



126 Tanglewood Dr. | Fredericksburg, Texas | Gillespie County 0.42+/- Acres \$529,000

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

Ad Copy

Charming Hill Country Home on a Corner Lot in Carriage Hills

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.



Bedrooms: 3 Full Baths: 2 Half Baths: 0

Main House Living SqFt: 2,255 Apx Total SqFt: 2,255 Price Per SQFT: \$234.59

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: \$529,000
Area: City-Northeast
Subdivision: Carriage Hills

County: Gillespie School District: Fredericksburg Distance From City: In City Limits Property Size Range: City Lot Apx Acreage: 0.4600

Seller's Est Tax: 7410.30

Showing Instructions: Call Listing Agent

Days on Market 6

Tax Exemptions: Taxes w/o Exemptions: \$0.00 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: Rental Property: Rental \$: Items Not In Sale: Guest House: No # of Guest Houses: Total Guest House SqFt: 0 Guest House # Bedrooms: Guest House # Half Baths: Guest House # Baths:

Construction: Brick Foundation: Slab Roof: Composition Flooring: Carpet, Tile Utilities: Electric-City 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

Topography: Level, Wooded Surface Water: Wet Weather Creek Access: City Street Location Description: Cul-De-Sac

Documents on File: Deed Restrictions, Topographical Map

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: 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 0.46± 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

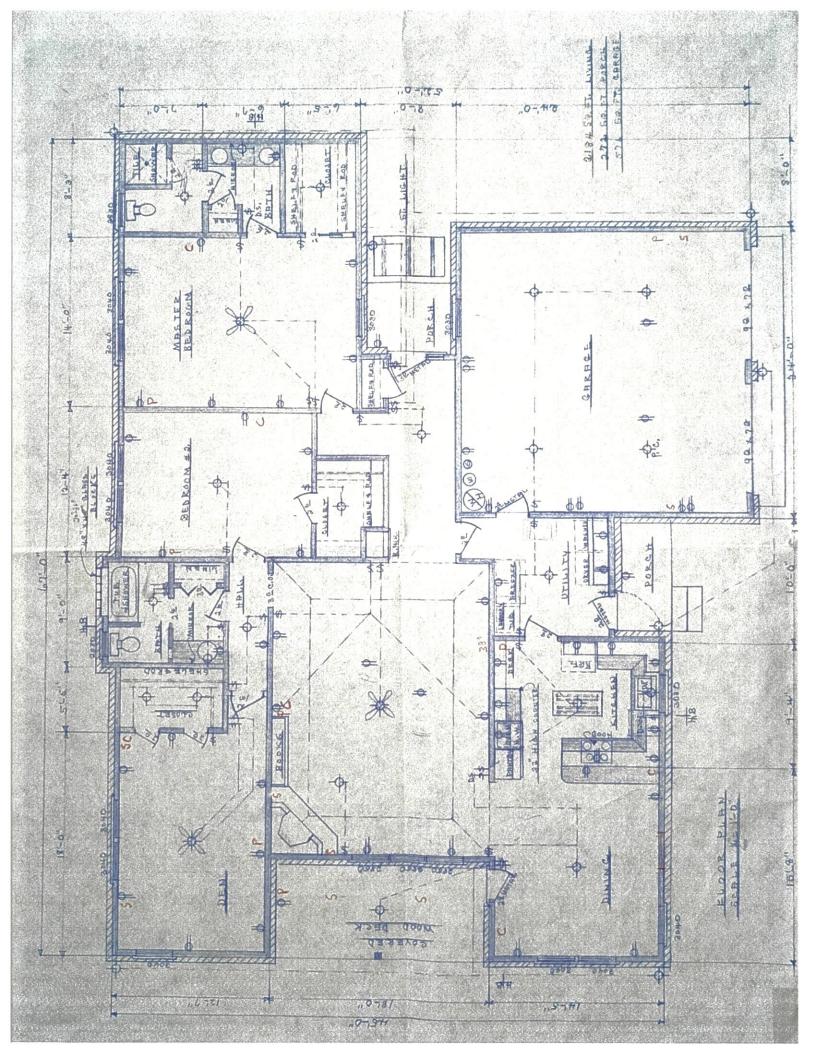
Listing Office: Fredericksburg Realty (#:14)

Main: (830) 997-6531 Mail Address 1: 257 W Main Street

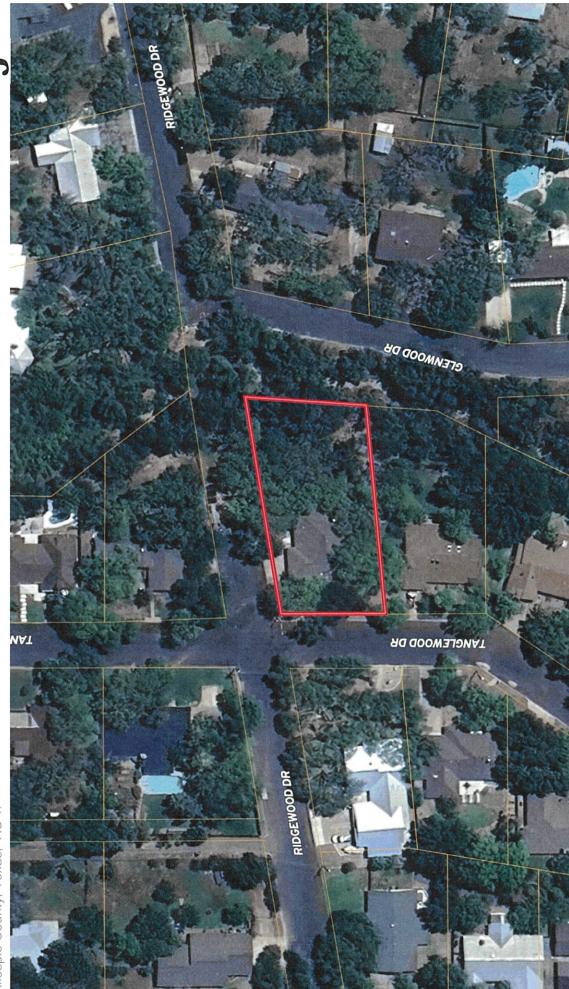
Mail City: Fredericksburg Mail Zip Code: 78624 Supervising Agent Name: Supervising Agent License #: Listing Agent: Justin Cop (#:130)

