	1988	625
WD	WOOD DECK	M5	1988	176
OP	OPEN PORCH	M5	1988	136
OP	OPEN PORCH	M5	1988	70
OP	OPEN PORCH	M5	1988	27

Bookmark Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
UI	URBAN INTERIOR	0.46	20,166.00	101.80	198.10	\$186,130	\$0

Bookmark Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$405,800	\$186,130	\$0	\$591,930	\$0	\$591,930
2024	\$402,440	\$186,130	\$0	\$588,570	\$0	\$588,570
2023	\$402,440	\$186,130	\$0	\$588,570	\$0	\$588,570
2022	\$358,670	\$160,520	\$0	\$519,190	\$0	\$519,190
2021	\$319,810	\$75,620	\$0	\$395,430	\$0	\$395,430
2020	\$294,910	\$66,550	\$0	\$361,460	\$0	\$361,460
2019	\$294,910	\$66,550	\$0	\$361,460	\$0	\$361,460
2018	\$269,970	\$66,550	\$0	\$336,520	\$0	\$336,520
2017	\$262,720	\$66,550	\$0	\$329,270	\$14,395	\$314,875
2016	\$231,160	\$60,500	\$0	\$291,660	\$5,410	\$286,250

Bookmark Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/30/2003	WD	WARRANTY DEED	NIXON, PAUL R ETUX	NIXON, PAUL R & ERMA I LIVING TRUST	510	314	0
4/3/1987	OT		SNOWDEN, BRYAN T TRUSTEE	NIXON, PAUL R ETUX	179	816	0

4/3/1987 OT

SNOWDEN, BRYAN T
TRUSTEE

179 816 0

ARB Data

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

Estimated Tax Due

If Paid: 05/27/2025

JUL
17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorn Fe
2024	CITY OF FREDDBG	0.205326	\$588,570	\$588,570	\$1,208.49	\$1,208.49	\$0.00	\$0.00	\$0.00
2024	GILLESPIE COUNTY	0.268500	\$588,570	\$588,570	\$1,580.31	\$1,580.31	\$0.00	\$0.00	\$0.00
2024	HILL CNTRY UWCD	0.004800	\$588,570	\$588,570	\$28.25	\$28.25	\$0.00	\$0.00	\$0.00
2024	FREDDBG ISD	0.773100	\$588,570	\$588,570	\$4,550.23	\$4,550.23	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	0.000174	\$588,570	\$588,570	\$1.02	\$1.02	\$0.00	\$0.00	\$0.00
2024 Total:		1.251900			\$7,368.30	\$7,368.30	\$0.00	\$0.00	\$0.00
2023	CITY OF FREDDBG	0.165180	\$588,570	\$588,570	\$972.20	\$972.20	\$0.00	\$0.00	\$0.00
2023	GILLESPIE COUNTY	0.279600	\$588,570	\$588,570	\$1,645.64	\$1,645.64	\$0.00	\$0.00	\$0.00
2023	HILL CNTRY UWCD	0.004700	\$588,570	\$588,570	\$27.66	\$27.66	\$0.00	\$0.00	\$0.00
2023	FREDDBG ISD	0.775400	\$588,570	\$588,570	\$4,563.77	\$4,563.77	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	0.000176	\$588,570	\$588,570	\$1.04	\$1.04	\$0.00	\$0.00	\$0.00
2023 Total:		1.225056			\$7,210.31	\$7,210.31	\$0.00	\$0.00	\$0.00