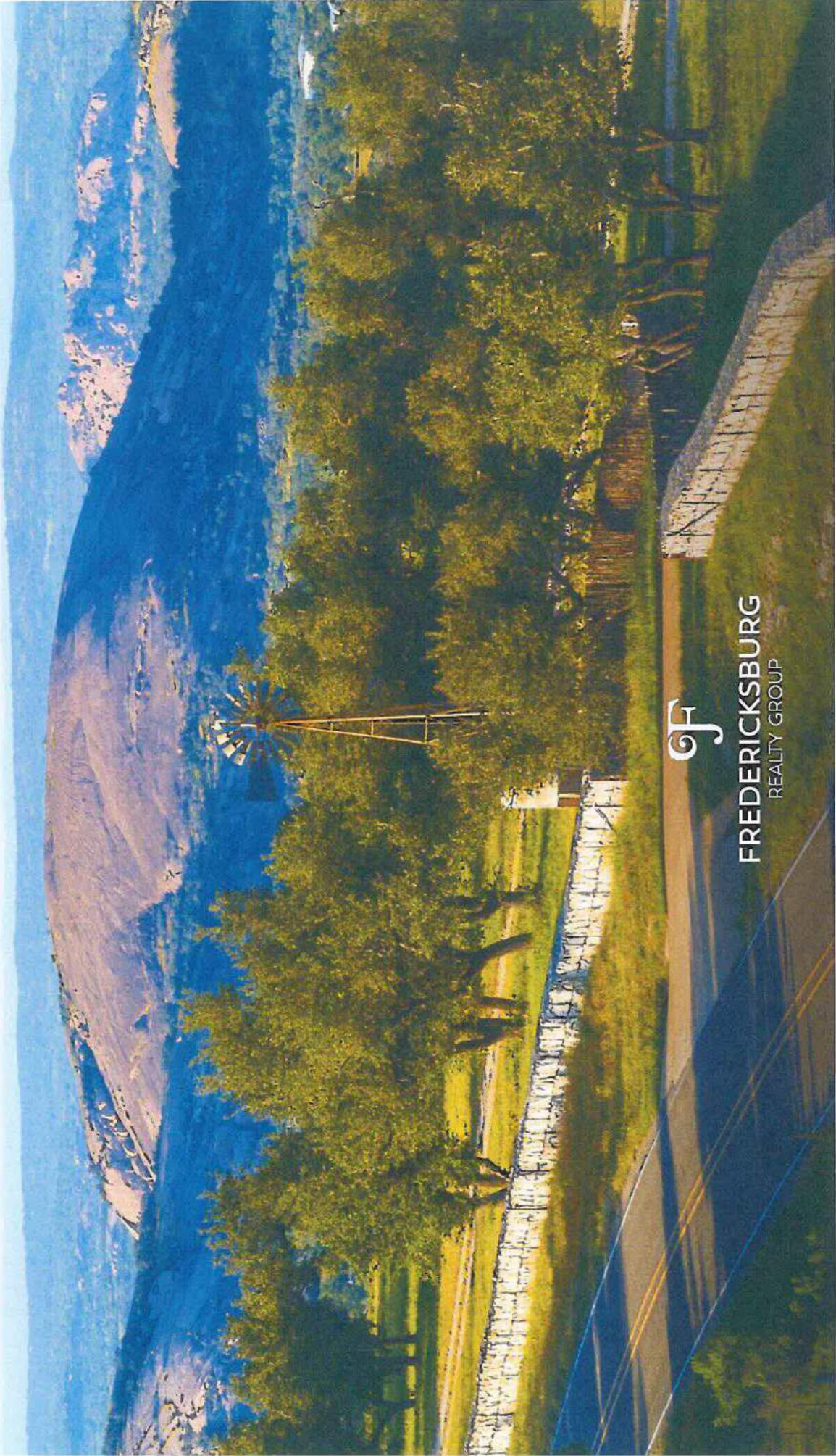


# SKY RANCH

JUSTIN COP, BROKER, CRI, CNE | 830-997-6531



FREDERICKSBURG  
REALTY GROUP



**FREDERICKSBURG** REALTY GROUP  
**TEXAS RANCH** REALTY TEAM

**13927 N Ranch Road 965 | Fredericksburg, Texas 78624 | Gillespie County**

**239.8+/- Acres**

**\$8,375,000**

**Agent**

Justin Cop

**Property Highlights**

- Located Northwest of Gillespie County, near the vibrant town of Fredericksburg, TX.
- 240+/- acres with rolling topography
- Captivating views of Enchanted Rock
- Elevation ranging from 1700 ft to 1960 ft, offering hilltop views
- Land perfect for residential, recreational, or hunting
- Underground power to multiple building sites
- Three water wells, three ponds, strategically placed water troughs
- Beautiful wooded areas with mature live Oak and Post Oak trees
- Infrastructure includes a small barn with septic, a 600 sq ft shed, and an impressive gabion wall along the highway (approx. 400 ft)
- 1.2 miles of frontage on Ranch Road 965 with multiple entrances and private all-weather road
- Abundant wildlife including deer, turkeys, and various bird species
- Agricultural tax exemptions
- Only 15.8 miles from Fredericksburg, 2.6 miles from Enchanted Rock, and 19 miles from a private airport

**Property Taxes:**

\$735.55

**Ad Copy**

Nestled northwest of Gillespie County, just a short drive from the vibrant Main Street of Fredericksburg, lies a magnificent expanse of land—Sky Ranch. This breathtaking 239+/- acre property, a true Texas treasure, offers an unparalleled blend of natural beauty and prime location, making it the ideal setting for your dream ranch or estate.

The property boasts rolling hills and native pastures with elevations ranging from 1700 to 1960 feet, providing exceptional hilltop views and several prime building sites. Captivating views of Enchanted Rock, coupled with underground power to multiple build sites. Imagine waking up to panoramic vistas, exploring beautiful wooded areas filled with mature Live Oak trees, and enjoying abundant wildlife, including deer, turkeys, and various bird species. With minimal restrictions and an agricultural tax exemption, you have the freedom to design and develop the

property to suit your vision, whether for livestock grazing, a private hunting retreat, or a luxurious country home.

Access to this picturesque land is convenient with 1.2 miles of frontage along Ranch Road 965 and multiple entrances for ease of access. The property is well-equipped with three wells, three ponds, strategically placed water troughs, working pens for cattle, and a small barn with septic in place. An impressive gabion wall runs along the highway for approximately 400 feet, adding to the property's charm and security. Don't miss this unique opportunity to own a truly one of a kind Hill Country Ranch, where you can create a legacy and enjoy the serene beauty of the land for generations to come.





# Gillespie County Application for On-Site Sewage Facility

(Permit application is good for 1 year from purchase date)

Permit # 6062

Date: 11/2/09

Fee: 150

Reason for Permit (Circle one):  New Construction  System Replacement  System Repair

Name of Landowner: LAKE (Last), RODNEY (First), R (MI)

Mailing Address: 2346 Wingsong (Street # and name), Allen, TX (City & State), 75013 (Zip code)

Physical Address/Location of new septic system: 13793 RR 965 (Street # and name)

Fredericksburg, TX (City & State), 78264 (Zip code), GATE COMBO 1111

Daytime Phone Number(s): 469 342-6688 Cell Number(s): 210 844-4288

Legal Description: Volume: \_\_\_\_\_ Page: \_\_\_\_\_ Gillespie County Tax I. D. #: R

Subdivision Name: \_\_\_\_\_ Lot \_\_\_\_\_ Blk \_\_\_\_\_ Phase \_\_\_\_\_ Tract \_\_\_\_\_

Abstract # \_\_\_\_\_ Survey Name and # \_\_\_\_\_

Total Acreage: 175  Private Well  Public Well (Supplier's Name) \_\_\_\_\_

Name & license # of person installing the septic system: Paul Horteroff 3701 (OS#)

Information on a Single Family Residence:  House  Mobile Home  Manufactured  
Total Square Footage of Living Area:  <1500  <2500  <3500  <4500  \_\_\_\_\_  
# of bedrooms \_\_\_\_\_, # of bathrooms (Full) 1, (Half) 0, Does it have or will it have water saving devices such as, low flush toilets, reduced flow shower heads or faucets, pressure reducing valves and/or faucet aerators?  Yes  No Water Softener (Demand-Initiated Regeneration) Circle: Y or  N

Is the water softener plumbed separate from the OSSF: Y or  N

Information on a Non-Single Family Residence or Commercial/Institutional Facility (including Multi-family residences) Describe usage: 1 B&B APT. in Metal Building  
100 G.P.D.

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to Gillespie County OSSF Department to enter upon the above described property for the purpose of soil/site evaluation and investigation of an on-site sewage facility.

Paul Lake  
(Signature of Landowner)

10/24/09  
(Date)

**Office use only:**

Daily wastewater usage rate: Q = 100 (gallons/day) SAFE EK 11/2/09  
SAFE EK 1/21/10

Site Evaluation

Planning Materials submitted by:  Installer  P. E.  R. S.

