

218 E CREEKVIEW

3	2	.38	1,995
BEDROOMS	BATHROOMS	ACRES	SQUARE FEET



Enjoy easy Hill Country living in Heritage Hill Country, a desirable 55+ community with a peaceful setting and convenient amenities. This updated 3-bedroom, 2-bath home features wood flooring, abundant natural light, picturesque creek views, and an inviting living room with a fireplace and built-ins. The updated kitchen offers granite countertops and stainless steel appliances, while the enclosed sunroom provides additional year-round living space. A low-maintenance turf backyard overlooks the creek, creating a private outdoor retreat. Community amenities include a pool and amenity center. Also available for lease at \$3,500 per month with a one-year lease.

Scan QR Code for additional information and photos



Jill Tabor
REALTOR®

📞 830-456-8115
✉️ jill@jilltabor.com



PORTFOLIO
REAL ESTATE  kw

MLS #: R104625A (Active) List Price: \$649,000 (156 Hits)

218 E Creekview Dr Fredericksburg, TX 78624



New Construction: No
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Main House Living SqFt : 1,955
Apx Total SqFt: 1,955
Price Per SQFT: \$331.97
Source SqFt: GCAD
Appx Year Built: 1999
Type & Style: Traditional
Current B&B: No
Stories: One
Heating: Central, Natural Gas
A/C: Central Air, Electric
Garage/Carport: 2 Car, Attached

Unit #:
Original List Price: \$695,000
Area: City-Southeast
Subdivision: Heritage Hill Country
County: Gillespie
School District: Fredericksburg
Distance From City Limits: In City Limits
Apx Acreage: 0.1722
Seller's Est Tax: 6730.59
Showing Instructions: Appointment Only, Showing Service
Days on Market 106

Tax Exemptions:	Taxes w/o Exemptions: \$6,730.59	Tax Info Source: CAD	CAD Property ID #: 72675	Zoning: R-1
Flood Plain: No	Deed Restrictions: Yes	STR Permit: No	Permit #: 0	Manufactured Homes Allowed: No
HOA: Yes	HOA Fees: 149.00	HOA Fees Pd: Monthly	HO Warranty:	
Road Maintenance Agreement: No		Rental Property:	Rental \$:	Items Not In Sale:
Guest House: No	# of Guest Houses:	Total Guest House SqFt: 0		
Guest House # Bedrooms:	Guest House # Baths:	Guest House # Half Baths:		

Construction: Brick
Foundation: Slab
Roof: Composition
Flooring: Tile, Wood
Utilities: City Electric
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: Gas Logs
Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Gas Water Heater

City/Rural: In City Limits
Site Features: Double Pane Windows, Other
Interior Features: Ceiling Fan(s), High Ceilings, Vaulted Ceilings, Walk-in Closet(s), Washer-Dryer Connection
Topography: Level
Surface Water: Other
Access: City Street
Location Description: Concrete Drive, Gated Development
Documents on File: Survey
Misc Search: None

Trms/Fin: Cash, Conventional	Possessn: Closing/Funding, See Remarks	Excl Agy: No
Title Company: Select Title	Attorney:	Refer to MLS#:
Location/Directions: From Main St take a right onto Heritage Hills Dr., and then a left on Creekview Drive, house will be on the left.		
Owner: Laurence B Neuhaus	Occupancy: Vacant	
Legal Description: HERITAGE HILL COUNTRY #1 LOT 47		
Instructions: Call ShowingTime at 800-746-9464 to schedule a showing.		

Public Remarks: Discover easy Hill Country living in Heritage Hill Country, a 55+ community offering comfort, convenience, and a peaceful setting. This updated 3-bedroom, 2-bath home features wood flooring, abundant natural light, and large windows that frame picturesque creek views. The living room is warm and inviting with a fireplace, built-ins, and views that bring the outdoors in. The kitchen has been thoughtfully updated with granite countertops, stainless steel appliances, and a clean, functional layout. An enclosed sunroom provides additional living space and a quiet place to enjoy the scenery year-round. The low-maintenance turf backyard overlooks the creek, creating a private and relaxing outdoor setting. Located in a desirable area of the community with access to the amenity center and pool, this home offers a wonderful opportunity for full-time living or a low-maintenance Hill Country retreat. Also available for lease at \$3,500/month with a 1-year lease.

Agent Remarks: Also available for \$3,500/ month with 1 year lease. All HOA restrictions and documents at heritagehillcountry.org. A/C Units replaced last year. Water softener replaced in 2024.

Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Office Broker's Lic #: 547594			

Listing Office: Portfolio Real Estate - KW (#:1462)
Main: (830) 997-6041
Mail Address 1: 804 S. Adams St
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Jill Tabor (#:12)
Agent Email: jill@jilltabor.com
Contact #: (830) 456-8115
License Number: 0562308

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

TEXAS REALTORS® **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.**

CONCERNING THE PROPERTY AT 218 East Creekview Drive, Fredericksburg, Texas 78624

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

Seller ☐ Is ☒ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied

There was a tenant in the house until May 15,

the Property? ☒ 2026 (approximate date) or ☐ never occupied the Property

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

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

Item	Y	N	U
Cable TV Wiring	✓		
Carbon Monoxide Det.			✓
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain			✓
Gas Fixtures	✓		
Liquid Propane Gas:		✓	
-LP Community (Captive)		✓	
-LP on Property		✓	

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

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

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



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Water Softener	☒	☐	☒ owned ☐ leased from
Other Leased Item(s)	☐	☒	if yes, describe:
Underground Lawn Sprinkler	☒	☐	☒ automatic ☐ manual areas covered: All of the Plant beds and grass areas
Septic / On-Site Sewer Facility	☐	☒	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: ☒city ☐well ☐MUD ☐co-op ☐unknown ☐other: _____Was the Property built before 1978? ☐yes ☒no ☐unknown

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

Roof Type: Composition Age: Unknown (approximate)Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐yes ☒no ☐unknownAre you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐yes ☒no If yes, describe (attach additional sheets if necessary):**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N
Basement	☐	☒
Ceilings	☐	☒
Doors	☐	☒
Driveways	☐	☒
Electrical Systems	☒	☐
Exterior Walls	☐	☒

Item	Y	N
Floors	☐	☒
Foundation / Slab(s)	☐	☒
Interior Walls	☐	☒
Lighting Fixtures	☐	☒
Plumbing Systems	☐	☒
Roof	☒	☐

Item	Y	N
Sidewalks	☐	☒
Walls / Fences	☐	☒
Windows	☐	☒
Other Structural Components	☐	☒
	☐	☐
	☐	☐

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

(Electrical System) Two GFI circuits are not working properly

(Roof) Minor flashing improperly installed

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

Condition	Y	N
Aluminum Wiring	☒	☐
Asbestos Components	☐	☒
Diseased Trees: ☐ oak wilt ☐	☐	☒
Endangered Species/Habitat on Property	☐	☒
Fault Lines	☐	☒
Hazardous or Toxic Waste	☐	☒
Improper Drainage	☐	☒
Intermittent or Weather Springs	☐	☒
Landfill	☐	☒
Lead-Based Paint or Lead-Based Pt. Hazards	☐	☒
Encroachments onto the Property	☐	☒
Improvements encroaching on others' property	☐	☒
Located in Historic District	☐	☒
Historic Property Designation	☐	☒
Previous Foundation Repairs	☐	☒
Previous Roof Repairs	☐	☒
Previous Other Structural Repairs	☐	☒

Condition	Y	N
Radon Gas	☐	☒
Settling	☐	☒
Soil Movement	☐	☒
Subsurface Structure or Pits	☐	☒
Underground Storage Tanks	☐	☒
Unplatted Easements	☐	☒
Unrecorded Easements	☐	☒
Urea-formaldehyde Insulation	☐	☒
Water Damage Not Due to a Flood Event	☐	☒
Wetlands on Property	☐	☒
Wood Rot	☐	☒
Active infestation of termites or other wood destroying insects (WDI)	☐	☒
Previous treatment for termites or WDI	☐	☒
Previous termite or WDI damage repaired	☐	☒
Previous Fires	☐	☒
Termite or WDI damage needing repair	☐	☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*	☐	☒



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Previous Use of Premises for Manufacture of
Methamphetamine

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

(Aluminum Wiring) Main service to house is aluminum, I believe

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

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☒ yes ☐ no If yes, explain (attach additional sheets if necessary):**(Section 4) The landscape fountain is not in working condition at this time.****Section 5. Are you (Seller) aware of any of the following conditions?*** (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)**Y N**

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

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

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

For purposes of this notice:

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

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

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

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

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

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

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

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

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

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

Y N

- ☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
- ☒ ☐ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: Heritage Hill Homeowners Association
Manager's name: Leah Crumley Phone: 8309904127
Fees or assessments are: \$ \$149 per Month and are: ☒ mandatory ☐ voluntary
Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☒ no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- ☒ ☐ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? ☐ yes ☒ no If yes, describe:
- ☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property
- ☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- ☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- ☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.
- ☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- ☐ ☒ Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- ☐ ☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- ☐ ☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

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

(Home Owner Association) This house is located within the Heritage Hills property owners association which requires that we pay dues monthly. Currently the dues are \$149 a month. In addition, the association has architectrual restrictions and bylaws for this neighborhood.