Agent Email: justin@fredericksburgrealty.com Contact #: (830) 998-2895

License Number: 0613372



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

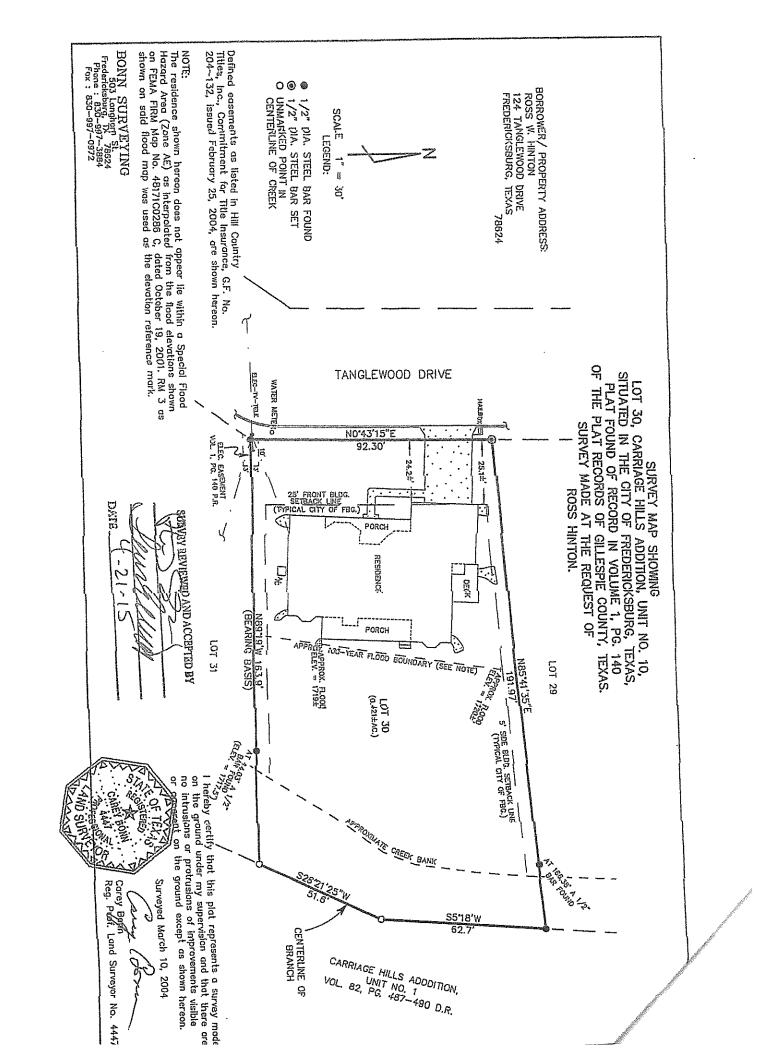






150

100







FEMA Digital Flood Map Products

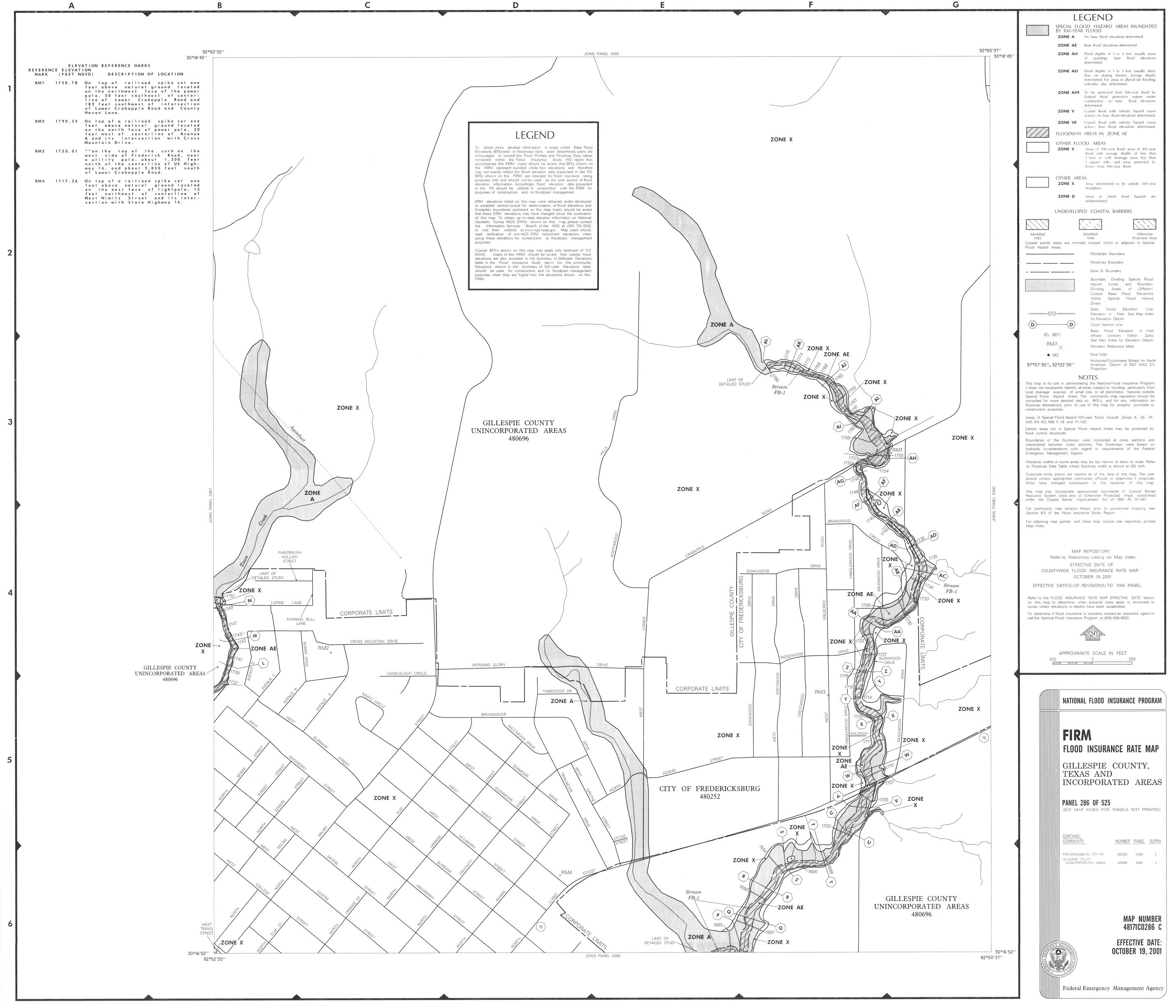
- **FIRM Panel Image:** Flood Insurance Rate Maps (FIRM) are digital images of flood hazard maps. The images are digital pictures of entire flood map panels that can be viewed and printed from a computer. Most communities and counties have many map panels to cover the entire jurisdiction and an index 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.

