

107 GLENWOOD DRIVE

3 Bed | 3.5 Bath | 2,947 sq ft

OFFERED AT \$899,000



Situated on an oversized 0.76-acre lot shaded by mature oak trees and backing to a creek, this well-maintained 3-bedroom, 3.5-bath home offers space and privacy in the desirable Carriage Hills neighborhood of Fredericksburg. The backyard features mature trees and a firepit seating area in a peaceful Hill Country setting. Inside, the home offers wood flooring, spacious living areas, and a kitchen with stainless steel appliances and a large island. A flex space off the kitchen works well as an office, movie room, or hobby area. Recent updates include new windows and a new metal roof, and the property also features an electric driveway gate, attached carport, and covered storage.

Scan QR Code for additional information and photos



Jill Tabor

REALTOR®

📞 830-456-8115

✉️ jill@jilltabor.com



PORTFOLIO

REAL ESTATE  kw

MLS #: R103888A (Active) List Price: \$899,000 (4 Hits)

107 -- Glenwood Dr Fredericksburg, TX 78624



New Construction: No
Bedrooms: 3
Full Baths: 3
Half Baths: 1
Main House Living SqFt : 2,947
Apx Total SqFt: 2,947
Price Per SQFT: \$305.06
Source SqFt: GCAD
Apx Year Built: 1966
Type & Style: Ranch, Traditional
Current B&B: No
Stories: One
Heating: Central
A/C: Central Air
Garage/Carpport: Detached Carport

Unit #:
Original List Price: \$899,000
Area: City-Northwest
Subdivision: Carriage Hills
County: Gillespie
School District: Fredericksburg
Distance From City Limits: In City Limits
Property Size Range: < 1 Acre
Apx Acreage: 0.7600
Seller's Est Tax: 8766.86
Showing Instructions: Appointment Only, Lockbox, Occupied, Special Instructions, See Remarks
Days on Market 1

Tax Exemptions:	Taxes w/o Exemptions: \$8,766.86	Tax Info Source: CAD	CAD Property ID #: 20942	Zoning: R-1
Flood Plain: Yes	Deed Restrictions: No	STR Permit: No	Permit #: 000	Manufactured Homes Allowed: No
HOA: No	HOA Fees:	HOA Fees Pd:	HO Warranty:	
Road Maintenance Agreement: No	Rental Property:		Rental \$:	Items Not In Sale:
Guest House: No	# of Guest Houses:	Total Guest House SqFt: 0		
Guest House # Bedrooms:	Guest House # Baths:	Guest House # Half Baths:		

Construction: Brick
Foundation: Slab
Roof: Metal
Flooring: Carpet, Tile, Wood
Utilities: City Electric
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: None
Appliances: Cooktop, Dishwasher, Disposal, Microwave, Water Softener Owned, Electric Water Heater

City/Rural: In City Limits
Site Features: Cable, Deck/Patio, Sprinkler System-Lawn
Interior Features: Formal Dining Room, Pantry
Topography: Few Trees, Level
Surface Water: None
Access: City Street
Location Description: Concrete Drive
Documents on File:
Misc Search: None

Trms/Fin:	Trms/Fin: Cash, Conventional	Possessn: Closing/Funding	Excl Agy: No
Title Company: TBD	Attorney:		Refer to MLS#:
Location/Directions: From Main St, turn left onto Llano St / N Hwy 16. Continue 1.7 miles, left on Ridgewood Dr, then left on Glenwood Dr. Home is on the left.			
Owner: ASHLEY , BLAKE JOHNSON SR & WENDY B		Occupancy: Owner	
Legal Description: CARRIAGE HILLS #1 LOT 21			

Instructions: Call ShowingTime at 800-746-9464 to schedule a showing. Please allow 24-hour notice for all showings.

