

# 320 W ORCHARD

ACTIVE STR | OFFERED AT \$699,000



The Max is a charming, fully furnished 1BR/1BA 1926 bungalow just blocks from Fredericksburg's iconic Main Street, currently operating as a successful short-term rental. Located in the Historic District and zoned C-1, it's thoughtfully renovated with original hardwood floors, a classic kitchen, luxurious wet-room bath with double vanity, and designer finishes throughout. The bedroom features a king bed and electric fireplace, and the living area opens to a private courtyard with hot tub, fire pit, covered seating, and Roku TV. City-approved conceptual plans allow for two additional units, creating a rare opportunity for a full income-producing compound. Walk to tasting rooms, boutiques, top restaurants, and Grand Central at Milam—The Max delivers vintage charm, modern comfort, and big potential in one of Texas' top destinations.

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 #: R98024A (Active)****List Price: \$699,000****320 W Orchard St Fredericksburg, TX 78624**

Bedrooms: 1  
 Full Baths: 1  
 Half Baths: 0  
 Main House Living SqFt : 920  
 Apx Total SqFt: 920  
 Price Per SQFT: \$759.78  
 Source SqFt: Owner  
 Appx Year Built: 1930  
 Type & Style: Cottage, Early Fbg, Historical  
 Current B&B: Yes  
 # Stories: One  
 Heating: Central  
 A/C: Central Air  
 Garage/Carport: None

Unit #:  
 Original List Price: \$699,000  
 Area: City-Northwest  
 Subdivision: Pattons Addition  
 County: Gillespie  
 School District: Fredericksburg  
 Distance From City: In City Limits  
 Property Size Range: < 1 Acre  
 Apx Acreage: 0.2500  
 Seller's Est Tax: 6149.58  
 Showing Instructions: Appointment, Special Instructions  
 Days on Market 13

Tax Exemptions:		Taxes w/o Exemptions: \$0.00	Tax Info Source:		CAD Property ID #: 19467	Zoning: C-1
Flood Plain: No		Deed Restrictions: Yes	STR Permit: Yes	Permit #: 0	Manufactured Homes Allowed: No	
HOA: No		HOA Fees:	HOA Fees Pd:		HO Warranty:	
Rental Property:		Rental \$:		Items Not In Sale:		
Guest House: No		# of Guest Houses:		Total Guest House SqFt: 0		
Guest House # Bedrooms:		Guest House # Baths:		Guest House # Half Baths:		
Construction: Wood Siding				City/Rural: In City Limits		
Foundation: Pillar/Post/Pier				Site Features: Deck/Patio, Privacy Fence, Sprinkler System-		
Roof: Metal				Lawn		
Flooring: Tile, Wood				Interior Features: Ceiling Fan(s)		
Utilities: Electric-City				Topography: Few Trees, Level		
Water: Public				Surface Water: None		
Sewer: Public Sewer				Access: City Street		
Fireplace/Woodstove: Electric				Location Description: Concrete Drive		
Appliances: Cooktop, Dishwasher, Disposal, Dryer, Refrigerator, Washer				Documents on File:		
Trms/Fin:		Trms/Fin: Cash, Conventional		Possessn: Closing/Funding		Excl Agy: No
Title Company: Select		Attorney:		Refer to MLS#:		
Location/Directions: Head northwest on W Main St toward S Crockett St. Turn right onto N Milam St. Turn right onto W Orchard St. Destination will be on the left						
Owner: MD GATHERING HOLDINGS LLC				Occupancy: Short Term Rental		
Legal Description: PATTON BLK 3 LOT 2						
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 Max: A Historic Bungalow with STR Income & Expansion Potential! Just blocks from Fredericksburg's iconic Main Street, The Max is a charming 1BR/1BA bungalow currently operating as a successful short-term rental. Sold fully furnished and turnkey, it offers immediate income potential and a prime location in the Historic District. Thoughtfully renovated, this 1926 home showcases original hardwood flooring, a classic kitchen, a luxurious bathroom with a wet-room tub/shower and double vanity, and designer touches throughout. The bedroom features a king-sized bed and electric fireplace, and the inviting living area flows seamlessly to a private courtyard with hot tub, fire pit, covered seating, and outdoor Roku TV—perfect for relaxing or entertaining. Zoned C-1, the property allows for additional development. The seller has city-approved conceptual plans to add two more units, creating a full income-producing compound. Set in one of Texas' most visited wine and wedding destinations, The Max is just minutes from over 50 Hill Country wineries and within walking distance to tasting rooms, boutiques, and top-rated restaurants. It's also ideally located near Grand Central at Milam, Fredericksburg's exciting new shopping and dining district. Whether you're seeking a weekend retreat, a profitable rental, or a unique development opportunity, The Max delivers vintage charm, modern comfort, and incredible potential in the heart of Fredericksburg.						
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		

**MAP SHOWING**  
**LOT NO. 2, BLOCK 3, PATTON'S ADDITION, SITUATED IN**  
**THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS,**  
**PLAT FOUND OF RECORD IN VOLUME 1, PAGE 22, OF**  
**THE PLAT RECORDS OF GILLESPIE COUNTY, TEXAS,**  
**PREPARED AT THE REQUEST OF**  
**THE ESTATE OF DAVID JUNG.**

**Reviewed By:**

*[Signature]* 4/23/19

SAVANNAH SIKES  
 4230 SQ. FT. TRACT  
 INSTRUMENT NO. 20191821 O.P.R.

