

444 KLEIN *Road*

14.00± Acres | Gillespie County
Stonewall, Texas



Anders Realty
FINE TEXAS PROPERTIES

444 KLEIN ROAD

14.00± AC · STONEWALL, TEXAS

*PRIVATE SANCTUARY
= EXCLUSIVE RIVER ACCESS =
JUST OFF 290 WINE CORRIDOR*

Embrace Hill Country Tranquility – A Stunning 14+ Acre Retreat

Welcome to a highly sophisticated escape nestled in the heart of Texas Wine Country, just one hour from Austin. This 14+ acre retreat with Pedernales River access harmoniously blends contemporary architecture with the natural beauty of the Hill Country, offering both serene seclusion and endless adventure.



Property Highlights:

- **Prime Location:** Conveniently located along the 290 Wine Corridor between Fredericksburg and Johnson City, with the historic LBJ Ranch and two wineries within easy walking distance.
- **Exclusive River Access:** Includes 40% ownership of 5 acres of land along the scenic Pedernales River.
- **Ag-Exempt Status:** Benefit from significantly reduced property taxes thanks to the agricultural exemption.
- **Natural Beauty:** Partially wooded land with heritage oak trees, cedar elm, mountain laurel, native redbud, and iconic Hill Country wildflowers. Wildlife lovers will enjoy regular sightings of deer, including axis, turkey, bald eagles, and a chorus of songbirds.
- **Water Resources:** Serviced by two wells with storage tanks and rainwater collection systems.





Completed in 2023, this 3,000 sq. ft. modern masterpiece showcases a timeless double-wing floor plan with 4 bedrooms and 3.5 baths and unparalleled outdoor living. Soaring floor-to-ceiling windows invite natural light while framing sweeping views of the surrounding landscape.

The gourmet kitchen is a chef's dream, featuring GE Monogram commercial-grade appliances, a waterfall island, oversized walk-

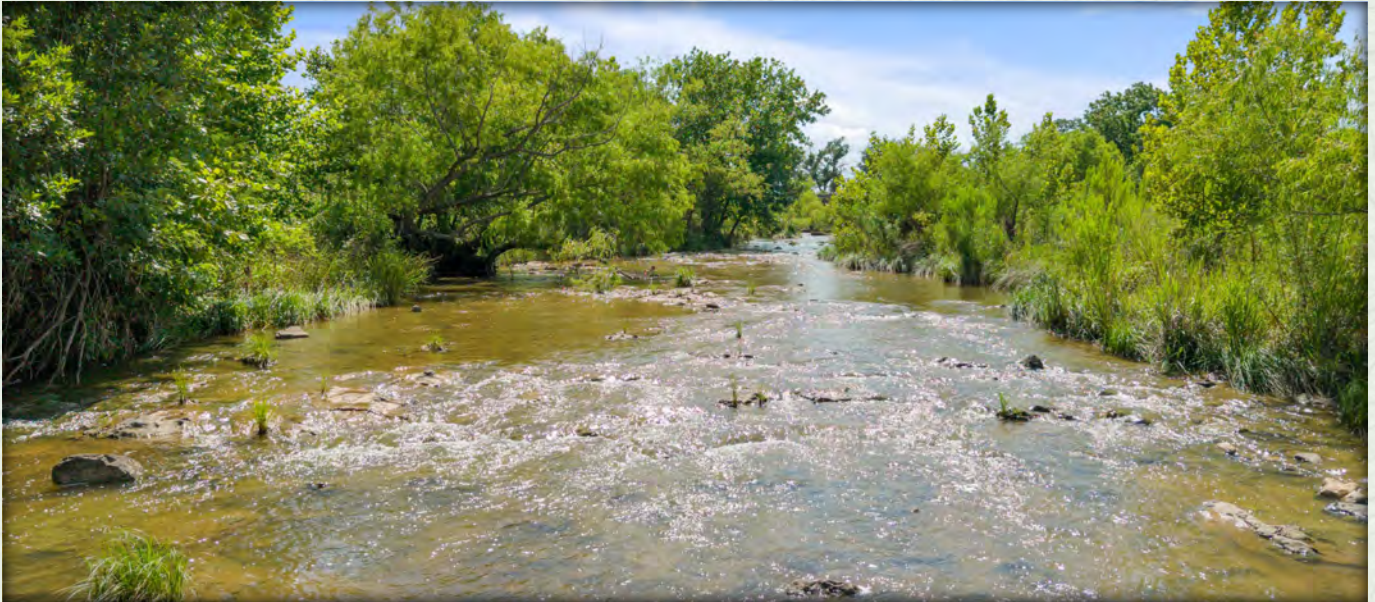
in pantry, two 148-bottle wine refrigerators, and even a built-in pet hydration station. Dual primary suites ensure privacy and comfort, complemented by a third guest suite and a versatile fourth bedroom ideal as an executive office or playroom.



The Owner's Retreat is a true haven — complete with a customized walk-in closet with direct laundry access including a steam closet and a spa-inspired bath featuring expansive countertop, volcanic limestone soaking tub, and glass-enclosed wet area just inside of the private outdoor sitting area encircled by tranquil views of roaming deer. Designed for resort-style living, the outdoors are equally spectacular. A sparkling oversized lounge pool - large enough for laps, jetted spa, and outdoor shower invite relaxation, while the expansive brick fireplace and outdoor TV create the perfect backdrop for al fresco dining and entertaining.

The acreage itself is a natural wonder — partially wooded with heritage oaks, cedar elm, mountain laurel, native redbud, seasonal wildflowers, and a meandering creek. Wildlife is abundant, whitetail, axis, wild turkey, bald eagles, and delightful songbirds.

Additional highlights include a 30,000-gallon rainwater harvesting system, private well, current ag exemption, No HOA and the option to acquire additional acreage.



Perfectly situated along the famed 290 Wine Corridor, minutes to shops and dining between Fredericksburg and Johnson City and walking distance of two acclaimed wineries and the historic LBJ Ranch. Ownership also includes 20% of 5 scenic acres along the Pedernales River. Don't miss this rare blend of modern luxury and privacy in the heart of the Texas Hill Country.

Main Residence – Modern Elegance Meets Nature

Built in 2023, this 3,000 sq. ft. modern masterpiece offers 4 bedrooms and 3.5 baths, with floor-to-ceiling windows that seamlessly connect you to the outdoors.









Gourmet Kitchen:

- GE Monogram commercial-grade appliances
- Waterfall island & oversized walk-in pantry
- Pet hydration station
- Two 148-bottle wine refrigerators





Owner's Retreat:

- Private outdoor sitting area
- Custom walk-in closet with direct access to the laundry room (featuring a steam closet)
- Spa-inspired bath with a glass-enclosed wet area, volcanic limestone soaking tub, and scenic views where deer roam freely





Versatile Living Spaces:

- Dual primary bedroom suites for ultimate privacy
- A third guest bedroom
- Fourth bedroom or flex space—ideal for an executive office or playroom





Resort-Style Outdoor Living:

- Oversized lounge pool (large enough for laps), spa, and outdoor shower
- Expansive brick fireplace with a large outdoor TV—perfect for al fresco dining and entertaining





Under the starry Texas sky, this thoughtfully designed property offers a rare blend of luxury, privacy, and convenience—making it a one-of-a-kind opportunity in the heart of Texas Hill Country.



FINANCIAL / TITLE

444 KLEIN ROAD, as previously described herein (14.00± ac), is offered at \$2,250,000 in Cash or at Terms acceptable solely at the discretion of the Sellers. The conditions of sale are as follows:

1. The offer includes 444 Klein Road & 40% ownership of 5.46+/- acres on State Park Rd 49.
2. 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 Rise Title in Austin, TX.
3. All Prospective Buyers must demonstrate to the satisfaction of the Sellers, absolute financial capability to purchase the Ranch prior to scheduling an inspection of the Ranch.
4. The Sellers 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.
5. The Sellers will provide a current survey.
6. Any owned mineral rights will be conveyed to the Buyer at Closing.
7. Property Address: 444 Klein Rd., Stonewall, TX 78671.
8. The property lies in the Stonewall/Fredericksburg ISD.
9. The 2024 property taxes were estimated to be \$8,857.16.
10. Buyer to verify all pertinent information prior to purchase.



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.





Additional 12.32 acreage with 2 rental cabins available for \$850,000.

Income-Producing Luxury Cabins

Two custom-designed cabins provide exceptional short-term rental potential (earning \$5,400+/-month).



Casa de la Paz (400 sq. ft.) – A modern, light-filled retreat with:

- Shiplap ceiling and large picture windows
- Spacious kitchen and full bath
- Outdoor fire pit—perfect for s'mores under the stars

(www.airbnb.com/h/casadelapaztx).

