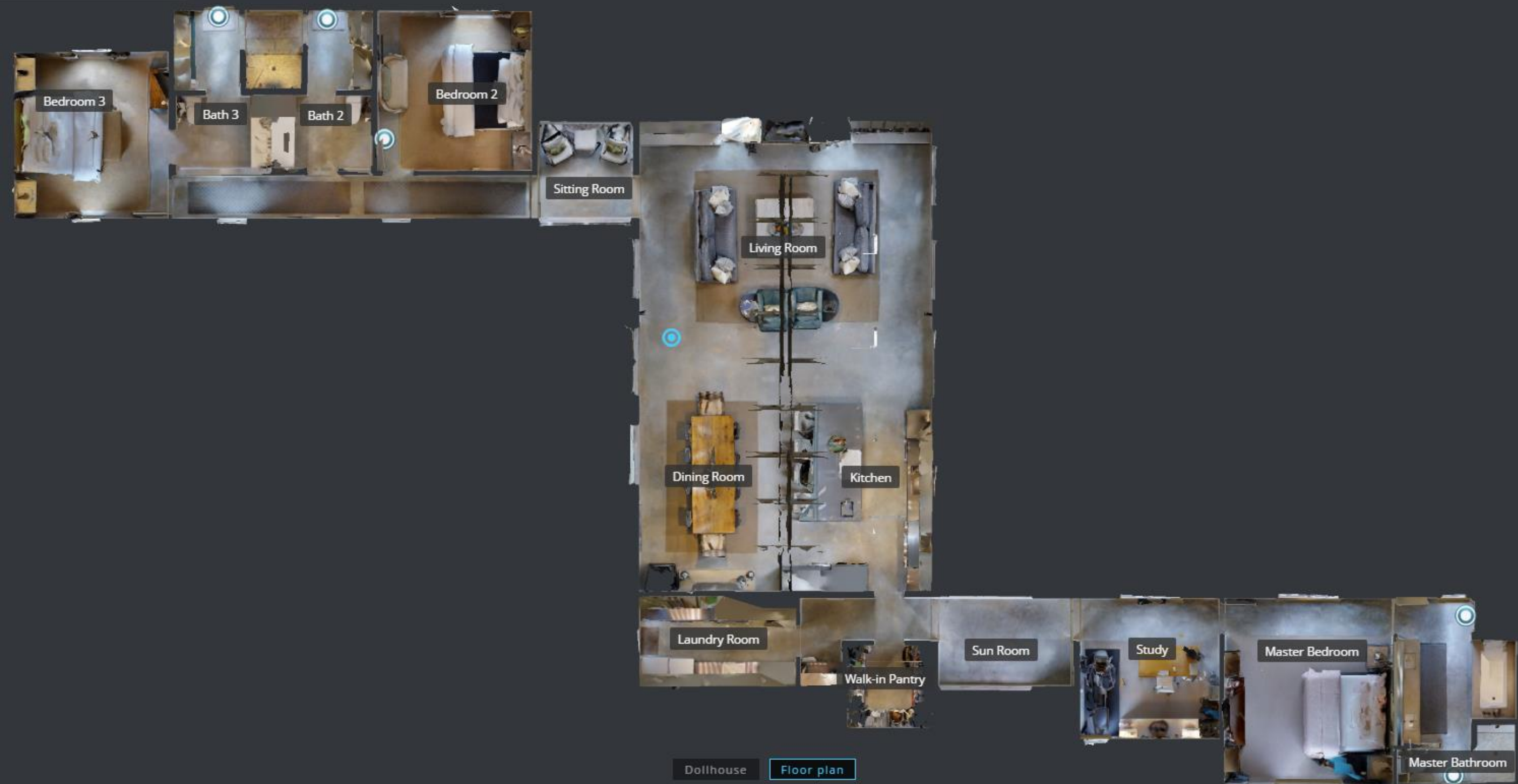


# Main Home Matterport Dollhouse Floor Plan



# Main Home Matterport Floorplan & Dimensions



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Guest House Matterport Dollhouse Floor Plan







