

KRH *Ranch*

31.50± Acres | Gillespie County

Fredericksburg, Texas



Anders  *Realty*
PURVEYORS OF FINE TEXAS RANCHES

KRH RANCH

31.50± AC · FREDERICKSBURG, TEXAS

*MODERN HILL COUNTRY
FAMILY HOMESTEAD
MINUTES FROM FREDERICKSBURG*



INTRODUCTION

KRH Ranch is an exceptional estate located just south of historic Fredericksburg, representing everything you and your family could desire in a Texas Hill Country homestead. This beautiful, diverse property includes a spacious family compound with over 3,200 SqFt of living space, featuring a modern Hill Country-style home, a multi-purpose pool house overlooking the pool, and a charming guest house. Additional features include a lovely outdoor pavilion, a large metal barn for storing toys and equipment, some of the best panoramic views in the county, and an abundance of White-tailed and Axis deer. This rare ranch property, situated along a quiet county road in a highly sought-after area, has been expertly cared for and is absolutely stunning, offering a truly complete package.



LOCATION & ACCESS

The ranch is situated in the heart of the Texas Hill Country, just 14 minutes from historic Fredericksburg, 1 hour and 25 minutes from San Antonio, and 1 hour and 55 minutes from Austin. The property is located east of TX-16, along the west side of Pfiester Road, and features a custom metal gate with a solar-powered opener.





Nearby Fredericksburg

Fredericksburg is the epicenter and premier destination of the Texas Hill Country and boasts a small-town feel with the restaurants, accommodations, shops and attractions usually reserved for a much larger destination. The town's German roots are evident today in its charming historic Main Street, which offers some 150 shops, art galleries, museums, bakeries and restaurants in a walkable setting. Fredericksburg, known for decades as a premier shopping destination, offers the best of home decor, western wear, fine art, jewelry, kitchen wares, linens, antiques and more.



Fredericksburg is also Texas Wine Country. With over 50 wineries in the area, visitors can sample a diverse range of varietals in picturesque vineyards or boutique tasting rooms. The selection of lodging options in Fredericksburg includes 23 hotel/motels with over 1,100 rooms as well as nearly 1,500 vacation rentals, bed & breakfasts, and guesthouses in the area.

Great food and fantastic dining are a fixture in Fredericksburg with more than 100 restaurants that feature everything from fine dining to regional Texas Hill Country cuisine, to authentic German, Tex-Mex and BBQ.





Wineries

The Texas Hill Country is home to over 100 wineries and vineyards and Fredericksburg is the beating heart of Texas Wine Country. There are more than 60 wineries, vineyards, and wine tasting rooms located in Fredericksburg's Gillespie County, in addition to dozens more wineries located within an hour or two drive.

Fredericksburg's Urban Wine Trail, which includes more than 10 downtown wineries and wine tasting rooms owned by Fredericksburg wineries, are all within walking distance to historic hotspots, shops and boutiques, and the town's B&Bs and hotels.



Main Street & Shopping

Main Street is the center of the action, where you can find more than 150 shops, boutiques and art galleries as well as dozens of restaurants, wine tasting rooms, a brewpubs & distilleries, two museums, and more.

Shopping has been a massive draw for tourists that visit Fredericksburg for years, as shops on Main Street are all



locally owned and operated by people that call Fredericksburg home. Franchises and chain stores are not allowed in the National Historic District (which runs along Main Street), providing a unique small-town shopping experience. Main Street is also home to two notable museums - the National Museum of the Pacific War at the East End and the Pioneer Museum at the West End.



Events

Fredericksburg is home to more than 400 festivals and special events each year, in addition to dozens of live music performances each week. From wine events to historical reenactments, the Texas Hill Country is filled with something to entertain just about everyone from the young to the young at heart.



Fredericksburg's signature culinary event, the Fredericksburg Food & Wine Fest, takes place at the end of each October and transforms Marktplatz into a foodie paradise with a celebration of all things Texas food and wine. Live music, cooking demonstrations and specialty booths make this a must-do for Fredericksburg visitors and Hill Country residents.



IMPROVEMENTS

Main House

This custom-built, modern Hill Country home, constructed in 2013, features just under 2,000 SqFt of living space. The downstairs offers a warm and inviting open floor plan that includes a 30'x16' living area, 16'x14' kitchen, 12'x14' dining area, and a half bathroom. The downstairs floors are scored, polished concrete, and there is an abundance of double-hung and awning windows that let in just the right amount of natural light. Recessed lighting and premium ceiling fans are installed throughout the house. From the living area and kitchen, you can enjoy stunning panoramic views of the rolling hills to the east.



The kitchen is spacious, featuring a practical U-shaped layout that incorporates custom cabinets, various floating shelves, a large single-basin sink, and a bar sink. Appliances staying with the home include a chef-quality stainless-steel Blue Star gas range with six burners, a griddle, a double oven, and a pot filler. An industrial-grade stainless steel vent hood provides ventilation. There is also a stainless-steel Whirlpool refrigerator and a stainless-steel Bosch dishwasher.