Public Remarks: Situated on an oversized 0.76-acre lot shaded by mature oak trees and backing to a creek, this well-maintained 3-bedroom, 3.5-bath home offers a rare combination of space and privacy in the desirable Carriage Hills neighborhood of Fredericksburg. The backyard is a standout feature, offering a peaceful Hill Country setting with mature trees, a firepit seating area perfect for gathering, and room to enjoy the natural surroundings. Inside, the thoughtfully designed home features beautiful wood flooring, spacious living areas, and a well-appointed kitchen with stainless steel appliances and a large island offering plenty of workspace and seating for gathering. Just off the kitchen is a dedicated flex space, ideal for a home office, movie room, or hobby space, along with a separate dining room for more formal meals and entertaining. The main living room offers an expansive layout with ample space for multiple seating areas, making it comfortable for both everyday living and hosting guests. The primary suite includes a private bath, while the two additional bedrooms share a bathroom located between them. An additional full bath located off the kitchen provides added convenience, along with a powder bath for guests. Recent improvements include new windows throughout the home and a new metal roof, providing both efficiency and long-term durability. An electric gate at the driveway adds privacy, while the property also includes an attached carport and additional covered storage area. Conveniently located just minutes from Fredericksburg's shopping, dining, and wineries, this property offers space, comfort, and a beautiful Hill Country setting in an established neighborhood.

Agent Remarks: Leased Reverse Osmosis Water Filtration equipment from Culligan Water. If the buyer wants to continue with the lease, it will be transferred to their name. If they choose another option, Culligan will pick up the equipment at the owner's convenience. Culligan Water is 830 997 5539.

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

**SURVEY MAP SHOWING
 LOT NO. 21, CARRIAGE HILLS ADDITION,
 SITUATED IN THE CITY OF FREDERICKSBURG,
 GILLESPIE COUNTY, TEXAS, PLAT FOUND OF RECORD
 IN VOLUME 82, PAGES 487-491 OF THE DEED RECORDS
 OF GILLESPIE COUNTY, TEXAS.
 SURVEY MADE AT THE REQUEST OF
 BLAKE ASHLEY.**

BORROWER/PROPERTY ADDRESS
 BLAKE J. ASHLEY AND
 WENDY B. ASHLEY
 107 GLENWOOD DRIVE
 FREDERICKSBURG, TEXAS
 78624

LOT NO. 20

GLENWOOD DRIVE

UNMARKED POINT FROM WHICH
 A 1/2" REBAR FOUND BEARS
 N35°46'20"W 0.2'

CONCRETE DRIVE

S35°46'20"E
 30' FRONT BUILDING SETBACK LINE
 VOL. 82, PG. 487-490 D.R.

90.00'

N55°17'00"E
 231.23'

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE WALK

WELL
 PUMP HOUSE

LOT NO. 21
 (1.07± AC.)

APPROX. 100 YEAR FLOOD BOUNDARY AS
 PER FEMA FIRM MAP NO. 48171C0286 C,
 DATED OCTOBER 19, 2001.

PORTABLE
 SHED

CARPORT

PORTABLE
 SHED

FENCE 0.7±'

FENCE 0.3±'

FENCE 1.5±'

LOT NO. 22

LOT NO. 34
 CARRIAGE HILLS ADDITION, UNIT NO. 10
 VOL. 1, PG. 140 PLAT RECORDS

LOT NO. 35
 CARRIAGE HILLS ADDITION, UNIT NO. 10
 VOL. 1, PG. 140 PLAT RECORDS

LOT NO. 36
 CARRIAGE HILLS
 ADDITION, UNIT NO.
 10, VOL. 1, PG. 140
 PLAT RECORDS

LOT NO. 37
 CARRIAGE HILLS
 ADDITION, UNIT NO.
 10, VOL. 1, PG. 140
 PLAT RECORDS

N1°18'00"E
 773.92'

N1°18'00"E
 773.92'

N61°18'00"W 17.13'

N61°18'00"W 17.13'

N61°18'00"W 17.13'

N1°18'00"E
 773.92'



SCALE 1" = 40'

LEGEND

- 1/2" DIA. REBAR FOUND
- UNMARKED POINT (EXCEPT AS NOTED)
- UTILITY POLE
- × FENCE

ELEVATION DATUM USED HEREON WAS THE USGS BENCHMARK (P 81 - BN0130), BEING A BRASS DISK FOUND MONUMENTED IN CONCRETE ALONG TEXAS STATE HIGHWAY NO. 16, AT A PUBLISHED ELEVATION OF 1695.0'

EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS TRACT OF LAND ARE LISTED IN HILL COUNTRY TITLES, INC., COMMITMENT FOR TITLE INSURANCE, G.F. NO. 212-939, ISSUED DECEMBER 4, 2012.