# Site Plan

Rain Water Tank

Main Home  
103235

Party Pavilion

Pool

Bunk House  
8495

Guest House  
69365

38946

Kennel & Storage

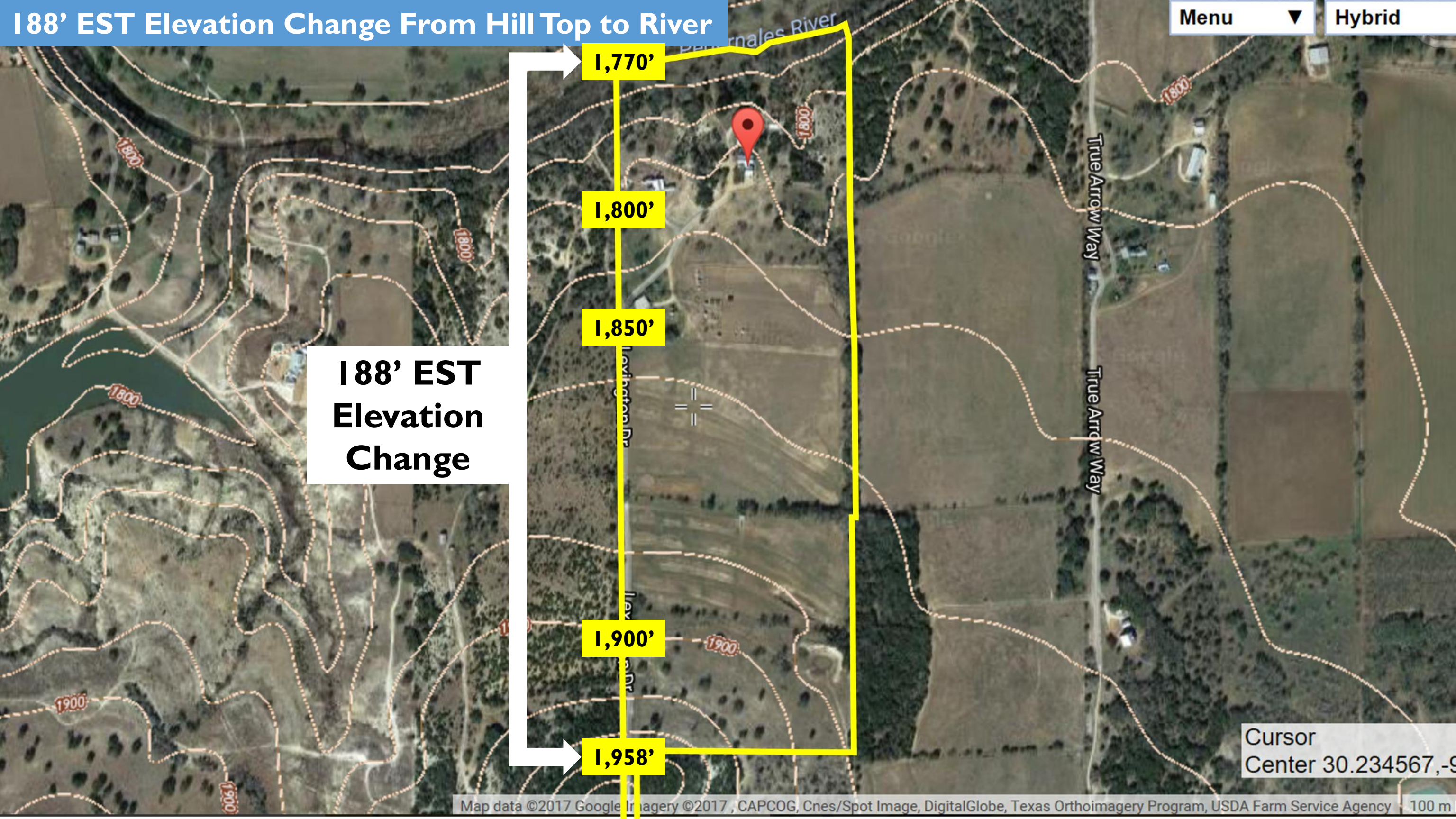
Organic Farm



# 188' EST Elevation Change From Hill Top to River

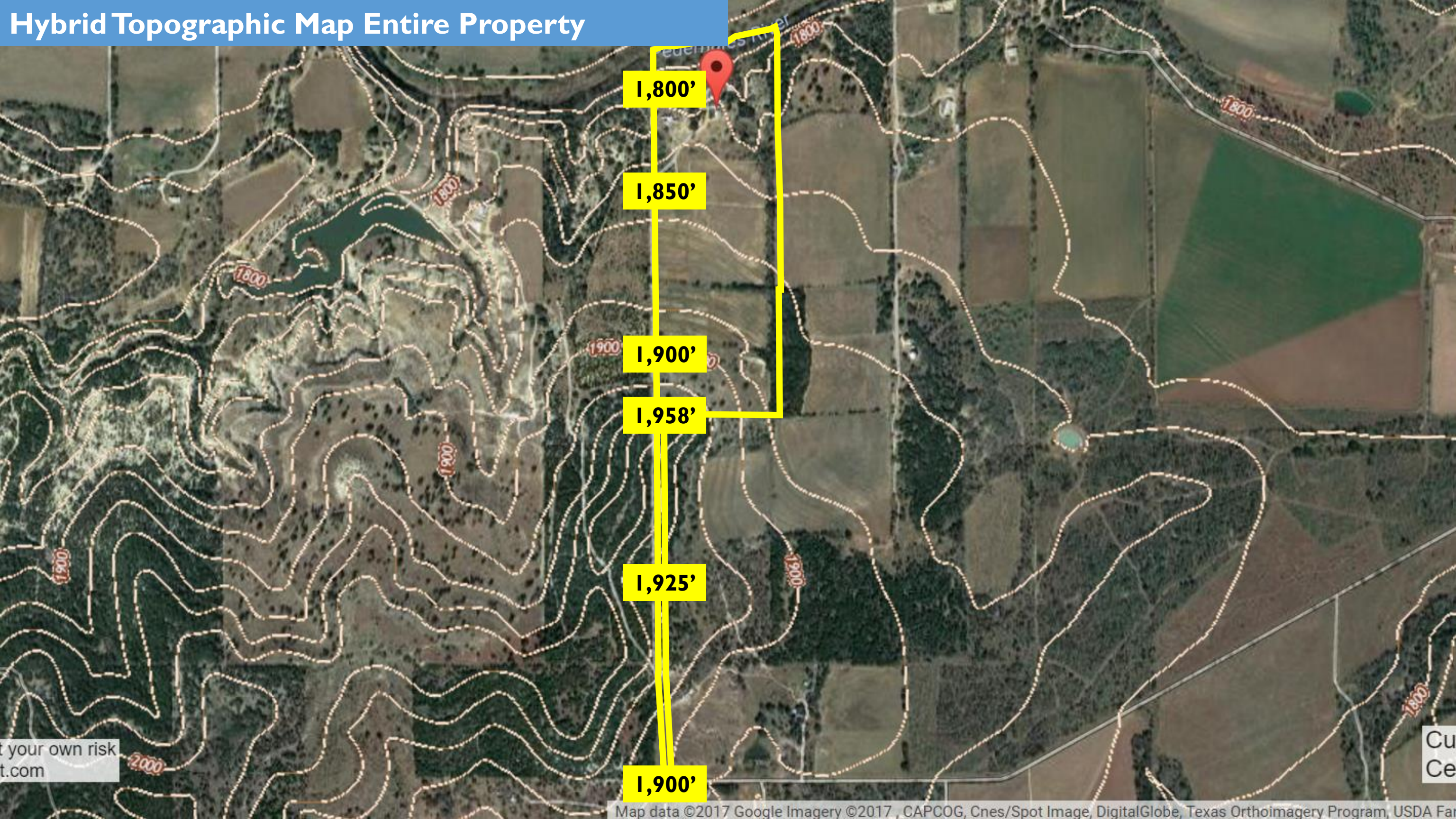
Menu ▼

Hybrid





# Hybrid Topographic Map Entire Property

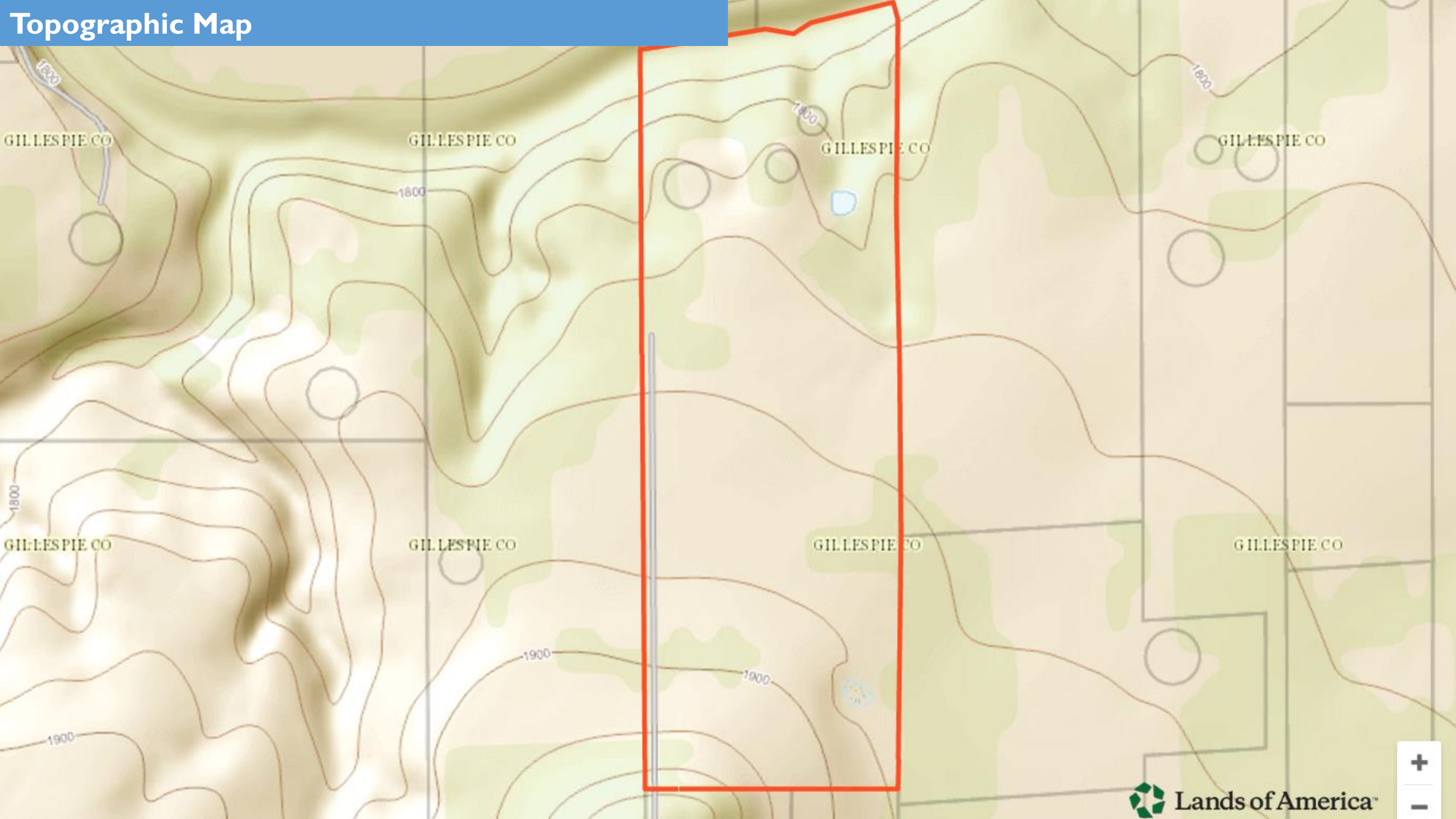


at your own risk  
t.com

Cu  
Ce

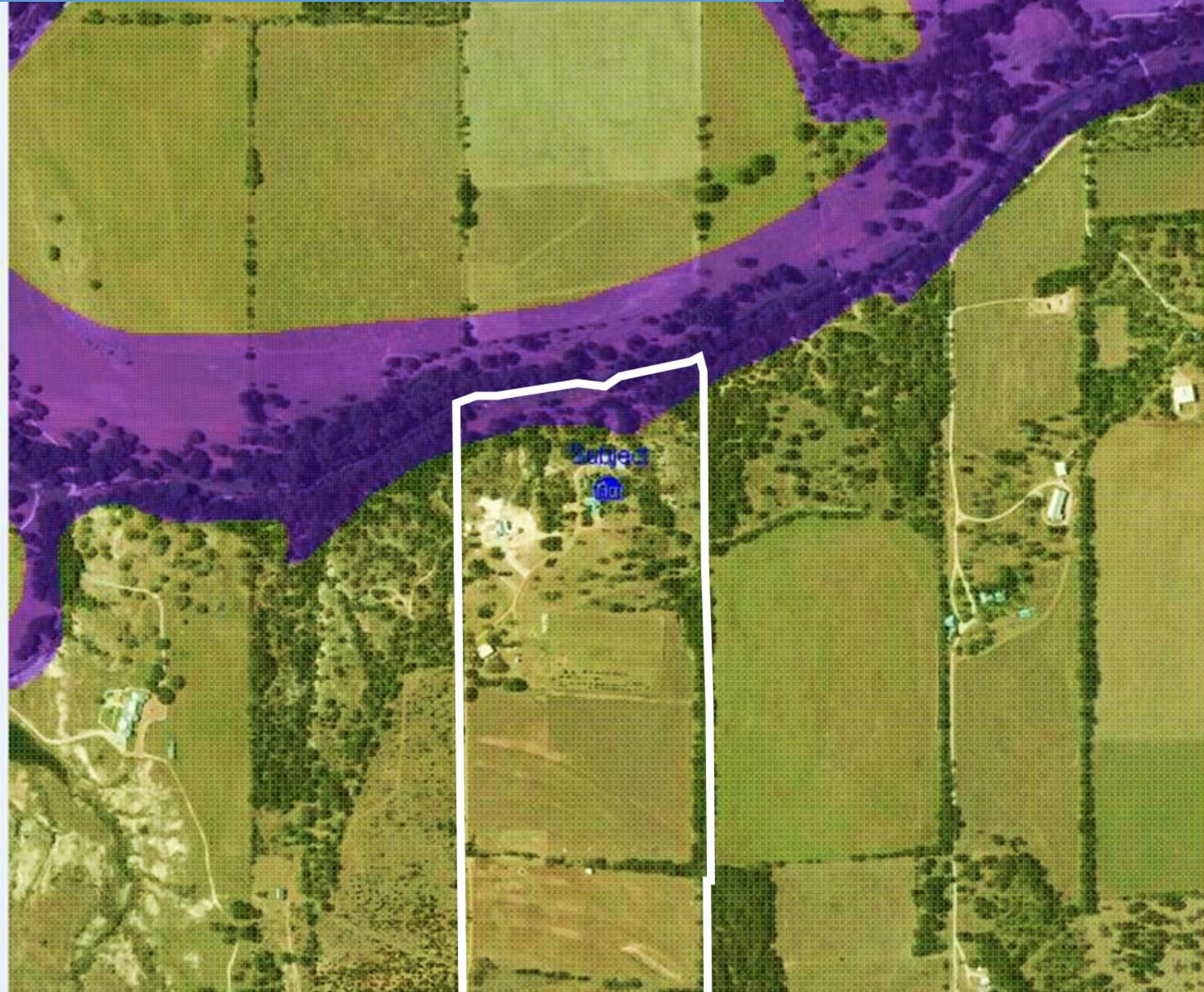


# Topographic Map





# No Improvements in Pedernales River Flood Plain



Layer Selection

Flood Map ☒ On/Off

Zoom

Layer

Transparency

Switch Map To Aerial Map ▾

☐ Manual Placement ☐ Distance

## LOCATION REPORT

Flood Zone Determinations	<a href="#">Report Description</a>
Panel Date	October 19,2001
Map Number	48171C0425C
FIPS Code	48171
Census Tract	9502.00

**Flood**

X or C Zone

X500 or B Zone

A Zone

V Zone

D Zone

Area Not Mapped



## Survey with Red Outline of Property Lines

SURVEY MAP SHOWING  
TRACTS OF LAND  
SITUATED IN  
GILLISPIE COUNTY TEXAS.  
SURVEY MADE AT THE REQUEST OF  
BRUCE WERNER

[illegible]

129.84 Ac. TRACT  
Loc. 209, R. 64-91 R.R.

82.5 Ac.

755 AC ROAD EASTMENT  
TAPSCOTT RD NARRA A JETZ,  
ST WA, VOL. 284, PG.  
92-99, A.M. AND VOL. 284  
PG. 94-97, A.M.

WEST 992.17'

— 201 WIDE ELITE PATENTMAN  
VOLUME 2014, NO. 61-63, P. 100.

5010 AC. TRACT  
CO. 203 AC 97-102 RPO

SURVEY NO. 161  
HERMAN UNIVERSITY  
POST. NO. 275

SCALE: 1" = 300'

- 1/2" STEEL BAR FOUND

[illegible]