(Common Area) Clubhouse, swimming pool, nature trail with concrete walkway

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise

permitted by law to perform inspections? ☒yes ☐no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages
03-01-2024	TREC REI 7-6	Fabian Suarez	37
03-01-2024	Sewer Scope Report	Fabian Suarez	9

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

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

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

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

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

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

I am not up to date on the Fredericksburg requirements for smoke detectors. There are battery smoke detectors in the house

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

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



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

Laurence B Neuhaus

2026-05-29

Signature of Seller

Date

Signature of Seller

Date

Printed Name: Laurence Neuhaus

Printed Name: _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:
- | | | | |
|----------------|-------------------------------|----------|-----------------------|
| Electric: | <u>City of Fredericksburg</u> | phone #: | <u>(830) 997-7521</u> |
| Sewer: | <u>City of Fredericksburg</u> | phone #: | <u>(830) 997-7521</u> |
| Water: | <u>City of Fredericksburg</u> | phone #: | <u>(830) 997-7521</u> |
| Cable: | <u>N/A</u> | phone #: | _____ |
| Trash: | <u>City of Fredericksburg</u> | phone #: | <u>(830) 997-7521</u> |
| Natural Gas: | <u>Atmos Energy</u> | phone #: | <u>(888) 286-6700</u> |
| Phone Company: | <u>N/A</u> | phone #: | _____ |
| Propane: | <u>N/A</u> | phone #: | _____ |
| Internet: | <u>N/A</u> | phone #: | _____ |
- (7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer

Date

Signature of Buyer

Date

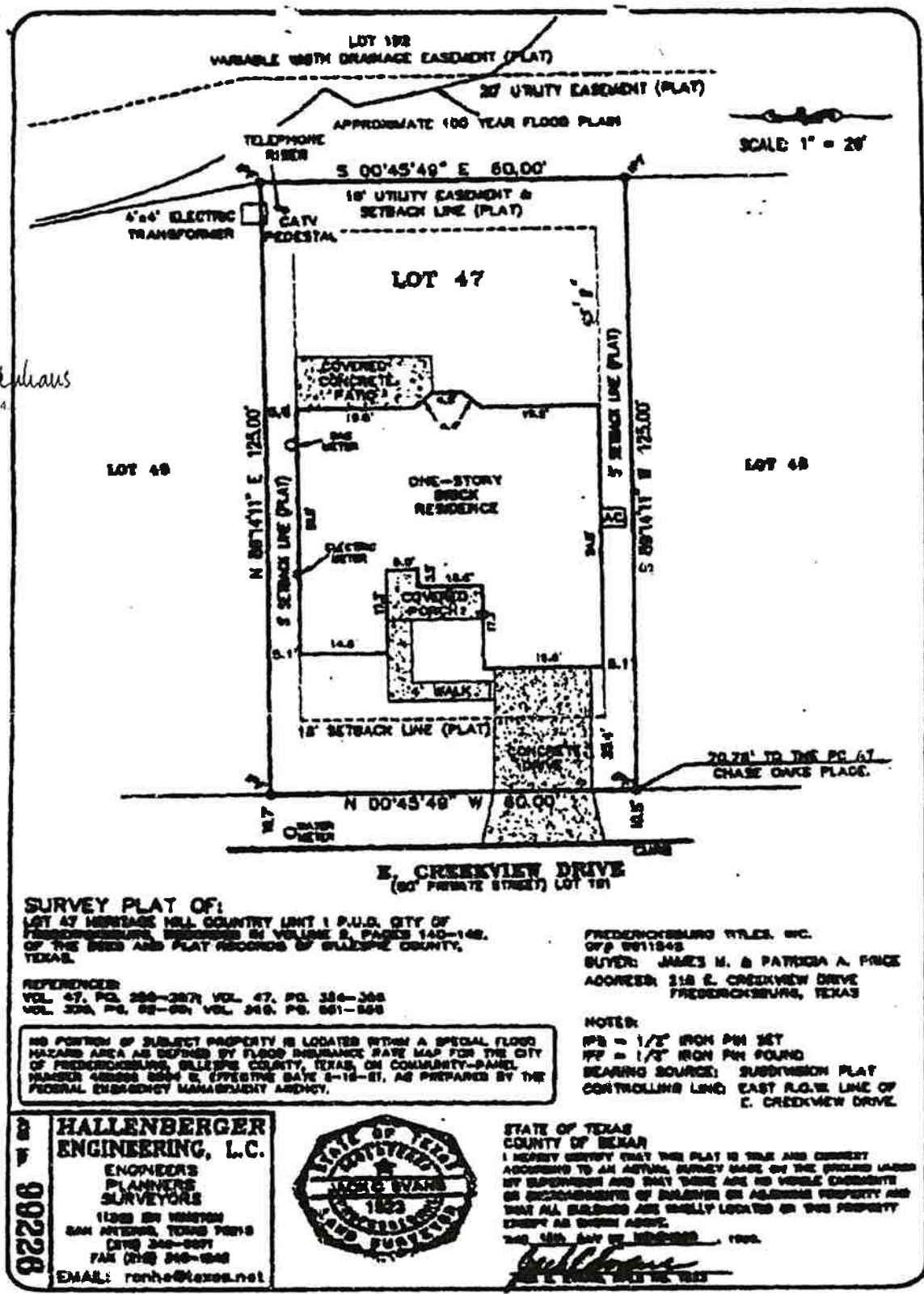
Printed Name: _____

Printed Name: _____



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1618



DocuSigned by:
Laurence Mathews
 8852DF9C0FD64B4

SURVEY PLAT OF:
 LOT 47 HERITAGE HILL COUNTRY UNIT 1 P.U.D. CITY OF
 FREDERICKSBURG, BEING IN VOLUME 2, PAGES 140-148,
 OF THE DEED AND PLAT RECORDS OF GALLATINE COUNTY,
 TEXAS.

REFERENCES:
 VOL. 47, PCL. 286-287; VOL. 47, PCL. 354-365
 VOL. 329, PCL. 62-63; VOL. 340, PCL. 661-668

NO PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD
 HAZARD AREA AS DEFINED BY FLOOD INSURANCE RATE MAP FOR THE CITY
 OF FREDERICKSBURG, GALLATINE COUNTY, TEXAS, ON COMMUNITY-PANEL
 NUMBER 48888 5004 E. EFFECTIVE DATE 2-12-87, AS PREPARED BY THE
 FEDERAL EMERGENCY MANAGEMENT AGENCY.

FREDERICKSBURG WTLCS, INC.
 OFF. 0011848
 BUYER: JAMES M. & PATRICIA A. PRICE
 ADDRESS: 218 E. CREEKVIEW DRIVE
 FREDERICKSBURG, TEXAS

NOTES:
 IFS = 1/2" IRON PIN SET
 IFF = 1/2" IRON PIN FOUND
 BEARING SOURCE: SUBDIVISION PLAT
 CONTROLLING LINE: EAST R.O.W. LINE OF
 E. CREEKVIEW DRIVE

HALLENBERGER
ENGINEERING, L.C.
 ENGINEERS
 PLANNERS
 SURVEYORS
 11208 SW HUNTER
 SAN ANTONIO, TEXAS 78218
 (210) 340-0091
 FAX (210) 340-1048
 EMAIL: ronh@texas.net



STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT
 ACCORDING TO AN ACTUAL SURVEY MADE BY THE ENGINEER
 BY SUPERVISION AND THAT THERE ARE NO UNFILED EASEMENTS
 OR ENCUMBRANCES OF ANY KIND ON ANY PORTION OF THE
 PROPERTY AND THAT ALL EASEMENTS ARE FULLY LOCATED ON THE PROPERTY
 EXCEPT AS SHOWN ABOVE.
 THIS 14th DAY OF SEPTEMBER, 1998.
Ronald E. Hall
 RONALD E. HALL, SURVEYOR

7/2/2

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: June 2, 2026 GF No. _____
 Declarant: Laurence B. Neuhaus
 Description of Property: HERITAGE HILL COUNTRY #1 LOT 47
 County Gillespie, Texas
 Date of Survey: 1998

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

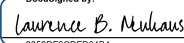
1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

None

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is <u>Laurence B. Neuhaus</u> . My date of birth is <u>6/26/1947</u> . and my address is _____ 4874 Post Oak Timber Drive, Houston, Texas _____ I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Gillespie</u> County, State of <u>Texas</u> , on the <u>2nd</u> day of <u>June</u> , <u>2026</u> . Signed: DocuSigned by:  8304568115 Declarant _____	My name is _____ . My date of birth is _____ . and my address is _____ _____ I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____ , on the _____ day of _____ , _____ . Signed: _____ Declarant _____
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