

# 638 POST OAK RD

ACTIVE STR | OFFERED AT \$799,000



The Craftsman: A Stylish Retreat with STR Potential! Originally built in the 1940s and fully renovated, this charming cottage sits on a half acre and is currently operating as a successful short-term rental, offering immediate income potential! This 2-bedroom, 2-bath home features king-sized beds, a fully equipped kitchen, and stylish indoor living spaces. Outside, enjoy a private courtyard with a hot tub, firepit, and outdoor dining. Thoughtfully designed with modern comforts and vintage charm, it's part of The Gathering Guesthouses, a peaceful, family-owned retreat. Whether you're seeking a weekend getaway or income property, The Craftsman is a rare find in Fredericksburg. Located in the ETJ, just outside of Fredericksburg city limits but only a little over a mile to Main St. Plenty of space to add another guest house or pool!

Click QR Code for additional information and photos.



**Jill Tabor**  
REALTOR®

📞 830-456-8115

✉️ [jill@jilltabor.com](mailto:jill@jilltabor.com)



**PORTFOLIO**  
REAL ESTATE  kw

**MLS #: R98004A (Active)**

**List Price: \$799,000**

**638 -- Post Oak Rd Fredericksburg, TX 78624**



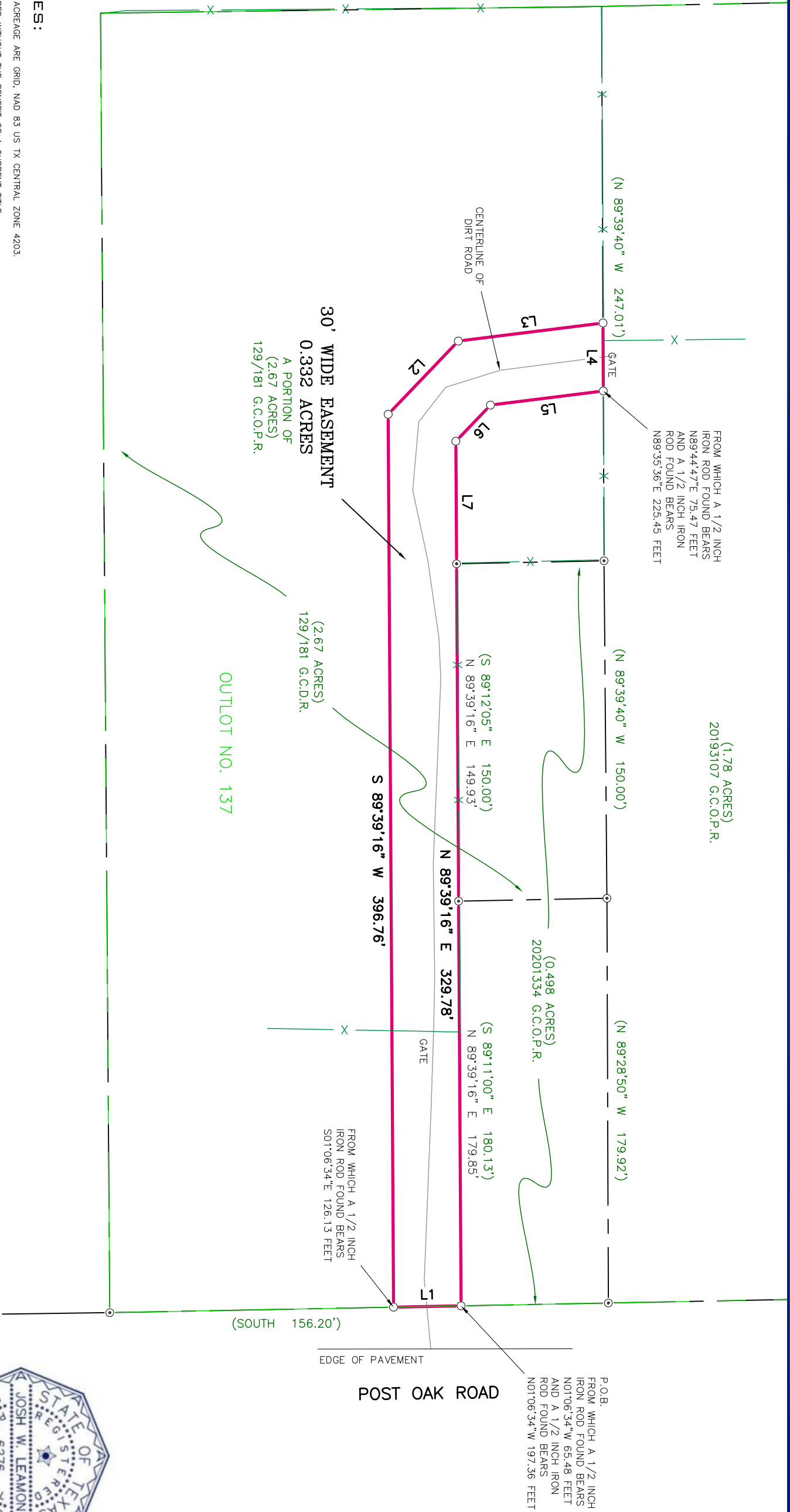
Bedrooms: 2	Unit #:
Full Baths: 2	Original List Price: \$799,000
Half Baths: 0	Area: City-Southwest
Main House Living SqFt : 932	Subdivision: N/A
Apx Total SqFt: 1,172	County: Gillespie
Price Per SQFT: \$681.74	School District: Fredericksburg
Source SqFt: GCAD	Distance From City: Less than 6 miles
Appx Year Built: 1941	Property Size Range: < 1 Acre
Type & Style: Cottage	Apx Acreage: 0.5000
Current B&B: Yes	Seller's Est Tax: 4441.45
# Stories: One	Showing Instructions: Special
Heating: Electric	Instructions
A/C: Central Air	Days on Market 2
Garage/Carport: None	

