

810 Clear Creek Ln | Fredericksburg, Texas 78624 | Gillespie County 19.99± Acres \$1,995,000

#### Agent

**Bridget Chapman** 

#### **Property Highlights**

- 18.12± scenic acres in the Texas Hill Country
- Over 900 feet of Bear Creek frontage
- 2,732 sq ft custom home built in 2004
- 4 bedrooms / 3 bathrooms (2 beds & 2 baths on main level; 2 beds & 1 bath upstairs)
- Open-concept living, dining & kitchen area
- Large masonry fireplace in living room
- Soaring cathedral ceilings with exposed timber trusses
- Stained concrete floors & reclaimed wood accents
- Large energy-efficient windows (installed Dec. 2022)
- Spacious kitchen with custom cabinetry & bar seating
- Primary suite with ensuite bathroom and walk-in closets
- Expansive porches with an outdoors fireplace
- Newly updated metal shop/barn with A/C & epoxy floors
- RV hookup & water storage system
- Peaceful, private setting with natural landscape
- Agricultural exemption in place

#### **Property Taxes:**

\$6993.10 \$14,313.68 without exemptions \$100 Yr HOA

#### **Refined Ranch Living Along Bear Creek**

Set on nearly 20± scenic acres in the heart of the Hill Country, this 2,732 sq ft custom home offers timeless charm, privacy, and beautiful views. Built in 2004, the residence blends rustic design with practical comfort, featuring stained concrete floors, reclaimed wood accents, and expansive porches that invite you to relax and take in the surrounding landscape.

From the moment you step inside, you're welcomed by soaring cathedral ceilings with exposed timber trusses that give the living space a grand yet inviting feel. A thoughtfully crafted limestone and reclaimed wood entry adds warmth and a sense of Texas history. The open-concept layout allows the living room to flow seamlessly into the kitchen, creating a perfect space for gathering. The kitchen is spacious and functional, with bar seating, custom cabinetry, and fresh beadboard paint. Large,

energy-efficient windows, recently installed, bring in natural light and frame the scenic Hill Country views.

The first floor includes two bedrooms, one of which is a private primary suite with its own ensuite bathroom. A second full bathroom serves the additional downstairs bedroom and common areas. Upstairs, you'll find two more generously sized bedrooms and another full bathroom, ideal for guests or family members.

Outside, the property offers even more to love—over 900 feet of Bear Creek frontage provide a peaceful natural retreat right in your backyard. A newly updated metal shop/barn with A/C and epoxy floors adds flexible space for hobbies, storage, or a workspace. The property also includes a convenient RV hookup and a water storage system, supporting both everyday living and weekend getaways.

Whether you're enjoying morning coffee on the porch, entertaining in the open living space, or watching the stars from your peaceful backyard, this home offers the lifestyle so many dream of in the Hill Country—quiet, scenic, and full of character.



Bedrooms: 4 Full Baths: 3 Half Baths: 0

Main House Living SqFt: 2,732

Apx Total SqFt: 2,732 Price Per SQFT: \$730.23 Source SqFt: GCAD Appx Year Built: 2004

Type & Style: Pioneer Stone, Ranch

Current B&B: No # Stories: Two

**Heating:** Central, Electric **A/C:** Central Air, Electric

Garage/Carport: 2 Car, Attached, Garage

Unit #:

Original List Price: \$1,995,000

Area: County-Southwest

Subdivision: Bear Creek Ranchette

County: Gillespie

School District: Fredericksburg Distance From City: 10-15 miles Property Size Range: 11-25 Acres

**Apx Acreage:** 19.9900 **Seller's Est Tax:** 6993.10

**Showing Instructions:** Call Listing Agent

Days on Market 4

Taxes w/o Exemptions: \$0.00 CAD Property ID #: 87283,70238 Tax Exemptions: Tax Info Source: Zoning: None Flood Plain: Yes **Deed Restrictions:** Yes STR Permit: No Permit #: 0000 Manufactured Homes Allowed: No HOA: Yes **HOA Fees:** 100.00 **HOA Fees Pd:** Yearly **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 # Baths: **Guest House # Half Baths:** 

Construction: Log, Stone, Stucco

Foundation: Slab Roof: Metal

Flooring: Concrete, Tile, Wood Utilities: Electric-CTEC

Water: Well Sewer: Septic Tank

Fireplace/Woodstove: Masonry, Outside

Appliances: Dishwasher, Double Oven, Microwave, Water Softener

City/Rural: Outside City(w/Acrg)

**Site Features:** Deck/Patio, Double Pane Windows, Storage Building **Interior Features:** Ceiling Fan(s), Formal Dining Room, Garage Door Opener, High Ceilings, Walk-in Closet(s), Washer-Dryer

Connection, Water Softener

Topography: Flood Plain, Level, Views, Wooded

Surface Water: Year Round Creek
Access: County Road

Location Description: Asphalt Drive

Documents on File: Deed Restrictions, Survey, Well Log

Trms/Fin: Trms/Fin: Cash, Conventional Possessn: Closing/Funding Excl Agy: No

Title Company: Hill Country Titles Attorney: Refer to MLS#:

**Location/Directions:** From Fredericksburg, take Hwy 16 South, then turn left onto Old Kerr Hwy. Turn right onto Center Point Rd, and in about 3 miles, turn left onto Clear Creek Ln. The property will be on your right.

Owner: SCHROEDER, DAN Occupancy: Vacant

Legal Description: ABS A0221 R FLORES #92, .5 ACRES, -HOMESITE, ABS A0221 R FLORES #92, 19.498 ACRES

Instructions: Call LA for instructions

Public Remarks: Experience Hill Country charm on this private 19.99± acre retreat in Gillespie County, featuring over 900 feet of Bear Creek frontage. Nestled along a quiet road, this beautifully designed two-story home offers 2,732 sq ft of rustic elegance with 4 bedrooms and 3 full bathrooms. The main floor includes two bedrooms (including the primary suite with ensuite bath), while the second floor offers two additional bedrooms and a shared bath. Inside, the open-concept layout creates a seamless flow between the kitchen, dining, and living areas. Soaring cathedral-style ceilings with exposed timber trusses and a large masonry fireplace give the space warmth and character. The home features stained concrete floors, reclaimed wood accents, and deep covered porches that enhance its classic ranch appeal. Recent updates include new energy-efficient windows (Dec 2022) and fresh beadboard paint throughout. Enjoy the peaceful sounds of Bear Creek and scenic views from the bluff where the home is perched among mature post oak trees. A newly updated metal barn/shop with A/C and epoxy floors offers space for hobbies, storage, or workspace. Additional improvements include an RV hookup and a water storage system. Whether you're looking for a private homestead, weekend getaway, or a legacy property to share with family and friends, this Hill Country gem offers both serenity and convenience—just a short drive to Fredericksburg, Kerrville, or Medina.

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 Address 1: 25/ W Main Sti Mail City: Fredericksburg Mail Zip Code: 78624 Supervising Agent Name: Supervising Agent License #: Listing Agent: Bridget Chapman (#:132)
Agent Email: bridget@fredericksburgrealty.com
Contact #: (830) 234-7141

Contact #: (830) 234-7141 License Number: 0723159

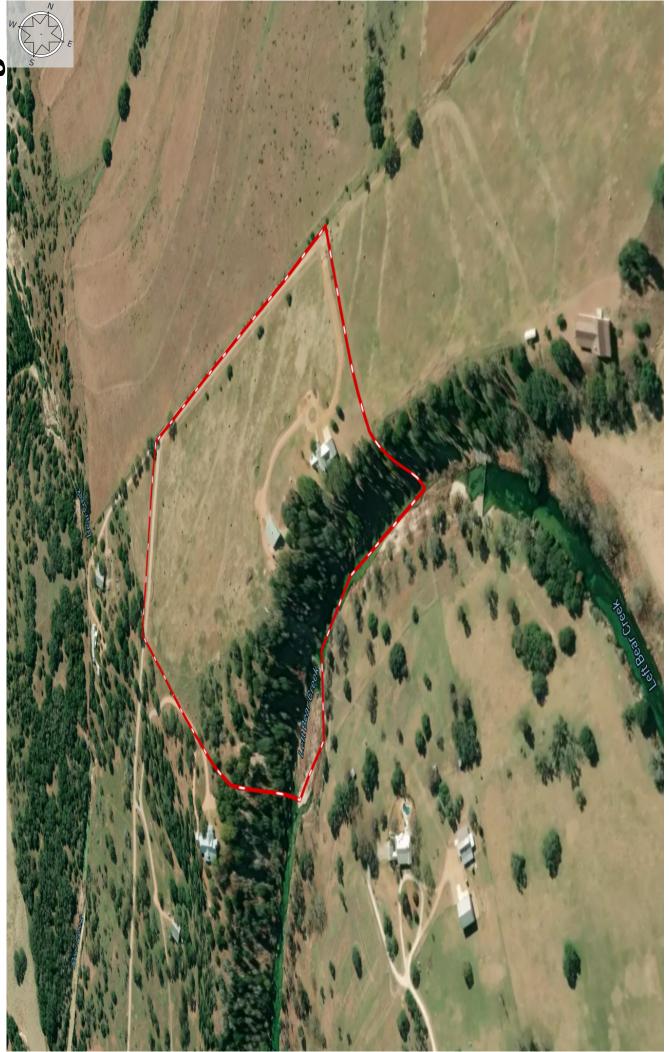
Information Herein Deemed Reliable but Not Guaranteed Central Hill Country Board of REALTORS Inc., 2007 (j\_







Texas, AC +/-







Texas, AC +/-





Texas, AC +/-





STATE OF TEXAS WELL REPORT for Tracking #22572

Owner: Larry Wegner Owner Well #: No Data

Address: c/o Rockin R Water Well 145 Grid #: 57-49-8

Stonegate South

Boerne, TX 78006 Latitude: 30° 09' 49" N

Well Location: .7 mi S of Ct Pt Rd on Clear Ck Rd;

600' W on creek bluff in Bear Crk

Ranchetts

TX

Elevation: No Data

098° 56' 21" W

Longitude:

IA .