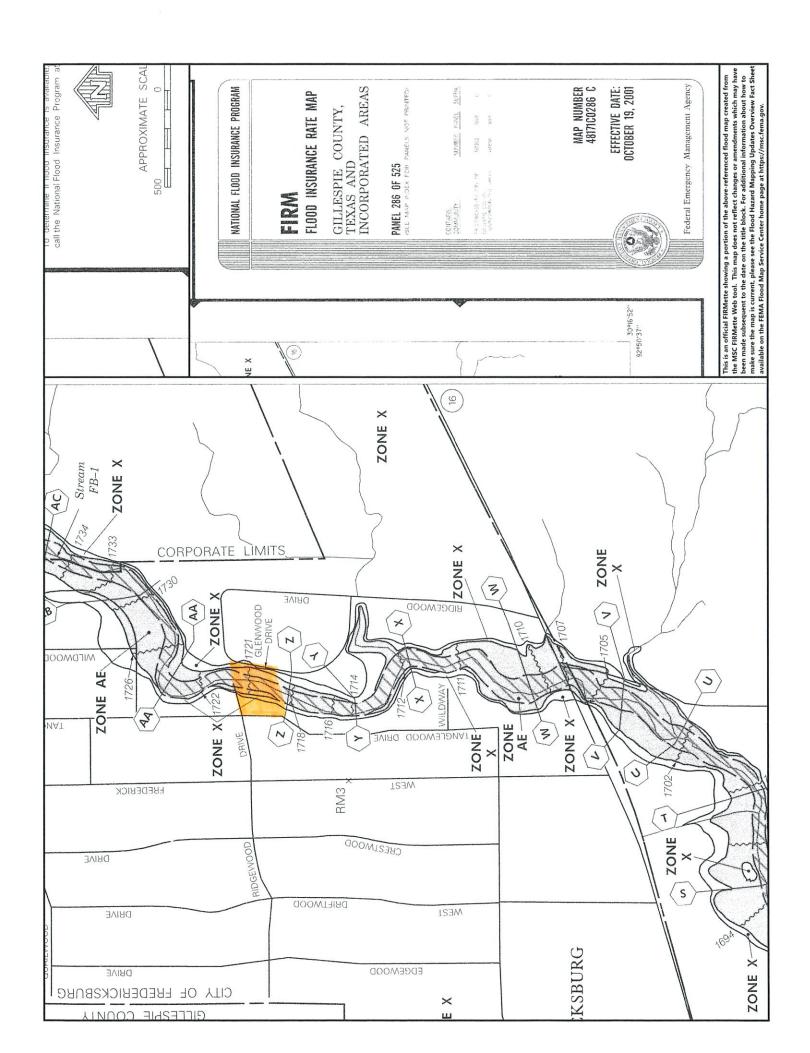
FIRM Panel Images are TIF or PNG image files and have file names with a Community or County ID followed by a 4-digital panel number and letter suffix representing a version (e.g. 12345C0123F.tif). The FIRM worldfiles will have the same filenames but with a .tfw or .pgw extension.

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 compatiable with other GIS data. See the MSC Products and Tools Overview page for more information on avialable 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.







01.177 PAGE 686

THE STATE OF TEXAS \$

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GILLESPIE \$

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 muit 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 perch 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

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

- 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, TRUSTEE

THE STATE OF TEXAS

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COUNTY OF GILLESPIE

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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.

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

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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.