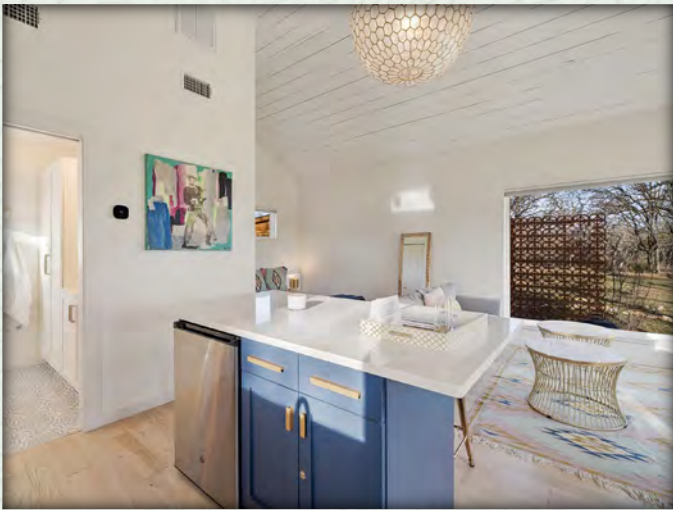
Casa Serena (1,000 sq. ft.) – A serene two-bedroom cabin featuring:

- Full-size kitchen with a large island and wine fridge
- Lavish bathroom and breathtaking windows
- Outdoor fire pit for memorable evenings

CASA SERENA (www.airbnb.com/h/casaserenatx).







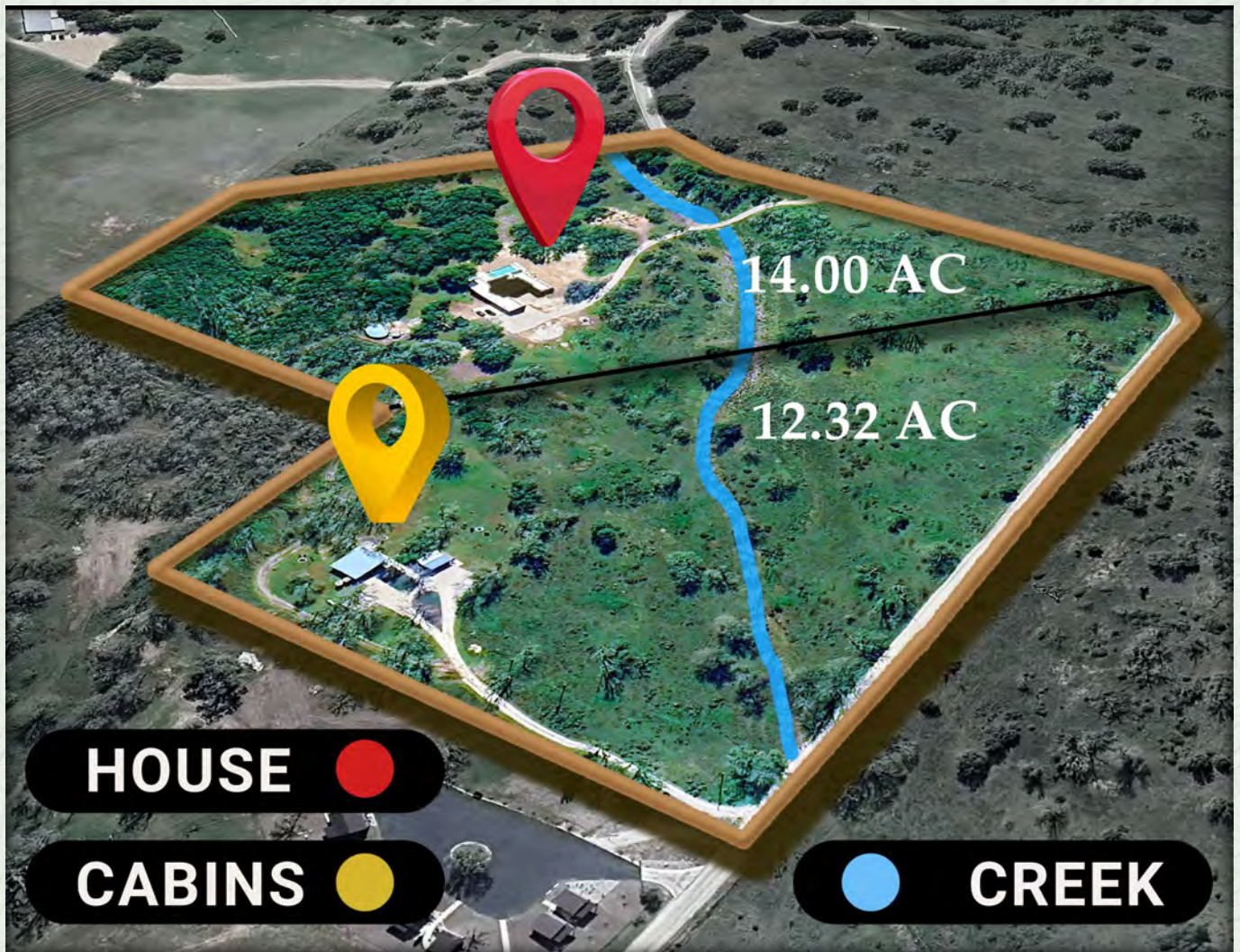








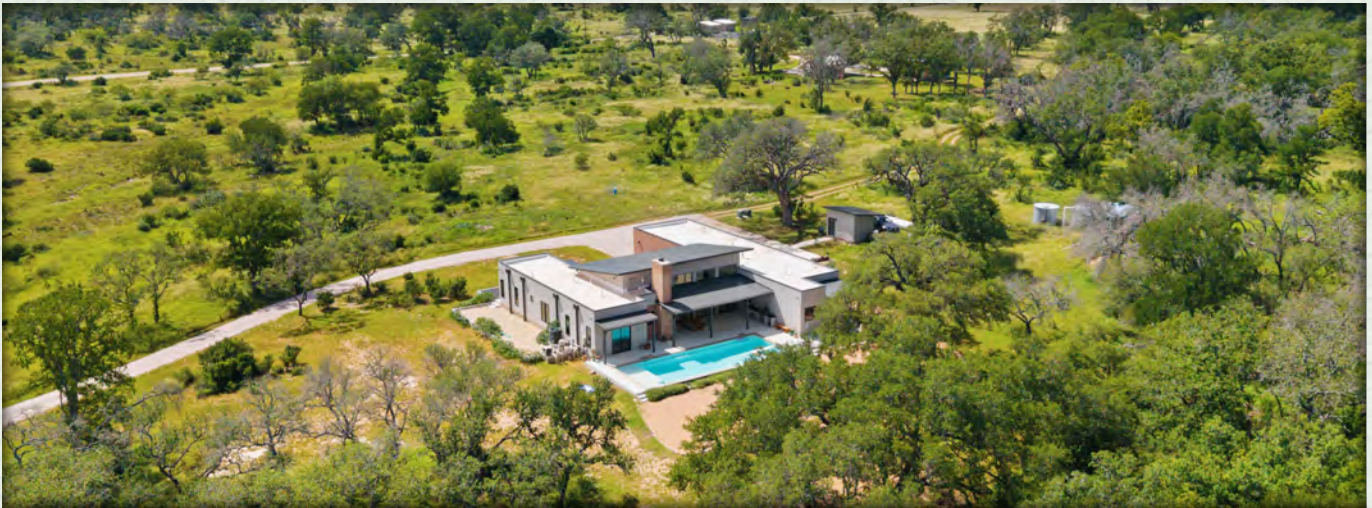




FINANCIAL / TITLE

444/742 KLEIN ROAD, as previously described herein (26.32± ac), is offered at \$3,100,000 in Cash or at Terms acceptable solely at the discretion of the Sellers. The conditions of sale are as follows:

1. The offer includes 444 Klein, 742 Klein, & 40% ownership of 5.46+/- acres on State Park Rd 49.
2. 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 Rise Title in Austin, TX.
3. All Prospective Buyers must demonstrate to the satisfaction of the Sellers, absolute financial capability to purchase the Ranch prior to scheduling an inspection of the Ranch.
4. The Sellers 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.
5. The Sellers will provide a current survey.
6. Any owned mineral rights will be conveyed to the Buyer at Closing.
7. Property Addresses: 444 (house) & 742 (cabins) Klein Rd., Stonewall, TX 78671.
8. The property lies in the Stonewall/Fredericksburg ISD.
9. The 2024 property taxes were estimated to be \$12,138.57 [\$8,857.16 (house) and \$3,281.41 (cabins)].
10. Buyer to verify all pertinent information prior to purchase.