Well County: Gillespie

Type of Work: New Well Proposed Use: Domestic

Drilling Start Date: 7/3/2003 Drilling End Date: 7/7/2003

 Diameter (in.)
 Top Depth (ft.)
 Bottom Depth (ft.)

 Borehole:
 8.75
 0
 230

Drilling Method: Air Rotary

Borehole Completion: Filter Packed

Filter Pack Intervals:

Top Depth (ft.)

Bottom Depth (ft.)

Filter Material

Size

Gravel

Top Depth (ft.) Bottom Depth (ft.) Description (number of sacks & material)

Annular Seal Data: 0 50 12

Seal Method: **Grout** Distance to Property Line (ft.): **No Data** 

Sealed By: **Driller**Distance to Septic Field or other concentrated contamination (ft.): **120+** 

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Distance to Septic Tank (ft.): No Data

Method of Verification: measure

Surface Completion: Surface Slab Installed

Water Level: 153 ft. below land surface on 2003-07-07 Measurement Method: Unknown

Packers: No Data

Type of Pump: Submersible Pump Depth (ft.): 200

Well Tests: Jetted Yield: 35 GPM

 Strata Depth (ft.)
 Water Type

 Water Quality:
 166-178, 190-215
 good (410 ppmTDS)

Chemical Analysis Made: No

Did the driller knowingly penetrate any strata which contained injurious constituents?: **No** 

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the

driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in

the report(s) being returned for completion and resubmittal.

Company Information: Virdell Drilling Inc.

111 E. Grayson St. Llano, TX 78643

Driller Name: Taylor Virdell Jr. License Number: 1900

Comments: No Data

## Lithology: DESCRIPTION & COLOR OF FORMATION MATERIAL

## Casing: BLANK PIPE & WELL SCREEN DATA

From (ft) To (ft) Description	Dia. (in.) New/Used Type Setting From/To (ft.)			
0-1 Topsoil	5" N PVC +2 - 205 SDR 17			
1-7 Brown Clay	5" N PVC, Custom Slott 205 - 225 SDR 17			
7-10 Gravel	5" N PVC 225 - 230 SDR 17			
10-27 Brown Clay & Limestone				
27-166 Gray Clay & Limestone Ledges w/Sand Streaks				
166-230 Gray & Red Clay w/Limestone Ledges				

#### IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

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

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

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

& Sand Streaks

APPLICATION FOR PRIVATE SEWAGE SYSTEM
CONSTRUCTION PERMIT AND LICENSE
DATE Dug 28, 2003 PERMIT NO. 4649 FEE 150,09
I, hereby make an application for a license to construct and operate a private sewage disposal system in Gillespie County, Texas.
OWNER BANE FAMILY PARTNER LTD PHONE NO. 817-461-9595
MAILING ADDRESS 1701 W. GREEN DAKS BLVD. ARLINGTON TX
HOUSE NO. AND STREET ADDRESS 810 CLEAR CREEK LA SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH NAME BEAR CREEK RACHETTS" UNRECORDED ABSTRUCT 221 R FLORES 492 SIZE ACREAGE OR TRACT 20,00 SECTION BLOCK LOT DESCRIPTION OF STRUCTURE TO BE SERVED House ( ) Mobile Home ( ) Other BARN - BATUE SHOWER (NO LIVING ARCK) Commercial  (Type of Business)
Living Area ( ) Bedrooms ( ) Bathrooms ( ) Disposal ( ) Washing Machine ( ) Dishwasher ( ) Water Softner ( ) Other Water Supply By: Public System ( ) Community ( ) Individual ( )
DATE Aug 28, 2003 INSPECTOR-SANITARIAN During Community
Authorization is hereby given to the Private Sewage Racility, Gillespie County, Texas, Texas Department of Water Resources, the Texas State Department of Health Resources, or their agents or designees, singly or jointly, to enter upon the above described property for the purpose of making soil percolation tests, inspecting sewage systems, or for any reason consistent with the water quality program of the Texas Department of Water Resources, the Texas State Department of Health Resources and the Private Sewage Facility, Gillespie County, Texas.
DATE X 7-15-03 X / w. Wes
Signature of Owner or Authorized Agent
Authorization to proceed with construction will be provided after a joint (Owner or Installer and Inspector for the Private Sewage Facility, Gillespi County, Texas survey of the proposed site for the facility and analysis of percolation test data) (If Required)
THIS PERMIT TO CONSTRUCT IS VALID FOR 180 DAYS.  OFFICIAL USE ONLY
SITE INSPECTION OR PERCOLATION TEST
DATE

INSPECTOR-SANITARIAN

SCANNED R 70238 JAN 1 9 2004

DATE

COMMENTS:

FINAL INSPECTION

DATE 023,2003 PERMIT NO. 4649 FEE
MANUFACTURER BLOCK CREEK CONCRETE PRODUCT
TANK #1 SN#TANK #2 SN#
SIZE TANK #1 750/2CGALS. TANK #2GALS. TYPE Concrete
ABSORPTION TRENCH ( ) LENGTH 50' WIDTH 3'(5'CREDIT)
ABSORPTION BED AREA ( ) SQUARE FEET 250 SQ.FT.  COMMERCIAL ( ) PRIVATE RESIDENCE ( )
INSTALLER OR CONTRACTOR PHETT STHEADOOD OSSF #
ADDRESS
DATE UCT 23, 2003 FINAL INSPECTION MADE BY WAY CRADE
(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)  25' MAKE A SKETCH OF SYSTEM (NOT TO SCALE)
52,
LEACHING CHAMBER
STO TRENETT
10 CP
METAL A

Well 100's

APPLICATION FOR PRIVATE SEWAGE SYSTEM CONSTRUCTION PERMIT AND LICENSE
DATE Aug 28,2003 PERMIT NO. 4648 FEE 150,00
I, hereby make an application for a license to construct and operate a private sewage disposal system in Gillespie County, Texas.
OWNER BANE FAMILY PARTIVER LTD. PHONE NO. 817-461-9595
MAILING ADDRESS 1201 W. GREEN DAKS BLUS. ARLINGTON, TX
HOUSE NO. AND STREET ADDRESS 810 CLEAR CREEK LN OFF OF CENTERPO, SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH  NAME "BEAR CREEK RANCHETTES" UNRECORDED ABSTRACT ZZI R FLORES #92  SIZE ACREAGE OR TRACT 20.00 SECTION BLOCK LOT  DESCRIPTION OF STRUCTURE TO BE SERVED  House ( ) Mobile Home ( ) Other Givest House & Commercial
(Type of Business) Living Area (2798) Bedrooms (3) Bathrooms (3) Disposal (7) Washing Machine (7) Dishwasher (7) Water Softner (7) Other Water Supply By: Public System (7) Community (7) Individual (7)
DATE Aug. 28, 2003 INSPECTOR-SANITARIAN   Wanh CBOUS
Authorization is hereby given to the Private Sewage Facility, Gillespie County, Texas, Texas Department of Water Resources, the Texas State Department of Health Resources, or their agents or designees, singly or jointly, to enter upon the above described property for the purpose of making soil percolation tests, inspecting sewage systems, or for any reason consistent with the water quality program of the Texas Department of Water Resources, the Texas State Department of Health Resources and the Private Sewage Facility, Gillespie County, Texas.
DATE X7-15-03 ( B w. Wey
Signature of Owner or Authorized Agent
Authorization to proceed with construction will be provided after a joint (Owner or Installer and Inspector for the Private Sewage Facility, Gillesp County, Texas survey of the proposed site for the facility and analysis of percolation test data) (If Required)
THIS PERMIT TO CONSTRUCT IS VALID FOR 180 DAYS.  OFFICIAL USE ONLY
SITE INSPECTION OR PERCOLATION TEST
DATE PERMIT NO FEE

INSPECTOR-SANITARIAN

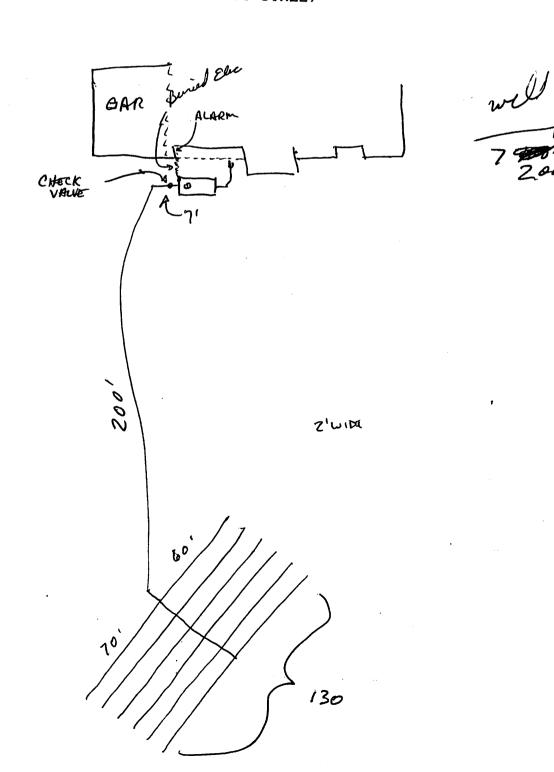
SCANNED 0CT 0 6 2004

DATE \_\_\_\_\_\_\_\_
COMMENTS:
# 2121 Combo Lock

## CERTIFICATION OF APPROVAL

FINAL INSPECTION

DATE 3/11/04 PERMIT NO. 4648 FEE
MANUFACTURER BLOCK CREEK CONCRETE
TANK #1 SN#TANK #2 SN#
SIZE TANK #1 /500/3GALS. TANK #2 GALS. TYPE CONCRETE
ARSOPPTION TOTAL COLUMN A TOTAL COLU
ABSORPTION BED AREA ( ) SQUARE FEET 3120 SQF7
COMMERCIAL ( ) PRIVATE RESIDENCE ( )
INSTALLER OR CONTRACTOR DON SMITH
ADDRESSPHONE #
DATE 3 11 04 FINAL INSPECTION MADE BY Wann CROSS
(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)  MAKE A SKETCH OF SYSTEM  (NOT TO SCALE)



## Gillespie CAD Property Search

## Property ID: 87283 For Year 2025

### **■** Property Details

Account						
Property ID:	87283 <b>Geographic ID:</b> A0221-0092-000000-00					
Туре:	R Zoning:					
Property Use:		Condo:				
Location						
Situs Address:	Situs Address: 810 CLEAR CREEK LN OFF CENTER POINT RD, TX					
Map ID:	10-K	Mapsco:				
Legal Description:	ABS A0221 R FLORES #92, .5 ACRES, -HOMESITE-					
Abstract/Subdivision:	A0221					
Neighborhood:	(F700) FBG 87 SOUTH AREA					
Owner						
Owner ID:	336718					
Name:	SCHROEDER, DAN					
Agent:						
Mailing Address:	2278 CHANNEL RD NEWPORT BEACH, CA 92661					
% Ownership:	100.0%					
Exemptions:	For privacy reasons not all exemptions	are shown online.				