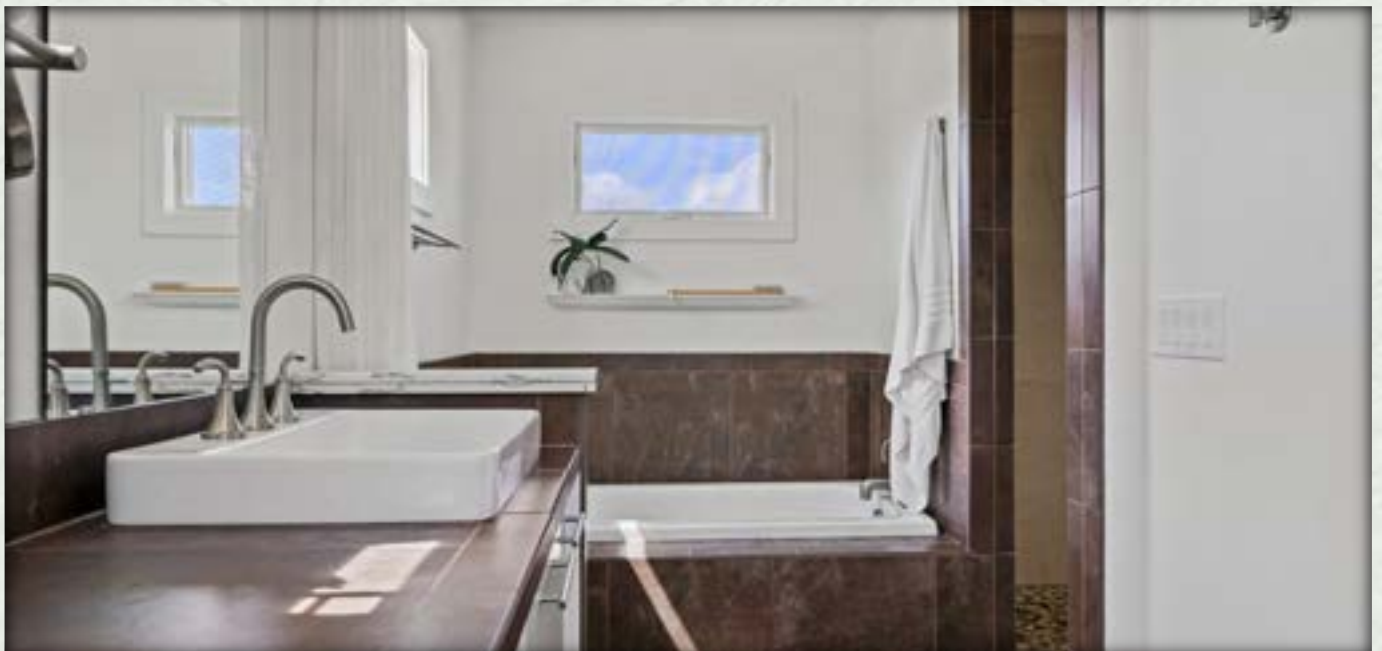




A wide staircase with stainless-steel handrails leads upstairs to the primary suite. The flooring on the stairs and throughout the upstairs features porcelain tile with a wood grain pattern, creating a warm ambiance. The bedroom measures 14'x16', providing ample room for a king-sized bed and other furniture. There are his-and-her's walk-in closets (6'x12' and 10'x12'), along with a hall linen closet, and a laundry closet housing a full-sized washer and dryer. From the bedroom, French doors open onto a small balcony overlooking the east side of the ranch. The 16'x10' ensuite bath includes a large walk-in shower and a spacious soaking tub. It also features double vanities with a large prep area, ample storage, and a water closet for the toilet.







The home's siding features a beautiful blend of Hardie board, Galvalume U-panel metal, and Oklahoma stone. A standing-seam metal roof, in excellent condition, protects the home, and a dual-zone Trane HVAC system (two 1.5-ton units) provides more than ample heating and cooling.



Pool House, Pool, and Pavilion

If you enjoy outdoor living and entertaining family and friends, this home has it all! Constructed in 2000 and completely remodeled in 2014, the pool house is a multifunctional space designed for a variety of uses, including an office, gym, artist's studio, or bunkhouse. The current owners have used it as a trophy room, and the façade of several interior walls is stained & sealed with finished-grade plywood. The structure features vaulted ceilings, yellow pine flooring, double-hung and awning windows, a full-sized bathroom with a walk-in shower, a spacious utility room equipped with a full-sized washer & dryer, a 50-gallon water heater, and a functional kitchenette with stainless steel counters and storage.



The pool house is set on pier & beam, has a standing seam metal roof, and is clad in Galvalume U-Panel metal siding, which is ideal due to its low-maintenance and impact-resistant properties. A custom aluminum awning spans over the entrance and down the east side, partially covering a 1,105-square-foot wooden deck that overlooks the swimming pool. The swimming pool, designed for water volleyball and in-pool lounging, was constructed in 2012 and is 17'x30' with depths that range from 3.5' to 5.5' and a shallow built-in sun deck with bubblers. All of the pool equipment (pumps, plumbing, filtration system, etc.) was replaced in 2021. The pool house HVAC system was updated in 2022 with a new 2-ton Trane XR14 Heat Pump System.





Adjacent to the pool house and pool, a 628 SqFt covered, lighted pavilion serves as a perfect gathering place for outdoor dinners, spending time with family and friends, or simply relaxing in the cool shade. Sitting on a heavy-duty, finished concrete pad and accented with Oklahoma stone-wrapped steel support columns and stucco walls, the pavilion is equipped with a Sunbrite TV and is ready for an outdoor kitchen to be installed, as electricity and water have already been extended to the structure.





Guest House & Observation Deck

Sitting just behind the pool house and next to the pavilion, a private, beautifully maintained 720 SqFt, two-room guest house is located, wrapped in the same U-panel metal siding and topped with a standing-seam metal roof. The centerpiece of the guest house is the spacious primary bedroom, which features patio doors that open onto a pergola-covered, private deck, a full-sized bathroom that includes a soaker tub/shower combo with water thermometer, as well as a beautiful vanity area. The cozy living room offers plenty of seating and features a practical stainless-steel kitchenette, along with large windows that overlook the wooded pasture. Two mini-splits provide both air conditioning and heating, and a 40-gallon water heater is also included. The guest house has a mix of double-hung and awning windows; all fitted with plantation blinds. The living room has a painted concrete floor, while the bedroom is pier-and-beam with luxury vinyl flooring. Attached to the guest house is an elevated, covered observation deck with built-in seating and solar lighting, creating the perfect spot to enjoy a glass of wine, feel the cool breeze, and watch the local wildlife in the evening.





Barn & Covered Parking

Behind the main house, a 1,152 SqFt metal barn sits on a concrete pad, providing ample space to store equipment and shelter up to three vehicles. The enclosed workshop area of the barn is 288 SqFt. Next to the guest house, there's an additional two-stall covered carport that can be used for vehicles or extra storage.



Fencing, Cattle Pens, & Roads

The property is fenced along the south and west boundaries and partially fenced on the north. All fences are in good condition. At the seller's expense, the remaining section of the north boundary will be fenced after closing. The 9.50-ac field, the west pasture, and the north pasture are fenced separately, allowing livestock to be rotated or isolated. A fenced lane along the southern boundary facilitates the movement of livestock from the front of the property to the back. There is also a set of custom cattle handling pens that include cutting & loading chutes, as well as a Bud Box and a Priefert head gate. Access throughout the ranch is provided by typical ranch roads and trails, which are in good condition.





WATER

There are two (2) water wells on the property. A 30 GPM well, drilled in 1993, supplies water to the entire compound and the concrete water trough by the guest house. There is also a 20 GPM well, drilled in 2014, located in the western portion of the grass field, which supplies water to two concrete troughs: one adjacent to the well in the grass field and one situated in the fenced, wooded pasture behind the house. There is also a small stock pond that is located just east of and in front of the main house and pool house.





