

405 SUNSET

2	2	.24	1,494
BEDROOMS	BATHROOMS	ACRES	SQUARE FEET



Turnkey, this fully furnished and permitted short-term rental is just two blocks from Main Street. The charming limestone home offers two bedrooms, two baths and a spacious, updated living area with vaulted ceilings, hardwood floors and an open kitchen and dining space. With a king suite, a guest room with two queen beds and a sleeper sofa, the home comfortably accommodates up to eight guests. Outside, enjoy a deep screened porch, shaded fire-pit area, mature pecan trees, new privacy fencing and parking for four. Situated on a double lot with room for a pool or future expansion. No HOA and walkable to downtown tasting rooms, shops and restaurants.

Scan QR Code for additional information and photos



Jill Tabor
REALTOR®

📞 830-456-8115

✉️ jill@jilltabor.com



PORTFOLIO
REAL ESTATE  kw

MLS #: R105385A (Active) List Price: \$649,000 (47 Hits)

405 -- Sunset St Fredericksburg, TX 78624



New Construction: No
Bedrooms: 2
Full Baths: 2
Half Baths: 0
Main House Living SqFt : 1,494
Apx Total SqFt: 1,494
Price Per SQFT: \$434.40
Source SqFt: GCAD
Appx Year Built: 1989
Type & Style: Hill Country Style, Traditional
Current B&B: Yes
Stories: One
Heating: Central, Natural Gas
A/C: Central Air, Electric
Garage/Carport: None

Unit #:
Original List Price: \$649,000
Area: City-Northwest
Subdivision: Town Creek
County: Gillespie
School District: Fredericksburg
Distance From City Limits: In City Limits
Apx Acreage: 0.2390
Seller's Est Tax: 8013.10
Showing Instructions: Special Instructions, See Remarks
Days on Market 13

Tax Exemptions:	Taxes w/o Exemptions: \$318.52	Tax Info Source: CAD	CAD Property ID #: 187456	Zoning: R-1
Flood Plain: No	Deed Restrictions: Yes	STR Permit: Yes	Permit #: 8056001720	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: Masonite, Stone
Foundation: Slab
Roof: Standing Seam
Flooring: Carpet, Tile, Wood
Utilities: City Electric
Water: Public
Sewer: Public Sewer
Fireplace/Woodstove: None
Appliances: Dishwasher, Disposal, Dryer, Refrigerator, Washer, Electric Water Heater

City/Rural: In City Limits
Site Features: Cable, Deck/Patio, Privacy Fence, Other
Interior Features: Ceiling Fan(s), High Ceilings, Washer-Dryer Connection
Topography: City Lot, Level
Surface Water: None
Access: City Street
Location Description: Gravel Drive
Documents on File: Survey
Misc Search: None

Trms/Fin: Cash, Conventional	Possessn: Closing/Funding	Excl Agy: No
Title Company: Select Title	Attorney:	Refer to MLS#:
Location/Directions: From Main, N on Milam, L on Travis, R on Sunset		
Owner: MOSS, BRYAN MICHAEL & JONI KATHLEEN	Occupancy: Short Term Rental	
Legal Description: TOWN CREEK #2 LOT 4		

Instructions: Call ShowingTime at 800-746-9464 to schedule a showing.

Public Remarks: Highly rated charming turnkey short-term rental located just a couple of blocks from Main Street — fully furnished, permitted, and ready to book. This limestone two bed / two bath home sits on double lot and has a large open updated living space. The living room has a vaulted ceiling with an exposed beam, hardwood floors, and new lighting, and it opens into the dining area and a full kitchen with generous cabinet and counter space. The primary bedroom is spacious, with a king bed and an ensuite bath. The second bedroom holds two queens and sleeps four, with the second bath just off it, which also serves guests in the main living area. A sleeper sofa in the living room adds space for two more. Out back, a deep screened porch makes a covered dining space, and beyond it a pergola shades a fire pit with Adirondack seating. Mature pecans shade the yard, a brand new privacy fence wraps it, and there's off-street parking for four. Standing seam metal roof. Sitting on a double lot with room to expand or put in a pool. Walk to the tasting rooms, shops and restaurants downtown. No HOA, in city limits.

Agent Remarks:

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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A seller must disclose known material information concerning the condition of the Property. 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 405 Sunset St, 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) 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/Range/Stove	✓		
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain		✓	
Gas Fixtures		✓	
Liquid Propane (LP) 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		✓	
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: number of remotes:
Satellite Dish & Controls		✓		☐ owned ☐ leased from
Security System		✓		☐ owned ☐ leased from



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Item	Y	N	U	Additional Information
Solar Panels		☒		☐ owned ☐ leased from
Water Heater	☒			☒ electric ☐ gas ☐ other: number of units: 1
Water Softener		☒		☐ owned ☐ leased from
Other Leased Item(s)		☒		if yes, describe:
Underground Lawn Sprinkler		☒		☐ automatic ☐ manual areas covered:
Septic / On-Site Sewer Facility		☒		if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: ☒city ☐well ☐MUD ☐co-op ☐unknown ☐other: _____