### **■** Property Values

Improvement Homesite Value:	\$574,670 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$12,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$586,670 (=)
Agricultural Value Loss: <b>②</b>	\$0 (-)
Appraised Value:	\$586,670 (=)
HS Cap Loss: <b>②</b>	\$0 (-)
Circuit Breaker: 2	\$0 (-)
Assessed Value:	\$586,670
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: SCHROEDER, DAN

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$586,670	\$586,670	\$1,575.21	
HUW	HILL CNTRY UWCD	\$586,670	\$586,670	\$28.16	
SFB	FREDBG ISD	\$586,670	\$586,670	\$4,535.55	
WCD	GILLESPIE WCID	\$586,670	\$586,670	\$1.02	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$586,670	\$586,670	\$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: \$6,139.94

**Estimated Taxes Without Exemptions:** \$6,139.94

■ Property Improvement - Building

Type: RESIDENTIAL Living Area: 2732.0 sqft Value: \$574,670

Туре	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	M6P	2004	2204
MA3	MAIN AREA HALF STORY	M6P	2004	528
AGF2	ATT GARAGE FINISHED DOUBLE	M6P	2004	1023
OP	OPEN PORCH	M6P	2004	432
OP	OPEN PORCH	M6P	2004	150
OP	OPEN PORCH	M6P	2004	108
OP	OPEN PORCH	M6P	2004	76
OP	OPEN PORCH	M6P	2004	72
РО	PATIO	*	2004	108
РО	PATIO	*	2004	90

## ■ Property Land

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	0.50	21,780.00			\$12,000	\$0

## ■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$574,670	\$12,000	\$0	\$586,670	\$0	\$586,670
2024	\$558,710	\$12,000	\$0	\$570,710	\$0	\$570,710
2023	\$558,710	\$12,000	\$0	\$570,710	\$0	\$570,710
2022	\$529,270	\$10,500	\$0	\$539,770	\$0	\$539,770
2021	\$505,180	\$8,750	\$0	\$513,930	\$0	\$513,930
2020	\$477,240	\$7,500	\$0	\$484,740	\$0	\$484,740
2019	\$480,130	\$7,500	\$0	\$487,630	\$0	\$487,630
2018	\$469,790	\$7,500	\$0	\$477,290	\$0	\$477,290
2017	\$460,500	\$7,500	\$0	\$468,000	\$0	\$468,000
2016	\$445,970	\$7,500	\$0	\$453,470	\$0	\$453,470

## ■ Property Deed History

Deed	Туре	Description	Grantor	Grantee	Volume	Page	Number	
Date								

7/7/2023	WD	WARRANTY DEED	HUSER, STEVE & SHAWNNA	SCHROEDER, DAN	20234050	
3/11/2010	WDVL	WARRANTY DEED VENDORS LIEN	WEGNER, LARRY & MARGARET	HUSER, STEVE & SHAWNNA	20101026	

### ■ ARB Data

<b>Hearing Date And</b>	Board	Owner's Opinion Of	<b>Board's Determination Of</b>	ARB
Time	Members	Value	Value	Determination

### ■ Estimated Tax Due

If Paid:

08/01/2025



Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorn Fe
2024	GILLESPIE COUNTY	0.268500	\$570,710	\$570,710	\$1,532.35	\$1,532.35	\$0.00	\$0.00	\$0.
2024	HILL CNTRY UWCD	0.004800	\$570,710	\$570,710	\$27.39	\$27.39	\$0.00	\$0.00	\$0.
2024	FREDBG ISD	0.773100	\$570,710	\$570,710	\$4,412.15	\$4,412.15	\$0.00	\$0.00	\$0.
2024	GILLESPIE WCID	0.000174	\$570,710	\$570,710	\$0.99	\$0.99	\$0.00	\$0.00	\$0.
	2024 Total:	1.046574			\$5,972.88	\$5,972.88	\$0.00	\$0.00	\$0.
2023	GILLESPIE COUNTY	0.279600	\$570,710	\$570,710	\$1,595.71	\$1,595.71	\$0.00	\$0.00	\$0.
2023	HILL CNTRY UWCD	0.004700	\$570,710	\$570,710	\$26.82	\$26.82	\$0.00	\$0.00	\$0.
2023	FREDBG ISD	0.775400	\$570,710	\$570,710	\$4,425.28	\$4,425.28	\$0.00	\$0.00	\$0.
2023	GILLESPIE WCID	0.000176	\$570,710	\$570,710	\$1.00	\$1.00	\$0.00	\$0.00	\$0.
	2023 Total:	1.059876			\$6,048.81	\$6,048.81	\$0.00	\$0.00	\$0.
2022	GILLESPIE COUNTY	0.332600	\$539,770	\$539,770	\$1,795.28	\$1,795.28	\$0.00	\$0.00	\$0.

2022	HILL CNTRY UWCD	0.005100	\$539,770	\$539,770	\$27.53	\$27.53	\$0.00	\$0.00	\$0.
2022	FREDBG ISD	0.960800	\$539,770	\$499,770	\$4,801.79	\$4,801.79	\$0.00	\$0.00	\$0.
2022	GILLESPIE WCID	0.000184	\$539,770	\$539,770	\$0.99	\$0.99	\$0.00	\$0.00	\$0.
	2022 Total:	1.298684			\$6,625.59	\$6,625.59	\$0.00	\$0.00	\$0.
2021	GILLESPIE COUNTY	0.357700	\$513,930	\$513,930	\$1,838.33	\$1,838.33	\$0.00	\$0.00	\$0.
2021	HILL CNTRY UWCD	0.005700	\$513,930	\$513,930	\$29.29	\$29.29	\$0.00	\$0.00	\$0.
2021	FREDBG ISD	0.978200	\$513,930	\$488,930	\$4,782.71	\$4,782.71	\$0.00	\$0.00	\$0.
2021	GILLESPIE WCID	0.000191	\$513,930	\$513,930	\$0.98	\$0.98	\$0.00	\$0.00	\$0.
	2021 Total:	1.341791			\$6,651.31	\$6,651.31	\$0.00	\$0.00	\$0.
2020	GILLESPIE COUNTY	0.404400	\$484,740	\$484,740	\$1,960.29	\$1,960.29	\$0.00	\$0.00	\$0.
2020	HILL CNTRY UWCD	0.006200	\$484,740	\$484,740	\$30.05	\$30.05	\$0.00	\$0.00	\$0.
2020	FREDBG ISD	1.055300	\$484,740	\$459,740	\$4,851.63	\$4,851.63	\$0.00	\$0.00	\$0.
2020	GILLESPIE WCID	0.000200	\$484,740	\$484,740	\$0.97	\$0.97	\$0.00	\$0.00	\$0.
	2020 Total:	1.466100			\$6,842.94	\$6,842.94	\$0.00	\$0.00	\$0.
2019	GILLESPIE COUNTY	0.412500	\$487,630	\$487,630	\$2,011.48	\$2,011.48	\$0.00	\$0.00	\$0.
2019	HILL CNTRY UWCD	0.006200	\$487,630	\$487,630	\$30.23	\$30.23	\$0.00	\$0.00	\$0.
2019	FREDBG ISD	1.076200	\$487,630	\$462,630	\$4,978.82	\$4,978.82	\$0.00	\$0.00	\$0.
2019	GILLESPIE WCID	0.000200	\$487,630	\$487,630	\$0.98	\$0.98	\$0.00	\$0.00	\$0.
	2019 Total:	1.495100			\$7,021.51	\$7,021.51	\$0.00	\$0.00	\$0.