-138 Ac. ROAD TRACT

100: 257 A. PARTY CASE  
100: 257 A. 816-816 0 0 0 0



Tuesday 29 March 78 10000

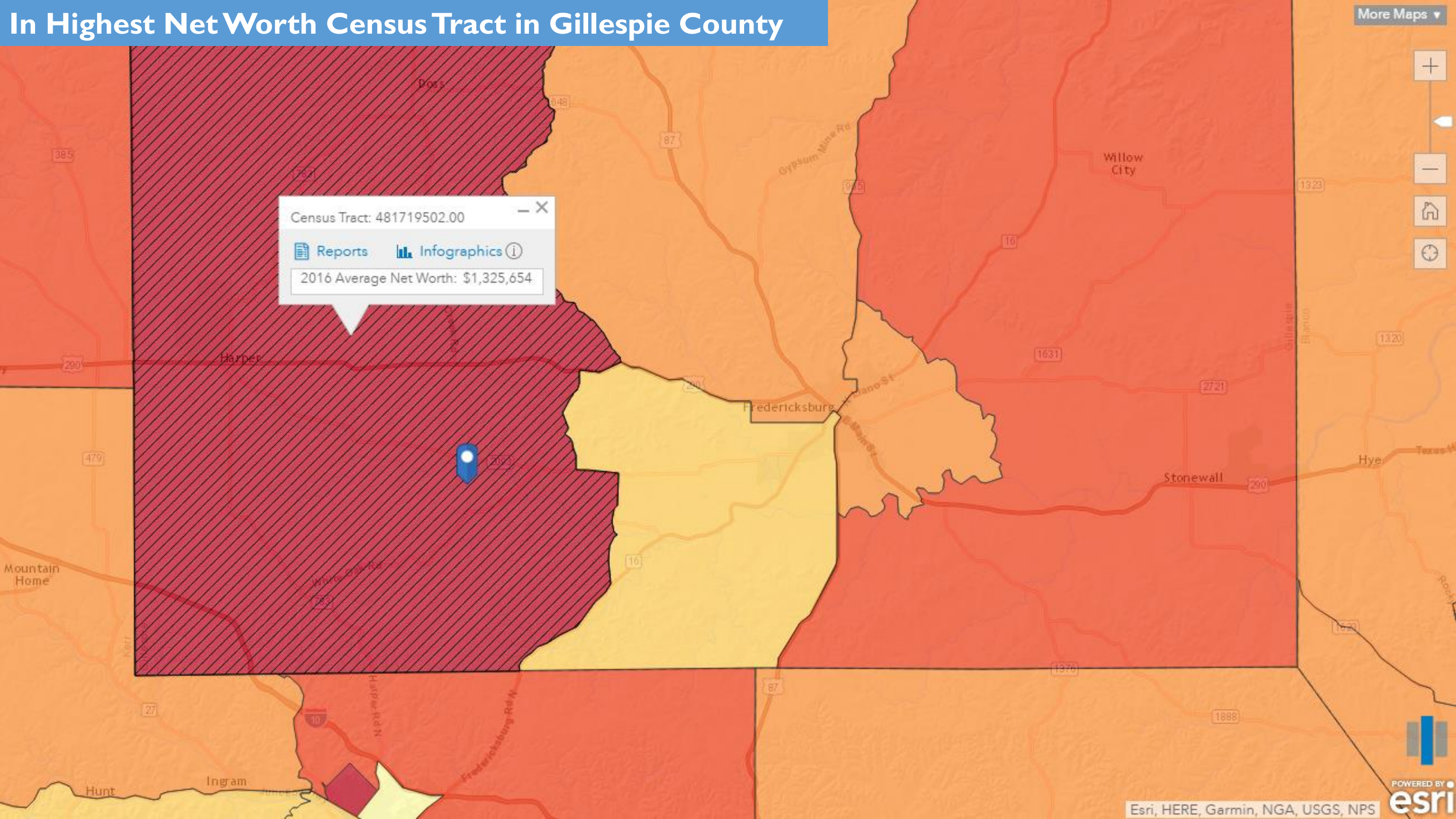
Carey Bon

Rechtsanwälte : 21.000,00, Rechtsanwalt : 10.000,00

## BONN SURVEYING



# In Highest Net Worth Census Tract in Gillespie County



More Maps ▾



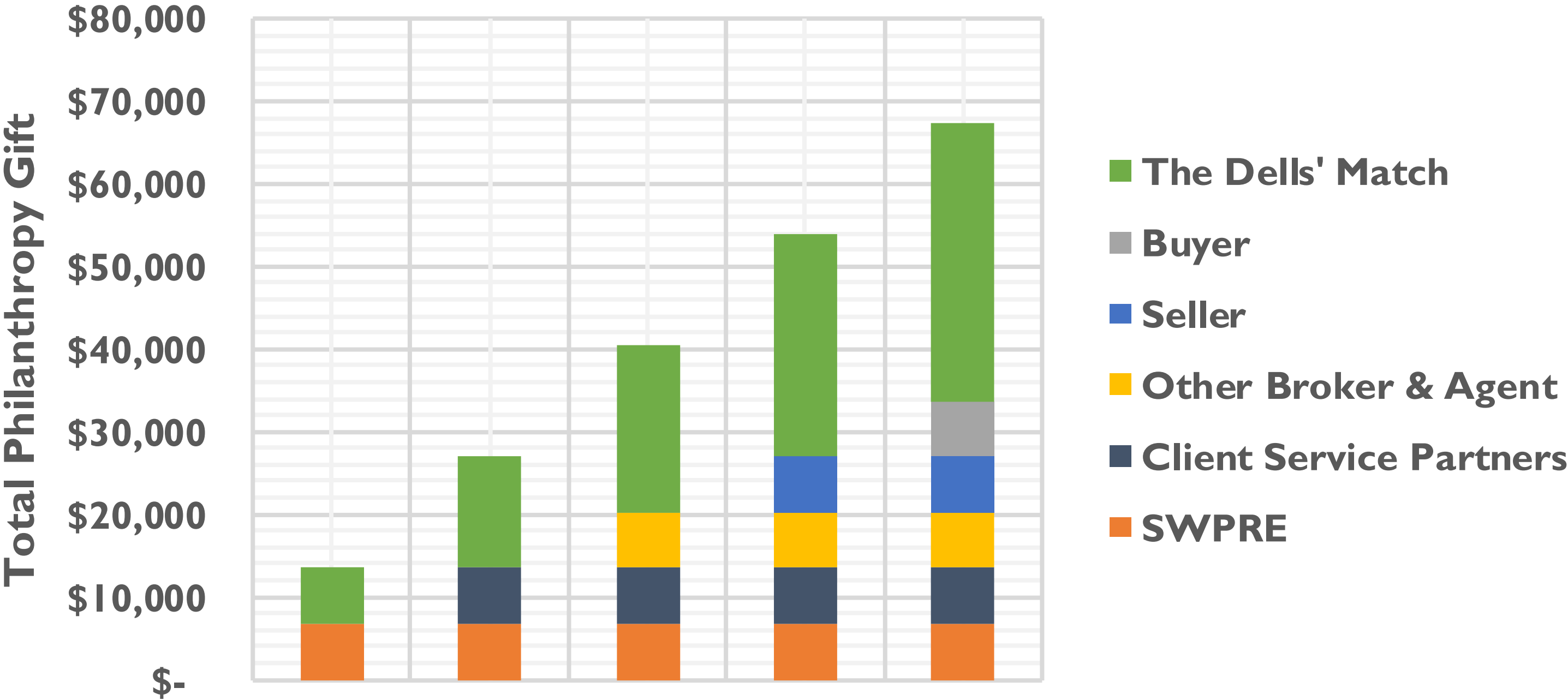
POWERED BY

Esri, HERE, Garmin, NGA, USGS, NPS



# Real Estate for the Greater Good™

## Power of Gift Matching





# Who lives in Fredericksburg

## ESRI Tapestry Segmentation Profile

### 9% Retirement Communities

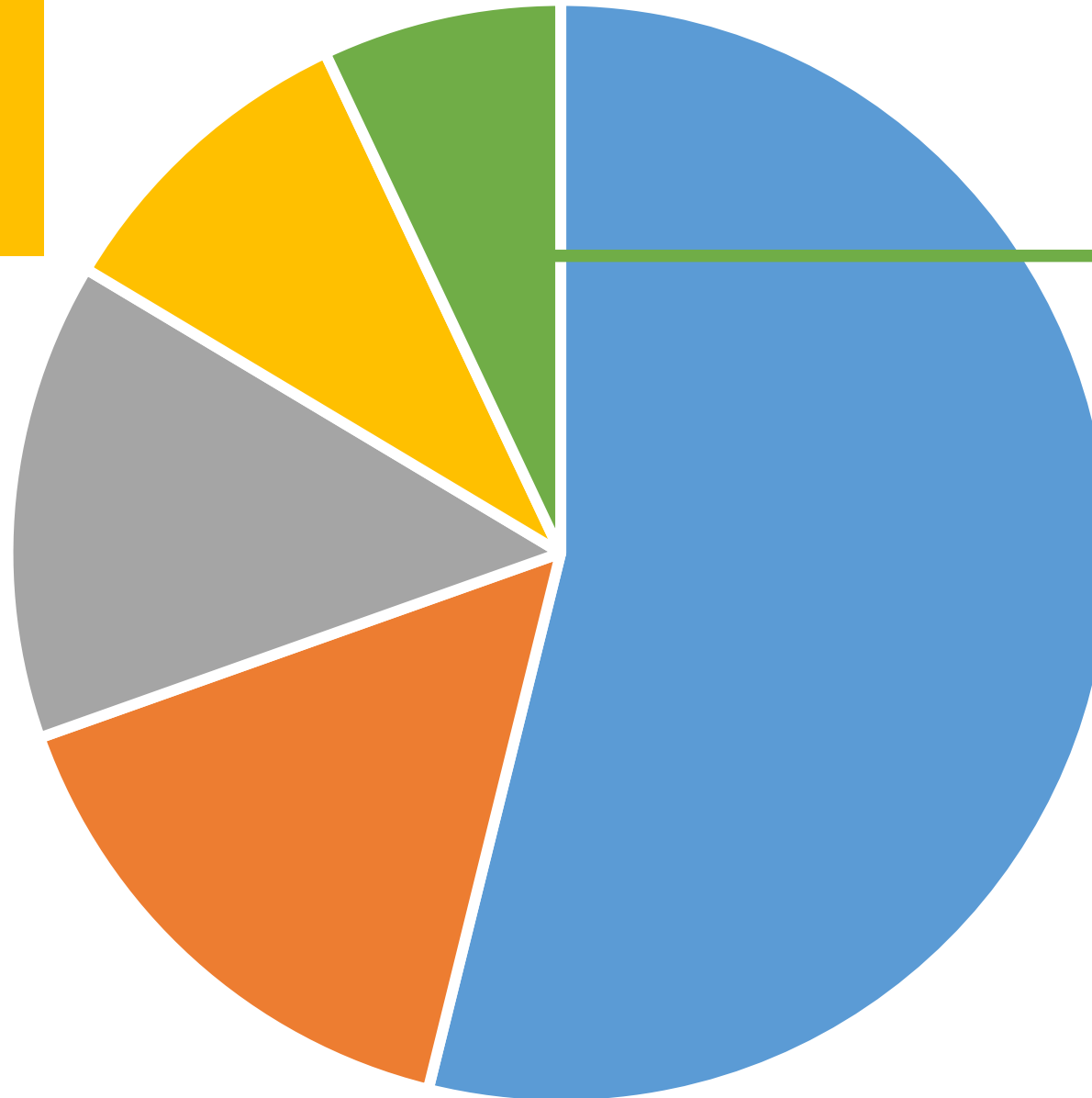
1.9 Avg. Household Size  
52 Median Age  
Fiscally responsible eye on finances  
Paid their dues, prefer eating out