Development Plans required for Subdivisions, Manufactured Housing Communities, Multi-Unit Residential Development, Business Parks, or other similar uses (i.e. B&B Rental, R. V. Park)

Floodplain

For Aerobic Treatment units and non-standard treatment (if applicable):

Affidavit to the Public

Two-year maintenance contract

AUTHORIZATION to CONSTRUCT Date: 11/2/09

**Certification of Approval**  
Final Inspection Permit # \_\_\_\_\_

Date: <sup>11</sup> ~~10~~ 13, 09

Approved by: Dwayne C. Boyd

I. Sewer (House Drain):  3" Sch 40     4" Sch 40     Other: \_\_\_\_\_  
Slope of sewer pipe to tank  minimum of 1/8"/ft.  
 Cleanouts every 50 ft. and within 5 ft. of 90° bends

II. Treatment:  Conventional Tanks     Aerobic     Other: \_\_\_\_\_

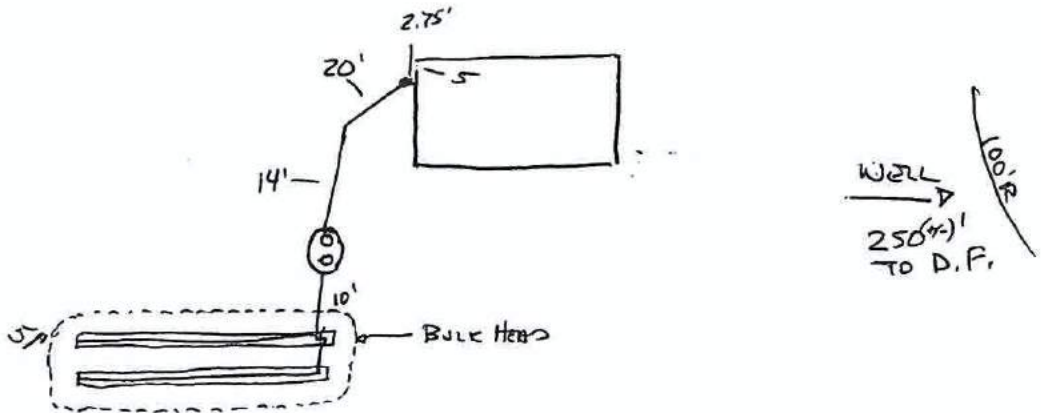
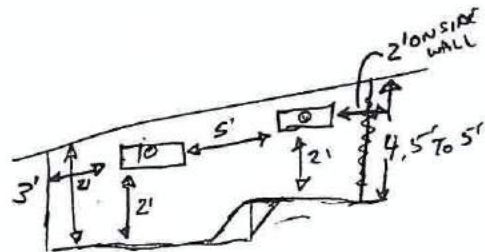
TANKS SIZE AND COMPARTMENTS	SERIAL#	RISER	MANUFACTURER
1. <u>750/2C</u>	<u>42092</u>	<u>Y</u>	<u>Ruckman</u>
2. _____	_____	Y/N	_____
3. _____	_____	Y/N	_____
4. _____	_____	Y/N	_____

III. Disposal Field:  Conventional Gravel     Leaching Chambers (Brand) \_\_\_\_\_  
 Low-Pressure Pipe     Mounds     Gravel-Less Pipe     Pressure Emitters (drip)  
 ET Beds     Other: SOIL SUB

Subsurface Disposal:				SQUARE FEET	
LENGTH OF TRENCH	WIDTH	HEIGHT OF MEDIA	CREDIT	AREA=LENGTH X	
CREDIT					
1. <u>102</u> ft.	<u>3</u> ft.	<u>1</u> ft.	<u>5</u> ft.	<u>510</u>	Sq. ft.
2. _____ ft.	_____ ft.	_____ ft.	_____ ft.	_____	Sq. ft.

IV. Surface Disposal (Application):  
Loading Rate: \_\_\_\_\_ Area Required in Sq. ft. \_\_\_\_\_  
Area Designed in Sq. ft. \_\_\_\_\_  
Timer installed-----Y/N  
Anti-siphon Hole used----Y/N  
Check valve used-----Y/N

V. Map of System: GPS UTM 14 R \_\_\_\_\_  
Not to Scale \_\_\_\_\_



Date: 11-2-09

Site Evaluation Number: 11858

Site Evaluator Information:

Name: Paul Hartcraft DR Phone: 830-997-4823 Fax: 830-997-3599

Company: Hartcraft Septic Address: 752 Eberle Ln.

City: Fbg. State: Tx. Zip Code: 78624

Applicant and Property Information:

Name: Rodney Lake Phone: 469-342-6688 Fax: \_\_\_\_\_

Address: 2346 Wingsong City: Allen State: Tx. Zip Code: 75013

Lot: \_\_\_ Block \_\_\_ Subdivision \_\_\_\_\_ County 611 Unincorporated Area?  or N

Street/Road Address: 13793 R.B. 965N City: Fbg. Zip Code: 78624

Additional Information: Gate Combo 1111

Schematic of Lot or Tract

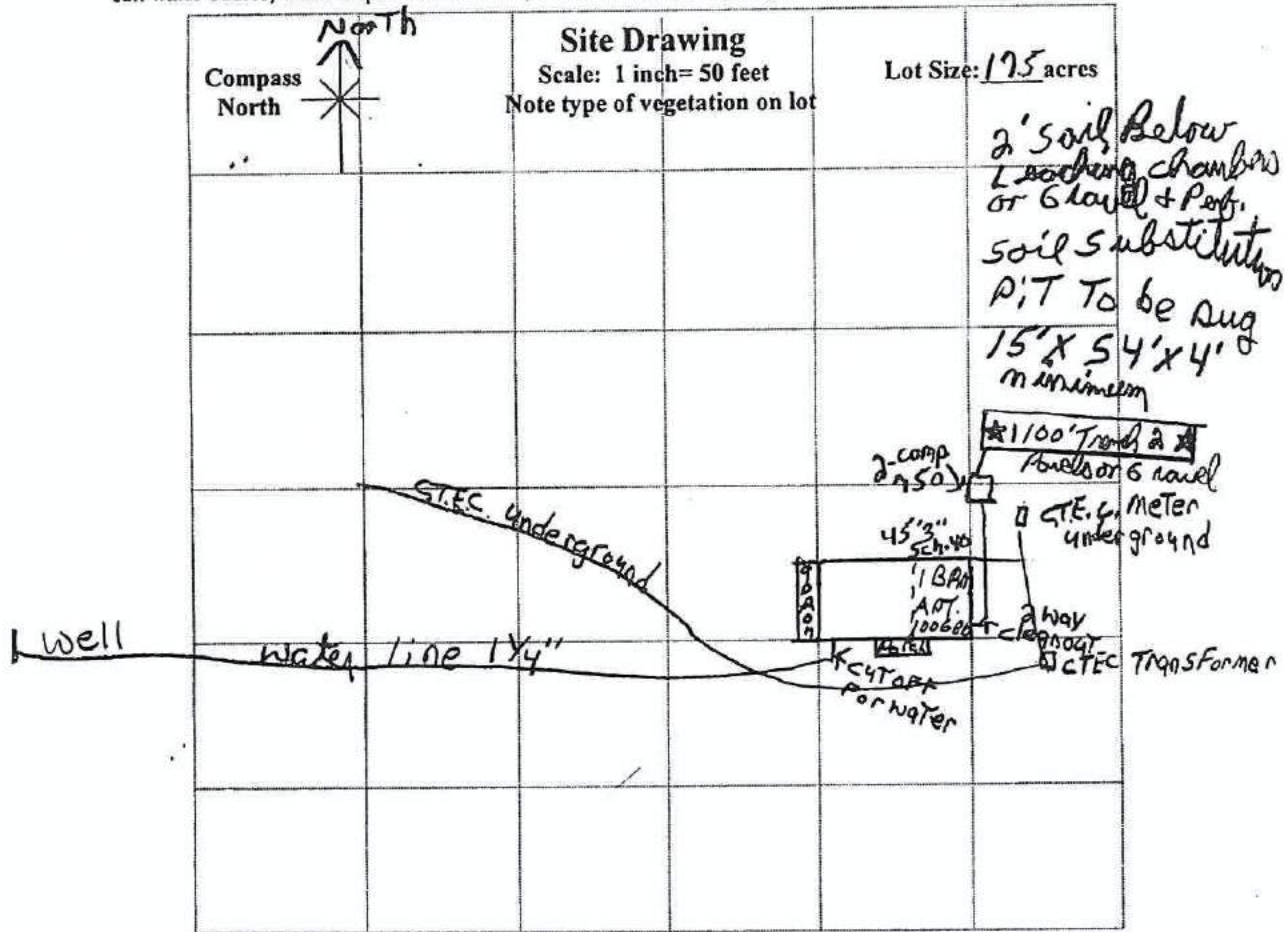
Show:  Compass North, adjacent streets, property lines, property dimensions, location of buildings, casements, swimming pools, water lines, and other surface improvements where known (drainage, patios, sidewalks).

Location of existing or proposed water wells within 150 feet of property.

Indicate slope or show contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.

Location of soil borings or dug pits (show location with respect to a known reference point).

Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks.



Features of Site Area

- Presence of 100 year flood zone Yes \_\_\_ No
- Presence of adjacent ponds, streams, water impoundments Yes \_\_\_ No
- Existing or proposed water well in nearby area Yes  No \_\_\_
- Organized sewage service available to lot or tract Yes \_\_\_ No

Signature: Paul Hartcraft DR  
(Circle one: RS, PE, DR, Installer II)

Site Evaluator License No: 11858

## On-Site Sewerage Facility Soil Evaluation Report Information

Date Soil Survey Performed: 11-2-09

Site Location: 13193 RA.965 North

County: Gillespie Proposed Excavation Depth: 4'0" - 4'6"

Name of Site Evaluator: Paul Hortcraft III Registration Number: 11858

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

  
 Signature of Site Evaluator Date

Requirements: At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Soil boring locations or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon. Identify any restrictive features and indicate depths where features appear.