LAND

For its size, KRH Ranch is an incredibly diverse property with four (4) distinct areas. Surrounding the main home and adjacent structures is beautiful, low-maintenance landscaping that includes a sprinkler system, as well as mowed areas with scattered native trees, shrubs, and a diverse array of landscaping. Just north of the main compound is a heavily wooded block of land with native oaks and other tree species, which serves as a favorite bedding area for the local deer herd and other wildlife. To the northwest, there is a 9.50-acre open grass field featuring a variety of native and improved grasses perfect for grazing. And finally, the southwest block of the property is characterized as an upland savannah with native grasses and scattered native trees and shrubs. The elevation ranges from 1,700' along Pfiester Rd. up to 1,760' in the open pasture, just northwest of the house.





WILDLIFE

White-tailed deer, Axis deer, Rio Grande turkeys, mourning and white-winged doves, and other indigenous wildlife species, such as raptors, songbirds, various small mammals, and reptiles, are also abundant and commonly seen. The ranch is seasonally grazed by livestock to maintain the Ag Exemption.



FINANCIAL / TITLE

KRH RANCH, as described herein (31.50± ac), is offered at \$2,650,000 in Cash or at Terms acceptable solely at the discretion of the Seller. The conditions of sale are as follows:

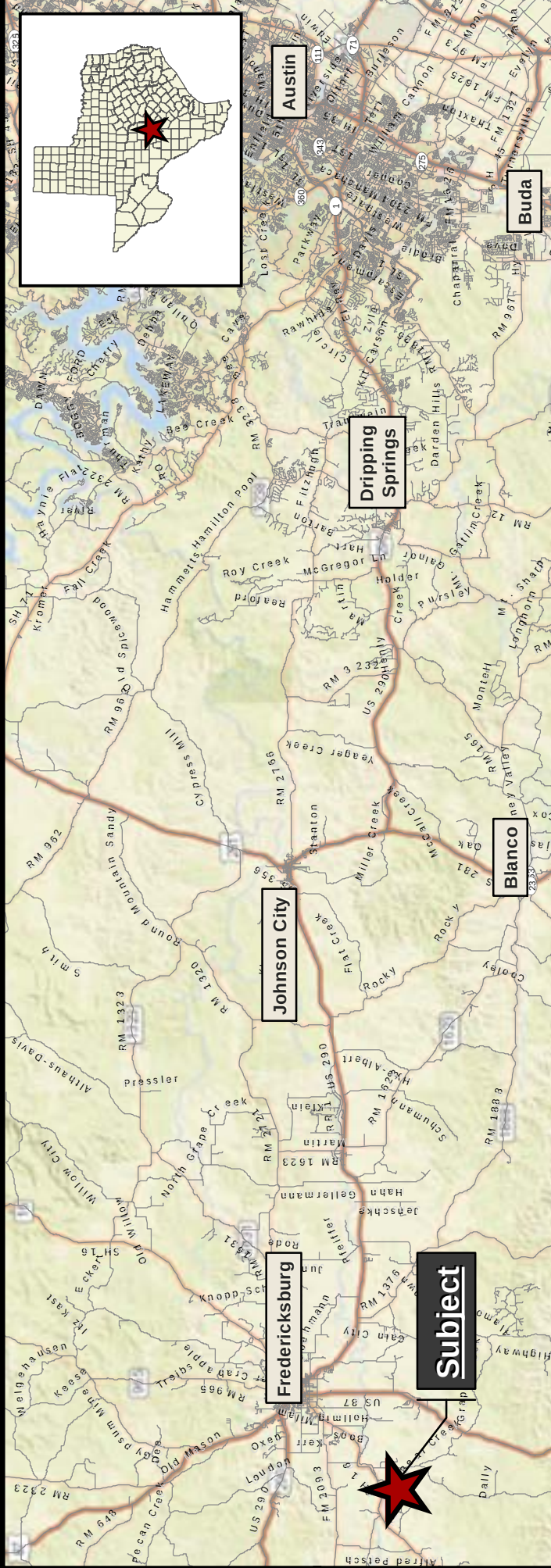
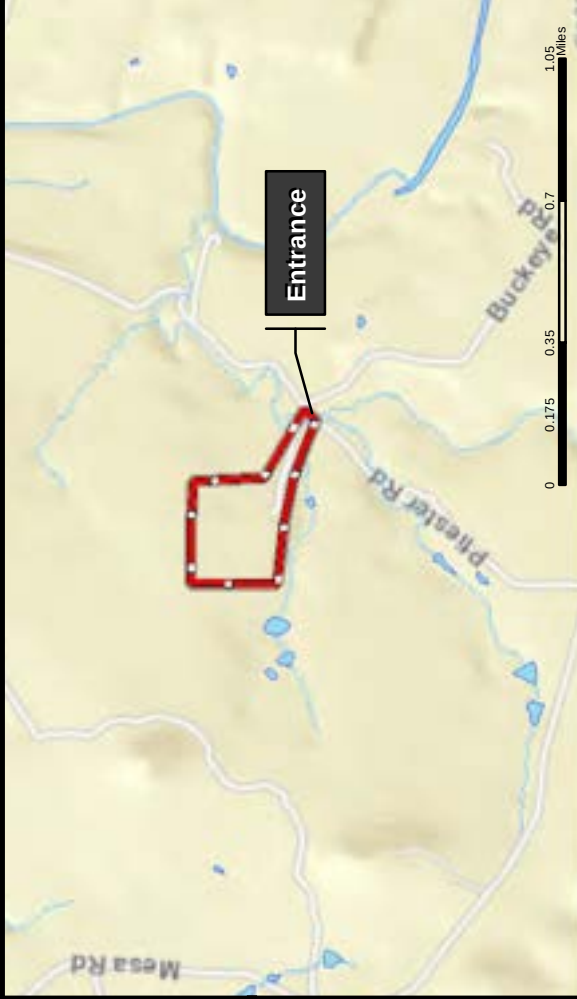
1. Offers to purchase or letters of intent must be in writing and accompanied by 1.00% of the purchase price to the escrow account at Hill Country Titles of Fredericksburg, TX.
2. The Seller will provide and pay for a standard owner's title insurance policy. Title to the real property will be conveyed by a general or special warranty deed.
3. The Sellers will provide a new survey.
4. Mineral rights which the Seller owns will be conveyed to the Buyer at Closing.
5. All water right claims controlled by the Sellers will be transferred to the Buyer at Closing.
6. The property lies in the Fredericksburg ISD.
7. Property Address: 1556 Pfeister Road, Fredericksburg, TX 78624.
8. Deed restrictions are included in this packet.
9. The 2024 ag-exempt property taxes were \$1,932.64.