2018	GILLESPIE COUNTY	0.408100	\$477,290	\$477,290	\$1,947.82	\$1,947.82	\$0.00	\$0.00	\$0.
2018	HILL CNTRY UWCD	0.006700	\$477,290	\$477,290	\$31.98	\$31.98	\$0.00	\$0.00	\$0.
2018	FREDBG ISD	1.146200	\$477,290	\$452,290	\$5,184.15	\$5,184.15	\$0.00	\$0.00	\$0.
2018	GILLESPIE WCID	0.000200	\$477,290	\$477,290	\$0.95	\$0.95	\$0.00	\$0.00	\$0.
	2018 Total:	1.561200			\$7,164.90	\$7,164.90	\$0.00	\$0.00	\$0.
2017	GILLESPIE COUNTY	0.399900	\$468,000	\$468,000	\$1,871.53	\$1,871.53	\$0.00	\$0.00	\$0.
2017	HILL CNTRY UWCD	0.007100	\$468,000	\$468,000	\$33.23	\$33.23	\$0.00	\$0.00	\$0.
2017	FREDBG ISD	1.146200	\$468,000	\$443,000	\$5,077.67	\$5,077.67	\$0.00	\$0.00	\$0.
2017	GILLESPIE WCID	0.000200	\$468,000	\$468,000	\$0.94	\$0.94	\$0.00	\$0.00	\$0.
	2017 Total:	1.553400			\$6,983.37	\$6,983.37	\$0.00	\$0.00	\$0.
2016	GILLESPIE COUNTY	0.434200	\$453,470	\$453,470	\$1,968.97	\$1,968.97	\$0.00	\$0.00	\$0.
2016	HILL CNTRY UWCD	0.007800	\$453,470	\$453,470	\$35.37	\$35.37	\$0.00	\$0.00	\$0.
2016	FREDBG ISD	1.146200	\$453,470	\$428,470	\$4,911.13	\$4,911.13	\$0.00	\$0.00	\$0.
2016	GILLESPIE WCID	0.000200	\$453,470	\$453,470	\$0.91	\$0.91	\$0.00	\$0.00	\$0.
	2016 Total:	1.588400			\$6,916.38	\$6,916.38	\$0.00	\$0.00	\$0.
2015	GILLESPIE COUNTY	0.414700	\$470,940	\$470,940	\$1,952.99	\$1,952.99	\$0.00	\$0.00	\$0.
2015	HILL CNTRY UWCD	0.007800	\$470,940	\$470,940	\$36.73	\$36.73	\$0.00	\$0.00	\$0.
2015	FREDBG ISD	1.146200	\$470,940	\$445,940	\$5,111.37	\$5,111.37	\$0.00	\$0.00	\$0.

2015	GILLESPIE WCID	0.000200	\$470,940	\$470,940	\$0.94	\$0.94	\$0.00	\$0.00	\$0.
	2015 Total:	1.568900			\$7,102.03	\$7,102.03	\$0.00	\$0.00	\$0.
2014	GILLESPIE COUNTY	0.397100	\$456,000	\$456,000	\$1,810.77	\$1,810.77	\$0.00	\$0.00	\$0.
2014	HILL CNTRY UWCD	0.008500	\$456,000	\$456,000	\$38.76	\$38.76	\$0.00	\$0.00	\$0.
2014	FREDBG ISD	1.146200	\$456,000	\$441,000	\$5,054.74	\$5,054.74	\$0.00	\$0.00	\$0.
2014	GILLESPIE WCID	0.000200	\$456,000	\$456,000	\$0.91	\$0.91	\$0.00	\$0.00	\$0.
	2014 Total:	1.552000			\$6,905.18	\$6,905.18	\$0.00	\$0.00	\$0.
2013	GILLESPIE COUNTY	0.380500	\$456,000	\$456,000	\$1,735.08	\$1,735.08	\$0.00	\$0.00	\$0.
2013	HILL CNTRY UWCD	0.008000	\$456,000	\$456,000	\$36.48	\$36.48	\$0.00	\$0.00	\$0.
2013	FREDBG ISD	1.146200	\$456,000	\$441,000	\$5,054.74	\$5,054.74	\$0.00	\$0.00	\$0.
2013	GILLESPIE WCID	0.000200	\$456,000	\$456,000	\$0.91	\$0.91	\$0.00	\$0.00	\$0.
	2013 Total:	1.534900			\$6,827.21	\$6,827.21	\$0.00	\$0.00	\$0.
2012	GILLESPIE COUNTY	0.310100	\$0	\$456,000	\$1,414.05	\$1,414.05	\$0.00	\$0.00	\$0.
2012	HILL CNTRY UWCD	0.007500	\$0	\$456,000	\$34.20	\$34.20	\$0.00	\$0.00	\$0.
2012	FREDBG ISD	1.146200	\$0	\$441,000	\$5,054.74	\$5,054.74	\$0.00	\$0.00	\$0.
2012	GILLESPIE WCID	0.000100	\$0	\$456,000	\$0.46	\$0.46	\$0.00	\$0.00	\$0.
	2012 Total:	1.463900			\$6,503.45	\$6,503.45	\$0.00	\$0.00	\$0.
2011	GILLESPIE COUNTY	0.279000	\$456,000	\$456,000	\$1,272.24	\$1,272.24	\$0.00	\$0.00	\$0.
2011	HILL CNTRY UWCD	0.007200	\$456,000	\$456,000	\$32.83	\$32.83	\$0.00	\$0.00	\$0.

2011	FREDBG ISD	1.146200	\$456,000	\$441,000	\$5,054.74	\$5,054.74	\$0.00	\$0.00	\$0.
2011	GILLESPIE WCID	0.000100	\$456,000	\$456,000	\$0.46	\$0.46	\$0.00	\$0.00	\$0.
	2011 Total:	1.432500			\$6,360.27	\$6,360.27	\$0.00	\$0.00	\$0.
2010	GILLESPIE COUNTY	0.262100	\$454,500	\$454,500	\$1,191.24	\$1,191.24	\$0.00	\$0.00	\$0.
2010	HILL CNTRY UWCD	0.007000	\$454,500	\$454,500	\$31.82	\$31.82	\$0.00	\$0.00	\$0.
2010	FREDBG ISD	1.146200	\$454,500	\$454,500	\$5,209.48	\$5,209.48	\$0.00	\$0.00	\$0.
2010	GILLESPIE WCID	0.000100	\$454,500	\$454,500	\$0.45	\$0.45	\$0.00	\$0.00	\$0.
	2010 Total:	1.415400			\$6,432.99	\$6,432.99	\$0.00	\$0.00	\$0.
2009	GILLESPIE COUNTY	0.257800	\$0	\$504,720	\$1,301.17	\$1,301.17	\$0.00	\$0.00	\$0.
2009	HILL CNTRY UWCD	0.006800	\$0	\$504,720	\$34.32	\$34.32	\$0.00	\$0.00	\$0.
2009	FREDBG ISD	1.146200	\$0	\$504,720	\$5,785.10	\$5,785.10	\$0.00	\$0.00	\$0.
2009	GILLESPIE WCID	0.000100	\$0	\$504,720	\$0.50	\$0.50	\$0.00	\$0.00	\$0.
	2009 Total:	1.410900			\$7,121.09	\$7,121.09	\$0.00	\$0.00	\$0.
2008	GILLESPIE COUNTY	0.258100	\$504,720	\$504,720	\$1,302.68	\$1,302.68	\$0.00	\$0.00	\$0.
2008	HILL CNTRY UWCD	0.006800	\$504,720	\$504,720	\$34.32	\$34.32	\$0.00	\$0.00	\$0.
2008	FREDBG ISD	1.146200	\$504,720	\$504,720	\$5,785.10	\$5,785.10	\$0.00	\$0.00	\$0.
2008	GILLESPIE WCID	0.000100	\$504,720	\$504,720	\$0.50	\$0.50	\$0.00	\$0.00	\$0.
	2008 Total:	1.411200			\$7,122.60	\$7,122.60	\$0.00	\$0.00	\$0.
2007	GILLESPIE COUNTY	0.277000	\$458,750	\$458,750	\$1,270.74	\$1,270.74	\$0.00	\$0.00	\$0.

2007	HILL CNTRY UWCD	0.007000	\$458,750	\$458,750	\$32.11	\$32.11	\$0.00	\$0.00	\$0.
2007	FREDBG ISD	1.146200	\$458,750	\$458,750	\$5,258.19	\$5,258.19	\$0.00	\$0.00	\$0.
2007	GILLESPIE WCID	0.000100	\$458,750	\$458,750	\$0.46	\$0.46	\$0.00	\$0.00	\$0.
	2007 Total:	1.430300			\$6,561.50	\$6,561.50	\$0.00	\$0.00	\$0.
2006	GILLESPIE COUNTY	0.297600	\$428,150	\$428,150	\$1,274.17	\$1,274.17	\$0.00	\$0.00	\$0.
2006	HILL CNTRY UWCD	0.007800	\$428,150	\$428,150	\$33.40	\$33.40	\$0.00	\$0.00	\$0.
2006	FREDBG ISD	1.438400	\$428,150	\$428,150	\$6,158.51	\$6,158.51	\$0.00	\$0.00	\$0.
2006	GILLESPIE WCID	0.000100	\$428,150	\$428,150	\$0.43	\$0.43	\$0.00	\$0.00	\$0.
	2006 Total:	1.743900			\$7,466.51	\$7,466.51	\$0.00	\$0.00	\$0.
2005	GILLESPIE COUNTY	0.305100	\$407,770	\$407,770	\$1,244.11	\$1,244.11	\$0.00	\$0.00	\$0.
2005	HILL CNTRY UWCD	0.008300	\$407,770	\$407,770	\$33.84	\$33.84	\$0.00	\$0.00	\$0.
2005	FREDBG ISD	1.590000	\$407,770	\$407,770	\$6,483.54	\$6,483.54	\$0.00	\$0.00	\$0.
2005	GILLESPIE WCID	0.000100	\$407,770	\$407,770	\$0.41	\$0.41	\$0.00	\$0.00	\$0.
	2005 Total:	1.903500			\$7,761.90	\$7,761.90	\$0.00	\$0.00	\$0.

## Gillespie CAD Property Search

## Property ID: 70238 For Year 2025

### **■** Property Details

Account							
Property ID:	70238	Geographic ID: A0221-0092-000000-00					
Type:	R	<b>Zoning:</b> 505894					
Property Use:		Condo:					
Location							
Situs Address:	Situs Address: 810 CLEAR CREEK LN OFF CENTER POINT RD, TX						
Map ID:	DID: Mapsco:						
Legal Description:	ABS A0221 R FLORES #92, 19.498 AC	RES					
Abstract/Subdivision:	A0221						
Neighborhood:	(F700) FBG 87 SOUTH AREA						
Owner							
Owner ID:	336718						
Name:	SCHROEDER, DAN						
Agent:							
Mailing Address:	ling Address: 2278 CHANNEL RD NEWPORT BEACH, CA 92661						
% Ownership:	100.0%						
Exemptions:	For privacy reasons not all exemptions are shown online.						