Soil Boring Number <u>1</u>					
Depth (Feet)	Texture Class	Soil Texture	Structure (for Class III-blocky, platy or massive)	Drainage (Redox Features /Water Table)	Observations (i.e.) (Ribbon Length, Fingerprint-Slight/Distinct, Root zone, Texture-gritty/floury, etc)
0 1 2 3 4 5	Fractured Rock			NO	Soil Substitution min. pit to be Excavated 4' Deep 15" Wide 54' Long. Rock Excavated, to be Put on driveway

Soil Boring Number <u>2</u>					
Depth (Feet)	Texture Class	Soil Texture	Structure (for Class III-blocky, platy or massive)	Drainage (Redox Features /Water Table)	Observations (i.e.) (Ribbon Length, Fingerprint-Slight/Distinct, Root zone-Texture-gritty/floury, etc)
0 1 2 3 4 5	Rock Fractured			NO	



## STATE OF TEXAS WELL REPORT for Tracking #222734

Owner:	Happy Feller	Owner Well #:	No Data
Address:	2200 Wheless Lane Austin, TX 78723	Grid #:	57-34-2
Well Location:	RR965 Fredericksburg, TX 78624	Latitude:	30° 27' 44" N
Well County:	Gillespie	Longitude:	098° 49' 53" W
		Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: 6/28/2010      Drilling End Date: 6/28/2010

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	8.62	0	56
	6.75	56	105

Drilling Method: Air Hammer

Borehole Completion: Filter Packed

	Top Depth (ft.)	Bottom Depth (ft.)	Filter Material	Size
Filter Pack Intervals:	50	56	Gravel	pea

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	0	2	0.25 cement
	2	50	5 bentonite

Seal Method: tremi pipe pressure grouting

Sealed By: Driller

Distance to Property Line (ft.): 110

Distance to Septic Field or other concentrated contamination (ft.): n/a

Distance to Septic Tank (ft.): No Data

Method of Verification: estimated

Surface Completion: Surface Sleeve Installed

Water Level: 33 ft. below land surface on 2010-06-28      Measurement Method: Unknown

Packers: none

Type of Pump: No Data

Well Tests: Jetted      Yield: 21 GPM

	Strata Depth (ft.)	Water Type
Water Quality:	54, 56, 65	400 TDS, 19 grains hardness

Chemical Analysis Made: **Yes**

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

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **L & L Drilling Co.**  
**P.O. Box 217**  
**Hye, TX 78635**

Driller Name: **Gregory A. Smith**

License Number: **1595**

Apprentice Name: **Lynette Smith**

Apprentice Number: **56980**

Comments: **No Data**

Lithology:  
 DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:  
 BLANK PIPE & WELL SCREEN DATA

Top (ft.)	Bottom (ft.)	Description
0	1	brown topsoil
1	4	brown clay
4	9	brown clay
9	15	brown sand
15	25	red clay & shale
25	29	brown sand
29	54	red clay & shale
54	56	brown sand
54	56	water 11 gpm
56	65	water 3 gpm
56	75	brown sandstone
65	90	water 7 gpm
75	76	brown clay
76	90	brown sandstone
90	103	brown & white clay & weathered gray & red granite
103	105	gray granite

Dia. (in.)	New/Used	Type	Setting From/To (ft.)
5	new	plastic solid	0 - 54 0.265
5	new	plastic slotted	54 - 90 0.265
5	new	plastic solid	90 - 105 0.265

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

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

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

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

STATE OF TEXAS WELL REPORT for Tracking #109122

Owner: Phil Montgomery      Owner Well #: No Data  
 Address: 5550 LBJ Freeway, Ste. 380      Grid #: 57-34-5  
           Dallas, TX 75240  
 Well Location: .6 mi. N from Welgehausen Rd. on RR      Latitude: 30° 27' 27" N  
                   965; .5 mi. E in pasture      Longitude: 098° 49' 45" W  
                   TX      Elevation: No Data  
 Well County: Gillespie

Type of Work: New Well      Proposed Use: Domestic

Drilling Start Date: 4/12/2007      Drilling End Date: 4/12/2007

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	8.75	0	268
	6	268	320

Drilling Method: Air Hammer

Borehole Completion: Straight Wall

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	0	5	1 Cement
	5	50	12 Bentonite

Seal Method: Grout

Sealed By: Lynn Hoy

Distance to Property Line (ft.): No Data

Distance to Septic Field or other concentrated contamination (ft.): No Data

Distance to Septic Tank (ft.): No Data

Method of Verification: No Data

Surface Completion: Surface Sleeve Installed

Water Level: 236 ft. below land surface on 2007-04-12      Measurement Method: Unknown

Packers: Rubber 50'

Type of Pump: Submersible      Pump Depth (ft.): 280

Well Tests: Jetted      Yield: 15 GPM

	Strata Depth (ft.)	Water Type
Water Quality:	265 - 320	good (320 ppmTDS)

Chemical Analysis Made: **No**

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

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Virdell Drilling Inc.**  
**111 E. Grayson St.**  
**Llano, TX 78643**

Driller Name: **Taylor Virdell Jr.** License Number: **1900**

Apprentice Name: **James Caleb Virdell** Apprentice Number: **3254**

Comments: **No Data**

Lithology:  
 DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:  
 BLANK PIPE & WELL SCREEN DATA

Top (ft.)	Bottom (ft.)	Description
0	1	Topsoil
1	20	Limestone & Caliche
20	60	Mostly Gray Limestone w/Shale
60	130	Brown Sandy Clay & Limestone
130	230	Red Clay & Limestone w/Sand Streaks
230	260	Red & White Limestone & Clay
260	315	Red & White Sandstone
315	320	Granite Gravel

Dia. (in.)	New/Used	Type	Setting From/To (ft.)
5"	N	PVC +2	- 278 SDR 17

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

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

STATE OF TEXAS WELL REPORT for Tracking #88947

Owner: Will Montgomery      Owner Well #: No Data  
 Address: 1445 Ross Ave., Ste. 3200      Grid #: 57-34-4  
           Dallas, TX 75202  
 Well Location: 1.3 mi. N of Crabapple Ck. on FM 965;      Latitude: 30° 27' 16" N  
                   .2 mi. E in pasture      Longitude: 098° 50' 04" W  
                   TX      Elevation: No Data  
 Well County: Gillespie

Type of Work: New Well      Proposed Use: Domestic

Drilling Start Date: 7/27/2006      Drilling End Date: 7/27/2006

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	8.75	0	220

Drilling Method: Air Hammer

Borehole Completion: Filter Packed

	Top Depth (ft.)	Bottom Depth (ft.)	Filter Material	Size
Filter Pack Intervals:	50	220	Gravel	4A

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	0	3	1 Cement
	3	50	10 Bentonite

Seal Method: Grout

Sealed By: Driller

Distance to Property Line (ft.): No Data

Distance to Septic Field or other concentrated contamination (ft.): No Data

Distance to Septic Tank (ft.): No Data

Method of Verification: No Data

Surface Completion: Surface Sleeve Installed

Water Level: 183 ft. below land surface on 2006-07-27      Measurement Method: Unknown

Packers: No Data

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

Well Tests: Jetted      Yield: 10 GPM

	Strata Depth (ft.)	Water Type
Water Quality:	185-195, 208-215	good (470 ppmTDS)

Chemical Analysis Made: **No**

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

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Virdell Drilling Inc.**  
**111 E. Grayson St.**  
**Llano, TX 78643**

Driller Name: **Taylor Virdell Jr.** License Number: **1900**

Apprentice Name: **James Caleb Virdell** Apprentice Number: **3254**

Comments: **No Data**

Lithology:  
 DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:  
 BLANK PIPE & WELL SCREEN DATA

Top (ft.)	Bottom (ft.)	Description
0	1	Topsoil
1	37	White & Gray Limestone
37	85	Brown Clay & Limestone w/Sand
85	220	Red Clay & Limestone w/Sand

Dia. (in.)	New/Used	Type	Setting From/To (ft.)
5"	N	PVC +2 - 190 SDR 17	
5"	N	PVC, Custom Slot 190 - 220 SDR 17	

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

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





**SURVEYOR'S NOTES**

NOTES AND REVISIONS REFERRED TO ACCORDING TO THE PLAN  
ALL DISTANCE SURVEY LINES SHOWN TO THE APPROPRIATE AGENCIES SHOW HEREIN ARE FOR INFORMATION  
PURPOSES ONLY UNLESS OTHERWISE NOTED.

**BASIS OF BEARINGS**

BEARING AND DISTANCE DATA IS BASED UPON THE GEODETIC SYSTEM REFERENCE FRAME NORTH AMERICAN DATUM  
1983 (NAD83) (GEOID 2011), AS DETERMINED FROM GLOBAL WIDE AREA POSITIONING SYSTEM (GPS) SURVEY  
FOUNDED BY STATE SURVEY SYSTEMS DIVISION AND THE NATIONAL SYSTEM OF SURVEYING (NSRS)  
DISTANCES SHOWN HEREIN ARE SHOWN AS GRID SCALE STATE PLANE COORDINATE SYSTEM DISTANCES.

The Plot is subject to the following easements, liens and other Title Claims  
Encumbrances for the purposes of the Survey:  
- All Easements and Liens Encumbrances described in Register No. 20091701  
- All Easements and Liens Encumbrances described in Register No. 20091701  
- 200' Buffer Zone of Southern Railway and SO Buffer Zone from the east  
of main property line, 100' Buffer Zone from the west property line and  
100' Buffer Zone from the south property line and  
- Easements, Property described in Register No. 20120616, Official Public  
Records, Abstract 962 (2012)

LINE TABLE

LINE NO.	BEARING	DISTANCE	AREA
1	N 25°28'14" E	1437.48	170.37
2	N 57°25'48" E	1437.48	170.37
3	N 25°28'14" E	1437.48	170.37
4	N 25°28'14" E	1437.48	170.37
5	N 25°28'14" E	1437.48	170.37
6	N 25°28'14" E	1437.48	170.37
7	N 25°28'14" E	1437.48	170.37
8	N 25°28'14" E	1437.48	170.37
9	N 25°28'14" E	1437.48	170.37
10	N 25°28'14" E	1437.48	170.37
11	N 25°28'14" E	1437.48	170.37
12	N 25°28'14" E	1437.48	170.37
13	N 25°28'14" E	1437.48	170.37
14	N 25°28'14" E	1437.48	170.37

ADJACENT PLATS

PLAT NO.	OWNER	ACRES	BEARING	DISTANCE
485	J. SCALLION	68.10	N 25°28'14" E	1437.48
487	C. & M.R.R. CO.	79.08	N 25°28'14" E	1437.48
498	C. WELGEHAUSEN	66.92	N 25°28'14" E	1437.48
597	F. WELGEHAUSEN	16.95	N 25°28'14" E	1437.48
255	A. CROWNOVER	8.78	N 25°28'14" E	1437.48

I, Jason McMillan, Registered Professional Land Surveyor of Texas,  
do hereby state that this plot represents an actual survey made  
under my direction to the best of my knowledge and ability, this  
the 28th day of February, 2022.