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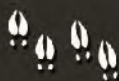


444 KLEIN ROAD | 14.00 ± AC | GILLESPIE



1 inch = 158.92 feet

0 0.01 0.02 0.03 Miles



302 E. Main St., Johnson City, TX 78636
Andi Anders (830) 446-1532
www.AndersRanchRealty.com

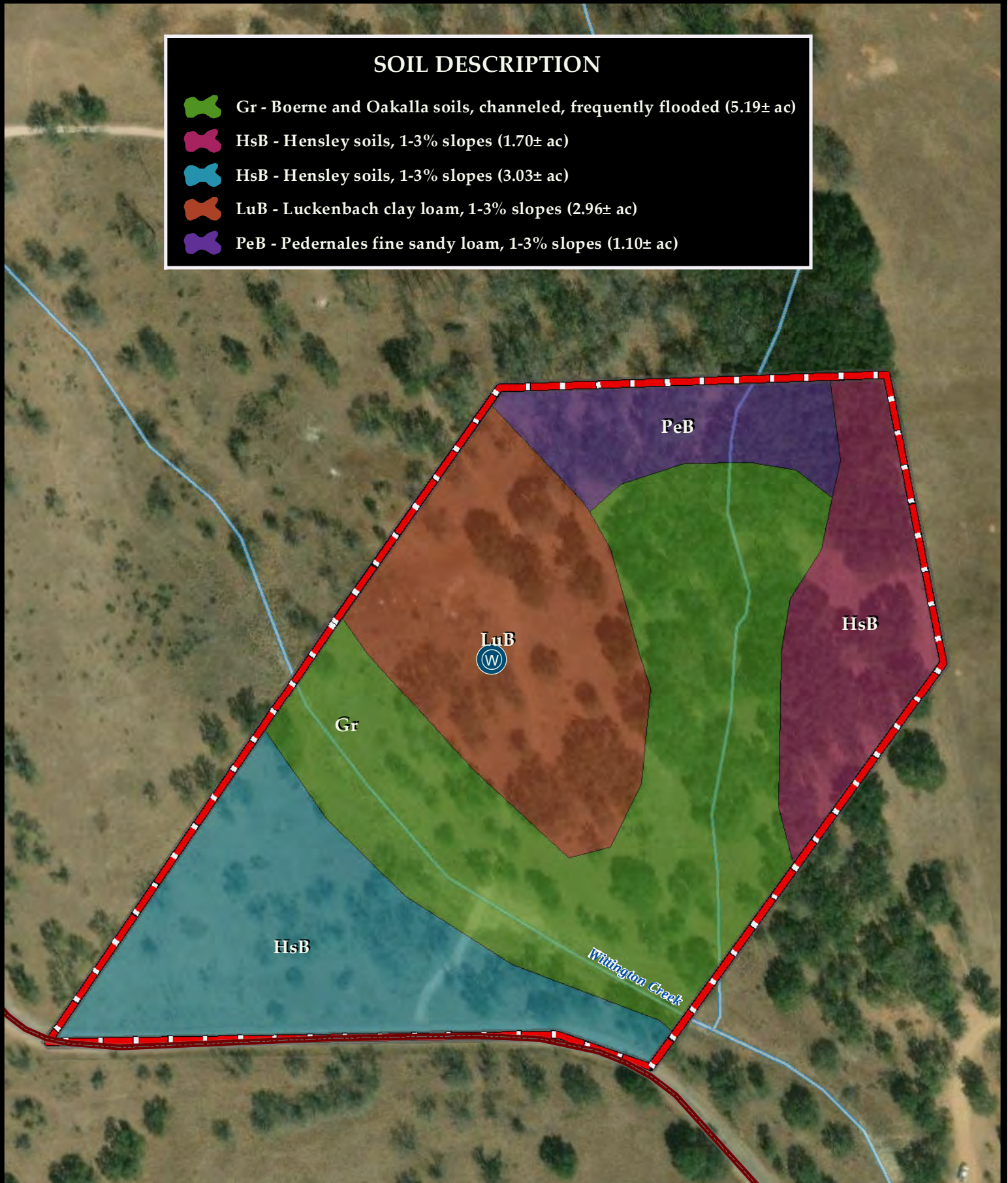


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444 KLEIN ROAD | 14.00 ± AC | GILLESPIE

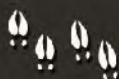
SOIL DESCRIPTION

- Gr - Boerne and Oakalla soils, channeled, frequently flooded (5.19± ac)
- HsB - Hensley soils, 1-3% slopes (1.70± ac)
- HsB - Hensley soils, 1-3% slopes (3.03± ac)
- LuB - Luckenbach clay loam, 1-3% slopes (2.96± ac)
- PeB - Pedernales fine sandy loam, 1-3% slopes (1.10± ac)



1 inch = 158.92 feet

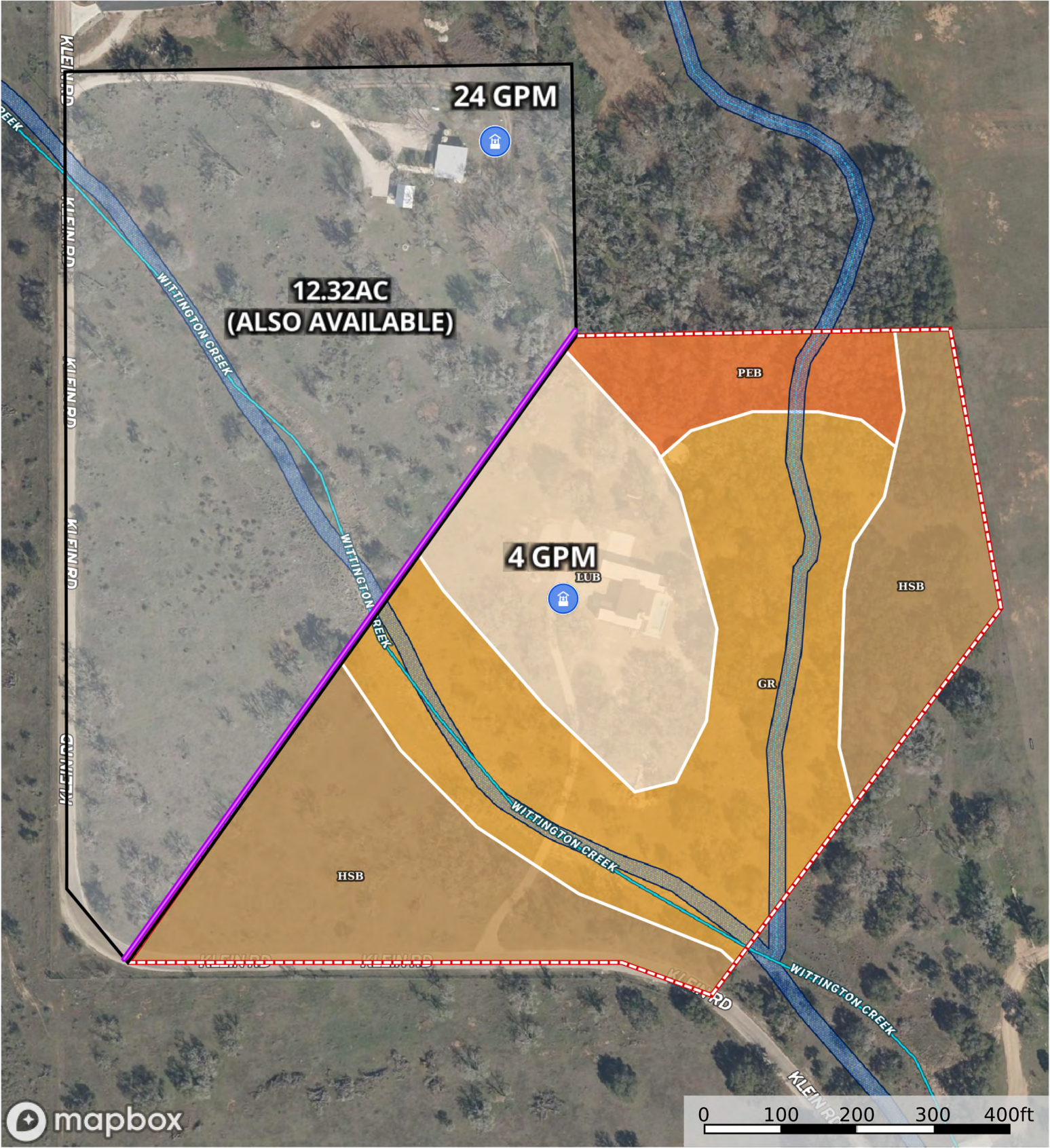
0 0.01 0.02 0.03 Miles



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mapbox

0 100 200 300 400ft

- Well
- Pipeline
- 12.32 (additional)
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

|  Boundary 14.00 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Gr	Boerne and Oakalla soils, channeled, frequently flooded	5.19	36.96	0	30	5w
HsB	Hensley soils, 1 to 3 percent slopes	4.73	34.12	0	26	4s
LuB	Luckenbach clay loam, 0 to 3 percent slopes	2.96	21.11	0	48	3e
PeB	Pedernales fine sandy loam, 1 to 3 percent slopes	1.1	7.82	0	52	2e
TOTALS		14.00(*)	100%	-	34.15	4.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

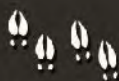
(s) soil limitations within the rooting zone (w) excess of water