### 14% Old & Newcomers

2.1 Avg. Household Size  
39 Median Age  
Single's lifestyles on a budget  
Age not obvious from choices

### 16% Comfortable Empty Nesters

2.5 Avg. Household Size  
47 Median Age  
Many live where they grew up  
Value health and financial well-being



### 7% The Great Outdoors

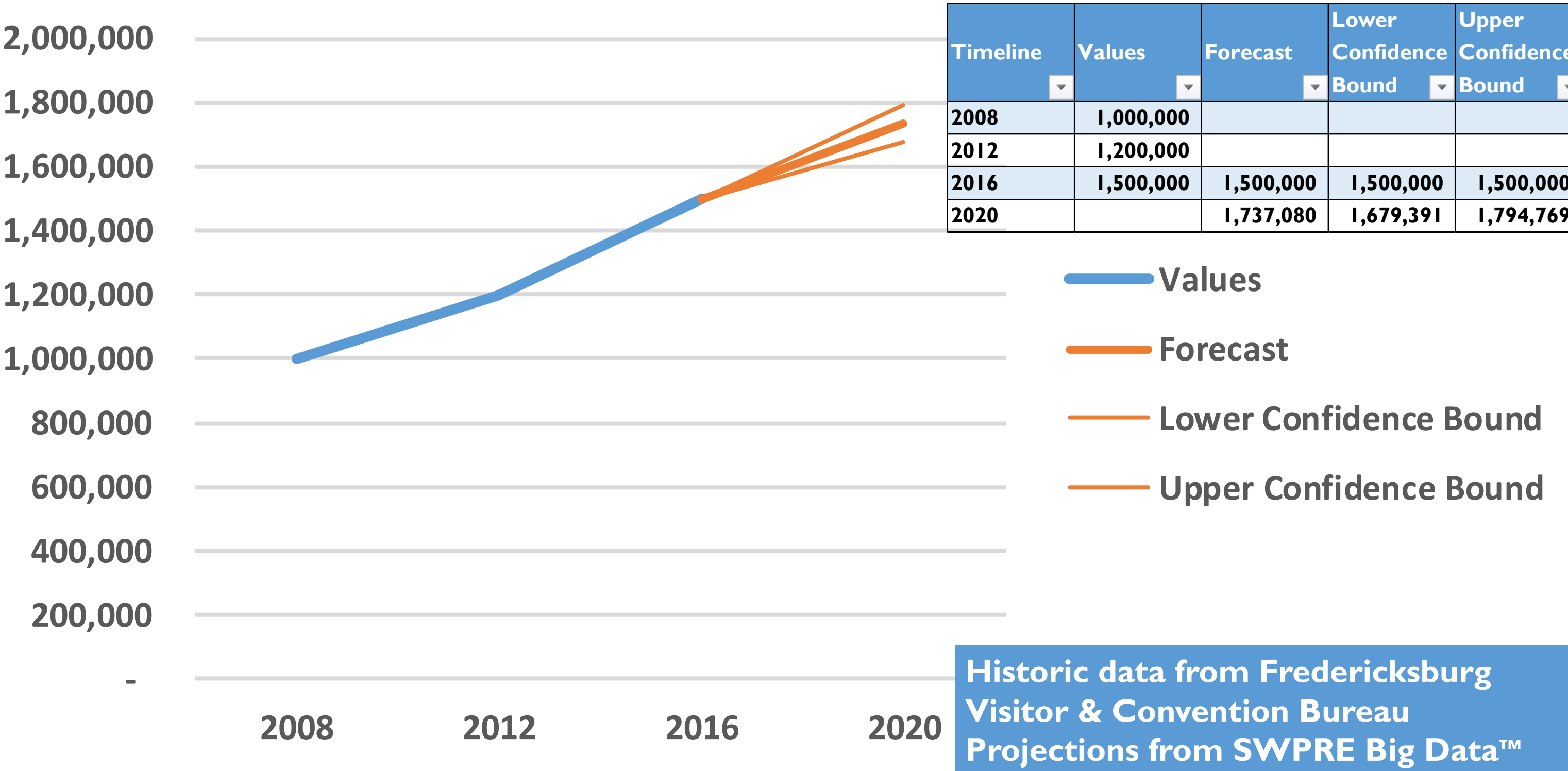
2.4 Avg. Household Size  
46 Median Age  
Invest in real estate vs. stocks  
Most still work