							126 Tanglewood Dr.							
CONCERNING THE PROPERTY AT					Fredericksburg, TX 78624									
AS OF THE DATE	SIG UYE	NEC R N) B	Y S	SELI SH	LER TO	AND IS NOT A	A S	UBS	STITU	CONDITION OF THE PRO TITE FOR ANY INSPECTION RANTY OF ANY KIND BY S	NS	OF	7
the Property? Property							(a	ippro	oxim	ate	now long since Seller has didate) ornever occupi	ed	ipie th	d e
Section 1. The Proper This notice does r	ty ha	as th stabli	ne it ish th	ems ne ite	ma ms t	rked o be	d below: (Mark Yes conveyed. The contract	(Y), ct wi	No Il det	(N), c	or Unknown (U).) e which items will & will not convey	′ .		
Item	Υ	N	U		Ite	m		Υ	N	U	Item	Υ	N	U
Cable TV Wiring					Na	tura	Gas Lines				Pump:sumpgrinder			V
Carbon Monoxide Det.			V		Fu	el G	as Piping:			V	Rain Gutters			L
Ceiling Fans			V				Iron Pipe			V	Range/Stove			V
Cooktop			~	Ī	-Co	ppe	er			~	Roof/Attic Vents	V		
Dishwasher			V		-Corrugated Stainless Steel Tubing					V	Sauna			V
Disposal			V		Hot Tub					V	Smoke Detector			V
Emergency Escape Ladder(s)			1		Intercom System					V	Smoke Detector - Hearing Impaired			V
Exhaust Fans			~		Microwave				V	Spa	П		~	
Fences			/		Outdoor Grill				V	Trash Compactor		V		
Fire Detection Equip.			/		Patio/Decking		V			TV Antenna	П		V	
French Drain			/		Plumbing System		V			Washer/Dryer Hookup	V			
Gas Fixtures			~		Po		0			/	Window Screens			V
Liquid Propane Gas:			/		Pool Equipment				V	Public Sewer System	П		V	
-LP Community (Captive)			1		Pool Maint. Accessories					~				
-LP on Property	-	-	V	1	Po	ol H	eater					\vdash		
-LF on Floperty				l L	10	0111	cato					ш		
Item				Υ	N	U			Α	dditio	onal Information			
Central A/C						V	electric gas	nur	nber	of un	its:			
Evaporative Coolers						V	number of units:							
Wall/Window AC Units				number of units:			number of units:	nits:						
Attic Fan(s)					V	if yes, describe:								
Central Heat					V	electric gas	nur	nber	of un	its:				
Other Heat					V	if yes, describe:								
Oven				V	number of ovens: electric gas other:									
Fireplace & Chimney						V	wood gas log	js	mo	ock	other:			
Carport	, v			attached not attached										
Garage					V	attached not attached								
Garage Door Openers					V	number of units: number of remotes:								

Page 1 of 7 and Seller Initialed by: Buyer:

leased from:

leased from:

owned

owned

Satellite Dish & Controls

Security System

(TXR-1406) 07-10-23

126 Tanglewood Dr.

Concerning the Property at			F	redericksburg	, IX /	78624		
Solar Panels		V	owned	leased from:				
Water Heater	V		electric	gas other:		number of units:		
Water Softener	· V		owned	leased from:				
Other Leased Items(s)		V	if yes, descri	be:				
Underground Lawn Sprinkler	V		automatio	manual a	eas co	overed		
Septic / On-Site Sewer Facility		V .	if yes, attach	Information A	oout C	n-Site Sewer Facility (TXR-140	17)	
Water supply provided by: city Was the Property built before 197 (If yes, complete, sign, and at Roof Type: Is there an overlay roof covering covering)? yes no unknown.	tach T	yes r KR-1906	no unknown 6 concerning le Aae:	ead-based pain	t haza	rds).	ximat or r	te)
Section 2. Are you (Seller) a if you are aware and No (N) if y	ware o	of any	defects or n				Yes	(Y)
Item Y	N	Item		Y	N	Item	Υ	N
Basement	V	Floors	,		V	Sidewalks		V
Ceilings	/	Found	lation / Slab(s)		V	Walls / Fences		V
Doors	V		r Walls		v	Windows		V
Driveways	V	Lightin	ng Fixtures		V	Other Structural Components		V
Electrical Systems	V		oing Systems		V			
Exterior Walls	10	Roof		V				
If the answer to any of the items i	n Secti	on 2 is	es, explain (at	tach additional	sheet	ts 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	Υ	N		
Aluminum Wiring		V		
Asbestos Components		V		
Diseased Trees: oak wilt		/		
Endangered Species/Habitat on Property		V		
Fault Lines		V		
Hazardous or Toxic Waste		レレン		
Improper Drainage				
Intermittent or Weather Springs				
Landfill		~		
Lead-Based Paint or Lead-Based Pt. Hazards		V		
Encroachments onto the Property		V		
Improvements encroaching on others' property		V		
Located in Historic District		V		
Historic Property Designation		V		
Previous Foundation Repairs		V		

Condition	Y	N
Radon Gas		V
Settling		V
Soil Movement		1
Subsurface Structure or Pits		~
Underground Storage Tanks		V
Unplatted Easements		V
Unrecorded Easements		V
Urea-formaldehyde Insulation		~
Water Damage Not Due to a Flood Event		V
Wetlands on Property		~
Wood Rot		~
Active infestation of termites or other wood destroying insects (WDI)		V
Previous treatment for termites or WDI		V
Previous termite or WDI damage repaired		V
Previous Fires		1

(TXR-1406) 07-10-23

Initialed by: Buyer:

and Seller

Page 2 of 7

126 Tanglewood

126 Tanglewood Dr. Fredericksburg, TX 78624

Previous F	Roof Repairs	V		Termite or WDI damage needing repair	V
	Other Structural Repairs		V	Single Blockable Main Drain in Pool/Hot	V
Previous Use of Premises for Manufacture				Tub/Spa*	
	nphetamine		V		
If the ansv	ver to any of the items in Section 3 is y	es, exp	alain (a کے کے	attach additional sheets if necessary):	
•	gle blockable main drain may cause a sucti				in need
of repair,	which has not been previously sheets if necessary):	disclo	sed i	nent, or system in or on the Property that is in this notice? yes _v no lf yes, explain	(attach
Section 5 check wh	. Are you (Seller) aware of any colly or partly as applicable. Mark No	of the	follow you a	ving conditions?* (Mark Yes (Y) if you are awa	are and
<u> </u>	Present flood insurance coverage.				
		e or b	reach	of a reservoir or a controlled or emergency rel	ease of
	Previous flooding due to a natural flo	ood eve	ent.		
	Previous water penetration into a str	ucture	on the	Property due to a natural flood.	
- <u>-</u>	Located wholly partly in a AO, AH, VE, or AR).	100-ye	ar floc	odplain (Special Flood Hazard Area-Zone A, V, A	99, AE,
	Located wholly partly in a 50	0-year	floodp	olain (Moderate Flood Hazard Area-Zone X (shaded))).
	Located wholly partly in a flo	odway			
	Located wholly partly in a flo	od pod	ol.		
	Located wholly partly in a re	servoir			
If the answ	wer to any of the above is yes, explain	(attach	additi	onal sheets as necessary):	
For pu	rposes of this notice:			ny consult Information About Flood Hazards (TXR	