444/742 KLEIN ROAD | 26.32 ± AC | GILLESPIE

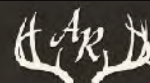


1 inch = 175 feet

0 0.015 0.03 0.045 Miles

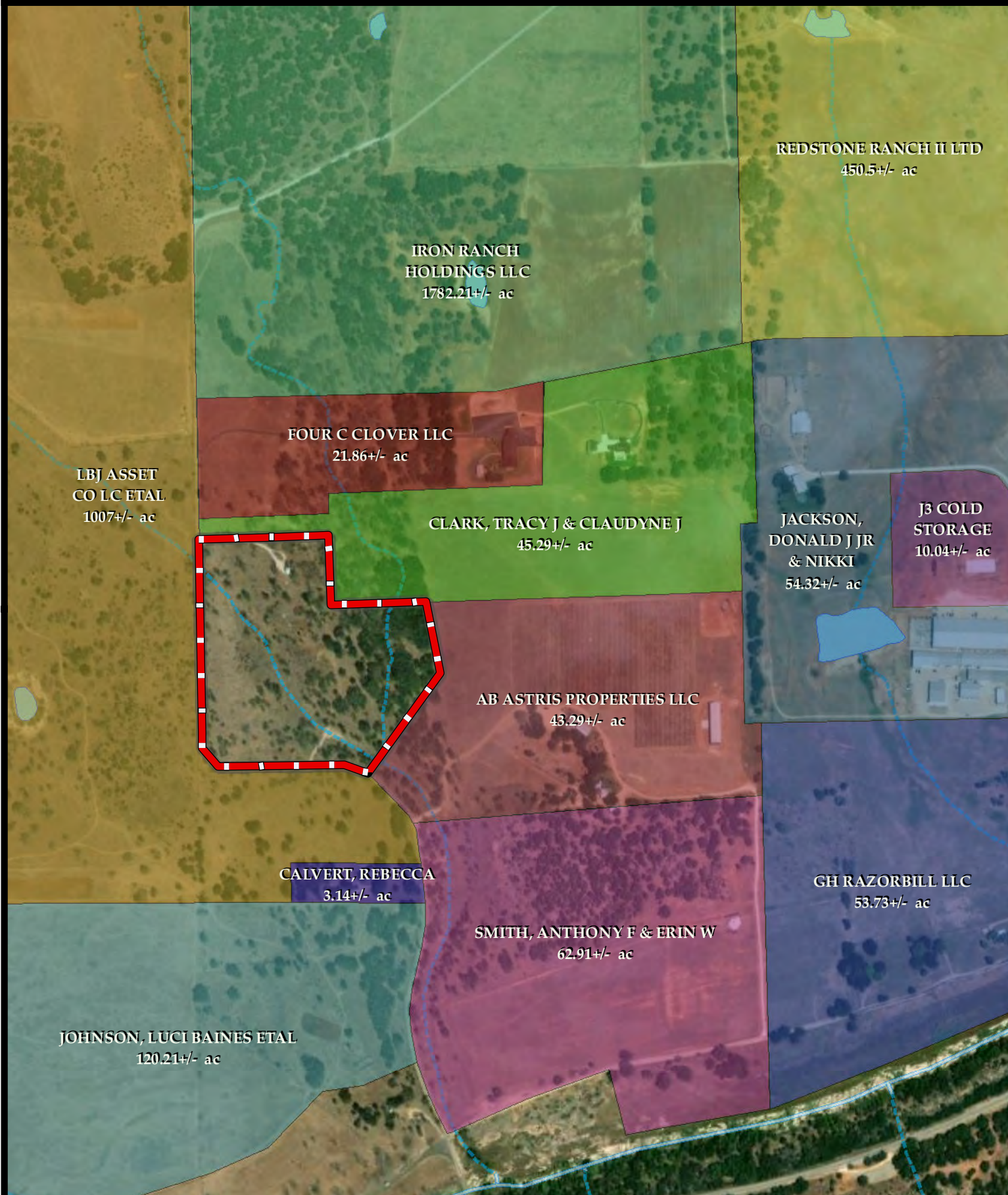


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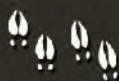
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444/742 KLEIN ROAD | 26.32 ± AC | GILLESPIE



1 inch = 645.83 feet

0 0.055 0.11 0.165 Miles

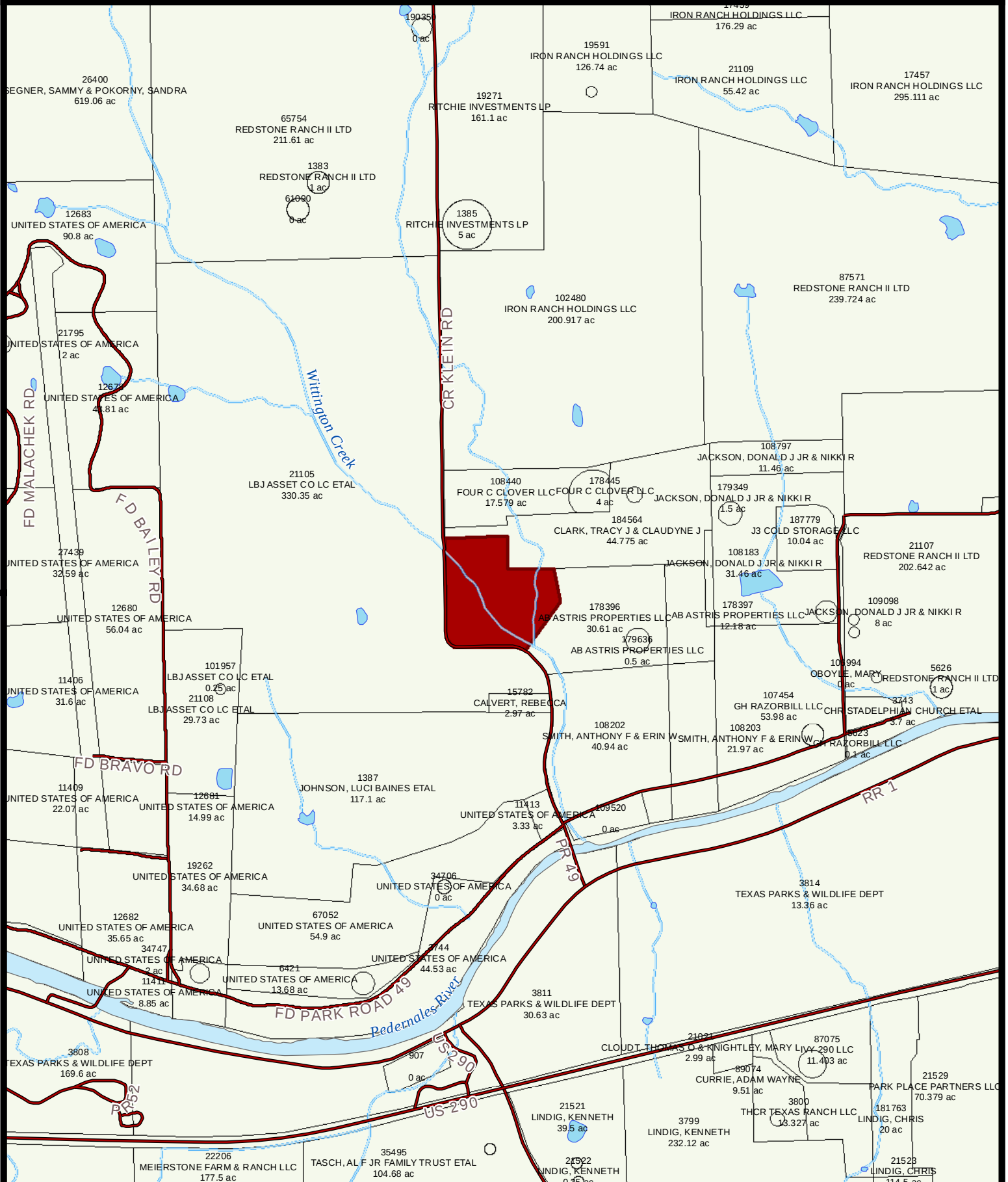


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PURVEYORS OF FINE TEXAS RANCHES