### 54% Midlife Constants

2.3 Avg. Household Size  
46 Median Age  
Live in smaller communities  
Generous, not spendthrifts

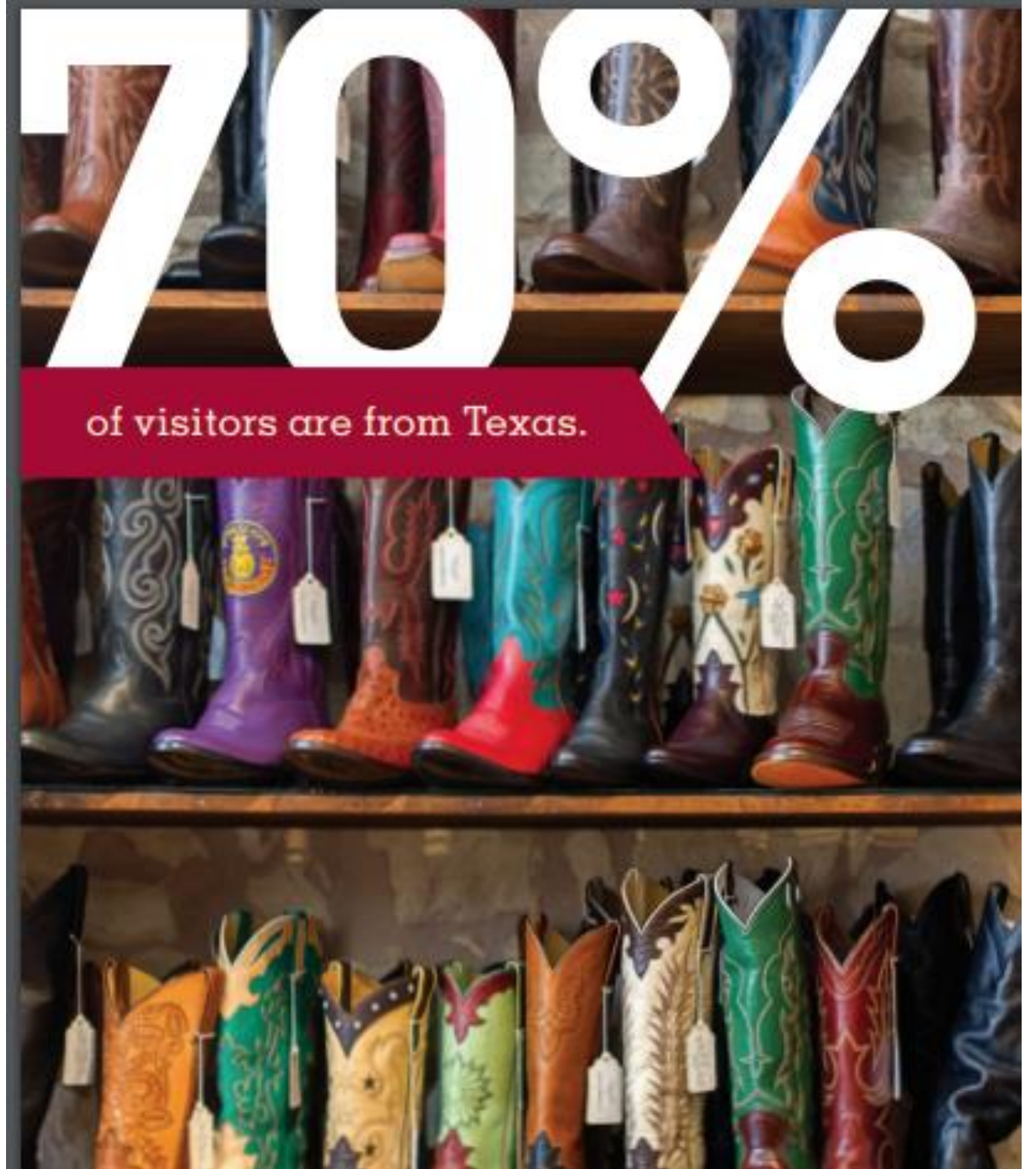


# Fredericksburg Annual Visitors Historic & Projected





## Visitor demographics



From Fredericksburg Visitor & Convention Bureau 2013 Annual Report



## Visitor home locations



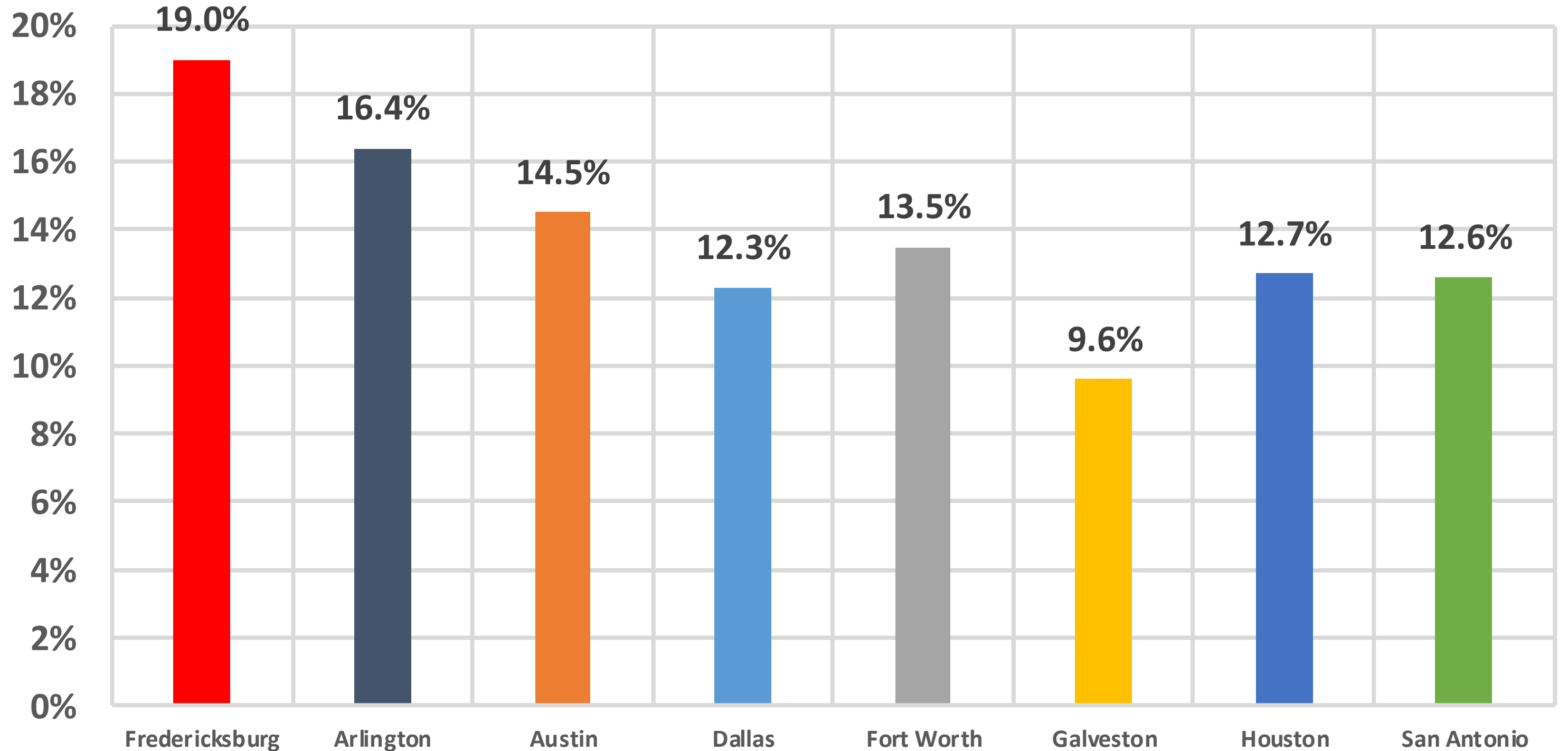
### Rank in # of Visitors

1. San Antonio
2. Houston
3. Dallas
4. Fort Worth/Arlington
5. East Coast, USA
6. Hill Country
7. Austin
8. Galveston
9. Pasadena/Pearland