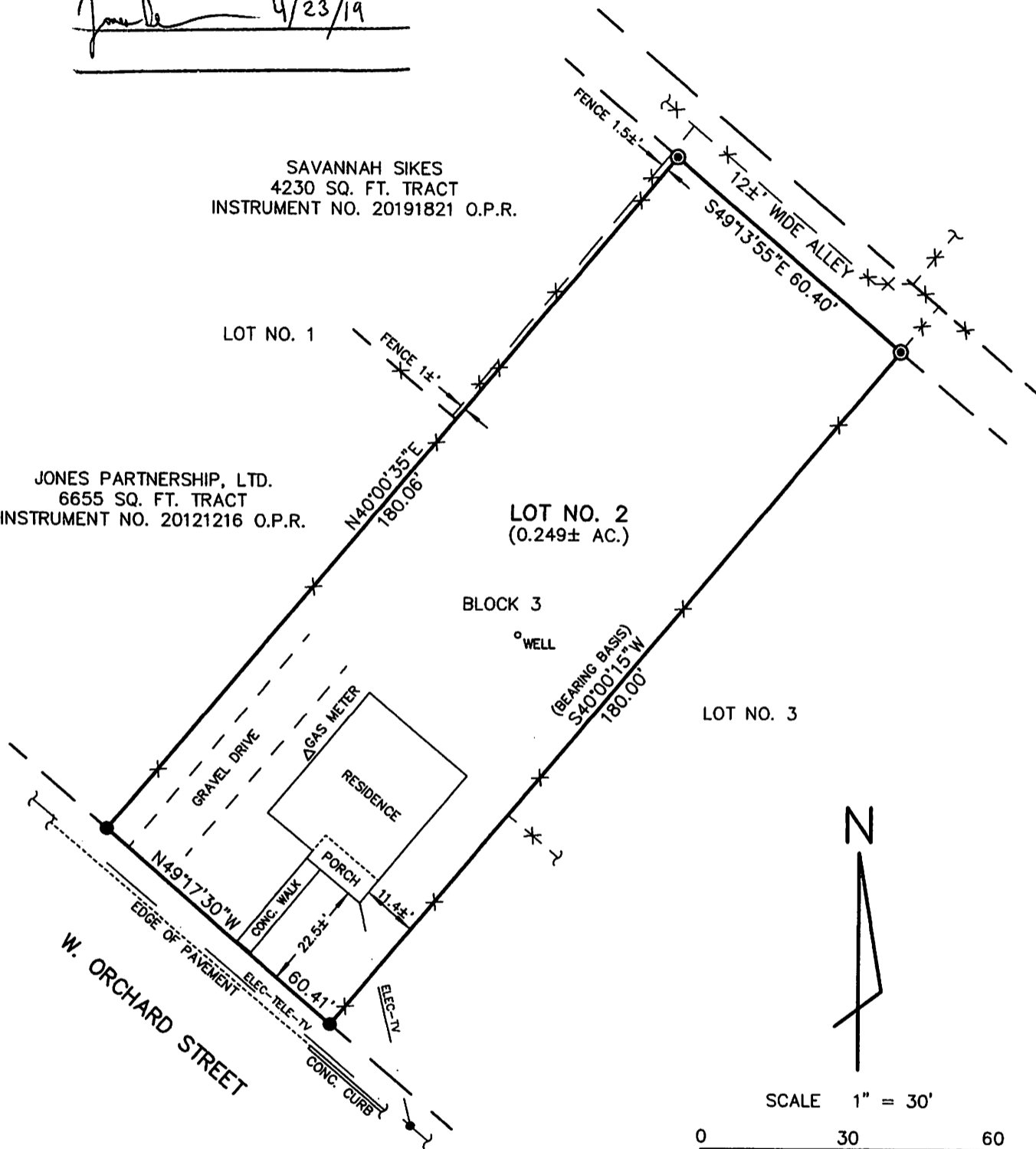
LOT NO. 1

JONES PARTNERSHIP, LTD.  
 6655 SQ. FT. TRACT  
 INSTRUMENT NO. 20121216 O.P.R.

LOT NO. 2  
 (0.249± AC.)

