



PINK GLAM HOUSE

GINNY TILLMAN, REALTOR®, GRI | CELL: 830-456-1235

GF | **FREDERICKSBURG**
REALTY



FREDERICKSBURG REALTY TEXAS RANCH REALTY

Pink Glam House

703 E Highway St. | Fredericksburg, Texas 78624 | Gillespie County

0.3767+/- Acres

\$775,000

Agent

Ginny Tillman

Property Highlights

- 0.3767± acre city lot in Fredericksburg, TX
- Main house (1931): approx. 1,257 sq. ft., 3 bedrooms / 2 baths
- Guest house: approx. 590 sq. ft.
- Outdoor Cowboy pool/hot tub + deck & patio
- Privacy fence & landscaped yard
- High ceilings, remodeled with modern updates
- Washer/dryer connection + storage shed
- Strong short-term rental income history
- Flexible use: STR + long-term rental guest house
- Centrally located: minutes to Fredericksburg shopping, dining, and wineries

Property Taxes:

\$10,275

Pink Glam House is a striking, income-producing property in the heart of Fredericksburg, featuring a remodeled 1931 **3-bedroom, 2-bath main home** and a guest house, all on 0.3767± acres. The main home offers approx. 1,257 sq. ft. of living space, blending historic charm with modern updates. The 590± sq. ft. guest house adds flexibility as a long-term rental or overflow for visitors.

With high ceilings, a private fenced yard, an inviting deck and patio, and an outdoor **Cowboy pool/hot tub for year-round enjoyment**, the property is designed for both lifestyle appeal and hosting. Recent remodels include updated finishes and thoughtful details, making the home move-in ready and attractive for STR investors. A storage shed, washer/dryer connections, and proven rental income complete the package.

Ideally located near Fredericksburg's shops, wineries, and dining, Pink Glam House combines strong investment potential with Hill Country charm.

MLS #: R98861A (Active) List Price: \$775,000 (30 Hits)

703 E Highway St Fredericksburg, TX 78624



New Construction: No
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Main House Living SqFt : 1,257
Apx Total SqFt: 1,847
Price Per SQFT: \$419.60
Source SqFt: GCAD
Appx Year Built: 1931
Type & Style: Historical
Current B&B: Yes
Stories: One
Heating: Central, Electric
A/C: Central Air, Electric
Garage/Carport: None

Unit #:
Original List Price: \$775,000
Area: City-Southeast
Subdivision: Dechert
County: Gillespie
School District: Fredericksburg
Distance From City Limits: In City Limits
Property Size Range: City Lot
Apx Acreage: 0.3767
Seller's Est Tax: 10275.80
Showing Instructions: Appointment Only,
 Call Listing Agent
Days on Market 9

Tax Exemptions:	Taxes w/o Exemptions: \$10,275.85	Tax Info Source: CAD	CAD Property ID #: 19136	Zoning: R-2
Flood Plain: No	Deed Restrictions: Yes	STR Permit: Yes	Permit #: 000000	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: Yes	# of Guest Houses: 1	Total Guest House SqFt: 590		
Guest House # Bedrooms: 1	Guest House # Baths: 1	Guest House # Half Baths: 0		

Construction: HardiPlank Type, Wood Siding
Foundation: Combination
Roof: Standing Seam
Flooring: Tile, Wood
Utilities: City Electric
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: None
Appliances: Dryer, Range, Refrigerator

City/Rural: In City Limits
Site Features: Deck/Patio, Guest Quarters, Privacy Fence,
 Swimming Pool, Storage Building
Interior Features: Ceiling Fan(s), High Ceilings, Storage, Washer-
 Dryer Connection
Topography: Level
Surface Water: None
Access: City Street
Location Description: Gravel Drive
Documents on File: Other

Trms/Fin:	Trms/Fin: Cash, Conventional	Possessn: After Closing/Funding	Excl Agy: No
Title Company: Hill Country Titles		Attorney:	Refer to MLS#:
Location/Directions: From Fredericksburg downtown, head S on W Main, turn right on S Columbus St., in 04 miles turn left onto E Hwy St. Property will be on the right.			
Owner: LOVELACE, TUCKER & SHELBY		Occupancy: Tenant	
Legal Description: DECHERT LOT 16RR, .3767, -HOMESITE			
Instructions: Call LA for instructions			