This entire Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by the Sellers. Information regarding land classifications and acreages are intended only as general guidelines and have been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Seller or Anders Realty. Prospective Buyers should verify all information to their sole and complete satisfaction. ***SHOWN BY APPOINTMENT ONLY – DO NOT TRESPASS.***

Buyer's brokers/agents must be identified on first contact and must accompany buying prospect on first showing to be allocated full fee participation. If this condition is not met, fee participation will be at the sole discretion of Anders Ranch Realty.

KRH RANCH | 31.50 ± AC | GILLESPIE



1 inch = 2,500 feet

Jeremy Lacy (830) 225-0595
www.AndersRanchRealty.com



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1 inch = 225 feet
0 0.025 0.05 0.075 Miles

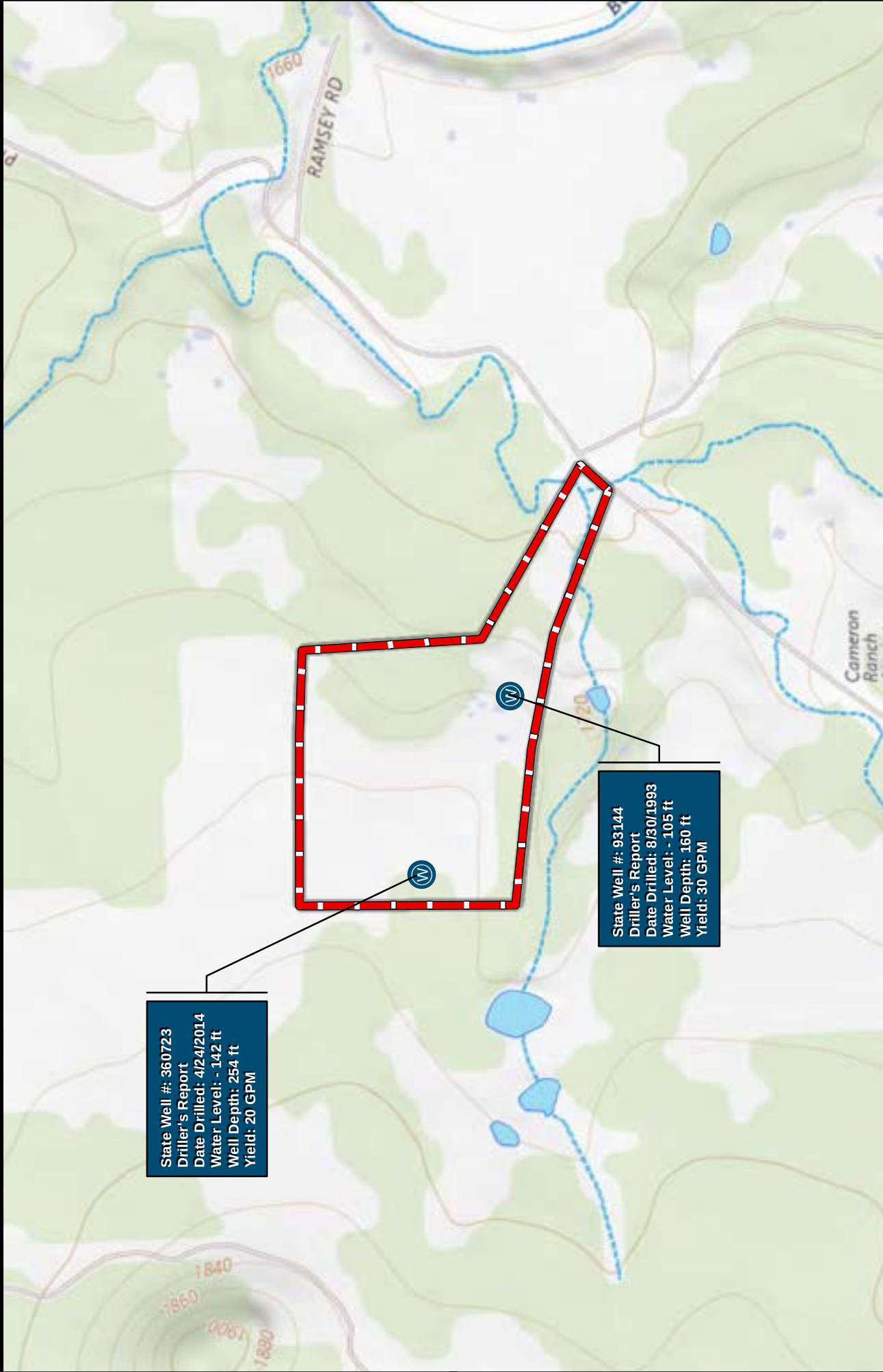


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State Well #: 360723
Driller's Report
Date Drilled: 4/24/2014
Water Level: - 142 ft
Well Depth: 254 ft
Yield: 20 GPM

State Well #: 93144
Driller's Report
Date Drilled: 8/30/1993
Water Level: - 105 ft
Well Depth: 160 ft
Yield: 30 GPM