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
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126 Tanglewood Dr. Fredericksburg, TX 78624

"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.

provider,	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 \(\subseteq \) no If yes, explain (attach additional sheets as necessary):						
Even w risk, ar structur							
Administr	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property?yesno If yes, explain (attach additional necessary):						
if you are	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) 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: Fees or assessments are: \$						
_ 🗸	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

Phone: (830) 998-2896

Fax

Page 4 of 7

Concerning the Prop	erty at		Tanglewood Dr. cksburg, TX 78624	
V The Pro retailer.	perty is located in a	propane gas system se	rvice area owned by a pro	opane distribution system
Any por district.	tion of the Property	that is located in a	groundwater conservation	district or a subsidence
If the answer to any	of the items in Section	8 is yes, explain (attach a	additional sheets if necessar	ry):
persons who rea	ularly provide inst	ections and who are	received any written in e either licensed as in attach copies and complete	spectors or otherwise
Inspection Date	Туре	Name of Inspector		No. of Pages
	A buyer should o	btain inspections from ins	reflection of the current cond pectors chosen by the buyer	r.
Homestead Wildlife Mana	ngement		ently claim for the Propert Disabled Disabled Vo Unknown	
Section 11. Have		led a claim for dama	ge, other than flood da	amage, to the Property
Section 12. Have example, an insur	you (Seller) ever	received proceeds fo	r a claim for damage a legal proceeding) and If yes, explain:	not used the proceeds
detector requireme	ents of Chapter 76	6 of the Health and S	etors installed in accordance control in the contro	n no yes. If no
installed in acc	ordance with the require mance, location, and pow	ments of the building code ver source requirements. If yo	wo-family dwellings to have wo in effect in the area in which th u do not know the building code Iding official for more informatio	he dwelling is located, e requirements in effect
family who will impairment fron seller to install s	reside in the dwelling is n a licensed physician; an smoke detectors for the h	hearing-impaired; (2) the b d (3) within 10 days after the d nearing-impaired and specific	g impaired if: (1) the buyer or a uyer gives the seller written ev effective date, the buyer makes a es the locations for installation. and of smoke detectors to install.	vidence of the hearing a written request for the The parties may agree
(TVD 4400) 07 40 02	Initial ad hu	Puvor	and Seller: O//	Page 5 of 7

(TXR-1406) 07-10-23

126 Tanglewood

126 Tanglewood Dr. Fredericksburg, TX 78624

Seller acknowledges that the statements in this notice are including the broker(s), has instructed or influenced Sel material information.						
Signature of Seller Date Si	ignature of Seller Date					
Printed Name: French Printed Name: Pr	rinted Name:					
ADDITIONAL NOTICES TO BUYER:						
(1) The Texas Department of Public Safety maintains a determine if registered sex offenders are located in of https://publicsite.dps.texas.gov. For information concerneighborhoods, contact the local police department.	database that the public may search, at no cost, to certain zip code areas. To search the database, visit erning past criminal activity in certain areas or					
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 <i>Information Regarding Windstorm and Hail Insurance for Certain Properties</i> (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.						
compatible use zones or other operations. Information available in the most recent Air Installation Compatible for a military installation and may be accessed on the	(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, mitems independently measured to verify any reported inform						
(6) The following providers currently provide service to the Prop	perty:					
Electric: City of Fredericksburg	phone #:					
Sewer: <u>City of Fredericksburg</u>	phone #: 830 - 990 - 203/					
Sewer: City of Fredericksburg Water: City of Fredericksburg	phone #: 830 -990 - 2031					
Cable: Spectrum	phone #: <u>855 - 860 - 9068</u>					
Cable: <u>Spectrum</u> Trash: <u>City of Fredericksburg</u>	phone #:830 -990 - 2031					
Natural Gas:						
Phone Company:	phone #:					
Propane:	phone #:					
Internet: Spectrum						
(TVD 4406) 07 40 22 Initialed by: Puyor:	and Saller: MP Page 6 of 7					

(TXR-1406) 07-10-23

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

Phone: (830) 998-2896

Fax:

Page 6 of 7

Concerning the Property at	126 Tanglewood Dr. Fredericksburg, TX 78624
	Seller as of the date signed. The brokers have relied on eason to believe it to be false or inaccurate. YOU ARE R CHOICE INSPECT THE PROPERTY.
The undersigned Buyer acknowledges receipt of the foreg	joing notice.

Date Signature of Buyer

Printed Name:

(TXR-1406) 07-10-23

Signature of Buyer

Printed Name:

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

Fax:

Date

Gillespie CAD Property Search

Property ID: 52360 For Year 2025

■ Property Detail	S	
Account		
Property ID:	52360	Geographic ID: S0335-0000-002900
Туре:	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 exempt	ions are shown online.

■ 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: ②	\$591,930 (=)
HS Cap Loss: 2	\$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

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

Туре	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

■ 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

■ 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

■ Property Deed History

Deed Date	Туре	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	ОТ		SNOWDEN, BRYAN T TRUSTEE	NIXON, PAUL R ETUX	179	816	0

816

ARB Data

Hearing Date Owner's Opinion Board's Determination Board Cad **ARB**

And Time Members Of Value Value Of Value **Determination**

■ Estimated Tax Due

If Paid:

05/27/2025



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 FREDBG	0.205326	\$588,570	\$588,570	\$1,208.49	\$1,208.49	\$0.00	\$0.00	\$0.
2024	GILLESPIE COUNTY	0.268500	\$588,570	\$588,570	\$1,580.31	\$1,580.31	\$0.00	\$0.00	\$0.
2024	HILL CNTRY UWCD	0.004800	\$588,570	\$588,570	\$28.25	\$28.25	\$0.00	\$0.00	\$0.
2024	FREDBG ISD	0.773100	\$588,570	\$588,570	\$4,550.23	\$4,550.23	\$0.00	\$0.00	\$0.
2024	GILLESPIE WCID	0.000174	\$588,570	\$588,570	\$1.02	\$1.02	\$0.00	\$0.00	\$0.
	2024 Total:	1.251900			\$7,368.30	\$7,368.30	\$0.00	\$0.00	\$0.
2023	CITY OF FREDBG	0.165180	\$588,570	\$588,570	\$972.20	\$972.20	\$0.00	\$0.00	\$0.
2023	GILLESPIE COUNTY	0.279600	\$588,570	\$588,570	\$1,645.64	\$1,645.64	\$0.00	\$0.00	\$0.
2023	HILL CNTRY UWCD	0.004700	\$588,570	\$588,570	\$27.66	\$27.66	\$0.00	\$0.00	\$0.
2023	FREDBG ISD	0.775400	\$588,570	\$588,570	\$4,563.77	\$4,563.77	\$0.00	\$0.00	\$0.
2023	GILLESPIE WCID	0.000176	\$588,570	\$588,570	\$1.04	\$1.04	\$0.00	\$0.00	\$0.
	2023 Total:	1.225056			\$7,210.31	\$7,210.31	\$0.00	\$0.00	\$0.

2022	CITY OF FREDBG	0.195823	\$519,190	\$519,190	\$1,016.69	\$1,016.69	\$0.00	\$0.00	\$0.
2022	GILLESPIE COUNTY	0.332600	\$519,190	\$519,190	\$1,726.83	\$1,726.83	\$0.00	\$0.00	\$0.
2022	HILL CNTRY UWCD	0.005100	\$519,190	\$519,190	\$26.48	\$26.48	\$0.00	\$0.00	\$0. ⁻
2022	FREDBG ISD	0.960800	\$519,190	\$519,190	\$4,988.38	\$4,988.38	\$0.00	\$0.00	\$0.
2022	GILLESPIE WCID	0.000184	\$519,190	\$519,190	\$0.96	\$0.96	\$0.00	\$0.00	\$0.
	2022 Total:	1.494507			\$7,759.34	\$7,759.34	\$0.00	\$0.00	\$0.
2021	CITY OF FREDBG	0.195823	\$395,430	\$395,430	\$598.26	\$598.26	\$0.00	\$0.00	\$0.
2021	GILLESPIE COUNTY	0.357700	\$395,430	\$395,430	\$670.82	\$670.82	\$0.00	\$0.00	\$0.
2021	HILL CNTRY UWCD	0.005700	\$395,430	\$395,430	\$22.54	\$22.54	\$0.00	\$0.00	\$0.
2021	FREDBG ISD	0.978200	\$395,430	\$360,430	\$583.70	\$583.70	\$0.00	\$0.00	\$0.
2021	GILLESPIE WCID	0.000191	\$395,430	\$395,430	\$0.76	\$0.76	\$0.00	\$0.00	\$0.
	2021 Total:	1.537614			\$1,876.08	\$1,876.08	\$0.00	\$0.00	\$0.
2020	CITY OF FREDBG	0.220775	\$361,460	\$361,460	\$598.26	\$598.26	\$0.00	\$0.00	\$0.
2020	GILLESPIE COUNTY	0.404400	\$361,460	\$361,460	\$670.82	\$670.82	\$0.00	\$0.00	\$0.
2020	HILL CNTRY UWCD	0.006200	\$361,460	\$361,460	\$22.41	\$22.41	\$0.00	\$0.00	\$0. _'
2020	FREDBG ISD	1.055300	\$361,460	\$326,460	\$583.70	\$583.70	\$0.00	\$0.00	\$0.
2020	GILLESPIE WCID	0.000200	\$361,460	\$361,460	\$0.72	\$0.72	\$0.00	\$0.00	\$0.
	2020 Total:	1.686875			\$1,875.91	\$1,875.91	\$0.00	\$0.00	\$0.
2019	CITY OF FREDBG	0.227284	\$361,460	\$361,460	\$598.26	\$598.26	\$0.00	\$0.00	\$0.

2019	GILLESPIE COUNTY	0.412500	\$361,460	\$361,460	\$670.82	\$670.82	\$0.00	\$0.00	\$0.
2019	HILL CNTRY UWCD	0.006200	\$361,460	\$361,460	\$22.41	\$22.41	\$0.00	\$0.00	\$0.
2019	FREDBG ISD	1.076200	\$361,460	\$326,460	\$583.70	\$583.70	\$0.00	\$0.00	\$0.
2019	GILLESPIE WCID	0.000200	\$361,460	\$361,460	\$0.72	\$0.72	\$0.00	\$0.00	\$0.
	2019 Total:	1.722384			\$1,875.91	\$1,875.91	\$0.00	\$0.00	\$0.
2018	CITY OF FREDBG	0.225600	\$336,520	\$336,520	\$598.26	\$598.26	\$0.00	\$0.00	\$0.
2018	GILLESPIE COUNTY	0.408100	\$336,520	\$336,520	\$670.82	\$670.82	\$0.00	\$0.00	\$0.
2018	HILL CNTRY UWCD	0.006700	\$336,520	\$336,520	\$22.55	\$22.55	\$0.00	\$0.00	\$0.
2018	FREDBG ISD	1.146200	\$336,520	\$301,520	\$583.70	\$583.70	\$0.00	\$0.00	\$0.
2018	GILLESPIE WCID	0.000200	\$336,520	\$336,520	\$0.67	\$0.67	\$0.00	\$0.00	\$0.
	2018 Total:	1.786800			\$1,876.00	\$1,876.00	\$0.00	\$0.00	\$0.
2017	CITY OF FREDBG	0.225600	\$329,270	\$314,875	\$598.26	\$598.26	\$0.00	\$0.00	\$0.
2017	GILLESPIE COUNTY	0.399900	\$329,270	\$314,875	\$670.82	\$670.82	\$0.00	\$0.00	\$0.4
2017	HILL CNTRY UWCD	0.007100	\$329,270	\$314,875	\$22.36	\$22.36	\$0.00	\$0.00	\$0.
2017	FREDBG ISD	1.146200	\$329,270	\$279,875	\$583.70	\$583.70	\$0.00	\$0.00	\$0. ^f
2017	GILLESPIE WCID	0.000200	\$329,270	\$314,875	\$0.63	\$0.63	\$0.00	\$0.00	\$0.
	2017 Total:	1.779000			\$1,875.77	\$1,875.77	\$0.00	\$0.00	\$0.
2016	CITY OF FREDBG	0.240000	\$291,660	\$286,250	\$598.26	\$598.26	\$0.00	\$0.00	\$0.
2016	GILLESPIE COUNTY	0.434200	\$291,660	\$286,250	\$670.82	\$670.82	\$0.00	\$0.00	\$0.