### **■** Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$79,060 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$701,940 (+)

Market Value:	\$781,000 (=)
Agricultural Value Loss: <b>②</b>	\$699,480 (-)
Appraised Value:	\$81,520 (=)
HS Cap Loss: <b>②</b>	\$0 (-)
Circuit Breaker: 2	\$0 (-)
Assessed Value:	\$81,520
Ag Use Value:	\$2,460

#### 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: SCHROEDER, DAN

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$781,000	\$81,520	\$218.88	
HUW	HILL CNTRY UWCD	\$781,000	\$81,520	\$3.91	
SFB	FREDBG ISD	\$781,000	\$81,520	\$630.23	
WCD	GILLESPIE WCID	\$781,000	\$81,520	\$0.14	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$781,000	\$81,520	\$0.00	

Total Tax Rate: 1.046574

**Estimated Taxes With Exemptions:** \$853.16

**Estimated Taxes Without Exemptions:** \$8,173.74

■ Property Improvement - Building

Type: MISC IMP Living Area: 0 sqft Value: \$79,060

Туре	Description	Class CD	Year Built	SQFT
BARN	BARN	BARN6	2003	1550
SHED	SHED	SHED5	2003	550

## ■ Property Land

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RID1W	IMPROVED PASTURE 1 - WILDLIFE	9.50	413,732.88	0.00	0.00	\$341,930	\$1,300
RID2W	IMPROVED PASTURE 2 - WILDLIFE	10.00	435,600.00	0.00	0.00	\$360,010	\$1,160

## ■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$79,060	\$701,940	\$2,460	\$81,520	\$0	\$81,520
2024	\$79,060	\$701,940	\$2,290	\$81,350	\$0	\$81,350
2023	\$35,330	\$701,940	\$2,290	\$37,620	\$0	\$37,620
2022	\$35,330	\$614,200	\$2,270	\$37,600	\$0	\$37,600
2021	\$35,330	\$511,850	\$2,320	\$37,650	\$0	\$37,650
2020	\$38,470	\$438,730	\$2,090	\$40,560	\$0	\$40,560
2019	\$38,470	\$438,730	\$2,090	\$40,560	\$0	\$40,560
2018	\$38,470	\$438,730	\$2,030	\$40,500	\$0	\$40,500
2017	\$38,470	\$438,730	\$2,010	\$40,480	\$0	\$40,480
2016	\$38,470	\$438,730	\$1,950	\$40,420	\$0	\$40,420

## ■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
7/7/2023	WD	WARRANTY DEED	HUSER, STEVE & SHAWNNA	SCHROEDER, DAN	20234050		
3/11/2010	WDVL	WARRANTY DEED VENDORS LIEN	WEGNER, LARRY & MARGARET	HUSER, STEVE & SHAWNNA	20101026		
8/15/2003	WD	WARRANTY DEED	BANE FAMILY PARTNER LTD	WEGNER, LARRY & MARGARET	519	659	0

### ■ ARB Data

<b>Hearing Date And</b>	Board	Owner's Opinion Of	<b>Board's Determination Of</b>	ARB
Time	Members	Value	Value	Determination

### ■ Estimated Tax Due

If Paid:

08/01/2025



Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	
2024	GILLESPIE COUNTY	0.268500	\$781,000	\$81,350	\$218.43	\$218.43	\$0.00	\$0.00	\$0.00	
2024	HILL CNTRY UWCD	0.004800	\$781,000	\$81,350	\$3.90	\$3.90	\$0.00	\$0.00	\$0.00	
2024	FREDBG ISD	0.773100	\$781,000	\$81,350	\$628.91	\$628.91	\$0.00	\$0.00	\$0.00	
2024	GILLESPIE WCID	0.000174	\$781,000	\$81,350	\$0.14	\$0.14	\$0.00	\$0.00	\$0.00	
	2024 Total:	1.046574			\$851.38	\$851.38	\$0.00	\$0.00	\$0.00	Ī
2023	GILLESPIE COUNTY	0.279600	\$737,270	\$37,620	\$105.19	\$105.19	\$0.00	\$0.00	\$0.00	
2023	HILL CNTRY UWCD	0.004700	\$737,270	\$37,620	\$1.77	\$1.77	\$0.00	\$0.00	\$0.00	
2023	FREDBG ISD	0.775400	\$737,270	\$37,620	\$291.70	\$291.70	\$0.00	\$0.00	\$0.00	
2023	GILLESPIE WCID	0.000176	\$737,270	\$37,620	\$0.07	\$0.07	\$0.00	\$0.00	\$0.00	
	2023 Total:	1.059876			\$398.73	\$398.73	\$0.00	\$0.00	\$0.00	
2022	GILLESPIE COUNTY	0.332600	\$649,530	\$37,600	\$125.06	\$125.06	\$0.00	\$0.00	\$0.00	
2022	HILL CNTRY UWCD	0.005100	\$649,530	\$37,600	\$1.92	\$1.92	\$0.00	\$0.00	\$0.00	
2022	FREDBG ISD	0.960800	\$649,530	\$37,600	\$361.26	\$361.26	\$0.00	\$0.00	\$0.00	

2022	GILLESPIE WCID	0.000184	\$649,530	\$37,600	\$0.07	\$0.07	\$0.00	\$0.00	\$0.00
	2022 Total:	1.298684			\$488.31	\$488.31	\$0.00	\$0.00	\$0.00
2021	GILLESPIE COUNTY	0.357700	\$547,180	\$37,650	\$134.67	\$134.67	\$0.00	\$0.00	\$0.00
2021	HILL CNTRY UWCD	0.005700	\$547,180	\$37,650	\$2.15	\$2.15	\$0.00	\$0.00	\$0.00
2021	FREDBG ISD	0.978200	\$547,180	\$37,650	\$368.29	\$368.29	\$0.00	\$0.00	\$0.00
2021	GILLESPIE WCID	0.000191	\$547,180	\$37,650	\$0.07	\$0.07	\$0.00	\$0.00	\$0.00
	2021 Total:	1.341791			\$505.18	\$505.18	\$0.00	\$0.00	\$0.00
2020	GILLESPIE COUNTY	0.404400	\$477,200	\$40,560	\$164.03	\$164.03	\$0.00	\$0.00	\$0.00
2020	HILL CNTRY UWCD	0.006200	\$477,200	\$40,560	\$2.51	\$2.51	\$0.00	\$0.00	\$0.00
2020	FREDBG ISD	1.055300	\$477,200	\$40,560	\$428.02	\$428.02	\$0.00	\$0.00	\$0.00
2020	GILLESPIE WCID	0.000200	\$477,200	\$40,560	\$0.08	\$0.08	\$0.00	\$0.00	\$0.00
	2020 Total:	1.466100			\$594.64	\$594.64	\$0.00	\$0.00	\$0.00
2019	GILLESPIE COUNTY	0.412500	\$477,200	\$40,560	\$167.31	\$167.31	\$0.00	\$0.00	\$0.00
2019	HILL CNTRY UWCD	0.006200	\$477,200	\$40,560	\$2.51	\$2.51	\$0.00	\$0.00	\$0.00
2019	FREDBG ISD	1.076200	\$477,200	\$40,560	\$436.50	\$436.50	\$0.00	\$0.00	\$0.00
2019	GILLESPIE WCID	0.000200	\$477,200	\$40,560	\$0.08	\$0.08	\$0.00	\$0.00	\$0.00
	2019 Total:	1.495100			\$606.40	\$606.40	\$0.00	\$0.00	\$0.00
2018	GILLESPIE COUNTY	0.408100	\$477,200	\$40,500	\$165.28	\$165.28	\$0.00	\$0.00	\$0.00
2018	HILL CNTRY UWCD	0.006700	\$477,200	\$40,500	\$2.71	\$2.71	\$0.00	\$0.00	\$0.00

2018	FREDBG ISD	1.146200	\$477,200	\$40,500	\$464.21	\$464.21	\$0.00	\$0.00	\$0.00
2018	GILLESPIE WCID	0.000200	\$477,200	\$40,500	\$0.08	\$0.08	\$0.00	\$0.00	\$0.00
	2018 Total:	1.561200			\$632.28	\$632.28	\$0.00	\$0.00	\$0.00
2017	GILLESPIE COUNTY	0.399900	\$477,200	\$40,480	\$161.88	\$161.88	\$0.00	\$0.00	\$0.00
2017	HILL CNTRY UWCD	0.007100	\$477,200	\$40,480	\$2.87	\$2.87	\$0.00	\$0.00	\$0.00
2017	FREDBG ISD	1.146200	\$477,200	\$40,480	\$463.98	\$463.98	\$0.00	\$0.00	\$0.00
2017	GILLESPIE WCID	0.000200	\$477,200	\$40,480	\$0.08	\$0.08	\$0.00	\$0.00	\$0.00
	2017 Total:	1.553400			\$628.81	\$628.81	\$0.00	\$0.00	\$0.00
2016	GILLESPIE COUNTY	0.434200	\$477,200	\$40,420	\$175.50	\$175.50	\$0.00	\$0.00	\$0.00
2016	HILL CNTRY UWCD	0.007800	\$477,200	\$40,420	\$3.15	\$3.15	\$0.00	\$0.00	\$0.00
2016	FREDBG ISD	1.146200	\$477,200	\$40,420	\$463.30	\$463.30	\$0.00	\$0.00	\$0.00
2016	GILLESPIE WCID	0.000200	\$477,200	\$40,420	\$0.08	\$0.08	\$0.00	\$0.00	\$0.00
	2016 Total:	1.588400			\$642.03	\$642.03	\$0.00	\$0.00	\$0.00
2015	GILLESPIE COUNTY	0.414700	\$477,200	\$40,420	\$167.63	\$167.63	\$0.00	\$0.00	\$0.00
2015	HILL CNTRY UWCD	0.007800	\$477,200	\$40,420	\$3.15	\$3.15	\$0.00	\$0.00	\$0.00
2015	FREDBG ISD	1.146200	\$477,200	\$40,420	\$463.30	\$463.30	\$0.00	\$0.00	\$0.00
2015	GILLESPIE WCID	0.000200	\$477,200	\$40,420	\$0.08	\$0.08	\$0.00	\$0.00	\$0.00
	2015 Total:	1.568900			\$634.16	\$634.16	\$0.00	\$0.00	\$0.00
2014	GILLESPIE COUNTY	0.397100	\$477,200	\$40,390	\$160.39	\$160.39	\$0.00	\$0.00	\$0.00