1 inch = 583.33 feet
0 0.07 0.14 0.21 Miles



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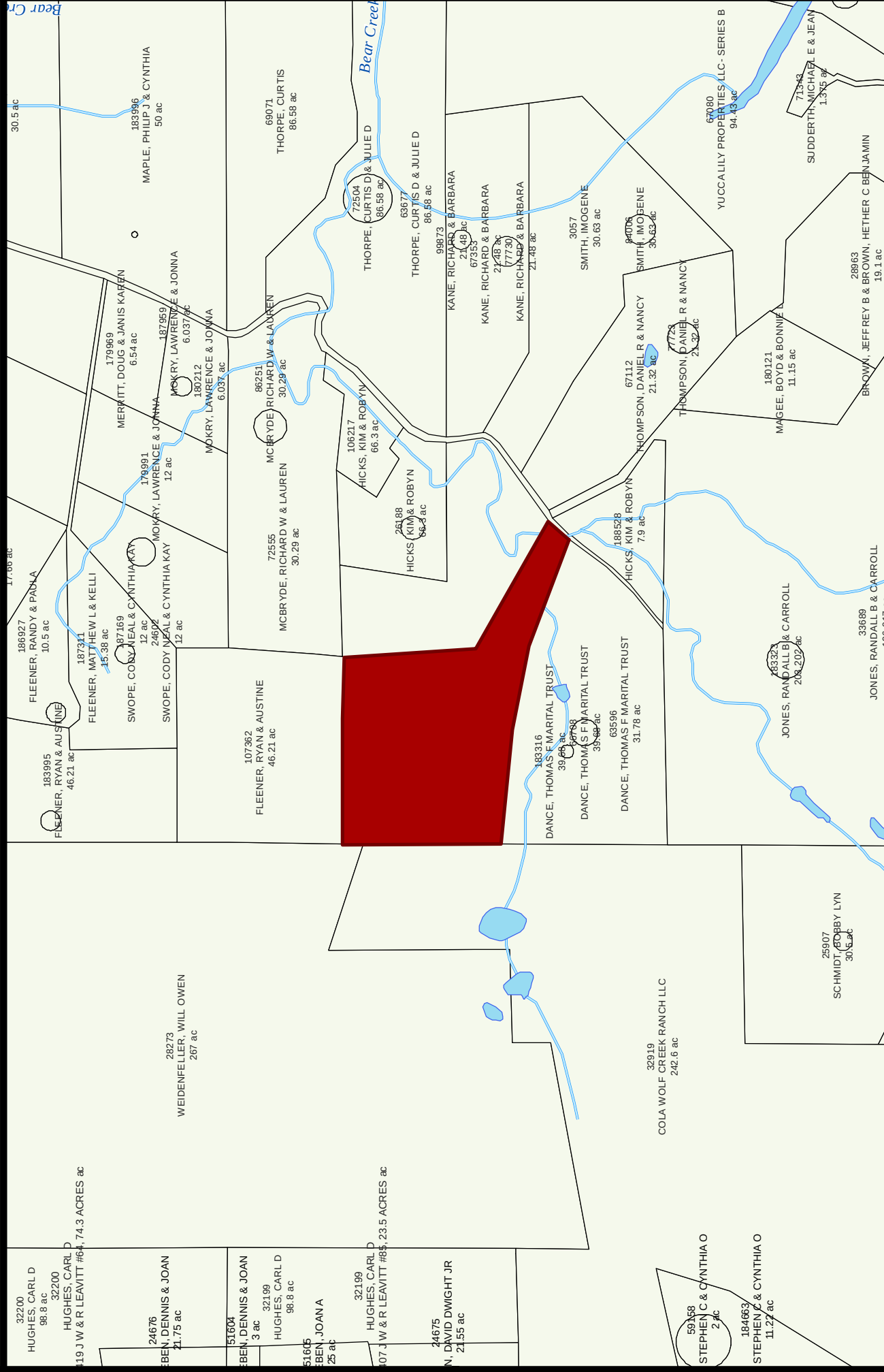
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1 inch = 791.67 feet

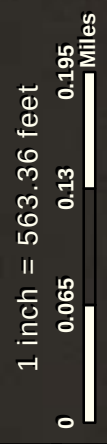


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KRH RANCH | 31.50 ± AC | GILLESPIE

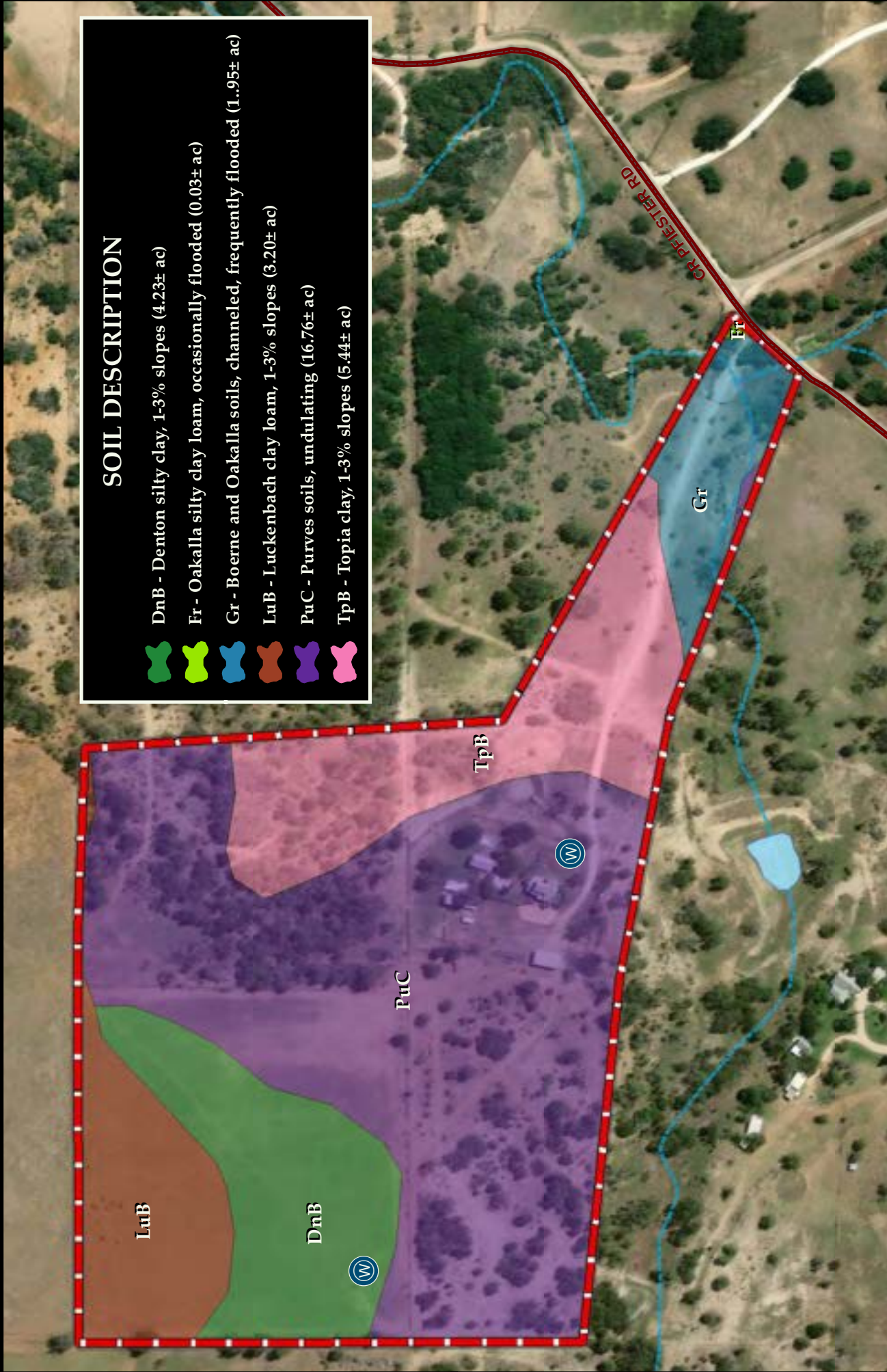


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KRH RANCH | 31.50 ± AC | GILLESPIE