Was the Property built before 1978? ☐yes ☒no ☐unknown

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

Roof Type: Metal Age: Unknown possibly from 1989 (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		☒	Unplatted Easements		☒
Fault Lines		☒	Unrecorded Easements		☒
Hazardous or Toxic Waste		☒	Urea-formaldehyde Insulation		☒
Improper Drainage	☒		Water Damage Not Due to a Flood Event		☒
Intermittent or Weather Springs		☒	Wetlands on Property		☒
Landfill		☒	Wood Rot		☒
Lead-Based Paint or Lead-Based Paint Hazards		☒	Active infestation of termites or other wood destroying insects (WDI)		☒
Encroachments onto the Property		☒	Previous treatment for termites or WDI		☒
Improvements encroaching on others' property		☒	Previous termite or WDI damage repaired		☒
Located in Historic District		☒	Termite or WDI damage needing repair		☒
Historic Property Designation		☒	Previous Fires		☒
Previous Foundation Repairs		☒	Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒
Previous Roof Repairs or Replacement		☒	Subsurface Structure or Pits		☒



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Previous Other Structural Repairs		✓	Underground Storage Tanks**		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓	Aboveground Storage Tanks**		✓
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining		✓	Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**		✓
Alkali-Silica Reaction (ASR) or "Concrete Cancer"		✓	Conservation Easements***		✓

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

(Improper Drainage) The back yard can hold a lot of water during exceptionally hard rain. No damage has ever been done by it.

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

**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.

***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

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

Section 5. Insurance. (Indicate Yes (Y) or No (N))	Y	N
The Property is presently covered by insurance.	✓	
The Property is presently covered by flood insurance.*	✓	
The Property is presently covered by windstorm insurance.		✓
You (Seller) have been unable to insure the Property for any reason.		✓

*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).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

(Q1) Flood insurance and standard insurance covers the property.

(Q2) Flood insurance is required on this house.

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? ☐yes ☒no If yes, explain:

Section 7. 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 8. 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

- ☐ ☒ 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).



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- ☒ ☐ 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):

(500-year Floodplain) The property lies on a demo floodplain map. Looks like it's in the shaded zone X

***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 9. 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 10. 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.
☐ ☒ 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.



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- ☐ ☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district. If the answer to any of the above items in Section 10 is yes, explain (attach additional sheets if necessary):

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

Name of association: _____

Manager's name: _____ Phone: _____

Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary

Any unpaid fees or assessments for the Property? ☐ yes (\$ _____) ☐ no

If the Property is in more than one association, provide information about the other associations or attach information to this notice:

- ☐ ☒ Any common area (facilities such as pool, 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:

Section 11. Within the last 4 years, have you (Seller) received any written inspection reports or evaluations of the Property prepared by persons who regularly provide such inspections or evaluations and who are licensed, certified, or otherwise legally authorized to perform them, including but not limited to general home, roof, HVAC, plumbing, electrical, structural/foundation, pool/spa, mold, termite or other wood-destroying insect, environmental, or other specialized inspections? ☐ yes ☒ no If yes, attach copies of any such

reports and indicate the number of reports attached: _____

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

Notice to Seller: Under Texas law, you are required to disclose all known material facts, defects, needed repairs, and adverse conditions affecting the Property. Failure to disclose known material information about the Property may result in legal liability.

Section 12. 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 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary):