444/742 KLEIN ROAD | 26.32 ± AC | GILLESPIE



1 inch = 1,333.33 feet

0 0.1 0.2 0.3 Miles

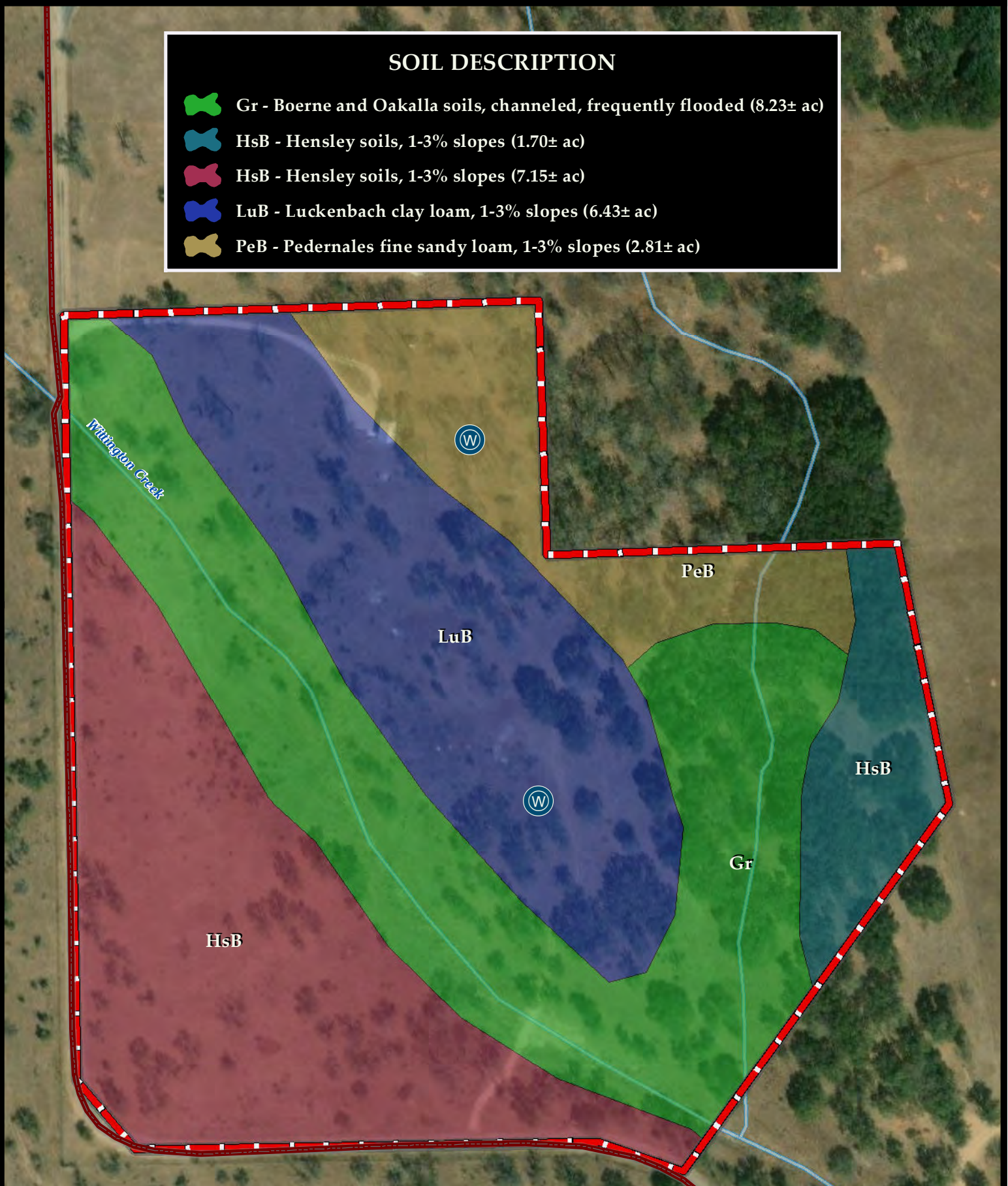
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PURVEYORS OF FINE TEXAS RANCHES

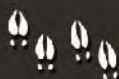
SOIL DESCRIPTION

- Gr - Boerne and Oakalla soils, channeled, frequently flooded (8.23± ac)
- HsB - Hensley soils, 1-3% slopes (1.70± ac)
- HsB - Hensley soils, 1-3% slopes (7.15± ac)
- LuB - Luckenbach clay loam, 1-3% slopes (6.43± ac)
- PeB - Pedernales fine sandy loam, 1-3% slopes (2.81± ac)

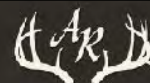


1 inch = 175 feet

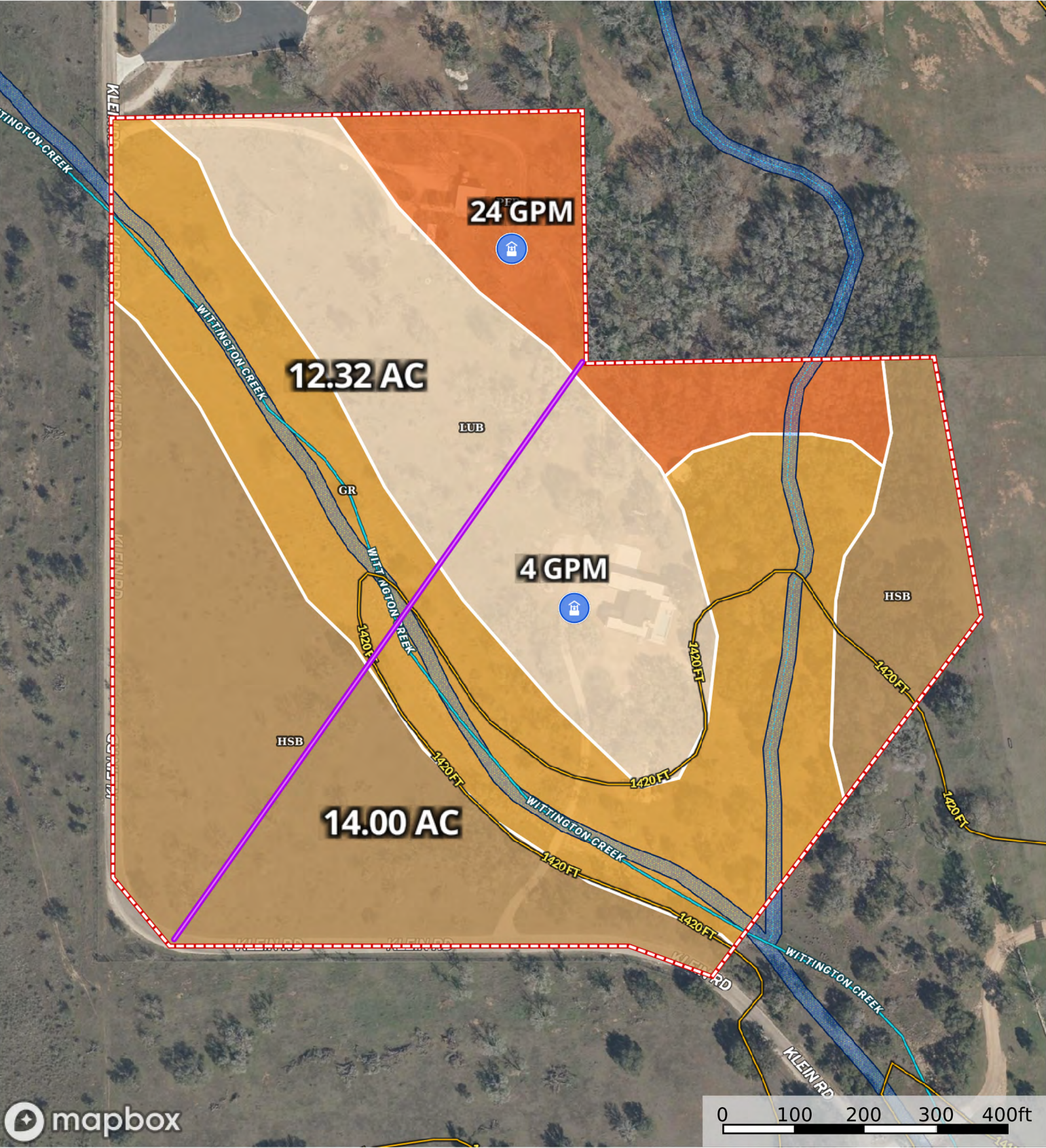
0 0.015 0.03 0.045 Miles



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PURVEYORS OF FINE TEXAS RANCHES



- Well
- Pipeline
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

Boundary 26.34 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HsB	Hensley soils, 1 to 3 percent slopes	8.86	33.64	0	26	4s
Gr	Boerne and Oakalla soils, channeled, frequently flooded	8.23	31.25	0	30	5w
LuB	Luckenbach clay loam, 0 to 3 percent slopes	6.43	24.41	0	48	3e
PeB	Pedernales fine sandy loam, 1 to 3 percent slopes	2.82	10.71	0	52	2e
TOTALS		26.34(*)	100%	-	35.4	3.85