Tax Exemptions:		Taxes w/o Exemptions: \$0.00	Tax Info Source:	CAD Property ID #: 17917	Zoning: C-1
Flood Plain: No	Deed Restrictions: No	STR Permit: Yes	Permit #: 00000	Manufactured Homes Allowed: No	
HOA: No	HOA Fees:	HOA Fees Pd:	HO Warranty:		
Rental Property: Yes	Rental \$:		Items Not In Sale:		
Guest House: No	# of Guest Houses:	Total Guest House SqFt: 240			
Guest House # Bedrooms:	Guest House # Baths:	Guest House # Half Baths:			
Construction: Wood Siding			City/Rural: Outside City(w/Acrg)		
Foundation: Pillar/Post/Pier			Site Features: Deck/Patio, Hot Tub, Privacy Fence, Sprinkler		
Roof: Metal			System-Lawn		
Flooring: Tile, Wood			Interior Features: Ceiling Fan(s), Washer-Dryer Connection		
Utilities: Electric-CTEC			Topography: Few Trees, Level		
Water: Public, Well			Surface Water: None		
Sewer: Septic Tank			Access: City Street		
Fireplace/Woodstove: None			Location Description: Gravel Drive		
Appliances: Cooktop, Dishwasher, Dryer, Microwave,			Documents on File:		
Refrigerator, Washer					
Trms/Fin:	Trms/Fin: Cash, Conventional		Possessn: Closing/Funding		Excl Agy: No
Title Company: Select		Attorney:		Refer to MLS#:	
Location/Directions: Head southeast on W Main St toward N Adams St. Turn right onto S Adams St/S State Hwy 16. Turn right onto W Live Oak St. Turn right onto Post Oak Rd. Destination will be on the left.					
Owner: MD GATHERING HOLDINGS LLC-SERIES			Occupancy: Short Term Rental		
Legal Description: G E CO #137 .498,-B&B-					
Instructions: This is an Active STR and will need to work around bookings. Call ShowingTime (800-746-9464) to schedule a showing.					
Public Remarks: The Craftsman: A Stylish Retreat with STR Potential! Originally built in the 1940s and fully renovated, this charming cottage sits on a half acre and is currently operating as a successful short-term rental, offering immediate income potential! This 2-bedroom, 2-bath home features king-sized beds, a fully equipped kitchen, and stylish indoor living spaces. Outside, enjoy a private courtyard with a hot tub, firepit, and outdoor dining. Thoughtfully designed with modern comforts and vintage charm, it's part of The Gathering Guesthouses, a peaceful, family-owned retreat. Whether you're seeking a weekend getaway or income property, The Craftsman is a rare find in Fredericksburg. Located in the ETJ, just outside of Fredericksburg city limits but only a little over a mile to Main St. Plenty of space to add another guest house or pool!					
Agent Remarks:					
Display on Internet: Yes		Display Address: Yes		Allow AVM: No	
				Allow Comments: No	
Office Broker's Lic #: 547594					
Listing Office: Portfolio Real Estate - KW (#:1462)			Listing Agent: Jill Tabor (#:12)		
Main: (830) 997-6041			Agent Email: <a href="mailto:jill@jilltabor.com">jill@jilltabor.com</a>		
Mail Address 1: 804 S. Adams St			Contact #: (830) 456-8115		
Mail City: Fredericksburg			License Number: 0562308		
Mail Zip Code: 78624					
Supervising Agent Name:					
Supervising Agent License #:					