2016	HILL CNTRY UWCD	0.007800	\$291,660	\$286,250	\$22.33	\$22.33	\$0.00	\$0.00	\$0.
2016	FREDBG ISD	1.146200	\$291,660	\$251,250	\$583.70	\$583.70	\$0.00	\$0.00	\$0.
2016	GILLESPIE WCID	0.000200	\$291,660	\$286,250	\$0.57	\$0.57	\$0.00	\$0.00	\$0.
	2016 Total:	1.828400			\$1,875.68	\$1,875.68	\$0.00	\$0.00	\$0.
2015	CITY OF FREDBG	0.231300	\$279,870	\$260,227	\$598.26	\$598.26	\$0.00	\$0.00	\$0.
2015	GILLESPIE COUNTY	0.414700	\$279,870	\$260,227	\$670.82	\$670.82	\$0.00	\$0.00	\$0.
2015	HILL CNTRY UWCD	0.007800	\$279,870	\$260,227	\$20.30	\$20.30	\$0.00	\$0.00	\$0.
2015	FREDBG ISD	1.146200	\$279,870	\$225,227	\$583.70	\$583.70	\$0.00	\$0.00	\$0.
2015	GILLESPIE WCID	0.000200	\$279,870	\$260,227	\$0.52	\$0.52	\$0.00	\$0.00	\$0.
	2015 Total:	1.800200			\$1,873.60	\$1,873.60	\$0.00	\$0.00	\$0.
2014	CITY OF FREDBG	0.248200	\$236,570	\$236,570	\$587.17	\$587.17	\$0.00	\$0.00	\$0.
2014	GILLESPIE COUNTY	0.397100	\$236,570	\$236,570	\$670.82	\$670.82	\$0.00	\$0.00	\$0.
2014	HILL CNTRY UWCD	0.008500	\$236,570	\$236,570	\$20.11	\$20.11	\$0.00	\$0.00	\$0.
2014	FREDBG ISD	1.146200	\$236,570	\$211,570	\$698.32	\$698.32	\$0.00	\$0.00	\$0.
2014	GILLESPIE WCID	0.000200	\$236,570	\$236,570	\$0.47	\$0.47	\$0.00	\$0.00	\$0.1
	2014 Total:	1.800200			\$1,976.89	\$1,976.89	\$0.00	\$0.00	\$0.
2013	CITY OF FREDBG	0.260000	\$236,570	\$236,570	\$598.26	\$598.26	\$0.00	\$0.00	\$0.
2013	GILLESPIE COUNTY	0.380500	\$236,570	\$236,570	\$670.82	\$670.82	\$0.00	\$0.00	\$0.

2013	HILL CNTRY UWCD	0.008000	\$236,570	\$236,570	\$18.93	\$18.93	\$0.00	\$0.00	\$0.
2013	FREDBG ISD	1.146200	\$236,570	\$211,570	\$698.32	\$698.32	\$0.00	\$0.00	\$0.
2013	GILLESPIE WCID	0.000200	\$236,570	\$236,570	\$0.47	\$0.47	\$0.00	\$0.00	\$0.
	2013 Total:	1.794900			\$1,986.80	\$1,986.80	\$0.00	\$0.00	\$0.
2012	CITY OF FREDBG	0.264700	\$0	\$236,570	\$598.26	\$598.26	\$0.00	\$0.00	\$0.
2012	GILLESPIE COUNTY	0.310100	\$0	\$236,570	\$670.82	\$670.82	\$0.00	\$0.00	\$0.
2012	HILL CNTRY UWCD	0.007500	\$0	\$236,570	\$17.74	\$17.74	\$0.00	\$0.00	\$0.
2012	FREDBG ISD	1.146200	\$0	\$211,570	\$698.32	\$698.32	\$0.00	\$0.00	\$0.
2012	GILLESPIE WCID	0.000100	\$0	\$236,570	\$0.24	\$0.24	\$0.00	\$0.00	\$0.
	2012 Total:	1.728600			\$1,985.38	\$1,985.38	\$0.00	\$0.00	\$0.
2011	CITY OF FREDBG	0.244400	\$236,570	\$236,570	\$578.17	\$578.17	\$0.00	\$0.00	\$0.
2011	GILLESPIE COUNTY	0.279000	\$236,570	\$236,570	\$660.03	\$660.03	\$0.00	\$0.00	\$0.
2011	HILL CNTRY UWCD	0.007200	\$236,570	\$236,570	\$17.03	\$17.03	\$0.00	\$0.00	\$0.
2011	FREDBG ISD	1.146200	\$236,570	\$211,570	\$698.32	\$698.32	\$0.00	\$0.00	\$0.
2011	GILLESPIE WCID	0.000100	\$236,570	\$236,570	\$0.24	\$0.24	\$0.00	\$0.00	\$0.
	2011 Total:	1.676900			\$1,953.79	\$1,953.79	\$0.00	\$0.00	\$0.
2010	CITY OF FREDBG	0.236500	\$242,500	\$242,500	\$573.52	\$573.52	\$0.00	\$0.00	\$0.
2010	GILLESPIE COUNTY	0.262100	\$242,500	\$242,500	\$635.59	\$635.59	\$0.00	\$0.00	\$0.