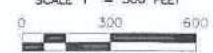


*Jm*

**LEGEND**

- CURVE FENCE CORNER POST
- ▲ WOOD PILE CORNER POST
- CONCRETE CORNER'S MONUMENT
- POINT
- SUBJECT PROPERTY'S BOUNDARY
- - - SUBJECT PROPERTY LINE
- - - EASEMENT
- - - SURVEY ABSTRACT LINE
- - - R/W LINE
- ROCK WALL/TENCE
- WATER METER
- ELECTRIC METER
- P.O.B. POINT OF BEGINNING
- P.O.B. POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS
- O.C. TX GILLESPIE COUNTY, TEXAS

PLAT SHOWING SURVEY OF A 239.83 ACRE TRACT OF LAND, BEING COMPRISED OF:  
+/- 68.10 ACRES OF THE J. SCALLION SURVEY NO. 485, ABSTRACT 644,  
+/- 79.08 ACRES OF THE C. & M.R.R. CO. SURVEY NO. 487, ABSTRACT 998,  
+/- 66.92 ACRES OF THE C. WELGEHAUSEN SURVEY NO. 488, ABSTRACT 1279,  
+/- 16.95 ACRES OF THE F. WELGEHAUSEN SURVEY NO. 597, ABSTRACT 727, &  
+/- 8.78 ACRES OF THE A. CROWNOVER SURVEY NO. 255, ABSTRACT 129,  
GILLESPIE COUNTY, TEXAS.  
SCALE 1" = 300 FEET



## STATE OF TEXAS

## COUNTY OF GILLESPIE

Field notes of a 239.83-acre tract of land, being out of a 69-acre tract of land conveyed from The J.P. Feller Family, LTD to Salt Branch Holdings, LTD by Special Warranty Deed dated January 2, 2008 and recorded in Instrument No. 20080070 of the Official Public Records of Gillespie County, Texas; all of an 0.89-acre tract of land conveyed from The J.P. Feller Family, LTD to Salt Branch Holdings, LTD by Special Warranty Deed dated January 2, 2008 and recorded in Instrument No. 20080078 of the Official Public Records of Gillespie County, Texas; and all of a 170.410-acre tract of land conveyed from Charlene F. Lake and Rodney R. Lake to Salt Branch Holdings, LTD by Warranty Deed dated January 5, 2012 and recorded in Instrument No. 20120060 of the Official Public Records of Gillespie County, Texas;

Said 239.83-acre tract is comprised of the following Original Texas Land Surveys:

- +/- 68.10 acres of the J. Scallion Survey No. 485, Abstract 644,
- +/- 79.08 acres of the C. & M.R.R. CO. Survey No. 487, Abstract 998,
- +/- 66.92 acres of the C. Welgehausen Survey No. 488, Abstract 1279,
- +/- 16.95 acres of the F. Welgehausen Survey No. 597, Abstract 727,
- +/- 8.78 acres of the A. Crownover Survey No. 255, Abstract 129,

Said 239.83-acre tract is situated in Gillespie County, Texas, approximately 13 miles north of the City of Fredericksburg, and is described by metes and bounds as follows:

Beginning at a point on the southwest side of a 3" pipe "T" fence corner post found in the east boundary of Ranch Road 965, at the northwest corner of a 368.72-acre tract of land described as Tract One conveyed from Ross F. Prochnow and Koreen P. Prochnow, Co-Trustees of the Margie L. Langerhans Prochnow Testamentary Trust to Mark S. Hughes and Koreen P. Hughes by Warranty Deed dated December 16, 2020 and recorded in Instrument No. 20210636 of the Official Public Records of Gillespie County, Texas; for the southwest corner of said 170.410-acre tract and southwest corner of this tract;

Thence in a generally northerly direction along the east boundary of said Ranch Road 965, west boundary of said 170.410-acre tract, and west boundary of this tract as follows:

North  $32^{\circ}08'30''$  East, a distance of 987.86 feet to a point at the beginning of a curve to the left,

With said curve turning to the left, having a radius of 1,185.02 feet, an arc length of 1,175.04 feet, and a chord bearing and distance of North  $03^{\circ}44'29''$  East, 1,127.49 feet to a highway concrete monument found,

North  $24^{\circ}38'14''$  West, a distance of 310.97 feet to a point in the remains of a broken highway concrete monument found at the beginning of a curve to the right, and

With said curve turning to the right, having a radius of 1,105.55 feet, an arc length of 691.63 feet, and a chord bearing and distance of North  $06^{\circ}48'27''$  West, 680.41 feet to a 3" pipe "Y" fence corner post found in the east boundary of said Ranch Road 965, at the northwest corner of said 170.410-acre tract, for an angle corner of this tract;

Thence North  $72^{\circ}24'15''$  East along a north line of said 170.410-acre tract and an interior line of this tract, a distance of 75.63 feet to a 4" pipe fence angle post found in the south line of said 69-acre tract, at an angle corner of said 170.410-acre tract, for an interior corner of this tract;

Thence South  $88^{\circ}47'06''$  West along the south line of said 69-acre tract and an interior line of this tract, a distance of 67.60 feet to a point in the east boundary of said Ranch Road 965, at the southwest corner of said 69-acre tract, in a point of curvature to the right, for an angle corner of this tract;

Thence in a generally northeasterly direction along the southeast line of said Ranch Road 965, northwest boundary of said 69-acre tract, and northwest boundary of this tract as follows:

With said curve turning to the right, having a radius of 1,113.72 feet, an arc length of 276.29 feet, and a chord bearing and distance of North 19°31'47" East, 275.58 feet to a highway concrete monument found,

North 26°38'11" East, a distance of 242.90 feet to a point at the beginning of a curve to the right,

With said curve turning to the right, having a radius of 1,099.48 feet, an arc length of 591.95 feet, and a chord bearing and distance of North 42°08'38" East, 584.83 feet to a highway concrete monument found,

North 57°28'48" East, a distance of 1,492.48 feet to a point at the beginning of a curve to the left, and

With said curve turning to the left, having a radius of 1,185.92 feet, an arc length of 510.28 feet, and a chord bearing and distance of North 45°09'12" East, 506.35 feet to a point on the southeast side of a 3" pipe fence angle post found in the southeast line of said Ranch Road 965, at the southwest corner of a 0.45-acre tract of land conveyed from Salt Branch Holdings, LTD to Clarence Rose, et ux by Warranty Deed dated June 8, 2012 and recorded in Instrument No. 20122416 of the Official Public Records of Gillespie County, Texas; in the northwest boundary of said 69-acre tract, for the northwest corner of this tract;

Thence in a generally easterly direction along the south boundary of said 0.45-acre tract, across said 69-acre tract, and north boundary of this tract as follows:

South 79°20'37" East, a distance of 105.24 feet to a 3" pipe fence angle post found for the west side of a gate, and

North 67°57'28" East, a distance of 62.48 feet to a 4" pipe "Y" fence corner post found at the southeast corner of said 0.45-acre tract, at an angle corner in the west line of a 13.89-acre tract of land conveyed from Clarence Rose to Cody Jacob Reeves by Enhanced Life Estate Deed dated November 21, 2018 and recorded in Instrument No. 20186077 of the Official Public Records of Gillespie County, Texas; in the east line of said 69-acre tract, for the northeast corner of this tract;

Thence in a southerly direction along the west line of said 13.89-acre tract, east line of said 69-acre tract, and east boundary of this tract as follows:

South 00°57'15" East, a distance of 1,659.37 feet to a 3" pipe fence angle post found, and

South 00°49'15" East, a distance of 377.04 feet to a 3" pipe "T" fence corner post found at the southwest corner of said 13.89-acre tract, in the north line of a 142.299-acre tract of land conveyed from 4M Land & Cattle Co. to David Wayne Hoefer and Heidi Fullerton Hoefer by Warranty Deed with Vendor's Lien dated September 29, 2011 and recorded in Instrument No. 20113953 of the Official Public Records of Gillespie County, Texas; at the southeast corner of said 69-acre tract, for a southeast corner of this tract;

Thence South 89°10'12" West along the north line of said 142.299-acre tract, south line of said 69-acre tract, and an interior line of this tract, a distance of 299.89 feet to a point at the northwest corner of said 142.299-acre tract, in the south line of said 69-acre tract, at the northeast corner of said 170.410-acre tract, for an interior corner of this tract;

Thence in a generally southerly direction along the west boundary of said 142.299-acre tract, east boundary of said 170.410-acre tract, and continuing along the east boundary of this tract as follows:

South 09°01'09" East, at 3.61 feet pass a 6" cedar "T" fence corner post, in all a distance of 241.83 feet to a 6" cedar fence angle post found,

South 52°14'02" East, a distance of 486.91 feet to a 6" cedar fence angle post found,

South 13°48'57" East, a distance of 305.03 feet to a 6" cedar fence angle post found,

South 76°41'10" East, a distance of 174.63 feet to a 6" cedar "L" fence corner post found,

South 17°13'48" West, a distance of 351.47 feet to a 6" cedar fence angle post found,  
South 12°23'59" East, a distance of 406.35 feet to a point in a cattle guard,  
South 16°37'39" East, a distance of 10.08 feet to a 6" cedar fence angle post found, and  
South 24°49'36" East, a distance of 1,186.78 feet to an 8" cedar "T" fence corner post  
found at the southwest corner of said 142.299-acre tract, at an angle corner in the north line of  
said 368.72-acre tract, for the southeast corner of said 170.410-acre tract and southeast corner  
this tract;

Thence South 85°34'58" West along the north line of said 368.72-acre tract, south line of  
said 170.410-acre tract, and south line of this tract, a distance of 3,659.57 feet to the point of  
beginning, containing 239.83-acres of land, more or less, subject to all easements of record.

*Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983  
(2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by  
Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). Distances shown hereon are  
shown as grid Texas State Plane Coordinate System distances.*

I, Jason McMillan, Registered Professional Land Surveyor of Texas, do hereby state that this  
description represents an actual survey made on the ground this the 28<sup>th</sup> day of February 2022.



A handwritten signature in blue ink, appearing to be "Jm", written over a faint dotted line.

Registered Professional Land Surveyor  
Texas Registration No. 6279

*A plat accompanies this metes and bounds description.  
Job # 22020104*

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Declaration") is made as of the 14<sup>th</sup> day of March, 2008, by 4M Land & Cattle Co., a Texas corporation ("4M") and Rodney R. Lake and wife, Charlene F. Lake (the "Lakes").