Public Remarks: Pink Glam House is a striking, income-producing property in the heart of Fredericksburg, featuring a remodeled 1931 3-bedroom, 2-bath main home and a guest house, all on 0.3767± acres. The main home offers approx. 1,257 sq. ft. of living space, blending historic charm with modern updates. The 590± sq. ft. guest house adds flexibility as a long-term rental or overflow for visitors. With high ceilings, a private fenced yard, an inviting deck and patio, and an outdoor Cowboy pool/hot tub for year-round enjoyment, the property is designed for both lifestyle appeal and hosting. Recent remodels include updated finishes and thoughtful details, making the home move-in ready and attractive for STR investors. A storage shed, washer/dryer connections, and proven rental income complete the package. Ideally located near Fredericksburg's shops, wineries, and dining, Pink Glam House combines strong investment potential with Hill Country charm.

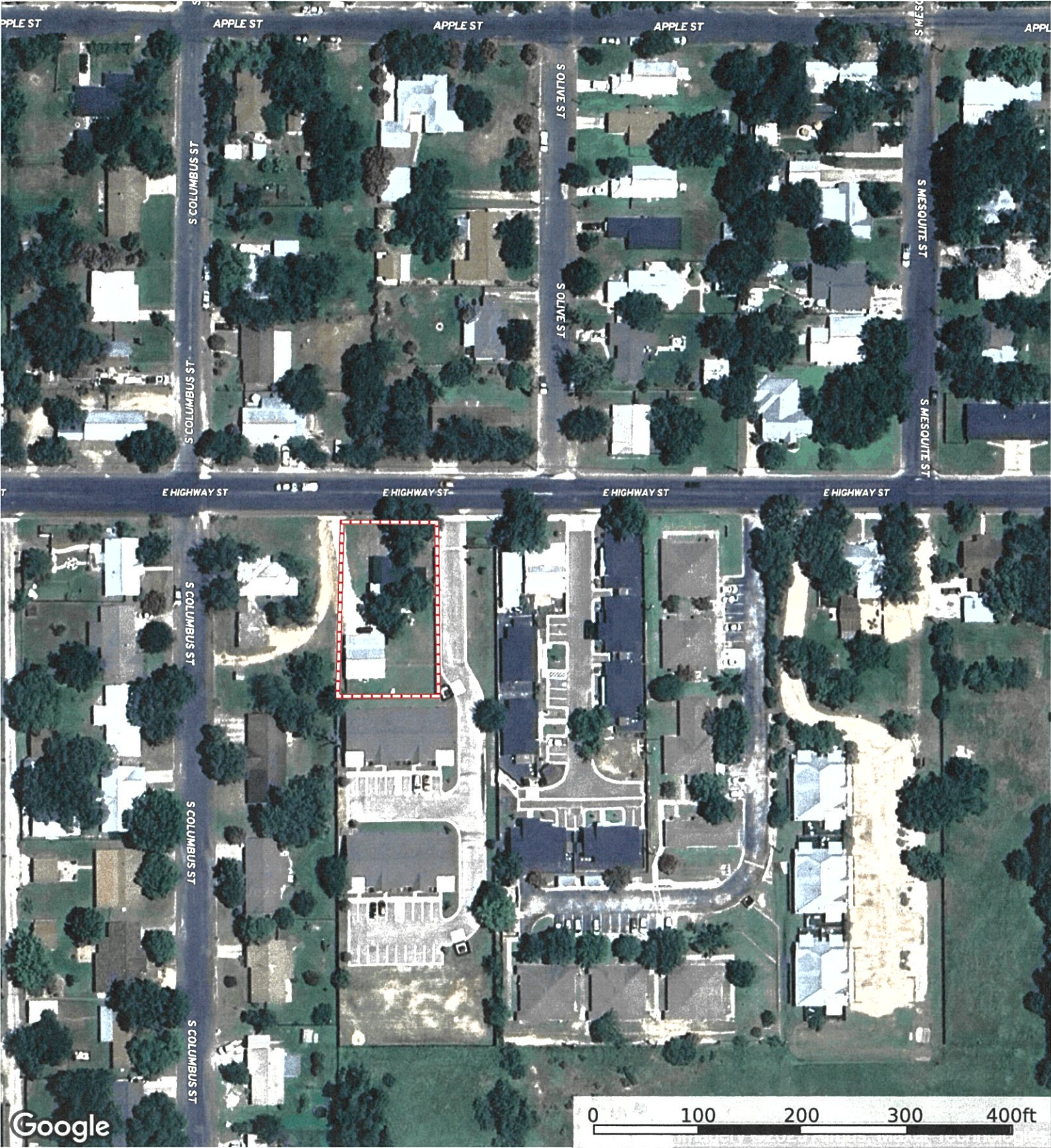
Agent Remarks:			
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Office Broker's Lic #: 9003085			