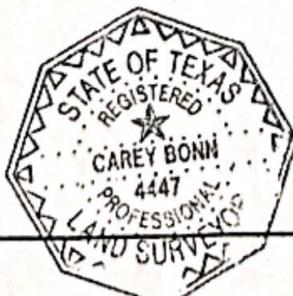
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ACROSS BOUNDARY LINES OF THIS LOT, VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.

SURVEYED OCTOBER 6, 1995
 UPDATED DECEMBER 6, 2012

Carey Bonn

CAREY BONN
 REG. PROF. LAND SURVEYOR NO. 4447

BONN SURVEYING
 503 LONGHORN ST.
 FREDERICKSBURG, TX 78624
 PHONE: 830-997-3884
 FAX: 830-997-0972
 EMAIL: bonnsurveying@verizon.net



**SURVEY MAP SHOWING
 LOT NO. 21, CARRIAGE HILLS ADDITION,
 SITUATED IN THE CITY OF FREDERICKSBURG,
 GILLESPIE COUNTY, TEXAS, PLAT FOUND OF RECORD
 IN VOLUME 82, PAGES 487-491 OF THE DEED RECORDS
 OF GILLESPIE COUNTY, TEXAS.
 SURVEY MADE AT THE REQUEST OF
 BLAKE ASHLEY.**

BORROWER/PROPERTY ADDRESS
 BLAKE J. ASHLEY AND
 WENDY B. ASHLEY
 107 GLENWOOD DRIVE
 FREDERICKSBURG, TEXAS
 78624

LOT NO. 20

LOT NO. 21
 (1.07± AC.)