From Fredericksburg Visitor & Convention  
Bureau 2013 Annual Report

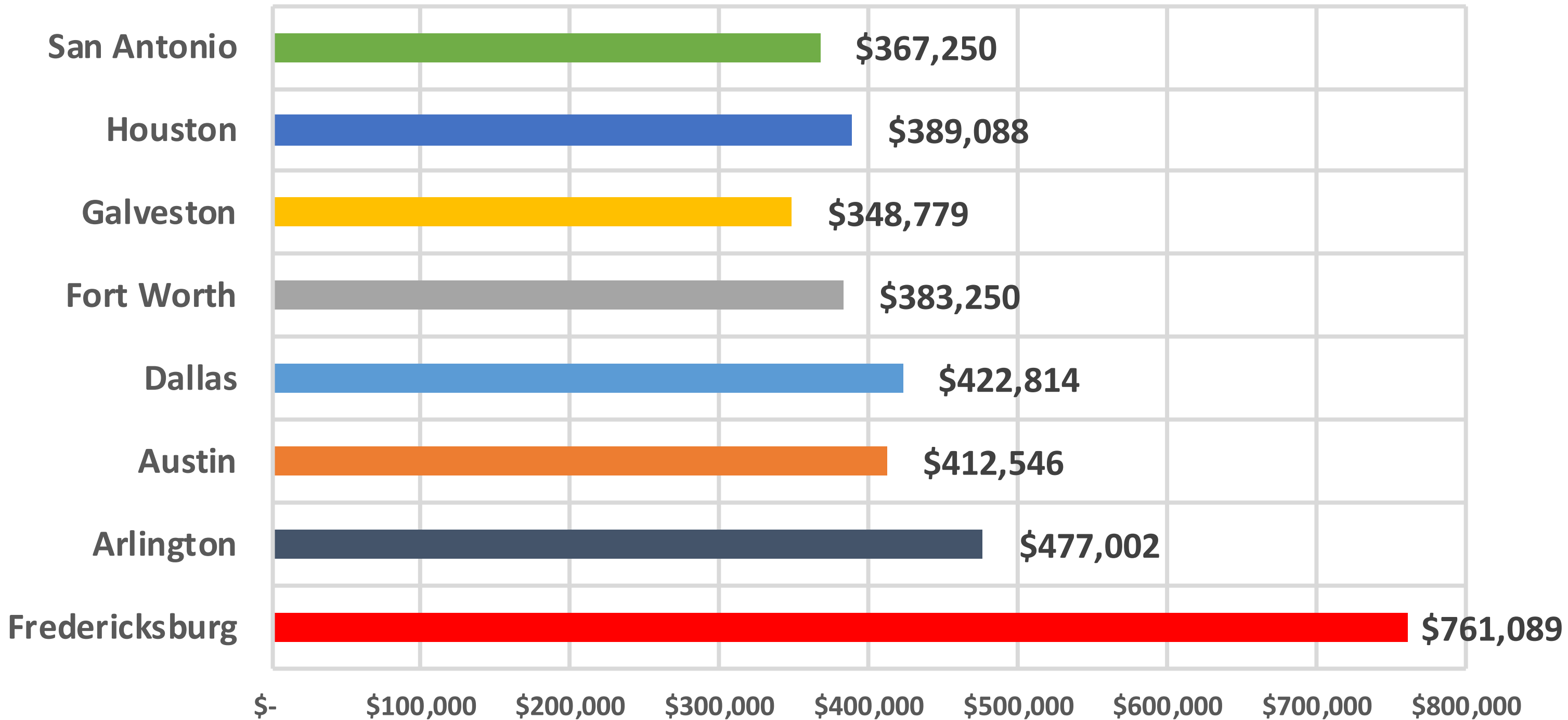


# % \$500K Household Net Worth



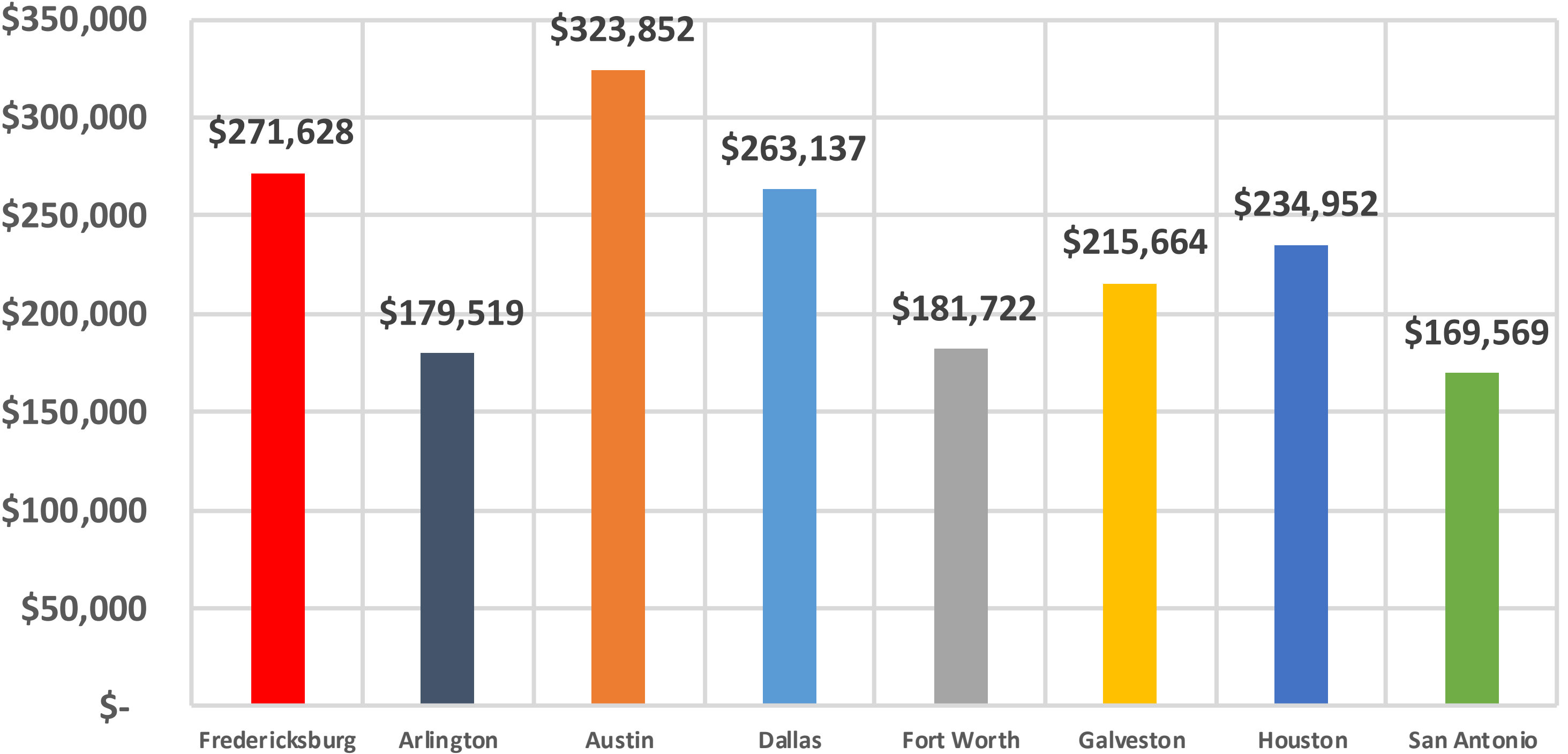


# Average Household Net Worth



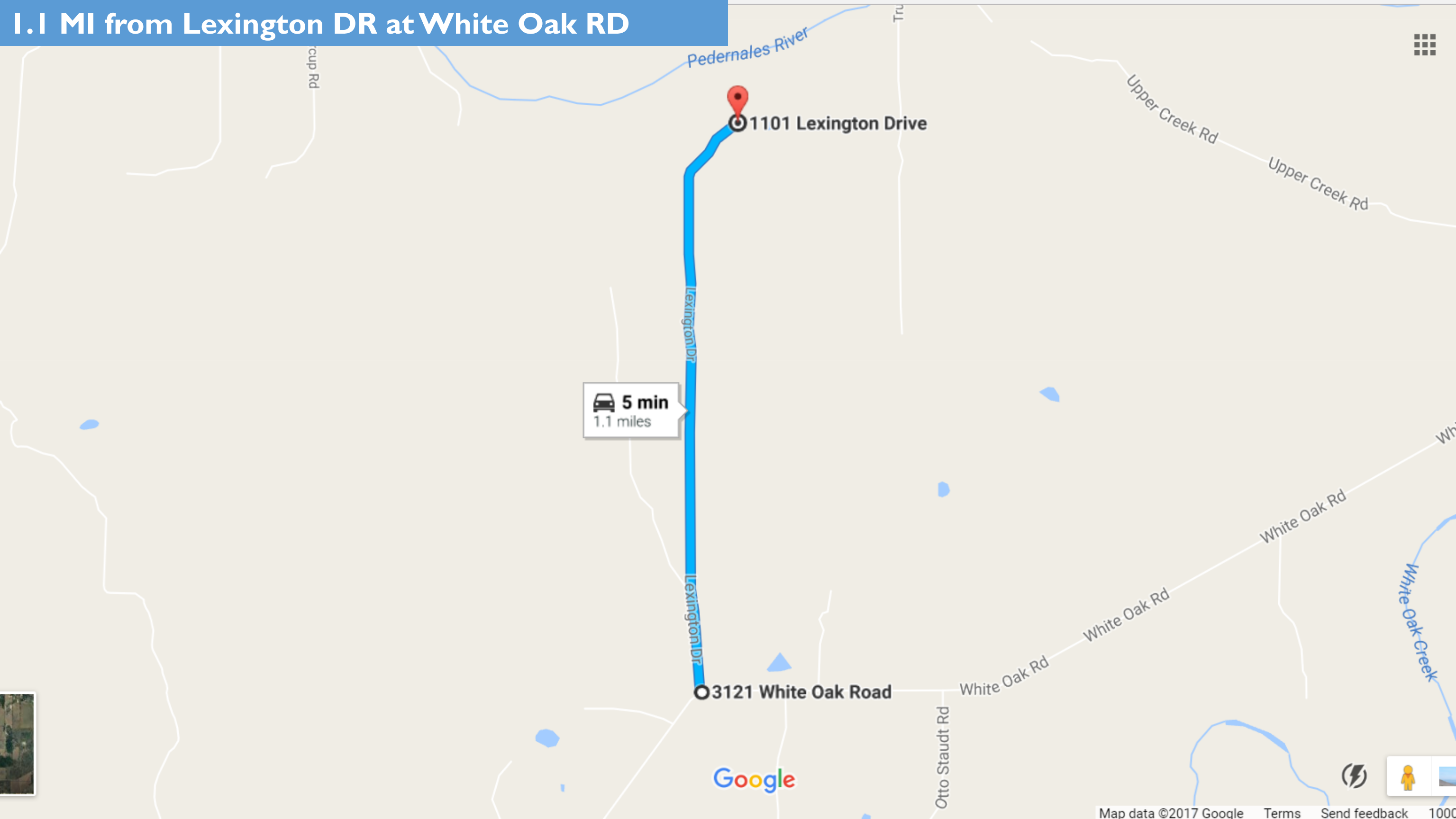