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

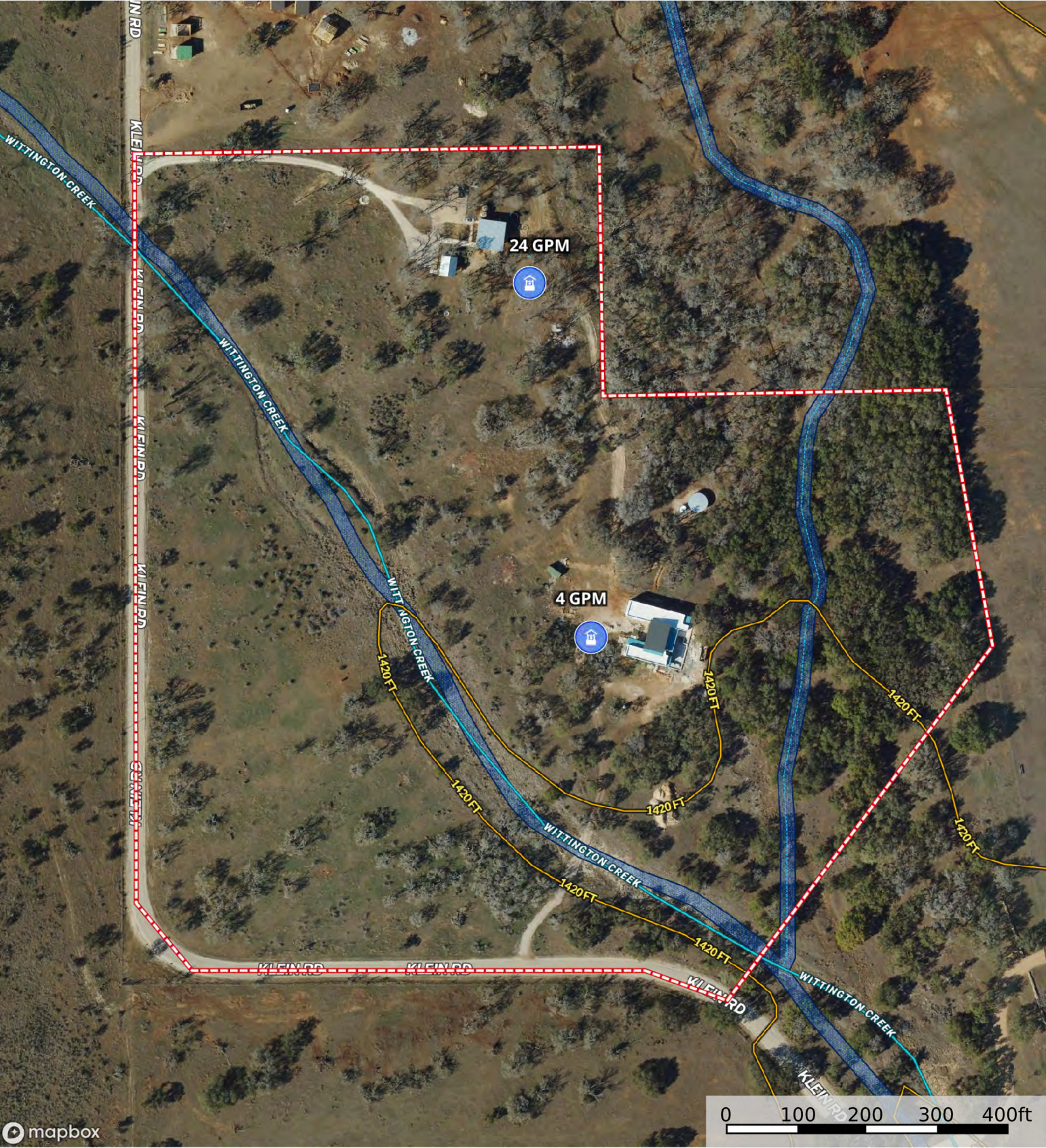
Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



- Well
- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

STATE OF TEXAS WELL REPORT for Tracking #444853

Owner:	Greg Tom	Owner Well #:	No Data
Address:	207 Mulberry Lane Boerne, TX 78006	Grid #:	57-52-1
Well Location:	Well # 1; .7 Mi. N. of Pedernales River on Klein Rd.; 300' East Fredericksburg, TX	Latitude:	30° 15' 00" N
		Longitude:	098° 36' 28" W
Well County:	Gillespie	Elevation:	1427 ft. above sea level
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: **3/15/2017** Drilling End Date: **3/15/2017**

Borehole:	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
	9.75	0	50
	6.75	50	51
	6	51	250

Drilling Method: **Air Hammer**

Borehole Completion: **Open Hole**

Annular Seal Data:	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
	1	3	Cement 1 Bags/Sacks
	3	50	Bentonite 12 Bags/Sacks

Seal Method: **Poured**

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: **6 ft. below land surface on 2017-03-15**

Packers: **No Data**

Type of Pump: **Submersible**

Pump Depth (ft.): **240**

Well Tests: **Jetted** **Yield: 4 GPM**

Water Quality:

Strata Depth (ft.)	Water Type
53	Good (550ppmTDS)
87	Good (550ppmTDS)

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: **James Taylor Virdell Jr**

License Number: **1900**

Comments: **Open Hole: 51-250**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:
BLANK PIPE & WELL SCREEN DATA

Top (ft.)	Bottom (ft.)	Description
0	1	Topsoil
1	7	Caliche & Gravel
7	75	Brown, Gray & White Limestone
75	170	Gray & Brown Limestone
170	250	Medium Gray & Brown Speckled Limestone (Cambrian)

Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
6		New Plastic (PVC)	SCH40	-3	51

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 #444852

Owner:	Greg Tom	Owner Well #:	No Data
Address:	207 Mulberry Lane Boerne, TX 78006	Grid #:	57-44-7
Well Location:	Well #2; .75 Mi. N. of Pedernales River on Klein Rd.; 330' East Fredericksburg, TX	Latitude:	30° 15' 05" N
		Longitude:	098° 36' 29" W
Well County:	Gillespie	Elevation:	1440 ft. above sea level
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: **3/16/2017** Drilling End Date: **3/16/2017**

Borehole:	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
	9.75	0	10
	6.75	10	11
	6	11	60

Drilling Method: **Air Hammer**

Borehole Completion: **Open Hole**

Annular Seal Data:	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
	1	3	Cement 1 Bags/Sacks
	3	10	Bentonite 4 Bags/Sacks

Seal Method: **Poured**

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: **9 ft. below land surface on 2017-03-16**

Packers: **No Data**

Type of Pump: **Submersible**

Pump Depth (ft.): **50**

Well Tests: **Jetted** **Yield: 24 GPM**

Water Quality:

Strata Depth (ft.)	Water Type
14	Good (670ppmTDS)

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: **James Taylor Virdell Jr**

License Number: **1900**

Comments: **Open Hole: 11-60**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:
BLANK PIPE & WELL SCREEN DATA

Top (ft.)	Bottom (ft.)	Description
0	2	Topsoil
2	10	Caliche & Gravel
10	60	Light Gray & Brown Limestone

Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
6		New Plastic (PVC)	SCH40	-3	11

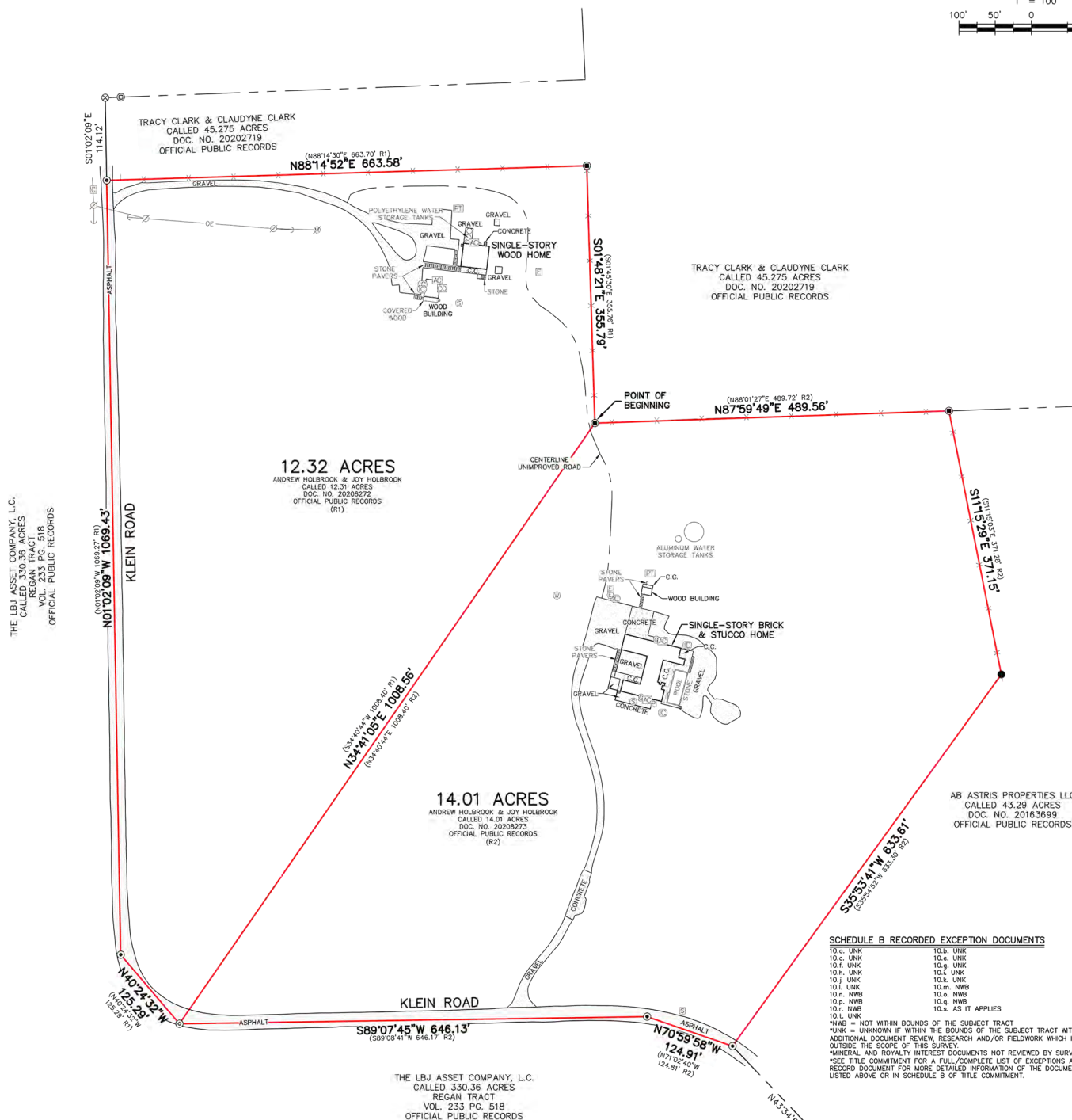
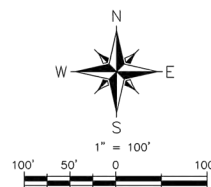
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Please include the report's Tracking Number on your written request.