 Boundary



1. BEARINGS, DISTANCES & ACCEASE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE
3. REPORT/COMMENT: THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
4. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
5. A "1/2 INCH INCH ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."

LINE	BEARING	DISTANCE
L1	S 01°06'34" E	30.00'
L2	N 46°14'43" W	45.07'
L3	N 07°07'43" W	64.80'
L4	N 89°44'47" E	30.22'
L5	S 07°07'43" E	50.52'
L6	S 46°14'43" E	22.26'
L7	N 89°39'16" E	54.44'

LINE	BEARING	DISTANCE
L1	S 01°06'34" E	30.00'
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L5	S 07°07'43" E	50.52'
L6	S 46°14'43" E	22.26'
L7	N 89°39'16" E	54.44'

LEGEND:	
●	POINT
○	1/2" IRON ROD FOUND
⊙	1/2" IRON ROD SET
⊕	3/8" IRON ROD FOUND
—	ADJOINER LINE
—	SURVEY LINE
—	BURIED UTILITY LINE
—	OVERHEAD UTILITY LINE
x	FENCE
⊗	PIPE FENCE CORNER POST FOUND
⊗	WOOD FENCE CORNER POST FOUND
◆	CONCRETE MONUMENT FOUND
◆	BENCH MARK
⊠	AIR CONDITIONER
⊠	FIRE HYDRANT
⊠	AS MARKED
⊠	MALBOX
⊠	U.E. - UTILITY EASEMENT
⊠	B.L. - BUILDING SETBACK LINE (B.RG-DIST) - RECORD CALL
⊠	P.O.B. - POINT OF BEGINNING
⊠	G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS
⊠	G.C.P.R. - GILLESPIE COUNTY DEED RECORDS
⊠	G.C.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
⊠	G.C.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS
⊠	SEWER CLEANOUT
⊠	SEPTIC TANK
⊠	WATER WELL
⊠	WATER METER
⊠	GAS METER
⊠	ELECTRIC METER
⊠	BURIED CABLE SIGN
⊠	GUY
⊠	UTILITY POLE
⊠	PEDESTAL

0.332 ACRE EASEMENT OUT OF OUTLOT NO. 137 AS SHOWN ON THE MAP OF FREDERICKSBURG, TEXAS AND ENVIRONS BY THE GERMAN EMIGRATION COMPANY IN GILLESPIE COUNTY, TEXAS.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON SEPTEMBER 17, 2020. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.



~~JOSH W. LEAMONS~~  
~~REGISTERED PROFESSIONAL LAND SURVEYOR #6276~~

SEPT. 29, 2020  
DATE



P.O. Box 528 Mason, TX 76856 | 325-347-7489 | Firm #10193966  
P.O. Box 1504 Fredericksburg, TX 78624 | 830-383-1211 | Firm #10194211  
[www.searthritis.com](http://www.searthritis.com)

[www.searchers1s.com](http://www.searchers1s.com)

REFERENCE: MICHAEL MEEK

REV. 0

JOB NO. 20-4419



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CONCERNING THE PROPERTY AT **638 Post Oak Rd**  
**Fredericksburg, TX 78624**

*This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.*

Item	Y	N	U
Pump: <u>  </u> sump <u>  </u> grinder		x	
Rain Gutters	x		
Range/Stove	x		
Roof/Attic Vents			x
Sauna		x	
Smoke Detector	x		
Smoke Detector - Hearing Impaired			x
Spa		x	
Trash Compactor		x	
TV Antenna		x	
Washer/Dryer Hookup	x		
Window Screens		x	
Public Sewer System		x	

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**638 Post Oak Rd  
Fredericksburg, TX 78624**