**STATEMENT OF PURPOSE**

A. **Tracts.** 4M is the owner of the approximately 312.709 acre tract of land in Gillespie County, Texas which is depicted on Exhibit A attached hereto and incorporated herein and more particularly described in the deed recorded in Volume 229, Pages 129-134 of the Real Property Records of Gillespie County, Texas (the "Property"). As of this date, 4M is conveying to the Lakes the approximately 170.41 acre tract out of the Property described on Exhibit "B" attached hereto and incorporated herein (the "Lake Tract"); the remaining approximately 142.299 acre tract is referred to herein as the "4M Tract". The Lake Tract and the 4M Tract are together referred to herein as the "Tracts" and individually as a "Tract".

B. **Restrictions.** As part of the consideration for the conveyance of the Lake Tract to the Lakes, 4M and the Lakes have agreed to establish a common road entrance and impose certain mutual covenants, conditions and restrictions on the 4M Tract and the Lake Tract, for the benefit of the Property and each successive owner of a portion of the Property.

**NOW, THEREFORE,** 4M, by this Declaration, does declare that all of the Property is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions and restrictions set forth in this Declaration, which shall run with the Property and be binding on all parties owning any right, title or interest in said Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of 4M, the Lakes and each owner of all or any portion thereof. By its execution of this Declaration and acceptance of the Deed to the Lake Tract from 4M, the Lakes affirm and ratify this Declaration and the effectiveness and enforceability of its terms upon the Lake Tract.

**Section 1. Subdivisions.** Neither the 4M Tract nor the Lake Tract may be divided, subdivided or otherwise conveyed (whether by fee title or undivided ownership interest) into more than four (4) separate tracts. Each divided, subdivided or conveyed tract must be at least thirty (30) acres in size. Each subdivided tract out of a Tract may have not more than one (1) single family residence with related outbuildings, as specified in section 6a below, provided that in no event shall either the Lake Tract or the 4M Tract cumulatively contain more than four (4) single family residences with related improvements.

**Section 2. Access Road and Entrance.**

a. **Access Road.** 4M has constructed the thirty-foot (30') wide caliche road shown on Exhibit A to allow all weather ingress and egress between FM 965 and the 4M Tract (the "Access Road"), and 4M shall top the Access Road with two (2) inches of granite gravel within two (2) years following the date of this Declaration. The deed to the Lake Tract from 4M

reserves unto 4M an easement for access and utilities over the sixty foot (60') wide strip more particularly described in Exhibit "C" attached hereto and incorporated herein by reference, having as its centerline the centerline of the Access Road, and including the Common Entrance defined in Section 1b below. Any electric, telephone or other utility lines installed in the 60-foot wide easement strip shall be installed and maintained underground. The Lakes and 4M shall be obligated to pay their proportionate shares (based on respective acreage amounts) of the costs of repair, maintenance and replacement of the Access Road.

b. **Common Entrance.** 4M and the Lakes shall, at their mutual and equal expense, maintain, repair and replace, as necessary, the common entrance improvements along FM 965, for the mutual and beneficial use of the 4M Tract and the Lake Tract. 4M shall install an entrance gate at its expense, and as soon as reasonably possible, 4M shall submit to the Lakes, for their reasonable approval prior to installation, the proposed design and specifications of such entrance gate and any other proposed mutual improvements to the common entrance area such as monumentation, security devices and/or mailbox podium, the cost of which shall be shared equally by the 4M Tract and Lake Tract Owners.

Section 3. **Buffer Zones.** 4M and Lake shall keep and maintain all areas within two hundred feet (200') of the common boundary line of their respective Tracts as natural and undeveloped areas, and shall not construct or install any buildings or other structures or improvements (including but not limited to hunting blinds) within such buffer zones, with the sole exceptions of vehicular drives (including the Access Road), fences and gateways, any utility lines which by necessity must cross a boundary, and unpaved footpaths or trails.

Section 4. **Water.** No water produced or obtained from a Tract, whether above ground or underground, may be transported off of such Tract. All water which is produced or obtained from a Tract may be used only for domestic residential use or livestock watering. Water catchment systems are recommended for all residential improvements. Water wells shall be used for residences and livestock waterings only and shall not be used as a water source for ponds.

Section 5. **Nuisances.** No portion of the Property may be used in a way which would be noxious, offensive or otherwise create a nuisance.

#### Section 6. **Building Restrictions**

a. **Improvements.** No more than four single-family residential dwelling shall be erected or maintained on a Tract. An owner may also construct one or more guest homes and other related improvements on a Tract, so long as such improvements are for the personal use of the owner and guests or invitees of the owner. The only types of structures which are permitted to be constructed on each Tract are: a detached single-family private primary dwelling (the "Owner Dwelling"), a private garage, secondary dwellings such as a guesthouse or carriage house/garage, a pumphouse, tennis courts, a swimming pool not to exceed twenty five thousand (25,000) gallons in water capacity, a pool house, an equipment barn or shed, a horse stable, corrals, pens or chutes, or other structure with a non-commercial agricultural purpose.

b. **Construction Time.** The exterior of any building shall be completed not later than fifteen (15) months after laying the foundation for such building.

c. **Preconstructed Structures.** Premanufactured, modular and industrial built homes, doublewide, singlewide mobile homes and/or trailer houses are prohibited. No recreational vehicles, travel trailers, or other temporary structures shall be used as a residence on any tract except that a recreational vehicle or travel trailer may be occupied while the residence is under construction.

d. **Setbacks.** Without lessening the buffer zone requirements set out in section 3 above, no residence or other permanent structure (other than fencing and entranceways) shall be constructed, erected or placed nearer than 50 feet from the side or rear property line of the tract and no closer than 75 feet from the front property line.

e. **Common Owner.** In the event an owner shall own title to two or more tracts which have a common boundary line, the building setback restrictions provided herein shall not apply to the common property line of the abutting tracts. Solely for purposes of determination of building setbacks, the tracts shall be treated as if they constituted a single tract of land and there shall be no building setback as to the common boundary line so long as the tracts which share a common boundary line are owned by the same owner.

#### Section 7. **Use Restrictions.**

a. **Hunting.** Harvesting and taking (hunting) wildlife by Owners, their guests and invitees is permitted.

b. **Junk.** Abandoned or inoperative equipment, vehicles or junk shall not be permitted or stored on either Tract.

c. **Commercial Uses.** The Tracts shall not be used for any commercial purposes, except permanent agricultural crops including vineyards, fruit trees, pecan groves, permanent grass (hay meadows or grazing pastures), and livestock production. No industrial pursuit or enterprise shall be permitted to be conducted on either Tract. Industrial pursuit or enterprise shall mean engaging in the manufacture or assembly of goods or processing of raw materials unserviceable in their natural state for sale or distribution to third parties (other than a cottage industry by an artisan, i.e. artist, painter, photographer, wood, metal or glass sculptor or fabricator) and shall include but not be limited to auto painting and repair, heavy machinery operation or storage; welding or machine shop or machining business; and concrete products manufacture. Tourist lodging services, commonly known as "Bed and Breakfast", is permitted.

d. **Animals.** Swine shall not be kept on any tract other than in connection with a sanctioned 4-H or FFA livestock project. Other livestock, pets and poultry shall be permitted provided said livestock, pets or poultry are kept within the boundaries of a tract at all times, and they are not unreasonably offensive to adjacent landowners by smell, sound, or otherwise. There

shall not be any commercial feeding operations conducted thereon.

e. **Surface mining.** Surface mining (including, but not limited to stone, gravel, sand, caliche), or exploration of any type which will damage the surface is prohibited. Road material, including gravel or caliche, used to construct roads on the property may be removed and utilized, after which the removal site shall be restored as much as possible to its original condition. Notwithstanding the foregoing: (a) exploration of water, and the use thereof, is permitted; and (b) excavation for, and installment of, a septic system is permitted.

f. **Towers.** No cellular, wind, television, radio or other type of commercial or residential tower or turbine (other than a traditional windmill for livestock waterings) shall be erected or placed upon the Property.

g. **Appearance.** Without limiting or amending the restrictions set forth in section 5 above, owners shall keep their tract clean and neat in appearance and free of litter at all times, including the occasional mowing of grass and weeds where the terrain permits which shall enhance the beauty of the tract and act as a fire protection measure. Garbage or refuse shall not be disposed of or buried on any tract. Electric, telephone and other utility lines shall be buried where possible.

h. **Fencing.** 4M and the Lakes shall share equally in the cost of maintaining and repairing as necessary, the common boundary fence between the 4M Tract and the Lake Tract.

#### Section 8. **General Provisions.**

a. **Amendment.** This Declaration may be amended only by agreement signed by owners holding sixty-seven percent (67%) or more of the total acreage in each of the Lake Tract and the 4M Tract. Any such amendment shall not become effective until the instrument evidencing such change has been filed of record.

b. **Binding Effect and Term.** This Declaration shall run with the Property and shall be binding upon and inure to the benefit of 4M, the Lakes and all successive owners of the 4M Tract, the Lake Tract, and any portions thereof for a period of fifty (50) years from the date this Declaration is recorded. After the expiration of such fifty (50) year period, this Declaration shall be automatically extended for successive periods of ten (10) years unless an amendment authorized under Section 8a above has been recorded which terminates this Declaration in whole or in part.

c. **Enforcement.** This Declaration is enforceable by 4M, the Lakes and all successive owners of the 4M Tract, the Lake Tract, and portions thereof. If an owner violates a provision of this Declaration and fails to cure such violation within thirty (30) days following written notice of such violation from another owner, then any person with the right to enforce this Declaration may pursue all available legal and equitable remedies on account of the violation, including but not limited to injunctive relief.



d. **Severability.** Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

[SIGNATURES ON FOLLOWING PAGES]

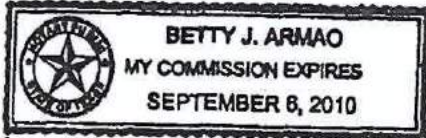
EXECUTED as of the date first above written.