1 inch = 250 feet

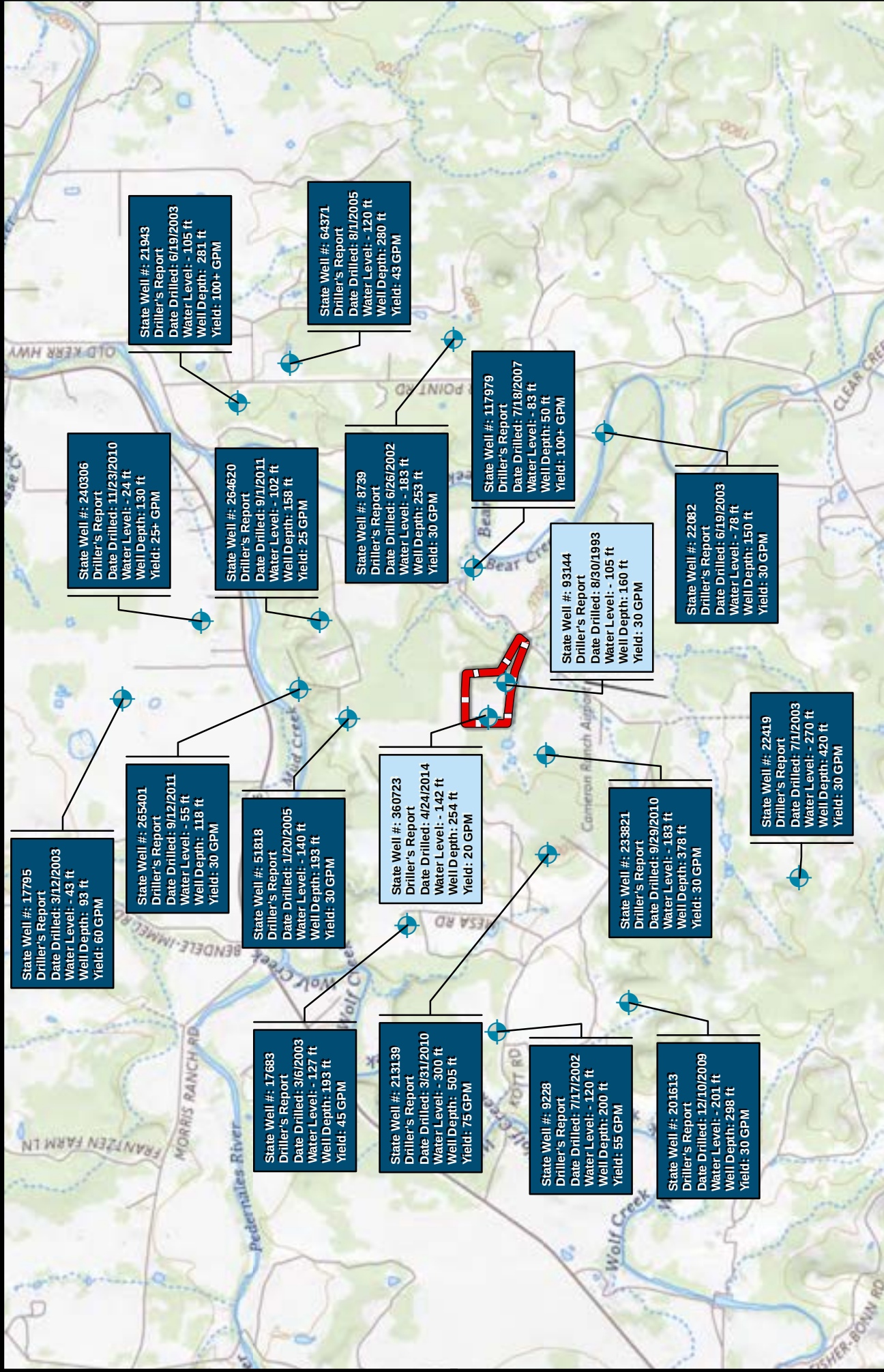


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1 inch = 3,000 feet

A horizontal scale bar with tick marks at 0, 0.35, 0.7, and 1.05. The word "Miles" is written at the right end.



P.O. Box 3448, Fredericksburg, TX 78624
 Jeremy Lacy (830) 225-0595
www.AndersRanchRealty.com

Handwritten signature: *Handwritten signature*

Anders Realty
PURVEYORS OF FINE TEXAS RANCHES

STATE OF TEXAS WELL REPORT for Tracking #360723

Owner:	Kim Hicks	Owner Well #:	No Data
Address:	P.O. Box 481 Fredericksburg, TX 78624	Grid #:	57-49-4
Well Location:	1556 Pfister Rd.; .4 mi. W in field TX	Latitude:	30° 11' 36" N
Well County:	Gillespie	Longitude:	098° 57' 39" W
		Elevation:	No Data
Type of Work:	New Well	Proposed Use:	Stock

Drilling Start Date: **4/24/2014** Drilling End Date: **4/24/2014**

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	9	0	254

Drilling Method: **Air Rotary**

Borehole Completion: **Filter Packed**

	Top Depth (ft.)	Bottom Depth (ft.)	Filter Material	Size
Filter Pack Intervals:	50	254	Gravel	3/8"

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	1	5	1 Cement
	5	50	13 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: **Pitless Adapter Used**

Water Level: **142 ft. below land surface on 2014-04-24** Measurement Method: **Unknown**

Packers: **No Data**

Type of Pump: **Submersible** Pump Depth (ft.): **190**

Well Tests: **Jetted** Yield: **20 GPM**

Water Quality:

Strata Depth (ft.)	Water Type
152-167, 187-212	good (490 ppmTDS)

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which
contained injurious constituents?: **Unknown**

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**

Comments: **No Data**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:
BLANK PIPE & WELL SCREEN DATA

Top (ft.)	Bottom (ft.)	Description
0	1	Topsoil
1	12	Caliche & Gravel
12	42	Brown Clay & Limestone
42	62	Gray Shale & Limestone
62	212	Gray & Red Clay w/Limestone & Sand
212	254	Gray Sandstone Conglomerate

Dia. (in.)	New/Used	Type	Setting From/To (ft.)
5"	N	PVC +2	- 194 SDR 17
5"	N	PVC, Slott	194 - 214
5"	N	PVC	214 - 254 SDR 17

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

1) OWNER: DANCE, TOM F. ADDRESS: 5485 BELTLINE RD. CITY: DALLAS STATE: TX ZIP: 75240-
 2) LOCATION OF WELL: County: GILLESPIE 1.7 miles in S direction from PFIESTER RD.
 3 MI. W. IN PASTURE

LEGAL DESCRIPTION

SEE ATTACHED MAP

537

100 yds before Cameron entrance
go west pasture rd.