Concerning the Property at \_\_\_\_\_

Solar Panels		<input checked="" type="checkbox"/>		owned _____ leased from: _____
Water Heater	<input checked="" type="checkbox"/>			electric <input checked="" type="checkbox"/> gas _____ other: _____ number of units: <u>1</u>
Water Softener	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> owned _____ leased from: _____
Other Leased Items(s)		<input checked="" type="checkbox"/>		if yes, describe: _____
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> automatic _____ manual _____ areas covered _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>			if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: ☒ city \_\_\_\_\_ well \_\_\_\_\_ MUD \_\_\_\_\_ co-op \_\_\_\_\_ unknown \_\_\_\_\_ other: \_\_\_\_\_Was the Property built before 1978? ☒ yes \_\_\_\_\_ no \_\_\_\_\_ unknown \_\_\_\_\_

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: metal Age: unknown (approximate)Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? \_\_\_\_\_ yes \_\_\_\_\_ no ☒ unknown \_\_\_\_\_Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? \_\_\_\_\_ yes ☒ no If yes, describe (attach additional sheets if necessary): \_\_\_\_\_

**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Condition	Y	N	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: MGM, DEM

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**638 Post Oak Rd  
Fredericksburg, TX 78624**

Concerning the Property at \_\_\_\_\_

Previous Roof Repairs		x
Previous Other Structural Repairs		x
Previous Use of Premises for Manufacture of Methamphetamine		x

Termite or WDI damage needing repair		x
Single Blockable Main Drain in Pool/Hot Tub/Spa*		x

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?** \_\_\_ yes x no If yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 5. Are you (Seller) aware of any of the following conditions?\*** (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- x Present flood insurance coverage.
- x Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- x Previous flooding due to a natural flood event.
- x Previous water penetration into a structure on the Property due to a natural flood.
- x Located    wholly    partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- x Located    wholly    partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- x Located    wholly    partly in a floodway.
- x Located    wholly    partly in a flood pool.
- x Located    wholly    partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): \_\_\_\_\_

**\*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: MM, DM

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**638 Post Oak Rd  
Fredericksburg, TX 78624**

Concerning the Property at \_\_\_\_\_

*"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).*

*"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.*

*"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.*

**Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?\*** \_\_\_ yes x no If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

**Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property?** \_\_\_ yes x no If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

**Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

**Y N**

\_\_\_ x Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

\_\_\_ x Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  
 Name of association: \_\_\_\_\_  
 Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ and are: \_\_\_ mandatory \_\_\_ voluntary  
 Any unpaid fees or assessment for the Property? \_\_\_ yes (\$ \_\_\_\_\_) \_\_\_ no  
 If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

\_\_\_ x Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  
 Any optional user fees for common facilities charged? \_\_\_ yes \_\_\_ no If yes, describe: \_\_\_\_\_

\_\_\_ x Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

\_\_\_ x Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

\_\_\_ x Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

\_\_\_ x Any condition on the Property which materially affects the health or safety of an individual.

\_\_\_ x Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.  
 If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

\_\_\_ x Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: MGM, DKM

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**638 Post Oak Rd  
Fredericksburg, TX 78624**

Concerning the Property at \_\_\_\_\_

☐ ☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.

☐ ☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?** ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property.  
A buyer should obtain inspections from inspectors chosen by the buyer.*

**Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:**

☐ Homestead ☐ Senior Citizen ☐ Disabled  
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran  
☐ Other: \_\_\_\_\_ ☐ Unknown

**Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?** ☐ yes ☒ no

**Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?** ☐ yes ☒ no If yes, explain: \_\_\_\_\_

**Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\*** ☒ unknown ☐ no ☐ yes. If no or unknown, explain. (Attach additional sheets if necessary): \_\_\_\_\_

*\*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

*A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.*

(TXR-1406) 07-10-23

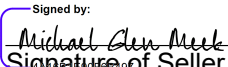
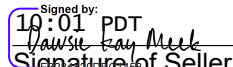
Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: , 

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638 Post Oak Rd  
Fredericksburg, TX 78624

Concerning the Property at \_\_\_\_\_

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signed by:	6/12/2025	Signed by:	6/12/2025   13:02
	Date		Date
Signature of Seller		Signature of Seller	

Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_

**ADDITIONAL NOTICES TO BUYER:**

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: _____	phone #: _____
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
Internet: _____	phone #: _____

(TXR-1406) 07-10-23 Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller:   Page 6 of 7



Concerning the Property at 638 Post Oak Rd  
Fredericksburg, TX 78624

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: Initial  
MGM, Initial  
DKM