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Austin, TX 78711
(512) 334-5540

AND A 14.01 ACRE TRACT OF LAND SITUATED IN THE RACHEL MEANS SURVEY NO. 6, ABSTRACT NO. 457, GILLESPIE COUNTY, TEXAS, BEING ALL OF A CALLED 14.01 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20208273, OFFICIAL PUBLIC RECORDS, GILLESPIE COUNTY, TEXAS



10.1. UNK
 *NWB = NOT WITHIN BOUNDS OF THE SUBJECT TRACT
 *UNK = UNKNOWN IF WITHIN THE BOUNDS OF THE SUBJECT TRACT WITHOUT
 ADDITIONAL DOCUMENT REVIEW, RESEARCH AND/OR FIELDWORK WHICH IS
 OUTSIDE THE SCOPE OF THIS SURVEY
 *MINE AND ROYALTY INTEREST DOCUMENTS NOT REVIEWED BY SURVEYOR.
 *SEE TITLE COMMITMENT FOR A FULL/COMPLETE LIST OF EXCEPTIONS AND/OR
 RECORD DOCUMENT FOR MORE DETAILED INFORMATION OF THE DOCUMENTS
 LISTED ABOVE OR IN SCHEDULE B OF TITLE COMMITMENT.

1 BASIS OF BEARING, TEXAS STATE PLATE COORDINATE SYSTEM,
CENTRAL ZONE, NAD83.

2 I HAVE REVIEWED A TITLE COMMITMENT ISSUED BY WFO,
NATIONAL TITLE INSURANCE COMPANY, G/F. NUMBER 225-884,
EFFECTIVE DATE OF JULY 22, 2020, ISSUED DATE OF JULY 22, 2020.
3 THE COMMITMENT REFERS TO THE PROPERTY DESCRIBED IN THE
4 EASEMENTS, SETBACKS, RESTRICTIONS, COVENANTS, ZONING OR LAND
5 USE REGULATIONS, ETC. OF THE PROPERTY. THE SURVEYOR HAS
6 REVIEWED THE COMMITMENT AND HAS IDENTIFIED THE FOLLOWING
7 TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, NO ATTEMPT HAS
8 BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE,
9 LOCATION, OR CHARACTER OF THE FOLLOWING FEATURES OR CONDITIONS
10 FOR INFORMATION REGARDING UTILITIES PLEASE CONTACT THE
11 APPROPRIATE AGENCIES. THE SURVEYOR HAS NOT OBSERVED THE
12 AND LANDSCAPE LIGHTING AND OUTLETS, IF ANY, NOT SHOWN HEREON NOR
13
14 PLANTERS AND/OR LANDSCAPING, IF ANY, NOT LOCATED OR
15 SHOWN HEREON.

16 ADDED ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

17 SYMBOLS SHOWN HEREON MAY BE EXAGGERATED AND ARE FOR
18 GRAPHIC PURPOSES ONLY.

19 A METES AND BOUNDS DESCRIPTION WAS PREPARED BY SEPARATE
20
21 THIS SURVEY DOES NOT ADDRESS ANY EAVES, GUTTERS OR OTHER
22 OVERHANG STRUCTURE FEATURES WHICH MAY PROTRUDE OVER
23 THE PROPERTY LINE.

- ① SET COTTON SPINDLE W/ A YELLOW
- ② "WC" PLASTIC WASHER
- ③ FOUND 4" IRON ROD (UNLESS OTHERWISE NOTED)
- ④ FOUND 1" IRON PIPE
- ⑤ FOUND MAG NAIL
- ⑥ FOUND 600 NAIL
- ⑦ FOUND IRON ROD W/ A BLUE
- ⑧ "SEARCHERS RPLS 6275" PLASTIC CAP
- ⑨ FOUND 5/8" IRON ROD W/ AN ORANGE
- ⑩ "HOWARD SURVEYING" PLASTIC CAP
- ⑪ ELECTRIC DEPRESSION/BOX
- ⑫ ELECTRIC METER
- ⑬ POWER POLE
- ⑭ METER POLE
- ⑮ GUY WIRE
- ⑯ WELL
- ⑰ IRRIGATION CONTROL VALVE
- ⑱ PROPANE TANK
- ⑲ GAS VALVE
- ⑳ SEPTIC AREA
- ㉑ CLEAN OUT
- ㉒ COMMUNICATION DEPRESSION/BOX
- ㉓ SIGN
- ㉔ A/C PAD
- ㉕ POOL EQUIPMENT
- ㉖ WIRE FENCE
- ㉗ OVERHEAD ELECTRIC
- ㉘ COVERED CONCRETE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN
HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY
PERFORMED UNDER MY SUPERVISION AND COMPLETED ON
07/29/2025; THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS,
OR PROTRUSIONS EXCEPT AS SHOWN HEREON.

 07/29/2025

CHRISTOPHER JURIGA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
SOUTH BEND, INDIANA 46708



WCR
LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78606
830-833-3010 INFO@WCRLANDSURVEYING.COM
TRPE&LS.FIRM #10194135

JOB NO.: 2727-25
DRAWN BY: EJJ
CHECKED BY: CJJ
SHEET: 1 OF 1

215-160



13 PGS

20150859

DCC

RAYMOND T. MATTHEWS
AND MARY F. MATTHEWS

TO

THE PUBLIC

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

THAT WHEREAS, Raymond T. Matthews and wife, Mary F. Matthews, herein called "Declarant", are the record owners of all that 207.42 acres of land, more or less located in Gillespie County, Texas, being described as:

323.54 acres of land situated in Gillespie County, Texas out of the Rachael Means Survey 6, Abstract 457; The W.J.C. Pearce Survey 3, Abstract 555 and the William Dease Survey 2, Abstract 179, and being a portion of that certain 563.228 acre tract of land conveyed to Watson Natural Resources Co. LLC by Deed recorded in Document 20125509, Real Property (Deed) Records of Gillespie County, Texas; said 323.504 acre tract of land being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof, SAVE AND EXCEPT the following two tracts of land:

Tract 1 containing 54.08 acres of land situated about 16.5 miles S 84° E. of Fredericksburg in Gillespie County, Texas, out of Survey No. 3, Abstract No. 555, W. J. C. Pearce, original grantee, and being out of a 323.504 acre tract conveyed from Watson Natural Resources Company, LLC to Raymond T. Matthews & Mary F. Matthews by deed recorded in Document # 20131153 of the Official Public Records of Gillespie County, Texas; said 54.08 acres of land being more particularly described as Exhibit "B" attached hereto and made a part hereof, and

Tract 2 containing 62.91 acres of land situated about 16.5 miles S 84° E. of Fredericksburg in Gillespie County, Texas, being approximately 40.94 acres out of Survey No. 6, Abstract No. 457, Rachael Means, original grantee and approximately 21.97 acres out of Survey No. 3, Abstract 555, W. J. C. Pearce original grantee, and being out of a 323.504 acre tract conveyed from Watson Natural Resources County, LLC to Raymond T. Matthews and Mary

F. Matthews by deed recorded in Document # 20131153 of the Official Public Records of Gillespie County, Texas; said 62.91 acres of land being more particularly described by metes and bounds on Exhibit "C" attached hereto and made a part hereof; and

WHEREAS, Declarant will convey the above described lands subject to certain protective covenants, reservations, conditions, restrictions and charges as hereinafter set forth:

NOW, THEREFORE, it is hereby declared that all of the above referred lands shall be held, sold and conveyed subject to the following restrictions, covenants and conditions which are for the purpose of protecting the value and desirability of, and which shall run with the land and shall be binding on all parties having a right, title or interest in or to the above described lands or any part thereof, and their heirs, successors and assigns, and which restrictions, covenants and conditions shall inure to the benefit of each owner thereof, and any contract or deed which may hereafter be executed in connection with said lands or any part thereof, shall be conclusively held to have been executed, delivered and accepted subject to the terms and conditions contained in this instrument, regardless of whether or not such terms and conditions are specifically set out in said contract or deed.

I.

DEFINITIONS

1.01. "Owner" shall refer to the record owner whether one or more persons or entity, of the fee simple title to any portion of the above described land, excluding however, those having any interest therein merely as security for the performance of an obligation.

1.02. "Tract" shall refer to any portion of the land, as owned by any owner.

II.

RESTRICTIONS

2.01. No manufactured home or mobile home may be placed on any Tract, specifically including, but not limited to those constructed under the uniform national standards for manufactured homes promulgated by the U. S. Department of Housing and Urban Development, nor may any other movable structure be used for living purposes.

2.02. Other than the 5.46 recreational tract, no tract shall be subdivided into less than ten (10) acre tracts.

2.03. No Tract shall be used in any manner as a commercial feed lot.

2.04. No swine shall be permitted to be kept on any Tract.

2.05. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any Tract, and no odors shall be permitted to arise therefrom so as to render any Tract or any portion thereof unsanitary, unsightly, offensive or detrimental to any other Tracts.

2.06. No building or other structure may be constructed, placed or maintained within sixty five (65') of any boundary line of a Tract.