2014	HILL CNTRY UWCD	0.008500	\$477,200	\$40,390	\$3.43	\$3.43	\$0.00	\$0.00	\$0.00
2014	FREDBG ISD	1.146200	\$477,200	\$40,390	\$462.95	\$462.95	\$0.00	\$0.00	\$0.00
2014	GILLESPIE WCID	0.000200	\$477,200	\$40,390	\$0.08	\$0.08	\$0.00	\$0.00	\$0.00
	2014 Total:	1.552000			\$626.85	\$626.85	\$0.00	\$0.00	\$0.00
2013	GILLESPIE COUNTY	0.380500	\$477,200	\$40,290	\$153.31	\$153.31	\$0.00	\$0.00	\$0.00
2013	HILL CNTRY UWCD	0.008000	\$477,200	\$40,290	\$3.22	\$3.22	\$0.00	\$0.00	\$0.00
2013	FREDBG ISD	1.146200	\$477,200	\$40,290	\$461.81	\$461.81	\$0.00	\$0.00	\$0.00
2013	GILLESPIE WCID	0.000200	\$477,200	\$40,290	\$0.08	\$0.08	\$0.00	\$0.00	\$0.00
	2013 Total:	1.534900			\$618.42	\$618.42	\$0.00	\$0.00	\$0.00
2012	GILLESPIE COUNTY	0.310100	\$0	\$40,290	\$124.94	\$124.94	\$0.00	\$0.00	\$0.00
2012	HILL CNTRY UWCD	0.007500	\$0	\$40,290	\$3.02	\$3.02	\$0.00	\$0.00	\$0.00
2012	FREDBG ISD	1.146200	\$0	\$40,290	\$461.81	\$461.81	\$0.00	\$0.00	\$0.00
2012	GILLESPIE WCID	0.000100	\$0	\$40,290	\$0.04	\$0.04	\$0.00	\$0.00	\$0.00
	2012 Total:	1.463900			\$589.81	\$589.81	\$0.00	\$0.00	\$0.00
2011	GILLESPIE COUNTY	0.279000	\$477,200	\$40,100	\$111.88	\$111.88	\$0.00	\$0.00	\$0.00
2011	HILL CNTRY UWCD	0.007200	\$477,200	\$40,100	\$2.89	\$2.89	\$0.00	\$0.00	\$0.00
2011	FREDBG ISD	1.146200	\$477,200	\$40,100	\$459.63	\$459.63	\$0.00	\$0.00	\$0.00
2011	GILLESPIE WCID	0.000100	\$477,200	\$40,100	\$0.04	\$0.04	\$0.00	\$0.00	\$0.00
	2011 Total:	1.432500			\$574.44	\$574.44	\$0.00	\$0.00	\$0.00

2010	GILLESPIE COUNTY	0.262100	\$296,430	\$40,100	\$105.11	\$105.11	\$0.00	\$0.00	\$0.00
2010	HILL CNTRY UWCD	0.007000	\$296,430	\$40,100	\$2.81	\$2.81	\$0.00	\$0.00	\$0.00
2010	FREDBG ISD	1.146200	\$296,430	\$40,100	\$459.63	\$459.63	\$0.00	\$0.00	\$0.00
2010	GILLESPIE WCID	0.000100	\$296,430	\$40,100	\$0.04	\$0.04	\$0.00	\$0.00	\$0.00
	2010 Total:	1.415400			\$567.59	\$567.59	\$0.00	\$0.00	\$0.00
2009	GILLESPIE COUNTY	0.257800	\$0	\$40,110	\$103.41	\$103.41	\$0.00	\$0.00	\$0.00
2009	HILL CNTRY UWCD	0.006800	\$0	\$40,110	\$2.73	\$2.73	\$0.00	\$0.00	\$0.00
2009	FREDBG ISD	1.146200	\$0	\$40,110	\$459.74	\$459.74	\$0.00	\$0.00	\$0.00
2009	GILLESPIE WCID	0.000100	\$0	\$40,110	\$0.04	\$0.04	\$0.00	\$0.00	\$0.00
	2009 Total:	1.410900			\$565.92	\$565.92	\$0.00	\$0.00	\$0.00
2008	GILLESPIE COUNTY	0.258100	\$436,190	\$40,110	\$103.52	\$103.52	\$0.00	\$0.00	\$0.00
2008	HILL CNTRY UWCD	0.006800	\$436,190	\$40,110	\$2.73	\$2.73	\$0.00	\$0.00	\$0.00
2008	FREDBG ISD	1.146200	\$436,190	\$40,110	\$459.74	\$459.74	\$0.00	\$0.00	\$0.00
2008	GILLESPIE WCID	0.000100	\$436,190	\$40,110	\$0.04	\$0.04	\$0.00	\$0.00	\$0.00
	2008 Total:	1.411200			\$566.03	\$566.03	\$0.00	\$0.00	\$0.00
2007	GILLESPIE COUNTY	0.277000	\$389,470	\$40,110	\$111.11	\$111.11	\$0.00	\$0.00	\$0.00
2007	HILL CNTRY UWCD	0.007000	\$389,470	\$40,110	\$2.81	\$2.81	\$0.00	\$0.00	\$0.00
2007	FREDBG ISD	1.146200	\$389,470	\$40,110	\$459.74	\$459.74	\$0.00	\$0.00	\$0.00

2007	GILLESPIE WCID	0.000100	\$389,470	\$40,110	\$0.04	\$0.04	\$0.00	\$0.00	\$0.00
	2007 Total:	1.430300			\$573.70	\$573.70	\$0.00	\$0.00	\$0.00
2006	GILLESPIE COUNTY	0.297600	\$316,350	\$40,100	\$119.34	\$119.34	\$0.00	\$0.00	\$0.00
2006	HILL CNTRY UWCD	0.007800	\$316,350	\$40,100	\$3.13	\$3.13	\$0.00	\$0.00	\$0.00
2006	FREDBG ISD	1.438400	\$316,350	\$40,100	\$576.80	\$576.80	\$0.00	\$0.00	\$0.00
2006	GILLESPIE WCID	0.000100	\$316,350	\$40,100	\$0.04	\$0.04	\$0.00	\$0.00	\$0.00
	2006 Total:	1.743900			\$699.31	\$699.31	\$0.00	\$0.00	\$0.00
2005	GILLESPIE COUNTY	0.305100	\$184,720	\$40,100	\$122.35	\$122.35	\$0.00	\$0.00	\$0.00
2005	HILL CNTRY UWCD	0.008300	\$184,720	\$40,100	\$3.33	\$3.33	\$0.00	\$0.00	\$0.00
2005	FREDBG ISD	1.590000	\$184,720	\$40,100	\$637.59	\$637.59	\$0.00	\$0.00	\$0.00
2005	GILLESPIE WCID	0.000100	\$184,720	\$40,100	\$0.04	\$0.04	\$0.00	\$0.00	\$0.00
	2005 Total:	1.903500			\$763.31	\$763.31	\$0.00	\$0.00	\$0.00
2004	GILLESPIE COUNTY	0.316200	\$168,470	\$40,150	\$126.95	\$126.95	\$0.00	\$0.00	\$0.00
2004	HILL CNTRY UWCD	0.008300	\$168,470	\$40,150	\$3.33	\$3.33	\$0.00	\$0.00	\$0.00
2004	FREDBG ISD	1.586200	\$168,470	\$40,150	\$636.86	\$636.86	\$0.00	\$0.00	\$0.00
2004	GILLESPIE WCID	0.000100	\$168,470	\$40,150	\$0.04	\$0.04	\$0.00	\$0.00	\$0.00
	2004 Total:	1.910800			\$767.18	\$767.18	\$0.00	\$0.00	\$0.00



10 pgs DCC 20203923

# FOURTH AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BEAR CREEK RANCHETTES (2020)

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS THAT:

COUNTY OF GILLESPIE §

WHEREAS Falcon Seaboard Diversified, Inc. ("Developer"), a Texas corporation, previously owned and subdivided a certain tract of real property described as follows, to wit:

A 497.88-acre tract of land, with no common areas, situated in Gillespie County, Texas, and being first described in Exhibit A attached thereto and made part hereof for all purposes (the "Property"); and

WHEREAS, on or about March 14, 1997, for the purpose of protecting the value and desirability of the Property, Developer filed a Declaration of Covenants, Conditions, and Restrictions (CC&R), for Bear Creek Ranchettes (the "Original Declaration") in Volume 322, Papas 954-961, Deed Records of Gillespie County; and

WHEREAS, on or about June 19, 2000, the First Amendment pursuant to the terms of the Original Declaration, the rights and responsibilities of Falcon Seaboard Diversified, Inc., including the right to amend the Original Declaration's Covenants, Conditions, and Restrictions were acquired by the Owners; and

WHEREAS, on or about November 8, 2001, the Second Amendment to the Original Declaration in Volume 439, page 509 Real Estate Records of Gillespie County was filed to delete and replace sections 2 & 8 of the Original CC&R; and

WHEREAS, on or about September 27, 2019, the Third Amendment to the Original Declaration in Instrument 20194996 Real Estate Records of Gillespie County was filed to add an amendment procedure; and

WHEREAS the covenants, conditions, and restrictions set forth in these documents ran with the Property as it was conveyed to the property owners (the Owners as hereinafter defined) of Bear Creek Ranchettes; and

WHEREAS the Owners now find it appropriate and advantageous to once again amend said covenants, conditions, and restrictions, the Owners do hereby amend the Declaration and Amendments as follows:

## Article I. Definitions

The terms in this Declaration and the exhibits to this Declaration shall generally be given their natural, commonly accepted definitions except as otherwise specified. Capitalized terms shall be defined as set forth below.