4M Land & Cattle Co.,  
a Texas corporation

By: *Philip O'Bryan Montgomery*  
PHILIP O'BRYAN MONTGOMERY, III  
Title: Vice-President and Director

STATE OF TEXAS  
COUNTY OF Dallas

This instrument was acknowledged before me on the 14 day of March,  
2008 by PHILIP O'BRYAN MONTGOMERY, III, Vice-President and Director of 4M  
Land & Cattle Co., a Texas corporation, on behalf of said corporation.



*Betty J. Armao*  
Notary Public, State of Texas  
Notary's Name Printed:  
Betty J. Armao  
My commission expires:  
Sept. 6, 2010

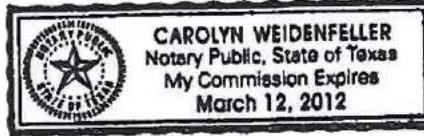
[SIGNATURES CONTINUE ON NEXT PAGE]

Rodney R. Lake  
Rodney R. Lake

Charlene F. Lake by Rodney R. Lake  
Charlene F. Lake *attorney in fact*

STATE OF TEXAS  
COUNTY OF Collin

This instrument was acknowledged before me on the 24 day of March, 2008 by Rodney R. Lake, *individually and as attorney in fact for Charlene F. Lake*



Carolyn Weidenfeller  
Notary Public, State of Texas

Notary's Name Printed:

My commission expires:

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_ day of \_\_\_\_\_, 2008 by Charlene F. Lake.

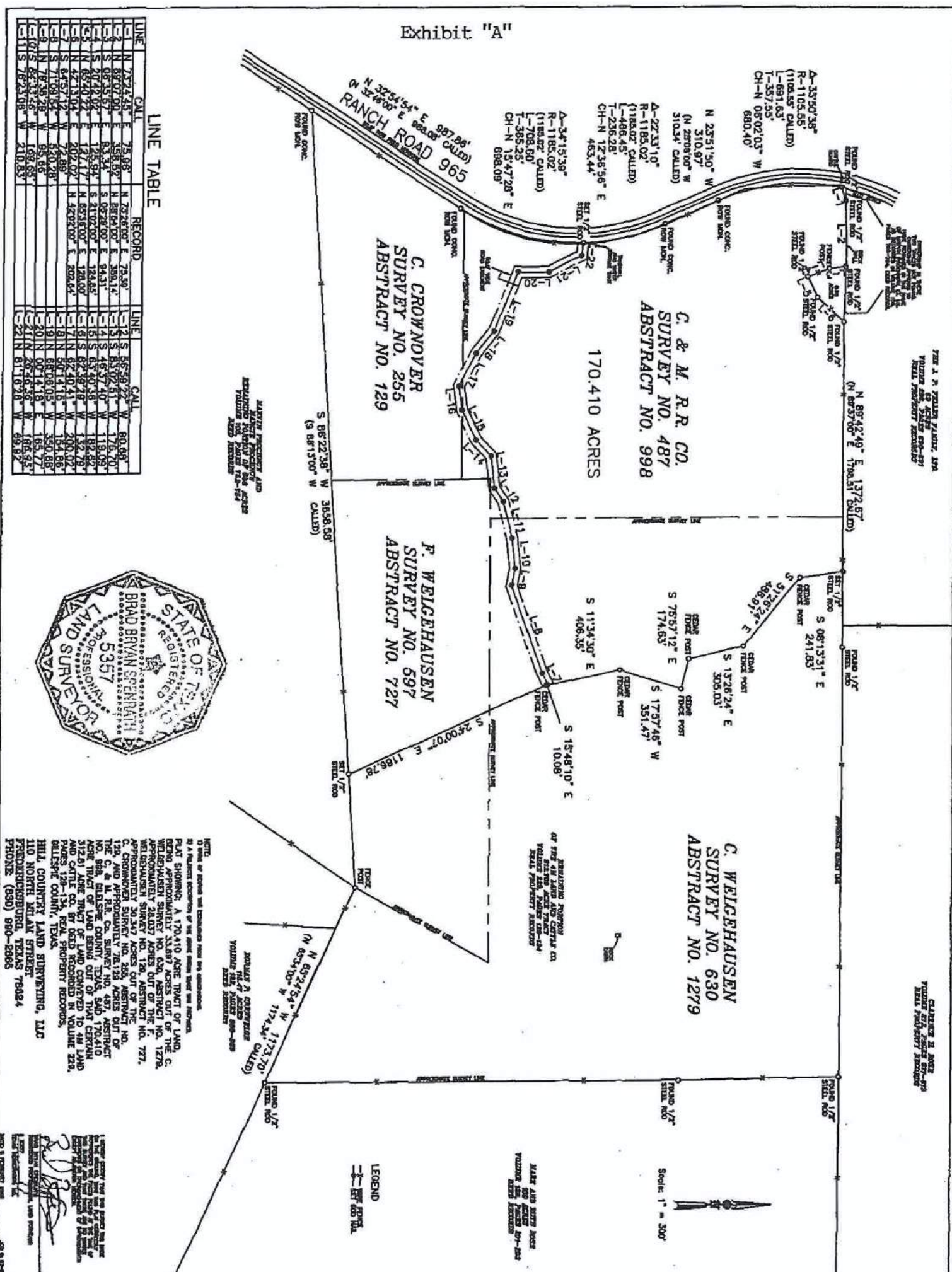
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Notary Public, State of Texas

Notary's Name Printed:

My commission expires:

- Exhibits:**  
A- Depiction of Property, Tracts and Access Road  
B- Legal Description of Lake Tract  
C- Sixty Foot Road Easement

Exhibit "A"



LINE TABLE

LINE	CALL	RECORD	LINE	CALL
1	N 75°24'42"	75.98'	1	S 85°38'22"
2	N 65°07'00"	48.00'	2	S 85°38'22"
3	S 05°15'00"	83.54'	3	S 85°38'22"
4	S 05°15'00"	83.54'	4	S 85°38'22"
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80	S 05°15'00"	83.54'	80	S 85°38'22"
81	S 05°15'00"	83.54'	81	S 85°38'22"
82	S 05°15'00"	83.54'	82	S 85°38'22"
83	S 05°15'00"	83.54'	83	S 85°38'22"
84	S 05°15'00"	83.54'	84	S 85°38'22"
85	S 05°15'00"	83.54'	85	S 85°38'22"
86	S 05°15'00"	83.54'	86	S 85°38'22"
87	S 05°15'00"	83.54'	87	S 85°38'22"
88	S 05°15'00"	83.54'	88	S 85°38'22"
89	S 05°15'00"	83.54'	89	S 85°38'22"
90	S 05°15'00"	83.54'	90	S 85°38'22"
91	S 05°15'00"	83.54'	91	S 85°38'22"
92	S 05°15'00"	83.54'	92	S 85°38'22"
93	S 05°15'00"	83.54'	93	S 85°38'22"
94	S 05°15'00"	83.54'	94	S 85°38'22"
95	S 05°15'00"	83.54'	95	S 85°38'22"
96	S 05°15'00"	83.54'	96	S 85°38'22"
97	S 05°15'00"	83.54'	97	S 85°38'22"
98	S 05°15'00"	83.54'	98	S 85°38'22"
99	S 05°15'00"	83.54'	99	S 85°38'22"
100	S 05°15'00"	83.54'	100	S 85°38'22"



**STATE OF TEXAS**  
**REGISTERED**  
**PROFESSIONAL LAND SURVEYOR**  
**NO. 5357**  
**BRAD BRYAN SPENNATH**

DATE: 03/15/2011  
 TIME: 10:00 AM  
 PROJECT: RANCH ROAD 965  
 COUNTY: TARRANT  
 STATE: TEXAS

THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES INTO ACCORD WITH THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF TARRANT, TEXAS.

DATE: 03/15/2011  
 TIME: 10:00 AM  
 PROJECT: RANCH ROAD 965  
 COUNTY: TARRANT  
 STATE: TEXAS

DATE: 03/15/2011  
 TIME: 10:00 AM  
 PROJECT: RANCH ROAD 965  
 COUNTY: TARRANT  
 STATE: TEXAS

## EXHIBIT "B"

### Hill Country Land Surveying, LLC

Boundary • Topographic • GPS  
110 North Milam • Fredericksburg, Texas 78624  
Phone 830-990-2665 • Fax 830-990-5095

#### Field Notes for a 170.410 Acre Tract of Land

Being a 170.410 acre tract of land, being approximately 33.897 acres out of the C. Welgehausen W. ½ Survey No. 488, Abstract No. 1279, approximately 28.037 acres out of the F. Welgehausen Survey No. 597, Abstract No. 727, approximately 30.347 acres out of the Arter Crownover Survey No. 255, Abstract No. 129, and approximately 78.129 acres out of the C. & M. R.R. Co. Survey No. 487, Abstract No. 998, Gillespie County, Texas, said 170.410 acres also being out that certain 312.81 acre tract of land conveyed to 4M Land and Cattle Co. by deed recorded in Volume 229, Pages 129-134, Real Property Records, Gillespie County, Texas, said 170.410 acre tract being more particularly described by metes and bounds as follows:

**Beginning** at a concrete right-of-way monument found in the easterly line Ranch Road 965 for the southwest corner of the herein described tract, the southwest corner of said 312.81 acre tract, the northwest corner of the Marvin and Margie Prochnow remaining portion of a 696 acre tract of land recorded in Volume 105, Pages 752-754, Deed Records, Gillespie County, Texas;

**Thence**, with the easterly line of Ranch Road 965, the westerly line of the herein described tract, N. 32°54'54" E., 987.86 feet (N 32°46'00" E 988.08' called) to a concrete right-of-way monument found for the point-of-curvature of a curve to the left whose central angle is 56°48'17", whose radius is 1185.02 feet (1185.02' called) and whose chord bears, N. 04°30'53" E., 1127.49 feet;

**Thence**, continuing with the east line of Ranch Road 965, the west line of the herein described tract, along said curve to the left an arc distance of 1175.04 feet to a concrete right-of-way monument found for the point-of-tangency of said curve to the left, and continuing N. 23°51'50" W., 310.97 feet (N 28°06'00" W 310.34' called) to a concrete right-of-way monument found for the point-of-curvature of a curve to the right whose central angle is 35°50'38", whose radius is 1105.55 feet (1105.55' called) and whose chord bears N. 06°02'03" W., 680.40 feet;