LOT NO. 22

LOT NO. 34
 CARRIAGE HILLS ADDITION, UNIT NO. 10
 VOL. 1, PG. 140 PLAT RECORDS

LOT NO. 35
 CARRIAGE HILLS ADDITION, UNIT NO. 10
 VOL. 1, PG. 140 PLAT RECORDS

LOT NO. 36
 CARRIAGE HILLS
 ADDITION, UNIT NO.
 10, VOL. 1, PG. 140
 PLAT RECORDS

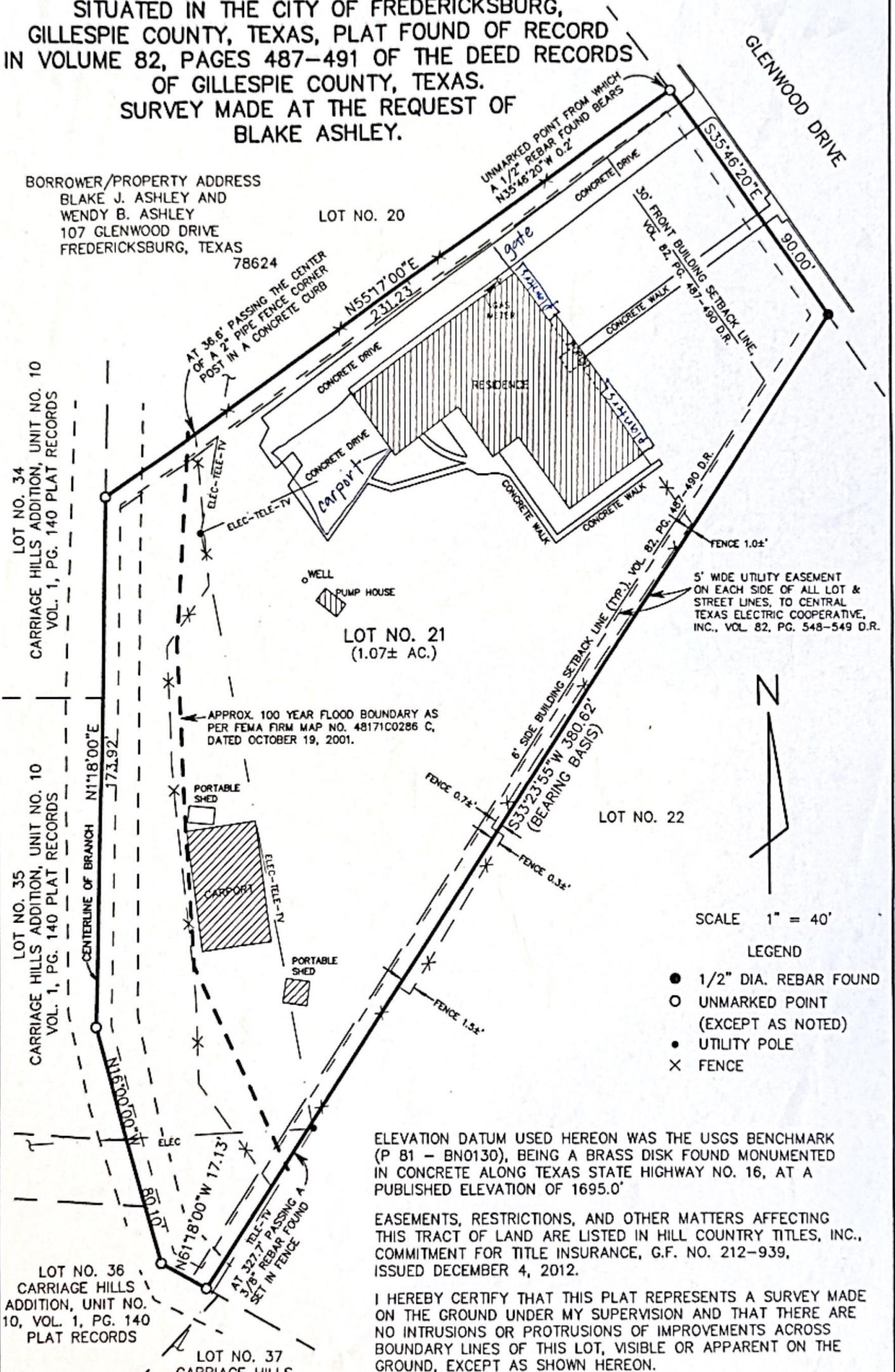
LOT NO. 37
 CARRIAGE HILLS
 ADDITION, UNIT NO.
 10, VOL. 1, PG. 140
 PLAT RECORDS

BONN SURVEYING
 503 LONGHORN ST.
 FREDERICKSBURG, TX 78624
 PHONE: 830-997-3884
 FAX: 830-997-0972
 EMAIL: bonnsurveying@verizon.net



SURVEYED OCTOBER 6, 1995
 UPDATED DECEMBER 6, 2012

Carey Bonn
 CAREY BONN
 REG. PROF. LAND SURVEYOR NO. 4447



ELEVATION DATUM USED HEREON WAS THE USGS BENCHMARK (P 81 - BN0130), BEING A BRASS DISK FOUND MONUMENTED IN CONCRETE ALONG TEXAS STATE HIGHWAY NO. 16, AT A PUBLISHED ELEVATION OF 1695.0'

EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS TRACT OF LAND ARE LISTED IN HILL COUNTRY TITLES, INC., COMMITMENT FOR TITLE INSURANCE, G.F. NO. 212-939, ISSUED DECEMBER 4, 2012.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ACROSS BOUNDARY LINES OF THIS LOT, VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.



SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2023

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 107 Glenwood 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 The Property? _____ (approximate date) 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: <input type="checkbox"/> sump <input type="checkbox"/> 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	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 2
Evaporative Coolers		✓		number of units:
Wall/Window AC Units		✓		number of units:
Attic Fan(s)		✓		if yes, describe:
Central Heat	✓			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 1
Other Heat	✓			if yes describe: Mini split
Oven	✓			number of ovens: 2 <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney	✓			<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input checked="" type="checkbox"/> mock <input type="checkbox"/> other:
Carport	✓			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers				number of units: number of remotes:
Satellite Dish & Controls		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Security System		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from



Solar Panels		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	✓			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: number of units: 1
Water Softener	✓			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from Culligan
Other Leased Item(s)	✓			if yes, describe: Reverse osmosis drinking water
Underground Lawn Sprinkler	✓			<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: Front/ back yard
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: Standing Seam metal Age: 2 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? Yes No Unknown

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

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

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

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

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

Condition	Y	N	Condition	Y	N
Aluminum Wiring		✓	Radon Gas		✓
Asbestos Components		✓	Settling		✓
Diseased Trees: oak wilt		✓	Soil Movement		✓
Endangered Species/Habitat on Property		✓	Subsurface Structure or Pits		✓
Fault Lines		✓	Underground Storage Tanks		✓
Hazardous or Toxic Waste		✓	Unplatted Easements		✓
Improper Drainage		✓	Unrecorded Easements		✓
Intermittent or Weather Springs		✓	Urea-formaldehyde Insulation		✓
Landfill		✓	Water Damage Not Due to a Flood Event		✓
Lead-Based Paint or Lead-Based Pt. Hazards		✓	Wetlands on Property		✓



Encroachments onto the Property		✓
Improvements encroaching on others' property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Foundation Repairs		✓
Previous Roof Repairs		✓
Previous Other Structural Repairs		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓

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*		✓

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

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

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

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

Y N

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

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



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

For purposes of this notice:

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

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

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

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

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

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

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

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

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

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

Y N

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

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's Name: _____ Phone: _____

Fees or assessments are: \$ _____ per _____ 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):

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

Inspection Date	Type	Name of Inspector	No. of Pages

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

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

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





UPDATE TO SELLER'S DISCLOSURE NOTICE

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2018

UPDATE TO THE SELLER'S DISCLOSURE NOTICE CONCERNING THE PROPERTY AT 107 Glenwood Dr, Fredericksburg, TX 78624

Seller is aware of the following new information regarding the condition of the Property. Section(s) 1,1 and 5 are changed to read *(cite specific sections and copy the applicable language in the sections verbatim, making any necessary changes)*: 1) No exhaust fans 2) I have a well that provides water to automatic sprinklers 3)very back of property along fence line is partially in the 100 year flood plain.

This Update to the Seller's Disclosure Notice was completed by Seller as of the date signed. No person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information. The brokers have relied on this information as true and correct and have no reason to believe it to be false or inaccurate.

Seller acknowledges that the statements in this form are true to the best of Seller's belief.

Buyer acknowledges receipt of this form.

Signed by: 3/5/2026 | 12:23 EST
Signature of Seller Date

Signature of Buyer Date

Printed Name: Blake Johnson Ashley, Sr.

Printed Name: _____

Signed by: 3/5/2026 | 09:26 PST
Signature of Seller Date

Signature of Buyer Date

Printed Name: Wendy B. Ashley

Printed Name: _____



ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW



CONCERNING THE PROPERTY AT 107 Glenwood Drive, Fredericksburg, Texas 78624

(Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

- (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain):
- (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.

2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):

- (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents):
- (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property

C. BUYER'S RIGHTS (check one box only):

- 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards
- 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- 1. Buyer has received copies of all information listed above.
- 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____	_____	<i>Blake J Ashley Sr</i>	<i>2026-03-04</i>
Buyer	Date	Seller	Date
_____	_____	<i>Wendy B Ashley</i>	<i>2026-03-04</i>
Buyer	Date	Seller	Date
_____	_____		3/4/2026 23:41 EST
Other Broker	Date	Listing Broker	Date



The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)