- 1.1 "Articles of Incorporation" or "Articles": The Articles of Incorporation of Bear Creek Landowners Association, as filed with the Secretary of State of the State of Texas.
- 1.2 "BCLA": Bear Creek Landowners Association, a Texas non-profit corporation and homeowners' association.
- 1.3 "Bylaws": The bylaws of Bear Creek Landowners Association, as they may be amended from time to time.
- 1.4 "Dwelling": Any building, or part thereof, used for residential purposes.
- 1.5 "Member": Any Owner of a Tract.
- 1.6 "Owner": One or more persons who hold the record title to any Tract, but excluding in all cases any party holding an interest merely as security for the performance of an obligation. If a Tract is sold under a recorded land sales contract, and the contract specifically so provides, the purchaser (rather than the fee owner) will be considered the Owner.
  - 1.7 "Outbuilding": A nonresidential building with a roof, walls and door(s) such as a barn, greenhouse or shop, etc.
  - 1.8 "Primary Residence Dwelling": A Dwelling on a Tract that is the primary residence for Owners and their families.
  - 1.9 "Secondary Residence Dwelling": A second Dwelling on a Tract that is not the Primary Residence Dwelling; for example, a guest house, servant's quarters, Bed and Breakfast or a barn with incorporated living quarters.
  - 1.10 "Structure": Any permanent improvement constructed or erected on the ground. Among other things, structures include sheds, carports, RV covers, coups, dwellings, buildings, fences, wall fences, green houses and pre-manufactured buildings.
  - 1.11 "Tract": Any of the parcels of land as currently depicted on the revised subdivision plat map for Bear Creek Ranchettes Subdivision, located in Gillespie County, Texas, and attached hereto as Exhibit A. Exhibit A may be updated from time to time without the need to amend this entire document.
  - 1.12 "Servant": A person compensated to perform domestic or personal attendant duties for an Owner (e.g. groundskeepers, caretakers, domestic servants, health-related caregivers, personal assistants, and similar providers of personal services).

# Article II. Covenants, Conditions, and Restrictions

- 2.1 This instrument shall be entitled "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BEAR CREEK RANCHETTES (2020)," and may be hereinafter referred to as the "2020 Declaration."
- 2.2 This 2020 Declaration supersedes and replaces entirely the Original Declaration and all previous amendments to it, all of which are hereby revoked.
- 2.3 All of the Property shall be owned, held, sold, transferred, and conveyed subject to all of the covenants, conditions, and restrictions set forth herein which are for the purpose of protecting the value and desirability of the Property, and for promoting the peaceful enjoyment of the same by the Owners. These covenants, conditions, and restrictions shall run with said Property.
- 2.4 Tracts shall be used solely for residential purposes and/or limited commercial purposes, as specified herein.
- 2.5 Primary Residence Dwellings shall contain a minimum of 1400 square feet of living area, exclusive of porches, breezeways, carports, garages, or basements. The minimum square footage of living area shall be that area which is heated and cooled.
- 2.6 No more than one Primary Residence Dwelling and one Secondary Residence Dwelling shall be constructed on a Tract.
- 2.7 The construction of a Primary Residence Dwelling shall be completed before, or contemporaneous with, the completion of any Secondary Residence Dwelling or Outbuildings, with the exception that a barn, with or without incorporated living quarters, or carport/recreational vehicle cover built of new materials may be constructed prior to the completion of the Primary Residence Dwelling. The exterior of any building shall be completed not later than twelve (12) months after laying the foundation of that respective building.
- 2.8 A Dwelling shall not be occupied until the exterior thereof is completely finished and plumbing is connected to a septic system or other water disposal system which has been approved by the Gillespie County and/or State of Texas Health Department or other governing body controlling wells and septic systems.
- 2.9 No Dwelling shall be moved onto any Tract, but shall be constructed on site with new/repurposed materials. No mobile home, modular home, or any kind of premanufactured and/or industrial-built Dwellings shall be permitted on any Tract.
- 2.10 No Structure may be constructed and erected nearer than thirty (30) feet ("Setback Line") to any property line, except walls and/or fences to denote the property boundary.

- 2.11 During the construction of a Primary Residential Dwelling, a Tract owner may camp in a recreational vehicle on his Tract for a period of time not to exceed twelve (12) months from the first day of use. Prior to the construction of a Dwelling, a Tract owner shall be permitted to camp on his Tract overnight in either a recreational vehicle or a tent for a continuous period not to exceed ten (10) days, nor more than forty (40) days total in any calendar year, provided that the Tract owner is present during that time. The campsite shall not be closer than one hundred (100) feet to any property line.
- 2.12 No tract shall be used for any commercial purpose except permanent agricultural crops, including vineyards, fruit trees, pecan groves, permanent grass (i.e., hay meadows or grazing pastures) and a Secondary Residence Dwelling used as a Bed and Breakfast for short term rental (less than 30 days). Extended rentals (longer than 30 days) are only allowed to provide accommodations for Servants.
- 2.13 Re-subdivision of Tract(s), to create additional Tract(s) shall not be permitted. The BCLA board and members shall be notified of any revisions in property lines.
- 2.14 No church or other place of worship shall be erected on any Tract.
- 2.15 Abandoned or inoperative equipment, vehicles or junk shall not be permitted on any Tract. Owners shall keep Tracts free of litter at all times. No garbage, refuse, or any hazardous materials, as defined in any law of the State of Texas or United States of America, shall be buried or burned on any Tract. Noxious or offensive activity shall not be permitted on any Tract, nor any activity that creates an annoyance or nuisance to other tract owners.
- 2.16 Swine shall not be kept on any Tract. Other livestock is permitted provided said livestock is kept within the boundaries of said Tract at all times. There shall be no commercial livestock feeding operation nor any commercial breeding of animals or fowl on any Tract. Animals used for grazing said Tracts while simultaneously raising young (e.g. cow/calf operation) shall not be considered commercial breeding of animals.
- 2.17 All permanent fences erected on any Tract shall be of new material and erected in accordance with professional fence-building standards regarding quality and appearance.
- 2.18 Mineral exploration of any type shall not be permitted on any Tract.
- 2.19 No Tract shall be leased or subleased for hunting purposes. Hunting on any Tract shall be limited to said Tract Owner, members of Tract Owner's immediate family and non-paying guests. All shooters must be accompanied and actively supervised by the Tract Owner. Firearms and other weapons may be used for recreational or other lawful purposes (e,g, target practice) only if done (i) in a safe manner, (ii) at reasonable times and frequency, and (iii) in such a way as to not cause an unreasonable disturbance to other Members of BCLA. Under no circumstances shall any Tract Owner allow firearms to be used by any person who is under the influence of alcohol or other intoxicating or hallucinatory drug or substance. No weapon shall be discharged in such a manner by which the projectile from such discharge enters the property of another, directly or by ricochet. If any Tract Owner

- reasonably believes another Tract Owner is in violation of this paragraph, such Tract Owner shall refer the matter, with details, to the BCLA Board and/or appropriate law enforcement authority, for resolution.
- 2.20 BCLA reserves an easement for utility purposes twenty (20) feet wide on each side of Tract lines and along the entire perimeter (boundary) of said Tracts for the installation and maintenance of electric, telephone, and utility lines and easements for anchor/guy combinations wherever necessary, and reserves the right to trim trees which at any time interfere or threaten to interfere with the maintenance of such lines, with the right of ingress to and egress from and across said Tract to employees of utilities owning said lines.
- 2.21 Dwellings, Outbuildings or Structures, constructed prior to the adoption of this Fourth Amendment, that do not comply with these Covenants, Conditions, and Restrictions shall be permitted to remain; however, no such non-complying Dwelling, Outbuilding or Structure may be enlarged, or replaced with any other Dwelling, Outbuilding or Structure.

## Article III. Bear Creek Landowners Association

- 3.1 The power to enforce the covenants, conditions, and restrictions of this 2020 Declaration, and to manage the common areas of Bear Creek Ranchettes, is hereby vested in BCLA.
- 3.2 BCLA management shall be in accordance with the provisions of this 2020 Declaration, its Articles of Incorporation, and its Bylaws, subject to the terms set forth in this 2020 Declaration and all applicable laws, regulations and ordinances of any governmental or quasi-governmental body or agency having jurisdiction over the Property or BCLA, as such may be amended from time to time.
- 3.3 Any Owner of a Tract shall automatically be a Member of BCLA, and shall remain a Member thereof in accordance with the Articles and the Bylaws until such time as their ownership of said Tract ceases for any reason, at which time membership in BCLA shall automatically cease.
- 3.4 Membership in BCLA shall not be transferred, pledged or alienated in any way, except upon the transfer of ownership of the Tract to which it is appurtenant, and then only to the new Owner. Any attempt to make a prohibited transfer is void.
- 3.5 BCLA shall have one class of voting membership, and Owners shall be entitled to one vote for each Tract owned. When more than one person holds an ownership interest in any Tract, all such persons shall be Members, but the one vote for such Tract may only be cast by those Members collectively and unanimously. In no event shall more than one vote be allotted to any Tract.
- 3.6 A Board of Directors elected by the Members shall manage the affairs of the BCLA and shall conduct regular and special meetings according to the provisions of the Bylaws.