3) TYPE OF WORK: NEW WELL

4) PROPOSED USE: DOMESTIC

5) DRILLING METHOD: AIR ROTARY/HAMMER

6) WELL LOG: 93144

DIAMETER OF HOLE

7) BOREHOLE METHOD:

DIAMETER

FROM

TO

8.75

0

160

GRAVEL PACKED

IF GRAVEL... FROM 50 FT. TO 160 FT.

FROM FT. TO FT.

DATE DRILLED: 08/30/93

GEOLOGICAL DESCRIPTION:

FROM	TO	DESCRIPTION
0	1	TOPSOIL
1	10	CLAY-BROWN
10	30	SHALE-GRAY
"	"	LIMESTONE LEDGES
30	42	SAND -GRAY
42	65	SHALE-GRAY
"	"	LIMESTONE LEDGES
65	160	SHALE-RED
"	"	SHALE-GRAY
"	"	LIMESTONE LEDGES
"	"	SAND

8) CASING, BLANK PIPE, AND WELL SCREEN DATA:

DIA	NEW/USED	DESCRIPTION	FROM	TO	GAGE CASING SCREEN
6	N	PVC CASING	+2	160	
6	N	PVC, CUSTOM SLOTTED	134	154	

1730
65
1665

9) CEMENTING DATA:

Cemented from 0 FT. TO 20 FT.
 20 FT. TO 50 FT.

Method used: GROUT

Cemented by: VIRDELL DRILLING INC

10) SURFACE COMPLETION:

APP. ALTER. PROCD.

11) WATER LEVEL:

STATIC LEVEL: 105 FT. DATE: 08/30/93

ARTESIAN FLOW: GPM. DATE:

12) PACKERS:

TYPE

DEPTH

13) TYPE PUMP:

SUBMERSIBLE

DEPTH TO PUMP: 130

14) WELL TEST:

JETTED

YIELD: 30 GPM WITH FT DRAWDOWN AFTER HRS

15) WATER QUALITY:

TYPE OF WATER: GOOD 430 ppmTDS

DEPTH OF STRATA: 110-135, 150-155

NO CHEMICAL ANALYSIS MADE

NO STRATA OF UNDESIRABLE WATER PENETRATED

COMPANY NAME: VIRDELL DRILLING INC.

WATER WELL DRILLER'S LICENSE NO.: 1900WPKL

ADDRESS: 111 E. GRAYSON ST.

CITY: LLANO

STATE: TX ZIP CODE: 78643

FOR TOWN USE ONLY

WELL NO. _____

LOCATED ON MAP _____

I HEREBY CERTIFY THAT THIS WELL WAS DRILLED BY ME (OR UNDER MY SUPERVISION) AND THAT EACH AND ALL OF THE STATEMENTS HEREIN ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT FAILURE TO COMPLETE ITEMS 1 THRU 12 WILL RESULT IN THE LOG(S) BEING RETURNED FOR COMPLETION AND RESUBMITTAL.

(signed) Danley M. Virrell

(signed) _____

LICENSED WATER WELL DRILLER

(REGISTERED DRILLER TRAINEE)

DEED RESTRICTIONS

I. DEFINITIONS

- 1.1. "Owner" shall refer to the record owner, whether one or more persons or entities, of the fee simple title to any portion of the above-described Property, excluding those who have any interest therein solely as security for the performance of an obligation.
- 1.2. "Property" shall refer to any portion of the Property, as owned by the Owner.

II. RESTRICTIONS

- 2.1 The Property shall be used exclusively for residential and agricultural purposes as described below. A single-family dwelling can be a permanent residence, a short-term rental (such as a guesthouse or bed and breakfast), or a long-term rental unit.
- 2.2 No more than two (2) additional single-family dwellings may be built on the Property. No more than two (2) outbuildings, like barns or animal shelters, may be constructed on the Property.
- 2.3 Any new dwelling must be newly constructed and built on-site. No dwelling shall be moved onto the Property. Mobile, modular, pre-manufactured, and industrial-built homes are not allowed as dwellings or for storage on the Property. For this paragraph, the term "dwelling" includes guest houses.
- 2.4 Farm and ranch equipment, trailers, recreational vehicles, boats, and UTV/ATV equipment must be stored at least one hundred fifty feet (150') from any right-of-way or property boundary line.
- 2.5 The Property shall not be further divided.
- 2.6 No structure shall be erected on the property closer than one hundred fifty feet (150') from the north and/or south property lines, or twenty-five feet (25') from the east and/or west property lines.
- 2.7 The Property shall not be used for any commercial purposes, except for permanent crops such as vineyards, fruit trees, pecan groves, and permanent grass (hay meadows or grazing pastures), as well as livestock production. No industrial activities or enterprises shall be allowed on the Property. Industrial pursuits or enterprises refer to engaging in the manufacturing or assembly of goods or processing raw materials that are unserviceable in their natural state for sale or distribution to third parties, other than a cottage industry by an artisan—such as an artist, painter, photographer, or 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; machine shop or machining businesses; and concrete product manufacturing. Additionally, no animals may be boarded commercially on the Property.
- 2.8 Abandoned or inoperative equipment, vehicles, or junk shall not be allowed to be placed, stored, or kept on the Property.

2.9 Swine shall not be kept on the Property, EXCEPT that swine may be housed on the Property for 4-H and/or FFA projects. Other livestock, pets, and poultry are permitted, provided said livestock is kept within the boundaries of the Property at all times and provided they are not become offensive to neighboring landowners through smell, sight, sound, or other means, in accordance with generally accepted practices. There shall be no commercial feeding operations or commercial breeding of animals conducted on the Property. Agricultural animals used for grazing while raising young (such as a cow/calf operation) shall not be considered commercial breeding.

2.10 No toxic waste dumping, burying, or disposal of any kind shall be permitted that would pollute any stream or body of water or negatively impact the natural beauty and value of the Property. Garbage or refuse shall not be disposed of or buried on the Property.

2.11 All hunting must adhere to the rules and regulations of the Texas Parks and Wildlife Department. Continuous or prolonged firearm discharge is not permitted on the Property.