**Thence**, continuing with the east line of Ranch Road 965, the west line of the herein described tract, along said curve to the right an arc distance of 691.63 feet to a ½" steel rod found for the northwest corner of the herein described tract;

**Thence**, with the northerly line of the herein described tract, N. 73°24'45" E., 75.96 feet (N 73°26'00" E 75.59' called) to a ½" steel rod found for angle of the here in described tract, an angle point in the south line of The J. P. Feller Family, Ltd. 69 acre tract of land recorded in Volume 286, Pages 690-691, Real Property Records, Gillespie County, Texas, N. 89°07'00" E., 358.52 feet (N 88°54'00" E 359.14' called) to a ½" steel rod found for angle of the herein described tract, angle of the Feller 69 acre tract;

**Thence**, departing the south line of the Feller 69 acre tract, along a wire fence, S. 06°35'57" E., 93.34 feet (S 06°29'00" E 94.31' called) to a fence post found for angle, S. 20°42'02" E., 125.94 feet (S 21°02'00" E 124.85' called) to a ½" steel rod found for angle, N. 65°40'22" E., 127.17 feet (N 65°36'00" E 128.00' called) to a ½" steel rod found for angle, and N. 42°13'04" E., 202.02 feet (N 42°02'00" E 202.64' called) to a ½" steel rod found for an angle point of the herein described tract, an angle point in the south line of said Feller 69 acre tract;

**EXHIBIT "B"**

**Thence**, with the north line of the herein described tract, the south line of the Feller 69 acre tract, N. 89°42'49" E., 1372.67 feet (N 89°37'00" E called) to a ½" steel rod set for the northeast corner of the herein described tract;

**Thence**, severing said 312.81 acre tract of land, with the easterly line of the herein described tract, S. 08°13'31" E., 241.83 feet to a cedar fence post for angle,  
S. 51°26'24" E., 486.91 feet to a cedar fence post for angle,  
S. 13°26'24" E., 305.03 feet to a cedar fence post for angle,  
S. 75°57'12" E., 174.63 feet to a cedar fence post for angle,  
S. 17°57'46" W., 351.47 feet to a cedar fence post for angle,  
S. 11°34'30" E., 406.35 feet to a 60d nail set in the centerline of a road for angle,  
S. 15°48'10" E., 10.08 feet to a cedar fence post for angle, and  
S. 24°00'07" E., 1186.78 feet to a ½" steel rod set in the north line of the aforementioned Prochnow tract;

**Thence**, with the southerly line of the herein described tract, the southerly line of said 312.81 acre tract, a northwest line of the Prochnow tract, S. 86°22'38" W., 3658.58 feet (S 86°13'00" W called) to the Point-of-Beginning and containing 170.410 acres of land.

Note: This description is based on an on the ground survey performed on 6-09-06 & 12-3-07.  
A Survey Plat of the above described tract was prepared.



A handwritten signature in black ink, appearing to read "Brad Bryan Spenrath", written over a horizontal line.

Brad Bryan Spenrath  
Registered Professional Land Surveyor  
No. 5357 Job # 07-5254

Exhibit "C"

Hill Country Land Surveying, LLC

Boundary • Topographic • GPS  
110 North Milam • Fredericksburg, Texas 78624  
Phone 830-990-2665 • Fax 830-990-5095

Field Notes for Sixty feet wide Road Easement

Being a sixty feet wide road easement out of the C. Welgehausen W. ½ Survey No. 488, Abstract No. 1279, the F. Welgehausen Survey No. 597, Abstract No. 727, the Arter Crossover Survey No. 255, Abstract No. 129, and the C. & M. R.R. Co. Survey No. 487, Abstract No. 998, Gillespie County, Texas, said sixty feet wide road easement also being out that certain 312.81 acre tract of land conveyed to 4M Land and Cattle Co. by deed recorded in Volume 229, Pages 129-134, Real Property Records, Gillespie County, Texas, said sixty feet wide road easement being more particularly described by centerline as follows:

Beginning at a ½" steel rod set in the easterly right-of-way line of Ranch Road 965, the westerly line of said 312.81 acre tract, from which a concrete right-of-way monument found for the southwest corner of said 312.81 acre tract, the northwest corner of the Marvin and Margie Prochnow remaining portion of a 696 acre tract of land recorded in Volume 105, Pages 752-754, Deed Records, Gillespie County, Texas, bears S. 15°47'28" W., 698.09 feet and S. 32°54'54" W., 987.86 feet, said sixty feet wide road easement being parallel to and thirty feet either side of the herein described centerline;

Thence, with the centerline of the herein described sixty feet wide easement, along an existing road, the following courses and distances,

S. 81°16'28" E., 69.92 feet to a 60d nail set for angle,  
S. 26°46'36" E., 196.93 feet to a 60d nail set for angle,  
S. 00°14'18" W., 165.77 feet to a 60d nail set for angle,  
S. 68°06'05" E., 350.68 feet to a 60d nail set for angle,  
S. 50°14'15" E., 154.86 feet to a 60d nail set for angle,  
S. 62°40'41" E., 200.02 feet to a 60d nail set for angle,  
N. 82°39'29" E., 132.79 feet to a 60d nail set for angle,  
N. 63°40'36" E., 182.62 feet to a 60d nail set for angle,  
N. 46°37'40" E., 119.09 feet to a 60d nail set for angle,  
N. 83°02'51" E., 176.70 feet to a 60d nail set for angle,  
N. 56°59'22" E., 90.68 feet to a 60d nail set for angle,  
N. 76°23'06" E., 210.83 feet to a 60d nail set for angle,  
N. 84°33'46" E., 169.65 feet to a 60d nail set for angle,  
S. 79°38'29" E., 95.66 feet to a 60d nail set for angle,  
N. 71°09'54" E., 520.28 feet to a 60d nail set for angle, and  
N. 64°57'12" E., 72.89 feet to a 60d nail set for the point of termination of the herein described centerline easement from which the southeast corner of a 170.410 acre tract this day severed from said 312.81 acre tract bears, S. 15°48'10" E., 10.08 feet and S. 24°00'07" E., 1186.78 feet.

Note: This description is based on an on the ground survey performed on 6-09-06 & 12-3-07.  
A Survey Plat of the above described tract was prepared.



  
Brad Bryan Spenrath  
Registered Professional Land Surveyor  
No. 5357 Job # 07-5254E

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



*Mary Lynn Rusche*

Mary Lynn Rusche, County Clerk

Gillespie County TEXAS

March 26, 2008 03:59:17 PM

FEE: \$55.00

20081701

*FTC*

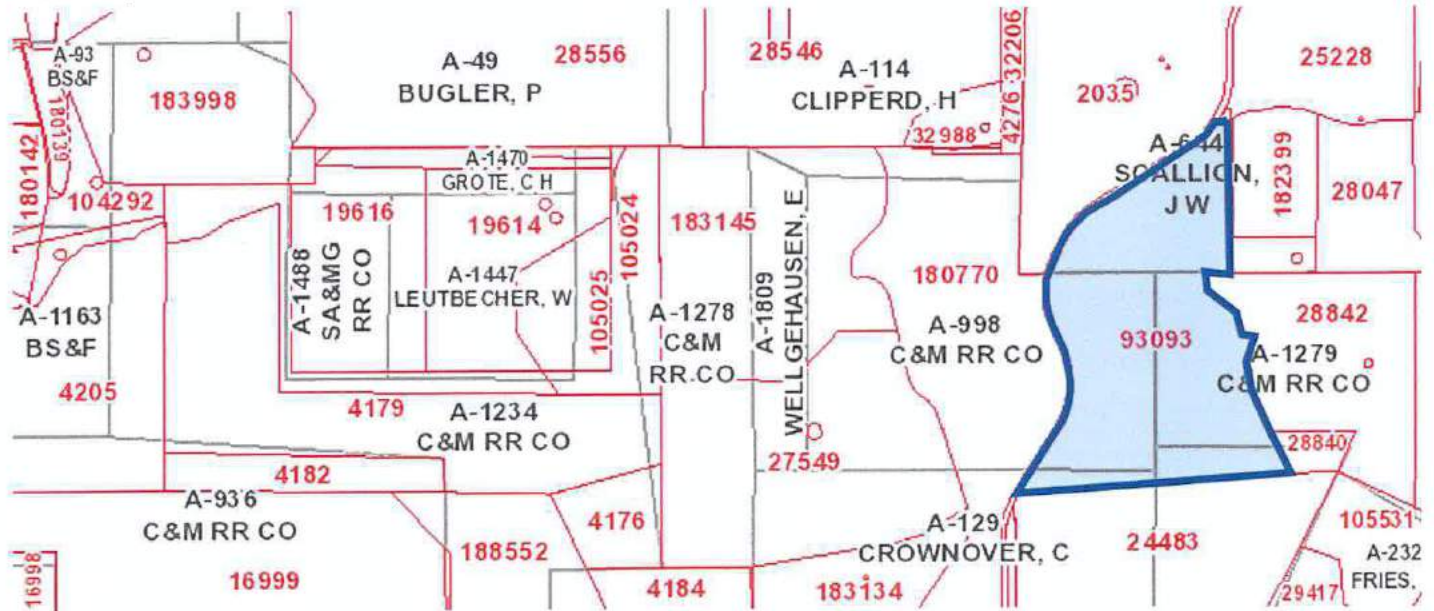
*KC*



# Gillespie CAD Property Search

## Property ID: 93093 For Year 2024

Map



### Property Details

<b>Account</b>		
Property ID:	93093	Geographic ID: A1279-0488-000000-00
Type:	Real	Zoning:
Property Use:		Condo:
<b>Location</b>		
Situs Address:	13927 RANCH ROAD 965 TX	
Map ID:	2-0	Mapsco:
Legal Description:	ABS A-MULTIPLE MULTIPLE ABST, TRACT A129, A644, A727, A998 & A1279, 239.83 ACRES	
Abstract/Subdivision:	A-MULTIPLE - MULTIPLE ABST	
Neighborhood:	F301	
<b>Owner</b>		
Owner ID:	217570	
Name:	IVANNA INVESTMENTS LP	
Agent:		