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- Each Owner, upon request, shall have the right to require BCLA to make available or give obtainable direction to such Owner, for inspection during normal business hours or under other reasonable circumstances, any then current version of this Declaration, including any amendments thereto, the Articles of Incorporation, the Bylaws, and the books, records, and financial statements of BCLA.
- 3.8 An Owner of any Tract, by acceptance of a deed thereto, whether or not it shall be so expressed in such deed, is deemed, as a part of the purchase money consideration for such deed and conveyance, to covenant and agree to pay to BCLA: (1) annual assessments or charges, and (2) special assessments for capital improvements or extraordinary expenses, such assessments to be established and collected as provided in the Bylaws. No owner of a Tract may exempt themselves from liability for his/her contribution toward the common expenses by waiver of the use or enjoyment of any common areas, or by the abandonment of his/her Tract.
- 3.9 All assessments levied by BCLA shall be used exclusively to promote the health, safety and welfare of all the Members, preserving or enforcing the rights and obligations of the Owners and BCLA, or for the improvement, maintenance and operation of any common areas, if any. Annual assessments shall include an adequate reserve fund for maintenance, repairs and replacement of any common areas, if any.
- 3.10 The annual assessment for all Tracts shall be determined by the Board of Directors in the manner provided for herein after the determination of current maintenance costs and the anticipated needs of BCLA during the year for which the assessment is being made. The maximum annual maintenance assessment may be adjusted by the majority vote of the Board of Directors but shall not be increased by more than fifteen percent (15%) above that of the previous year without a vote of the membership. Any increase in the maximum annual assessment of more than fifteen percent (15%) shall require a vote approval of two-thirds (2/3) vote or written consent of Members who are voting in person or by proxy at a Special meeting duly called for that purpose.
- 3.11 In addition to annual assessments, BCLA may levy in any assessment year, a Special Assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any reconstruction, repair or replacement of any common areas, or to finance or defray the cost of any extraordinary expense of BCLA, provided that any such assessment shall have the assent of three-fourths (3/4) vote (a supermajority) approval of Tract Owners who are voting in person or by proxy at a Special meeting duly called for that purpose, written notice of which shall be sent to all Owners at least ten days in advance and shall set forth the purpose of the meeting.
- 3.12 The quorum for actions authorized under sections 10 and 11 (above), shall be as follows: At the first meeting called, as provided in sections 10 and 11 hereof, the presence at the meeting of Members, or of proxies entitled to cast sixty (60) percent of all votes of the tract owners, shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth in Sections 10 and 11, and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting, provided that such reduced

- quorum requirement shall not be applicable to any such subsequent meeting held more than sixty (60) days following the preceding meeting.
- 3.13 The annual assessment provided for herein shall commence against each Tract on a date as determined by the Board of Directors. Assessments for each year shall become due and payable and shall be collected annually. The due date of any special assessment under Section 3.11 shall be fixed in the resolution authorizing such assessment.
- 3.14 By November of each year, the Board of Directors shall fix the amount of the annual assessment against each Tract for the following year and shall, at that time, prepare a roster of the Tracts and assessments applicable thereto, which shall be kept in the office of BCLA and shall be open to inspection by any Owner. Written notice of the assessment shall thereupon be sent to every Owner.
- 3.15 If any assessment is not paid on January 1 when due, or 60 days thereafter, then such assessment shall become delinquent and together with interest thereon and costs of collection thereof, shall become a continuing lien on the property which shall bind such property in the hands of the then Owner, his heirs, devisees, personal representatives, successors and assigns. All past due and unpaid assessments shall bear interest at the rate of eighteen percent per annum from the date due until the date paid. BCLA shall be entitled to record a Notice of Lien or notice of unpaid assessments in the real property records for any assessment remaining unpaid more than 60 days after the due date thereof. BCLA shall be entitled to collect from the delinquent Owner the costs of BCLA for the collection of any past due assessments or charges, including a reasonable fee for the preparation, recordation or release of any notice, and reasonable attorney's fees incurred in the collection of the account if the assessment is not paid within one hundred and twenty (120) days. After the due date, BCLA may bring an action at law against the Owner to pay the same or to foreclose the lien against the Tract. There shall be added to the amount of such assessment all reasonable expenses of collection including reasonable attorney's fees and costs of suit.
- 3.16 The lien of the assessments provided for herein shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the Tracts subject to assessment, provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to the sale or transfer of such Tract pursuant to a decree of foreclosure, or a conveyance expressly made in lieu of foreclosure, Such sale or transfer shall not relieve such Tract from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment nor shall this subordination relieve any purchaser of a Tract which has not been the subject of foreclosure or conveyance in lieu of foreclosure from liability for assessments arising prior to acceptance of a deed to such Tract.

Article IV.
Amendment Procedure

- 4.1 A proposed written amendment to one or more of the CC&Rs shall be attached to a petition signed by at least ten Members representing ownership interests in at least ten Tracts and delivered to the BCLA Secretary.
- 4.2 The Secretary shall certify the submittal and place the proposed amendment(s) on a ballot for a vote of the membership within thirty days of certification.
- 4.3 Each Tract shall be entitled to only one ballot and only one vote, regardless of the number of its owners.
- 4.4 The BCLA Board shall determine the form and means of distributing and receiving ballots to and from members, whether by mail, digitally, or in person, so long as every member is given actual or constructive notice of the ballot.
- 4.5 In any event, the mailing of a written ballot via certified mail, with return receipt requested, to the owner's(s') name(s) and mailing address(es) reflected in the Gillespie County Appraisal District records shall be deemed sufficient constructive notice.
- 4.6 Ballot instructions shall state the date and time by which a ballot must be received by the BCLA Secretary in order to be counted. This deadline date shall be at least 30 days after the date balloting is opened, or if ballots shall be mailed, then at least 30 days after the postmark date of the last such mailing.
- 4.7 The proposed amendment(s) shall be adopted if at least 65% of votes indicate adoption.
- 4.8 The BCLA Secretary shall file all adopted amendments in the Official Public Records of Gillespie County within ten business days following adoption.
- 4.9 The Secretary shall notify members of the results of the vote and shall deliver a copy of any filed document to members via regular mail and/or email.

These covenants, conditions, and restrictions shall be binding upon and inure to the benefit of all Tract Owners. A Tract Owner shall be the holder of legal title as shown by the real property records of Gillespie County, Texas. In the event of a transfer or sale of property the current owner shall notify the BCLA Board of Directors, at least 7 days prior closing Tract title, new owner names and contact information. A transferring Owner shall continue to be liable for all obligations of the Owner to BCLA, notwithstanding the transfer of title, accrued up to and including the record date of the transfer of title.

If any term or provision of this instrument or the application thereof shall be held to be invalid, all other terms and provisions of these restrictive covenants or the application thereof shall not be affected thereby, nor shall any failure of the Developer, BCLA or Tract owner to seek enforcement of any term or provision constitute a waiver of any right to do so in the future or the validity or enforceability of such term or provision.

BCLA and any person, firm, or corporation hereinafter having any right, title or interest in any Tract in the Property shall have the right to enforce, by any proceeding at law or in equity all

covenants, conditions, and restrictions herein by injunction or other lawful procedure and to recover any damages resulting from such violations. Damages for the purpose of this paragraph shall include court costs and necessary attorney fees.

No Tract owner shall use either of the phrases "Bear Creek Ranchettes" or "Bear Creek" or any word or words similar thereto, in connection with any Tract or any uses permitted hereunder in connection with any Tract, without the prior written consent of Developer. This restrictive covenant is for the sole benefit of and may be enforced only by Developer.

Signed this 17th day of July, 2020.

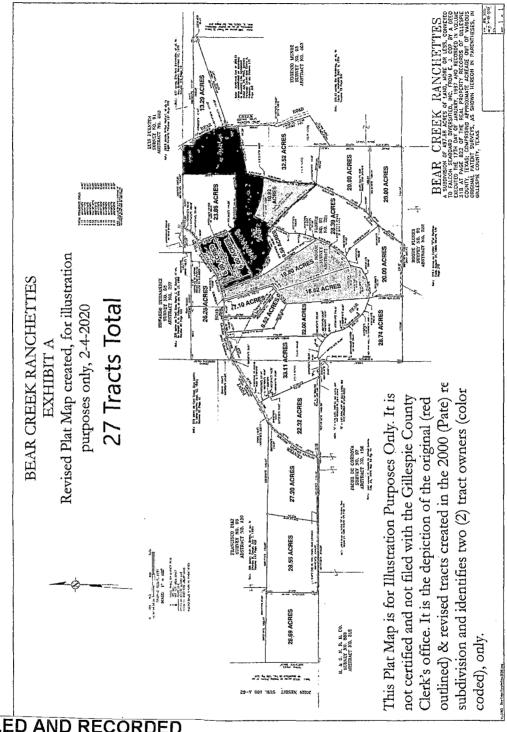
Charles G. Wilson, President

STATE OF TEXAS \$
COUNTY OF GILLESPIE \$

This Instrument, the Fourth Amended Declaration of Covenants, Conditions, and Restrictions for Bear Creek Ranchettes, was acknowledged before me on this 17th day of July, 2020, by Charles G. Wilson, President of Bear Creek Landowners Association, on behalf of said Association and directed by at least 65% of votes (19 For, 3 Against) to hereby adopt this Instrument.

KATRINA STRAUBE
Notary Public, State of Texas
Notary ID# 12901300-2
My Commission Expires
JUNE 6, 2024

NOTARY PUBLIC, STATE OF TEXAS



FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche, County Clerk Gillespie County Texas

July 17, 2020 09:42:45 AM

FEE: \$62.00

LMOOSE

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DCC