2.12 Mineral exploration of any type which will damage the surface shall not be permitted on the Property.

2.13 No cellular tower, wind turbine, or other type of commercial tower or antenna shall be erected or placed on the Property. Residential towers to provide internet and phone service are permitted on the Property, but under no circumstances shall a tower exceed twenty-five feet (25') in height. Any solar panels located on the Property must be installed on the roof of any improvements, and they must follow the pitch of the existing roof.

III. GENERAL PROVISIONS

3.01 ENFORCEMENT. Declarant, its successors or assigns, or any Owner, shall have the right to enforce, by legal or equitable proceedings, the terms, provisions, covenants, conditions, and restrictions of this Declaration. Failure by the Declarant or any Owner to act upon any breach or default shall not be considered a waiver of their right to address future breaches or defaults. The Declarant, for itself, its successors or assigns, reserves the right to enforce this Declaration, even if it has previously sold and transferred all the Property governed by it. This reservation does not impose any duty or obligation on the Declarant to enforce the Declaration, and the Declarant shall not be subject to any claim, demand, or legal action from any Owner for failing to enforce any term, provision, covenant, condition, or restriction contained herein.

3.2 PARTIAL INVALIDITY. The invalidation of any one covenant or restriction contained herein, by judgment or court order, shall not affect other provisions, which shall remain in full force and effect.

3.3 TERM. The covenants, conditions, and restrictions of this instrument shall run with and bind the land, benefiting and being enforceable by or against the owner of any Property subject to it, as well as their respective legal representatives, heirs, successors, and assigns. These provisions shall remain in effect until December 31, 2075, after which they will continue unless explicitly terminated.

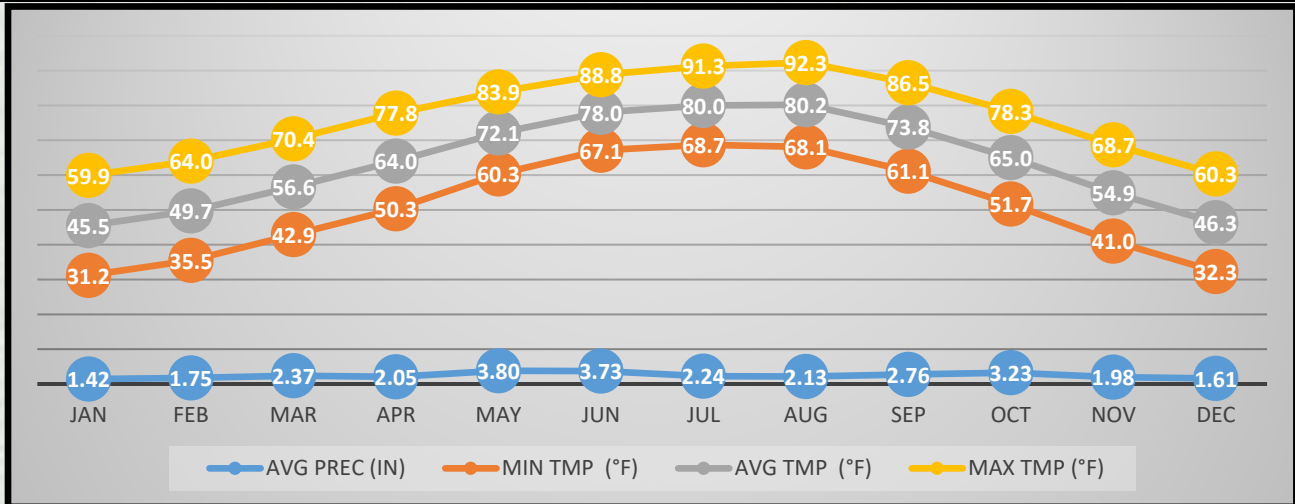
34. AMENDMENT. Notwithstanding anything to the contrary, Declarant shall have the right at any time, at its sole discretion and without any joinder or consent of any other party to amend this Declaration for the purposes of correcting any error, ambiguity or inconsistency appearing herein or for any reason whatsoever deemed necessary for the benefit of the overall development as determined by Declarant in its sole judgement. Said amendment shall be effective upon filing of the instrument containing such amendment in the office of the County Clerk of Gillespie County, Texas.

35. WAIVER AND LACHES. The obligation to abide by the provisions contained in this Declaration shall be deemed to be of a continuing and continual basis. Each and every day an Owner allows a condition to exist on such Owner's Tract which is not in compliance with the requirements contained herein shall constitute a separate and individual violation hereof, and shall give rise to a new cause of action for such breach. The intended effect and express purpose of this provision shall be that every Owner, by accepting title to a Tract, hereby waives the affirmative defenses of the statute of limitations, waiver and laches with respect to covenant violations. Failure of Declarant, or of any Owner to enforce the terms of this Declaration shall in no event be deemed a waiver of the right to do so thereafter.

CLIMATE DATA

Three-decade averages of climatological variables (1991-2010)
Climate Normals for **Fredericksburg, Texas** from the National Climate Data Center (NCDC)

MONTH (1991-2010)	AVG PREC (IN)	MIN TMP (°F)	AVG TMP (°F)	MAX TMP (°F)
Jan	1.42	31.2	45.5	59.9
Feb	1.75	35.5	49.7	64.0
Mar	2.37	42.9	56.6	70.4
Apr	2.05	50.3	64.0	77.8
May	3.80	60.3	72.1	83.9
Jun	3.73	67.1	78.0	88.8
Jul	2.24	68.7	80.0	91.3
Aug	2.13	68.1	80.2	92.3
Sep	2.76	61.1	73.8	86.5
Oct	3.23	51.7	65.0	78.3
Nov	1.98	41.0	54.9	68.7
Dec	1.61	32.3	46.3	60.3
Ann	31.53	52.6	65.0	77.4



Zip: 78624	Days Where Temp Exceeds 86°F:	91-120 Days
	Freeze Date (Avg First Frost):	Nov 01 st -10 th
	Freeze Date (Avg Last Frost):	Mar 21 st – 31 st
	USDA Hardiness Zone:	Zone 8a: 10F to 15F
	Koppen-Geiger Climate Zone:	Cfa – Humid Subtropical Climate
	Ecoregion:	30a – Edwards Plateau Woodland
	Palmer Drought Index:	Moderately Moist

BROKERAGE INFORMATION



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Anders Ranch Realty	514096	Brady@AndersRanchRealty.com	512-791-9961
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brady P. Anders	514096	Brady@AndersRanchRealty.com	512-791-9961
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeremy N. Lacy	603524	Jeremy@AndersRanchRealty.com	830-225-0595
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Anders Realty

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