2010	HILL CNTRY UWCD	0.007000	\$242,500	\$242,500	\$16.98	\$16.98	\$0.00	\$0.00	\$0.
2010	FREDBG ISD	1.146200	\$242,500	\$217,500	\$698.32	\$698.32	\$0.00	\$0.00	\$0.
2010	GILLESPIE WCID	0.000100	\$242,500	\$242,500	\$0.24	\$0.24	\$0.00	\$0.00	\$0.
	2010 Total:	1.651900			\$1,924.65	\$1,924.65	\$0.00	\$0.00	\$0.
2009	CITY OF FREDBG	0.231900	\$0	\$272,890	\$598.26	\$598.26	\$0.00	\$0.00	\$0. ^f
2009	GILLESPIE COUNTY	0.257800	\$0	\$272,890	\$670.82	\$670.82	\$0.00	\$0.00	\$0.
2009	HILL CNTRY UWCD	0.006800	\$0	\$272,890	\$18.56	\$18.56	\$0.00	\$0.00	\$0.
2009	FREDBG ISD	1.146200	\$0	\$247,890	\$698.32	\$698.32	\$0.00	\$0.00	\$0. [,]
2009	GILLESPIE WCID	0.000100	\$0	\$272,890	\$0.27	\$0.27	\$0.00	\$0.00	\$0.4
	2009 Total:	1.642800			\$1,986.23	\$1,986.23	\$0.00	\$0.00	\$0.
2008	CITY OF FREDBG	0.235000	\$272,890	\$258,638	\$598.26	\$598.26	\$0.00	\$0.00	\$0.4
2008	GILLESPIE COUNTY	0.258100	\$272,890	\$258,638	\$667.55	\$667.55	\$0.00	\$0.00	\$0.
2008	HILL CNTRY UWCD	0.006800	\$272,890	\$258,638	\$17.59	\$17.59	\$0.00	\$0.00	\$0.
2008	FREDBG ISD	1.146200	\$272,890	\$233,638	\$698.32	\$698.32	\$0.00	\$0.00	\$0.
2008	GILLESPIE WCID	0.000100	\$272,890	\$258,638	\$0.26	\$0.26	\$0.00	\$0.00	\$0.
	2008 Total:	1.646200			\$1,981.98	\$1,981.98	\$0.00	\$0.00	\$0.
2007	CITY OF FREDBG	0.241400	\$245,010	\$235,125	\$567.59	\$567.59	\$0.00	\$0.00	\$0.
2007	GILLESPIE COUNTY	0.277000	\$245,010	\$235,125	\$651.30	\$651.30	\$0.00	\$0.00	\$0.4

2007	HILL CNTRY UWCD	0.007000	\$245,010	\$235,125	\$16.46	\$16.46	\$0.00	\$0.00	\$0.
2007	FREDBG ISD	1.146200	\$245,010	\$210,125	\$698.32	\$698.32	\$0.00	\$0.00	\$0.
2007	GILLESPIE WCID	0.000100	\$245,010	\$235,125	\$0.24	\$0.24	\$0.00	\$0.00	\$0.
	2007 Total:	1.671700			\$1,933.91	\$1,933.91	\$0.00	\$0.00	\$0.
2006	CITY OF FREDBG	0.256600	\$213,750	\$213,750	\$548.48	\$548.48	\$0.00	\$0.00	\$0. [,]
2006	GILLESPIE COUNTY	0.297600	\$213,750	\$213,750	\$636.12	\$636.12	\$0.00	\$0.00	\$0.
2006	HILL CNTRY UWCD	0.007800	\$213,750	\$213,750	\$16.67	\$16.67	\$0.00	\$0.00	\$0.
2006	FREDBG ISD	1.438400	\$213,750	\$188,750	\$968.70	\$968.70	\$0.00	\$0.00	\$0.
2006	GILLESPIE WCID	0.000100	\$213,750	\$213,750	\$0.21	\$0.21	\$0.00	\$0.00	\$0.
	2006 Total:	2.000500			\$2,170.18	\$2,170.18	\$0.00	\$0.00	\$0.
2005	CITY OF FREDBG	0.259600	\$212,050	\$212,050	\$550.48	\$550.48	\$0.00	\$0.00	\$0.
2005	GILLESPIE COUNTY	0.305100	\$212,050	\$212,050	\$646.96	\$646.96	\$0.00	\$0.00	\$0.
2005	HILL CNTRY UWCD	0.008300	\$212,050	\$212,050	\$17.60	\$17.60	\$0.00	\$0.00	\$0.
2005	FREDBG ISD	1.590000	\$212,050	\$187,050	\$968.70	\$968.70	\$0.00	\$0.00	\$0.1
2005	GILLESPIE WCID	0.000100	\$212,050	\$212,050	\$0.21	\$0.21	\$0.00	\$0.00	\$0.
	2005 Total:	2.163100			\$2,183.95	\$2,183.95	\$0.00	\$0.00	\$0.
2004	CITY OF FREDBG	0.282000	\$212,150	\$212,150	\$598.26	\$598.26	\$0.00	\$0.00	\$0.
2004	GILLESPIE COUNTY	0.316200	\$212,150	\$212,150	\$670.82	\$670.82	\$0.00	\$0.00	\$0.

2004	HILL CNTRY UWCD	0.008300	\$212,150	\$212,150	\$17.61	\$17.61	\$0.00	\$0.00	\$0.
2004	FREDBG ISD	1.586200	\$212,150	\$187,150	\$968.70	\$968.70	\$0.00	\$0.00	\$0.
2004	GILLESPIE WCID	0.000100	\$212,150	\$212,150	\$0.21	\$0.21	\$0.00	\$0.00	\$0.
	2004 Total:	2.192800			\$2,255.60	\$2,255.60	\$0.00	\$0.00	\$0.