2.07. The 5.46 acre tract which is more particularly described in Exhibit "D" attached hereto shall be used for recreational purposes only, and no buildings or other improvements shall be constructed thereon except picnic tables or shelters as agreed to by seventy percent (70%) of Owners who have an undivided interest in said tract, calculated as set forth in Section 3.03 below. All Owners having an interest in said 5.46 acres shall keep such tract free and clear of trash and rubbish, and shall maintain said

tract. In the event the Owners of seventy per cent (70%) of the Owners owning an undivided interest therein, agree to incur costs for maintenance, each Owner shall pay a pro-rata share (calculated on the basis of which the acreage owned by an Owner bears to the total acreage of Owners owning an interest in said 5.46 acres) of such cost to the Owner or Owners arranging the same upon demand.

2.08. No interest in the said 5.46 acre tract described on Exhibit "D" shall be transferred independently of another Tract which is subject to these restrictions without the consent of one hundred (100%) of the other Owners determined as described below. Further, said 5.46 acres shall not be partitioned.

III.

GENERAL PROVISIONS

3.01. Declarant or any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, covenants and conditions now or hereafter imposed by the provisions of this instrument. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

3.02. Invalidity of any one of the covenants or restrictions, contained herein, by judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.

3.03. The covenants, conditions and restrictions of this instrument shall run with and bind the land and shall inure to the benefit of, and be enforceable by Declarant or the Owner of any tract subject to this instrument, and their respective legal representatives, heirs, successors and assigns, and shall be effective until March 30 2040, after which time

said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years, unless amended as provided herein. The covenants, conditions and restrictions contained in this instrument may be amended at any time after March 30, 2040, by an instrument signed by not less than the Owners of seventy per cent (70%) of the above described 207.42 acres figured on an acres-owned basis. No amendment shall be effective until duly recorded in the Deed Records of Gillespie County, Texas, nor until the approval of any governmental regulatory body, which may be then required, shall have been obtained.

EXECUTED this 6 day of March, 2015.

Raymond T. Matthews
Raymond T. Matthews

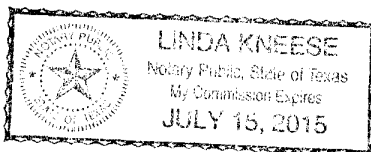
Mary F. Matthews
Mary F. Matthews

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 6 day of March, 2015, by Raymond T. Matthews and Mary F. Matthews.

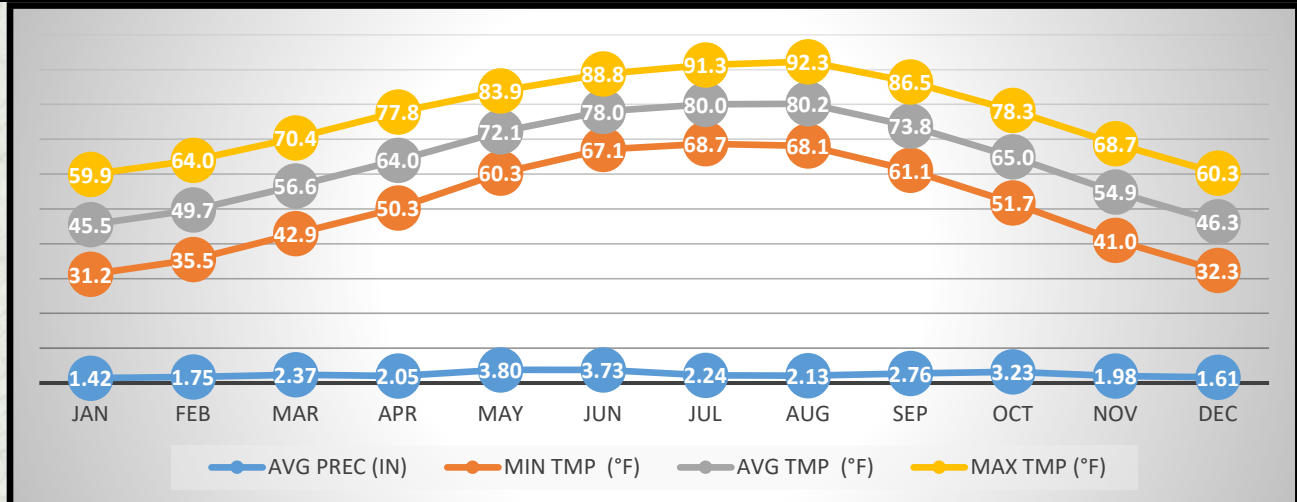
Linda Kneese
Notary Public in and for
the State of Texas
My Commission Expires: _____
(Stamped or printed name of notary)



CLIMATE DATA

Three-decade averages of climatological variables (1991-2010)
Climate Normals for **Stonewall, 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: 78671	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:

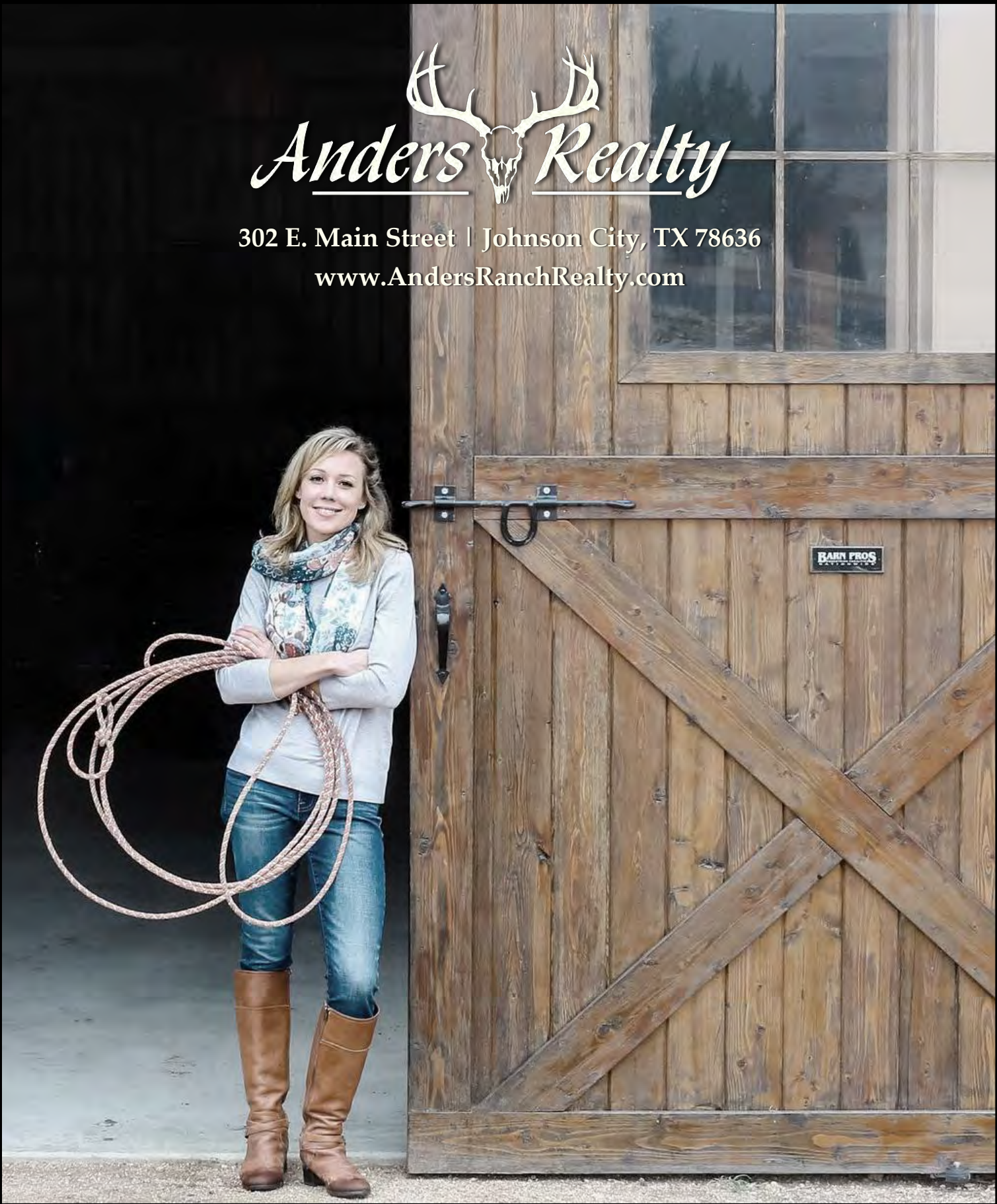
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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 Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name	514096 License No.	Brady@AndersRanchRealty.com Email	830-481-4444 Phone
Brady P. Anders Designated Broker of Firm	514096 License No.	Brady@AndersRanchRealty.com Email	512-791-9961 Phone
N/A Licensed Supervisor of Sales Agent/ Associate	N/A License No.	N/A Email	N/A Phone
Andrea Anders Sales Agent/Associate's Name	643088 License No.	Andi@AndersRanchRealty.com Email	830-446-1532 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Anders Realty

302 E. Main Street | Johnson City, TX 78636
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Andi@AndersRanchRealty.com



Anders Realty
FINE TEXAS PROPERTIES