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: Virginia Tillman (#134)
Agent Email: ginny@fredericksburgrealty.com
Contact #: (830) 456-1235
License Number: 0614714

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

703 E Highway St.
Texas, AC +/-



 Boundary

Justin Cop
P. 830-997-6531

www.fredericksburgrealty.com

257 West Main St



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Gillespie CAD Property Search

2025 values are now certified!

Property ID: 19136 For Year 2025

Property Details

Account		
Property ID:	19136	Geographic ID: S0470-0000-001610
Type:	R	Zoning: R2
Property Use:		Condo:
Location		
Situs Address:	703 E HIGHWAY ST TX	
Map ID:	21	Mapsco:
Legal Description:	DECHERT LOT 16RR, .3767, -HOMESITE-	
Abstract/Subdivision:	S0470	
Neighborhood:	(FCSE) CITY SOUTHEAST	
Owner		
Owner ID:	345765	
Name:	LOVELACE, TUCKER & SHELBY	
Agent:		
Mailing Address:	PO BOX 97 LIPAN, TX 76462	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$552,520 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$268,300 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$820,820 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$820,820 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$820,820
Ag Use Value:	\$0

2025 values are now certified!

Information provided for research purposes only, for current ownership research you are able to change the search year to 2026. 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: LOVELACE, TUCKER & SHELBY

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CFB	CITY OF FREDBG	\$820,820	\$820,820	\$1,685.36	
G086	GILLESPIE COUNTY	\$820,820	\$820,820	\$2,203.90	
HUW	HILL CNTRY UWCD	\$820,820	\$820,820	\$39.40	
SFB	FREDBG ISD	\$820,820	\$820,820	\$6,345.76	
WCD	GILLESPIE WCID	\$820,820	\$820,820	\$1.43	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$820,820	\$820,820	\$0.00	

Total Tax Rate: 1.251900

Estimated Taxes With Exemptions: \$10,275.85

Estimated Taxes Without Exemptions: \$10,275.85

Property Improvement - Building

Living Area: 1257.0 sqft **Value:** \$369,990

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	CT5	1931	1257
OP	OPEN PORCH	*	0	144

Living Area: 590.0 sqft **Value:** \$182,530

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	CT3	0	590
UTL	UTILITY ROOM	*	0	110
OP	OPEN PORCH	*	0	315
OP	OPEN PORCH	*	0	130
UTL	UTILITY ROOM	*	0	220

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C	COMMERCIAL	0.38	16,410.00	96.70	169.72	\$268,300	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$552,520	\$268,300	\$0	\$820,820	\$0	\$820,820
2024	\$552,520	\$268,300	\$0	\$820,820	\$0	\$820,820
2023	\$552,520	\$268,300	\$0	\$820,820	\$0	\$820,820
2022	\$156,630	\$173,450	\$0	\$330,080	\$85,176	\$244,904
2021	\$112,200	\$110,440	\$0	\$222,640	\$0	\$222,640
2020	\$133,760	\$94,190	\$0	\$227,950	\$0	\$227,950
2019	\$133,760	\$94,190	\$0	\$227,950	\$22,026	\$205,924
2018	\$121,330	\$91,240	\$0	\$212,570	\$26,298	\$186,272
2017	\$116,380	\$83,530	\$0	\$199,910	\$25,161	\$174,749

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/24/2024	OTHER	SEE COMMENT	LOVELACE, TUCKER & SHELBY	LOVELACE, SHELBY			
5/1/2023	WDVL	WARRANTY DEED VENDORS LIEN	KOCH, CLAIRE	LOVELACE, TUCKER & SHELBY	2023270		
2/8/2022	WDVL	WARRANTY DEED VENDORS LIEN	DOYLE, NANCY	KOCH, CLAIRE	20220984		

ARB Data

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

If Paid:

10/07/2025

17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Atto
2024	CITY OF FREDBG	0.205326	\$820,820	\$820,820	\$1,685.36	\$1,685.36	\$0.00	\$0.00	\$
2024	GILLESPIE COUNTY	0.268500	\$820,820	\$820,820	\$2,203.90	\$2,203.90	\$0.00	\$0.00	\$
2024	HILL CNTRY UWCD	0.004800	\$820,820	\$820,820	\$39.40	\$39.40	\$0.00	\$0.00	\$
2024	FREDBG ISD	0.773100	\$820,820	\$820,820	\$6,345.76	\$6,345.76	\$0.00	\$0.00	\$
2024	GILLESPIE WCID	0.000174	\$820,820	\$820,820	\$1.43	\$1.43	\$0.00	\$0.00	\$
	2024 Total:	1.251900			\$10,275.85	\$10,275.85	\$0.00	\$0.00	\$
2023	CITY OF FREDBG	0.165180	\$820,820	\$820,820	\$1,355.83	\$1,355.83	\$0.00	\$0.00	\$
2023	GILLESPIE COUNTY	0.279600	\$820,820	\$820,820	\$2,295.01	\$2,295.01	\$0.00	\$0.00	\$



SELLER'S DISCLOSURE NOTICE

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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.**

**703 E Highway St
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 _____ 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
Cable TV Wiring		☒	
Carbon Monoxide Det.	☒		
Ceiling Fans	☒		
Cooktop	☒		
Dishwasher	☒		
Disposal	☒		
Emergency Escape Ladder(s)			☒
Exhaust Fans	☒		
Fences	☒		
Fire Detection Equip.	☒		
French Drain		☒	
Gas Fixtures	☒		
Liquid Propane Gas:	☒		
-LP Community (Captive)			☒
-LP on Property			☒

Item	Y	N	U
Natural Gas Lines		☒	
Fuel Gas Piping:		☒	
-Black Iron Pipe		☒	
-Copper	☒		
-Corrugated Stainless Steel Tubing		☒	
Hot Tub	☒		
Intercom System		☒	
Microwave	☒		
Outdoor Grill		☒	
Patio/Decking	☒		
Plumbing System	☒		
Pool	☒		
Pool Equipment	☒		
Pool Maint. Accessories	☒		
Pool Heater	☒		

Item	Y	N	U
Pump: sump grinder			☒
Rain Gutters			☒
Range/Stove	☒		
Roof/Attic Vents	☒		
Sauna			☒
Smoke Detector	☒		
Smoke Detector - Hearing Impaired			☒
Spa		☒	
Trash Compactor		☒	
TV Antenna			☒
Washer/Dryer Hookup	☒		
Window Screens	☒		
Public Sewer System	☒		

Item	Y	N	U	Additional Information
Central A/C	☒			☒ electric ☒ gas number of units: ¹
Evaporative Coolers			☒	number of units: _____
Wall/Window AC Units		☒		number of units: _____
Attic Fan(s)			☒	if yes, describe: _____
Central Heat	☒			electric ☒ gas number of units: _____
Other Heat		☒		if yes, describe: _____
Oven	☒			number of ovens: _____ electric gas other: _____
Fireplace & Chimney		☒		wood gas logs mock other: _____
Carport		☒		attached not attached
Garage		☒		attached not attached
Garage Door Openers		☒		number of units: _____ number of remotes: _____
Satellite Dish & Controls				owned leased from: _____
Security System		☒		owned leased from: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: SL, _____

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**703 E Highway St
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:  _____

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703 E Highway St
Fredericksburg, Tx 78624

Concerning the Property at _____

Previous Roof Repairs	☒
Previous Other Structural Repairs	☒
Previous Use of Premises for Manufacture of Methamphetamine	☒

Termite or WDI damage needing repair	☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*	☒

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

*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.

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: SL, _____

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703 E Highway St
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.)

Y 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.

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: SL, _____

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**703 E Highway St
Fredericksburg, Tx 78624**

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
march 27 23	residential	Prime Real Estate	

*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.

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller:  _____

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**703 E Highway St
Fredericksburg, Tx 78624**

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.

 Shelby Lovelace 09/21/2025
Signature of Seller Date Signature of Seller Date
Printed Name: shelby lovelace 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: _____	phone #: _____
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
Internet: _____	phone #: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller:  _____

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**703 E Highway St
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:  _____, _____

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