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APPROVED BY THE TEXAS REAL ESTATE COMMISSION  
**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION  
 ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS  
 AS REQUIRED BY FEDERAL LAW**

10-10-11

CONCERNING THE PROPERTY AT 638 Post Oak Rd Fredericksburg  
 (Street Address and City)

**A. LEAD WARNING STATEMENT:** "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

**NOTICE: Inspector must be properly certified as required by federal law.**

**B. SELLER'S DISCLOSURE:**

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
  - ☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): \_\_\_\_\_
  - ☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
  - ☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): \_\_\_\_\_
  - ☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

**C. BUYER'S RIGHTS** (check one box only):

- ☐ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- ☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

**D. BUYER'S ACKNOWLEDGMENT** (check applicable boxes):

- ☐ 1. Buyer has received copies of all information listed above.
- ☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

**E. BROKERS' ACKNOWLEDGMENT:** Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

**F. CERTIFICATION OF ACCURACY:** The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____	Date _____	Signed by: <u>Michael Glen Meek</u> Seller E90F6B497...	6/12/2025   10:01 PDT
Buyer _____	Date _____	Signed by: <u>Dawnie Kay Meek</u> Seller E200BC1458...	6/12/2025   13:02 EDT
Other Broker _____	Date _____	DocuSigned by: <u>Jill Tabor</u> Listing Broker	6/10/2025   17:41 EDT

**MD GATHERING HOLDINGS LLC- SERIES 638 POST OAK RD**  
**MD GATHERING HOLDINGS LLC - SERIES 638 POST OAK RD**  
**Jill Tabor**

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

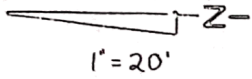
(TXR 1906) 10-10-11

TREC No. OP-L



W95070601

Owner: Ron Smith



water well

water tank (Holding)

Alarm Box

House 2 BR

Elec. Line in conduit

L.P. tank

water well

Tank 50' from well

300 gpd ÷ 0.5 gls/sq.Ft./day  
600 S.F. ÷ 3' wide trench  
200 L.F. X 0.75 Factor  
150 L.F. with Infiltrator panels  
150 L.F. ÷ 6.25 = 24 chambers

1" Ball valve

1" sch 40

Repair area

Repair area

1-4-96  
Date

1-23-96  
Date

Charlie Digges R.S. 2974

As Built as inspected under my supervision



## INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
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638 Post Oak Rd  
Fredericksburg, TX 78624

### CONCERNING THE PROPERTY AT

#### A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown  
☐ \_\_\_\_\_
- (2) Type of Distribution System: \_\_\_\_\_ ☒ Unknown
- (3) Approximate Location of Drain Field or Distribution System: x behind house ☐ Unknown  
 \_\_\_\_\_  
 \_\_\_\_\_
- (4) Installer: x Charlie Digges ☒ Unknown
- (5) Approximate Age: x 1-4-1996 ☐ Unknown

#### B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No  
 If yes, name of maintenance contractor: \_\_\_\_\_  
 Phone: \_\_\_\_\_ contract expiration date: \_\_\_\_\_  
*Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)*
- (2) Approximate date any tanks were last pumped? \_\_\_\_\_
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No  
 If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

#### C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:  
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed  
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ \_\_\_\_\_
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

(TXR-1407) 1-7-04

Initialed for Identification by Buyer \_\_\_\_\_, \_\_\_\_\_ and Seller MEM, DEM

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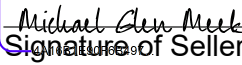
**638 Post Oak Rd**  
**Fredericksburg, TX 78624**


Information about On-Site Sewer Facility concerning \_\_\_\_\_

**D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day)</u> <u>without water-</u> <u>saving devices</u>	<u>Usage (gal/day)</u> <u>with water-</u> <u>saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

**This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.**

Signed by: \_\_\_\_\_ 6/12/2025 | 10:01 PDT  
  
 Signature of Seller \_\_\_\_\_ Date  
**MD GATHERING HOLDINGS LLC- SERIES 638 POST OAK RD**

Signed by: \_\_\_\_\_ 6/12/2025 | 13:02 EDT  
  
 Signature of Seller \_\_\_\_\_ Date  
**MD GATHERING HOLDINGS LLC - SERIES 638 POST OAK RD**

Receipt acknowledged by:

\_\_\_\_\_  
 Signature of Buyer \_\_\_\_\_ Date

\_\_\_\_\_  
 Signature of Buyer \_\_\_\_\_ Date