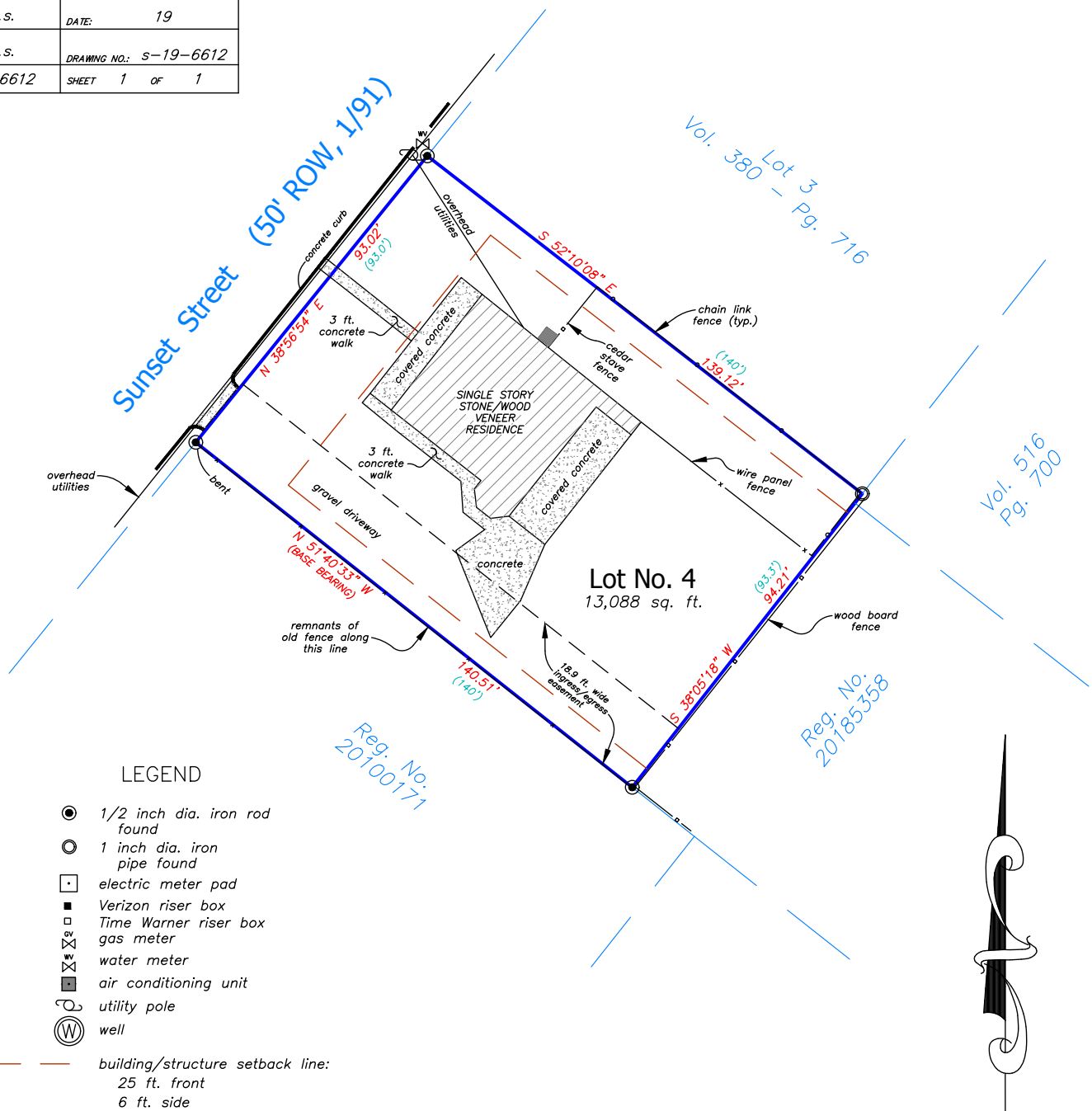
**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements.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

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



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DRAWN BY:	d.a.s.	DATE:	19
CHECKED BY:	d.a.s.	DRAWING NO.:	S-19-6612
JOB NO.:	S-19-6612	SHEET	1 OF 1



PREPARED FOR:
Matthew & Susanne Pyle
405 Sunset Street
Fredericksburg, TX 78624

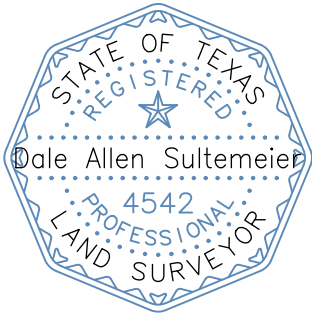
TITLE COMPANY:
Hill Country Titles, Inc.
114 East Austin Street
Fredericksburg, TX 78624

This tract is subject to the following easements listed in Hill Country Titles, Inc. Commitment for Title Insurance, G. F. No. 219-689, issued July 3rd, 2019:

- Restrictive Covenants of record in Vol. 155, Pg. 615, Gillespie County Deed Records.
- Building setback lines referred to in Vol. 155, Pg. 615, Gillespie County Deed Records and as shown on plat in Vol. 1, Pg. 91, Gillespie County Plat Records. SHOWN HEREON.
- Ingress/Egress easement shown on plat in Vol. 1, Pg. 91, Gillespie County Plat Records. SHOWN HEREON.

The undersigned does hereby certify that a survey was made on the ground of the property shown hereon, that it is correct and that there are no obvious boundary line conflicts, encroachments, overlapping of improvements or roads in place except as shown hereon and that said property has access to and from a dedicated roadway.


Dale Allen Sultemeier
Registered Professional Land
Surveyor
No. 4542 - State of Texas



July 11th, 2019



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Lot No. 4
TOWN CREEK TWO
Volume 1 - Page 91
Gillespie County Plat Records
Gillespie County, TX

**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: 09/12/2026 GF No. _____
 Declarant: Bryan Michael Moss, Joni Kathleen Moss
 Description of Property: 405 Sunset St, Fredericksburg, TX 78624
 County Gillespie, Texas
 Date of Survey: July 11, 2019

"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):

We have added fencing along the property lines

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 Bryan Michael Moss . My date of birth is <u>05/30/1975</u> . and my address is <u>198 cast iron cove Dripping</u> . _____ . I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Hays</u> County, State of <u>texas</u> , on the <u>12</u> day of <u>September</u> , 2026 . Signed:  <u>Bryan Michael Moss</u> Declarant	My name is Joni Kathleen Moss . My date of birth is <u>8/14/78</u> . and my address is <u>198 Cast Iron Cv, Dripping</u> . <u>Springs TX 78620</u> . I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Hays</u> County, State of <u>Texas</u> , on the <u>12</u> day of <u>September</u> , 2026 . Signed:  <u>Joni Kathleen Moss</u> Declarant
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