<b>Mailing Address:</b>	% COP, E J 279 ACHTZEHN RD FREDERICKSBURG, TX 78624
<b>% Ownership:</b>	100.0%
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$44,200 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$2,458,770 (+)
<b>Market Value:</b>	\$2,502,970 (=)
<b>Agricultural Value Loss:</b>	\$2,433,570 (-)
<b>Appraised Value:</b>	\$69,400 (=)
<b>Homestead Cap Loss:</b>	\$0 (-)
<b>Assessed Value:</b>	\$69,400
<b>Ag Use Value:</b>	\$25,200

**PLEASE SEARCH USING THE PROPERTY ID OR OWNER'S NAME**

**VALUES SHOWN ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.**

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

**Owner:** IVANNA INVESTMENTS LP **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling

CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$2,502,970	\$69,400	\$0.00	
G086	GILLESPIE COUNTY	\$2,502,970	\$69,400	\$194.04	
HUW	HILL CNTRY UWCD	\$2,502,970	\$69,400	\$3.26	
SFB	FREDBG ISD	\$2,502,970	\$69,400	\$538.13	
WCD	GILLESPIE WCID	\$2,502,970	\$69,400	\$0.12	

**Total Tax Rate:** 1.059876

**Estimated Taxes With Exemptions:** \$735.55

**Estimated Taxes Without Exemptions:** \$26,528.38

### Property Improvement - Building

**Description:** MTL BLDG W/LIVING AREA **Type:** MISC IMP **State Code:** D2 **Living Area:** 600.00 sqft **Value:** \$44,200

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SHED	SHED	SHED6		2009	552.00
SHED	SHED	SHED3		2009	144.00
MA	MAIN AREA	F2	SI	2009	600.00
STGA	STORAGE AVG	*		0	165.00

### Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN3	NATIVE PASTURE 3	22.0000	958,320.00	0.00	0.00	\$225,550	\$2,190
RN1	NATIVE PASTURE 1	81.0470	3,530,407.32	0.00	0.00	\$830,900	\$8,830
RN2	NATIVE PASTURE 2	136.7830	5,958,267.48	0.00	0.00	\$1,402,320	\$14,180

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$44,200	\$2,458,770	\$25,200	\$69,400	\$0	\$69,400
2023	\$44,200	\$2,242,820	\$25,220	\$69,420	\$0	\$69,420
2022	\$41,700	\$2,079,610	\$23,450	\$65,150	\$0	\$65,150
2021	\$39,710	\$271,240	\$3,380	\$43,090	\$0	\$43,090

2020	\$34,350	\$223,770	\$2,800	\$37,150	\$0	\$37,150
2019	\$34,350	\$223,770	\$2,800	\$37,150	\$0	\$37,150
2018	\$30,950	\$223,770	\$2,640	\$33,590	\$0	\$33,590
2017	\$30,950	\$223,770	\$2,610	\$33,560	\$0	\$33,560
2016	\$29,330	\$192,550	\$2,600	\$31,930	\$0	\$31,930
2015	\$28,340	\$192,550	\$2,600	\$30,940	\$0	\$30,940
2014	\$29,320	\$192,550	\$2,540	\$31,860	\$0	\$31,860

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/15/2022	SWD	SPECIAL WARRANTY DEED	SALT BRANCH HOLDINGS LTD	IVANNA INVESTMENTS LP	20221901		
1/5/2012	WD	WARRANTY DEED	LAKE, RODNEY R & CHARLENE F	SALT BRANCH HOLDINGS LTD	20120060		
3/14/2008	WDVL	WARRANTY DEED VENDORS LIEN	FOUR-M LAND & CATTLE CO	LAKE, RODNEY R & CHARLENE F	20081702		

## ARB Data

Data will be available in October 2024.

## Estimated Tax Due

### **\*\*ATTENTION\*\***

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

If Paid: 05/24/2024 17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Amount Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees
2023	GILLESPIE COUNTY	0.279600	\$2,287,020	\$69,420	\$194.10	\$0.00	\$0.00	\$0.00	\$0.00

2023	HILL CNTRY UWCD	0.004700	\$2,287,020	\$69,420	\$3.26	\$0.00	\$0.00	\$0.00	\$0.00
2023	FREDBG ISD	0.775400	\$2,287,020	\$69,420	\$538.28	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	0.000176	\$2,287,020	\$69,420	\$0.12	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:	1.059876			\$735.76	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE COUNTY	0.332600	\$2,121,310	\$65,150	\$216.69	\$0.00	\$0.00	\$0.00	\$0.00
2022	HILL CNTRY UWCD	0.005100	\$2,121,310	\$65,150	\$3.32	\$0.00	\$0.00	\$0.00	\$0.00
2022	FREDBG ISD	0.960800	\$2,121,310	\$65,150	\$625.96	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE WCID	0.000184	\$2,121,310	\$65,150	\$0.12	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:	1.298684			\$846.09	\$0.00	\$0.00	\$0.00	\$0.00
2021	GILLESPIE COUNTY	0.357700	\$310,950	\$43,090	\$154.13	\$0.00	\$0.00	\$0.00	\$0.00
2021	HILL CNTRY UWCD	0.005700	\$310,950	\$43,090	\$2.46	\$0.00	\$0.00	\$0.00	\$0.00
2021	FREDBG ISD	0.978200	\$310,950	\$43,090	\$421.50	\$0.00	\$0.00	\$0.00	\$0.00
2021	GILLESPIE WCID	0.000191	\$310,950	\$43,090	\$0.08	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:	1.341791			\$578.17	\$0.00	\$0.00	\$0.00	\$0.00
2020	GILLESPIE COUNTY	0.404400	\$258,120	\$37,150	\$150.24	\$0.00	\$0.00	\$0.00	\$0.00
2020	HILL CNTRY UWCD	0.006200	\$258,120	\$37,150	\$2.30	\$0.00	\$0.00	\$0.00	\$0.00
2020	FREDBG ISD	1.055300	\$258,120	\$37,150	\$392.04	\$0.00	\$0.00	\$0.00	\$0.00
2020	GILLESPIE WCID	0.000200	\$258,120	\$37,150	\$0.07	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:	1.466100			\$544.65	\$0.00	\$0.00	\$0.00	\$0.00

2019	GILLESPIE COUNTY	0.412500	\$258,120	\$37,150	\$153.24	\$0.00	\$0.00	\$0.00	\$0.00
2019	HILL CENTRY UWCD	0.006200	\$258,120	\$37,150	\$2.30	\$0.00	\$0.00	\$0.00	\$0.00
2019	FREDBG ISD	1.076200	\$258,120	\$37,150	\$399.81	\$0.00	\$0.00	\$0.00	\$0.00
2019	GILLESPIE WCID	0.000200	\$258,120	\$37,150	\$0.07	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:	1.495100			\$555.42	\$0.00	\$0.00	\$0.00	\$0.00
2018	GILLESPIE COUNTY	0.408100	\$254,720	\$33,590	\$137.08	\$0.00	\$0.00	\$0.00	\$0.00
2018	HILL CENTRY UWCD	0.006700	\$254,720	\$33,590	\$2.25	\$0.00	\$0.00	\$0.00	\$0.00
2018	FREDBG ISD	1.146200	\$254,720	\$33,590	\$385.01	\$0.00	\$0.00	\$0.00	\$0.00
2018	GILLESPIE WCID	0.000200	\$254,720	\$33,590	\$0.07	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:	1.561200			\$524.41	\$0.00	\$0.00	\$0.00	\$0.00
2017	GILLESPIE COUNTY	0.399900	\$254,720	\$33,560	\$134.20	\$0.00	\$0.00	\$0.00	\$0.00
2017	HILL CENTRY UWCD	0.007100	\$254,720	\$33,560	\$2.38	\$0.00	\$0.00	\$0.00	\$0.00
2017	FREDBG ISD	1.146200	\$254,720	\$33,560	\$384.66	\$0.00	\$0.00	\$0.00	\$0.00
2017	GILLESPIE WCID	0.000200	\$254,720	\$33,560	\$0.07	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:	1.553400			\$521.31	\$0.00	\$0.00	\$0.00	\$0.00
2016	GILLESPIE COUNTY	0.434200	\$221,880	\$31,930	\$138.64	\$0.00	\$0.00	\$0.00	\$0.00
2016	HILL CENTRY UWCD	0.007800	\$221,880	\$31,930	\$2.49	\$0.00	\$0.00	\$0.00	\$0.00
2016	FREDBG ISD	1.146200	\$221,880	\$31,930	\$365.98	\$0.00	\$0.00	\$0.00	\$0.00

2016	GILLESPIE WCID	0.000200	\$221,880	\$31,930	\$0.06	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:	1.588400			\$507.17	\$0.00	\$0.00	\$0.00	\$0.00
2015	GILLESPIE COUNTY	0.414700	\$220,890	\$0	\$128.31	\$0.00	\$0.00	\$0.00	\$0.00
2015	HILL CNTRY UWCD	0.007800	\$220,890	\$0	\$2.41	\$0.00	\$0.00	\$0.00	\$0.00
2015	FREDBG ISD	1.146200	\$220,890	\$0	\$354.64	\$0.00	\$0.00	\$0.00	\$0.00
2015	GILLESPIE WCID	0.000200	\$220,890	\$0	\$0.06	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:	1.568900			\$485.42	\$0.00	\$0.00	\$0.00	\$0.00
2014	GILLESPIE COUNTY	0.397100	\$221,870	\$0	\$126.51	\$0.00	\$0.00	\$0.00	\$0.00
2014	HILL CNTRY UWCD	0.008500	\$221,870	\$0	\$2.71	\$0.00	\$0.00	\$0.00	\$0.00
2014	FREDBG ISD	1.146200	\$221,870	\$0	\$365.18	\$0.00	\$0.00	\$0.00	\$0.00
2014	GILLESPIE WCID	0.000200	\$221,870	\$0	\$0.06	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:	1.552000			\$494.46	\$0.00	\$0.00	\$0.00	\$0.00