

# 107 GLENWOOD DRIVE

3 Bed | 3.5 Bath | 2,947 sq ft

OFFERED AT \$869,000



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: \$869,000 (163 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:** \$294.88  
**Source SqFt:** GCAD  
**Apx Year Built:** 1966  
**Type & Style:** Ranch, Traditional  
**Current B&B:** No  
**# Stories:** One  
**Heating:** Central  
**A/C:** Central Air  
**Garage/Carport:** 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  
**Apx Acreage:** 0.7600  
**Seller's Est Tax:** 8766.86  
**Showing Instructions:** Appointment Only, Lockbox, Occupied, Special Instructions, See Remarks  
**Days on Market** 102

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

**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

<b>Trms/Fin:</b> Cash, Conventional	<b>Possessn:</b> Closing/Funding	<b>Excl Agy:</b> No
<b>Title Company:</b> TBD	<b>Attorney:</b>	<b>Refer to MLS#:</b>
<b>Location/Directions:</b> 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.		
<b>Owner:</b> ASHLEY , BLAKE JOHNSON SR & WENDY B	<b>Occupancy:</b> Owner	
<b>Legal Description:</b> 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. Select Title did not find any deed restrictions.

<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes	<b>Allow AVM:</b> No	<b>Allow Comments:</b> No
<b>Office Broker's Lic #:</b> 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](mailto: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

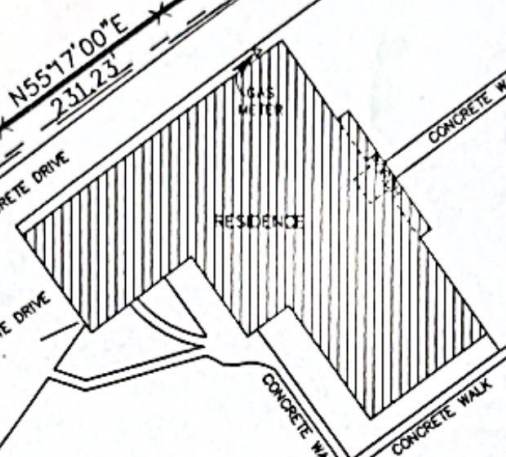
UNMARKED POINT FROM WHICH  
 A 1/2" REBAR FOUND BEARS  
 N35°46'20"W 0.2'

CONCRETE DRIVE

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

90.00'

CONCRETE WALK

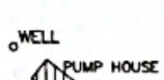


LOT NO. 34  
 CARRIAGE HILLS ADDITION, UNIT NO. 10  
 VOL. 1, PG. 140 PLAT RECORDS

AT 36.6' PASSING THE CENTER  
 OF A 2" PIPE FENCE CORNER  
 POST IN A CONCRETE CURB  
 N55°17'00"E  
 231.23'

CONCRETE DRIVE

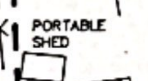
ELEC-TELE-TV



LOT NO. 21  
 (1.07± AC.)

5' WIDE UTILITY EASEMENT  
 ON EACH SIDE OF ALL LOT &  
 STREET LINES, TO CENTRAL  
 TEXAS ELECTRIC COOPERATIVE,  
 INC., VOL. 82, PG. 548-549 D.R.

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



CARPORT



PORTABLE SHED

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

CENTERLINE OF BRANCH  
 N1°18'00"E  
 73.92'

N1°18'00"W  
 301.07'

ELEC

ELEC-TELE-TV

AT 327.7' PASSING A  
 3/8" REBAR FOUND  
 SET IN FENCE

N61°18'00"W 17.13'

FENCE 0.7±'

FENCE 0.3±'

6" SIDE BUILDING SETBACK LINE (TYP.) VOL. 82, PG. 149-150 D.R.

S33°23'55"W 380.62'  
 (BEARING BASIS)

LOT NO. 22

FENCE 1.5±'

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'

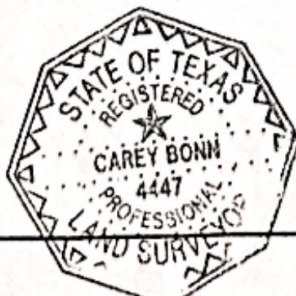
EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS TRACT OF LAND ARE LISTED IN HILL COUNTRY TITLES, INC., COMMITMENT FOR TITLE INSURANCE, G.F. NO. 212-939, ISSUED DECEMBER 4, 2012.

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.

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

**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

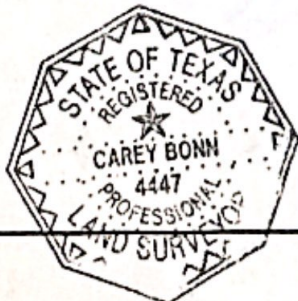
LOT NO. 34  
 CARRIAGE HILLS ADDITION, UNIT NO. 10  
 VOL. 1, PG. 140 PLAT RECORDS