# Average Home Values



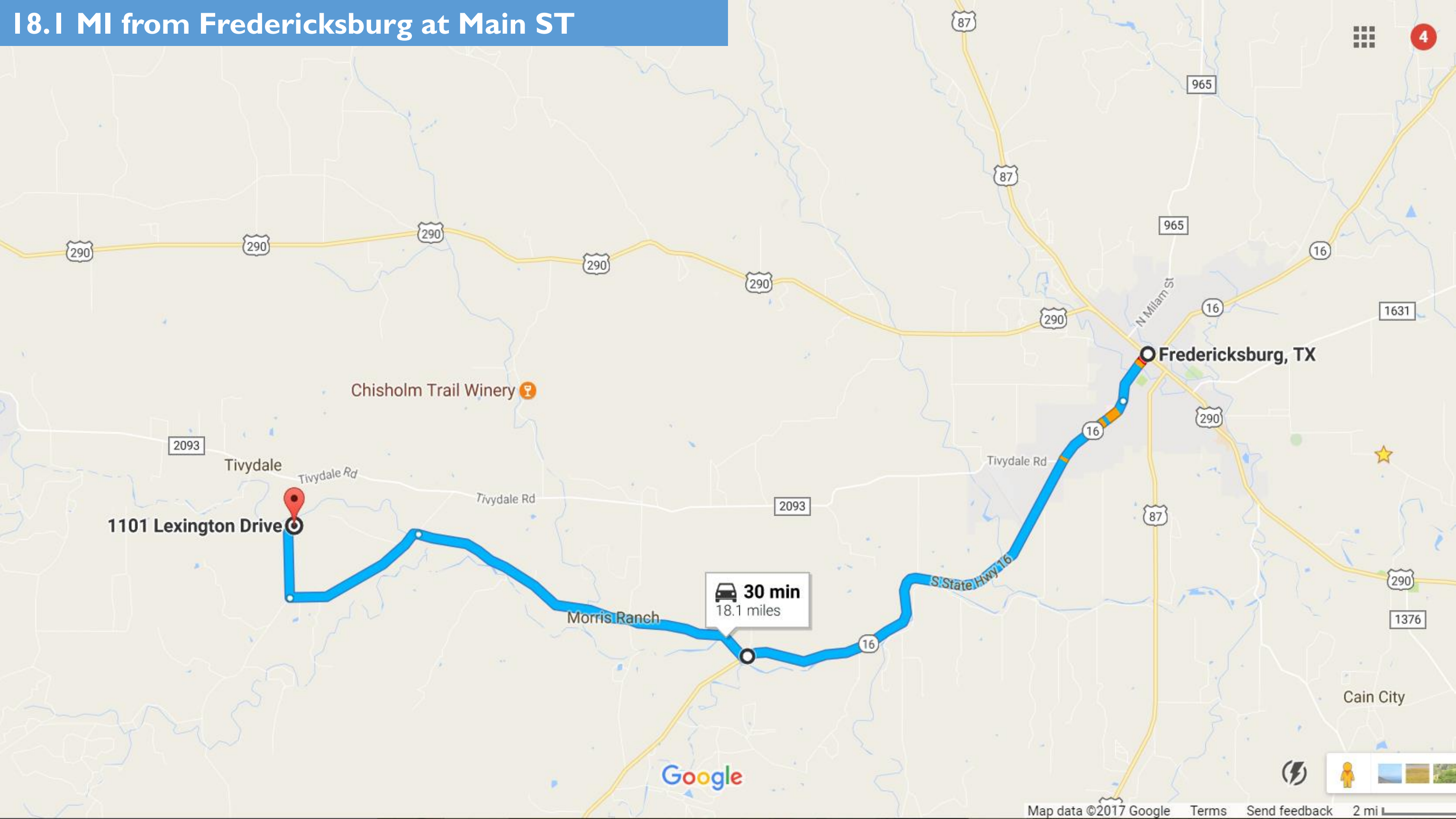


# 1.1 MI from Lexington DR at White Oak RD



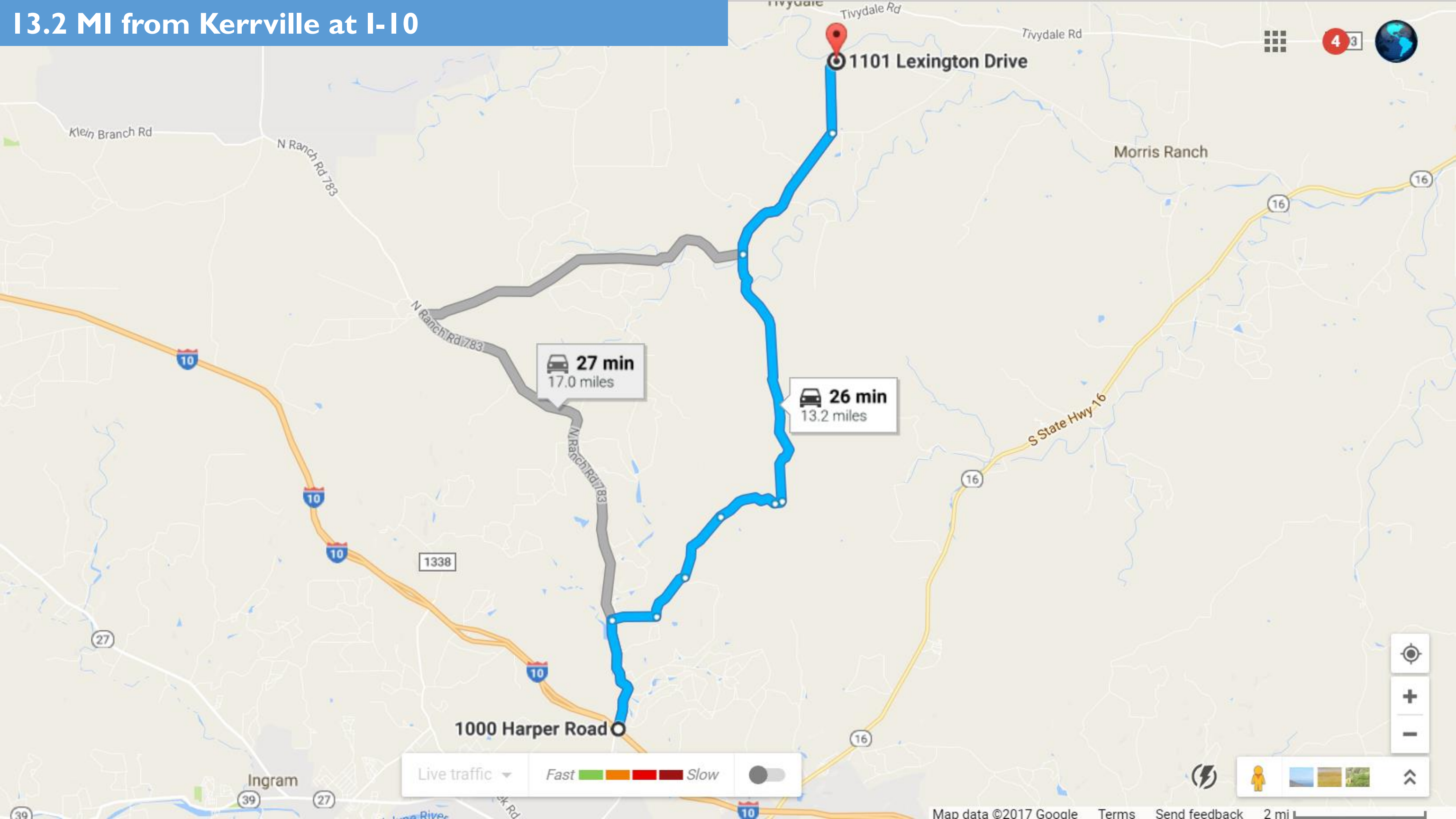


# 18.1 MI from Fredericksburg at Main ST



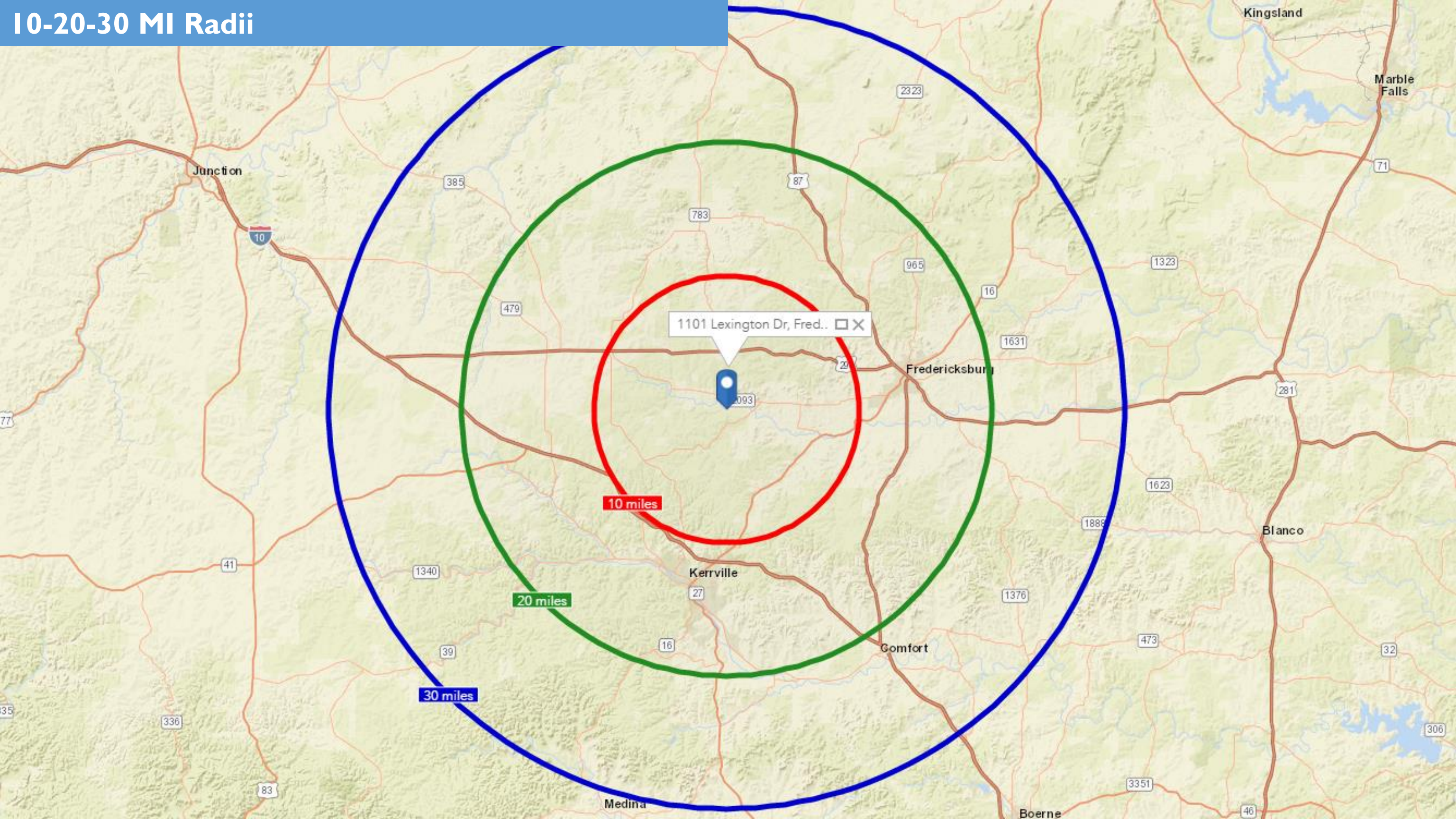


# 13.2 MI from Kerrville at I-10





# 10-20-30 MI Radii





# 30-60-90 MI Radii