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

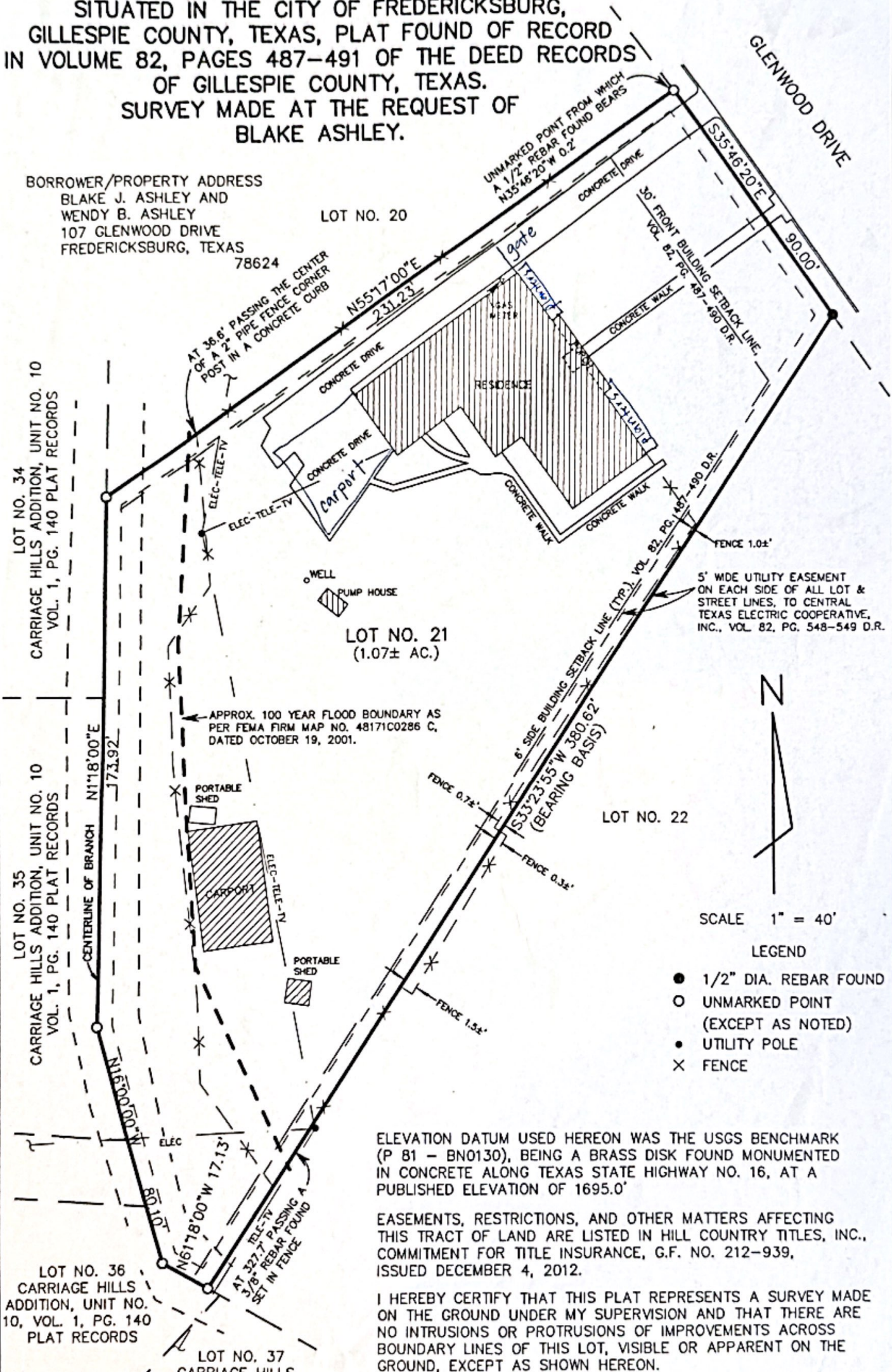
LOT NO. 37  
 CARRIAGE HILLS  
 ADDITION, UNIT NO.  
 10, VOL. 1, PG. 140  
 PLAT RECORDS

**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



**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT**

Date: 03/06/26

GF No. \_\_\_\_\_

Name of Affiant(s): Blake and Wendy Ashley

Address of Affiant: 107 GLENWOOD DR FREDERICKSBURG, TX 78624

Description of Property: CARRIAGE HILLS #1 LOT 21

County Gillespie, Texas

Date of Survey: Dec. 6 2012

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

Before me, the undersigned notary for the State of Texas personally appeared Affiant(s) who after being duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant 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 Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, decks, 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):

1) ADDITION OF CARPORT 2) ELECTRIC GATE  
3) ADDITION OF CONCRETE PLANTERS

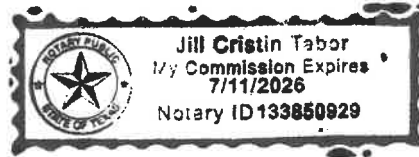
5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit 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 Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><u>Blake Ashley</u></p> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed:</p> <p><u>Wendy Ashley</u></p> <p>Affiant</p>
--	--

SWORN AND SUBSCRIBED this 18 day of May, 2026

[Signature]  
Notary Public





## 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: <b>Mini split</b>
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 <b>Culligan</b>
Other Leased Item(s)	✓			if yes, describe: <b>Reverse osmosis drinking water</b>
Underground Lawn Sprinkler	✓			<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <b>Front/ back yard</b>
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.

Buyer Date Blake J Ashley Sr 2026-03-04
Seller Date
Wendy B Ashley 2026-03-04
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)