BLOCK 3  
 °WELL

LOT NO. 3



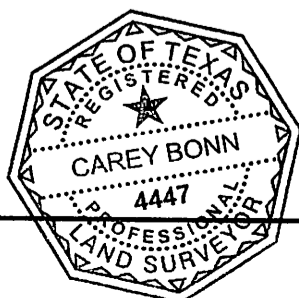
**LEGEND**

- 1/2" DIA. REBAR FOUND
- ⊙ 1/2" DIA. REBAR PREVIOUSLY SET (CAPPED: BONN 4447)
- UTILITY POLE
- × FENCE

I HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ACROSS THE BOUNDARY LINES OF THIS TRACT OF LAND OR INTO ANY OF THOSE DEFINED EASEMENTS OR BUILDING SETBACKS LISTED IN FREDERICKSBURG TITLES, INC., COMMITMENT FOR TITLE INSURANCE G.F. NO. 2019112, ISSUED APRIL 1, 2019, AND AS PROVIDED TO ME BY FREDERICKSBURG TITLES, INC., VISIBLE OR APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON.

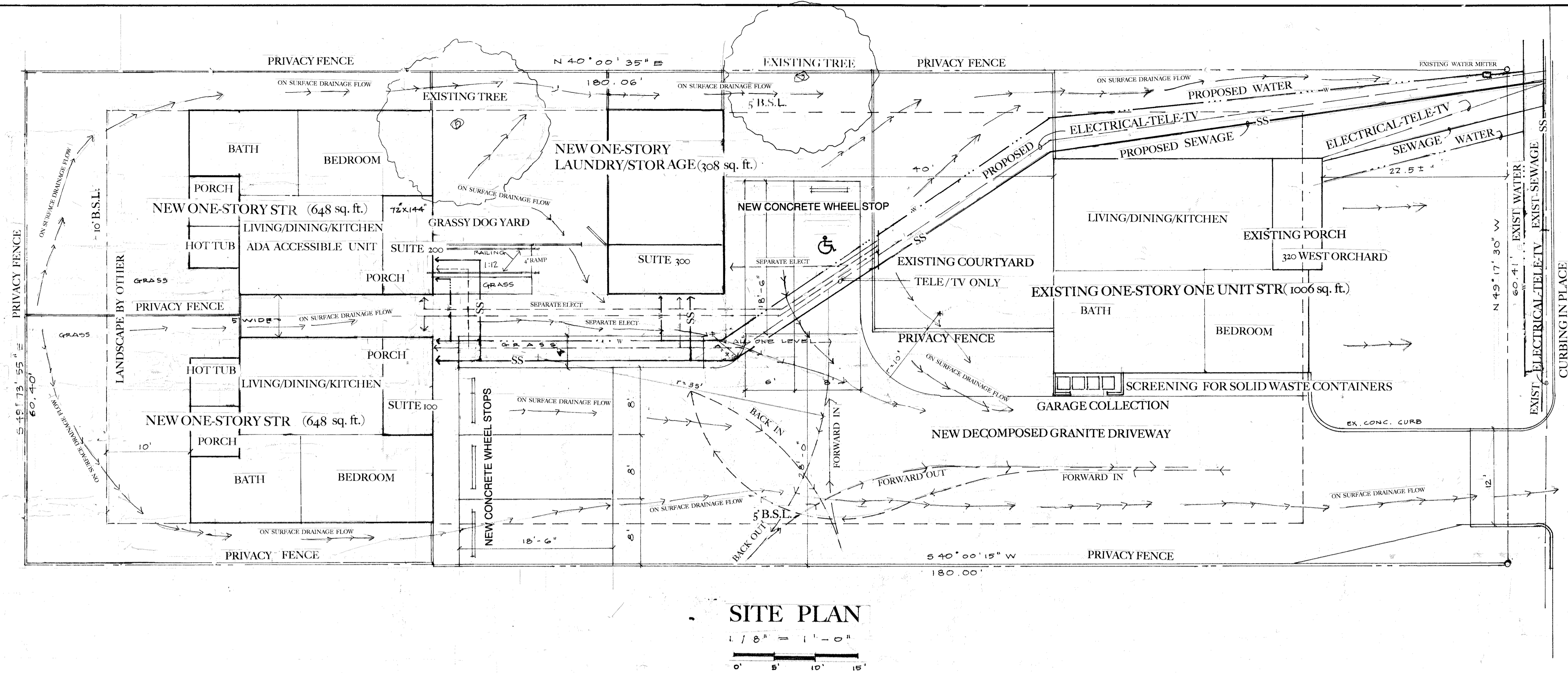
**BONN SURVEYING**

503 LONGHORN ST.  
 FREDERICKSBURG, TX 78624  
 PHONE: 830-997-3884  
 FAX: 830-997-0972  
 EMAIL: bonnsurveying@verizon.net  
 FIRM REG. NO. 10055800



FIELD MEASUREMENTS COMPLETED APRIL 12, 2019

*[Signature]*  
 CAREY BONN  
 REG. PROF. LAND SURVEYOR NO. 4447



### PARKING SUMMARY

PROPOSED FACILITIES	2 UNITS
PROPOSED UNIT COUNT	
PARKING SPACES REQUIRED	3 SPACES
1 SPACE PER UNIT	
1 SPACE FOR EXISTING UNIT	
PARKING SPACES PROVIDED	
STANDARD PARKING SPACES	5 SPACES
REQUIRED NUMBER OF HANDICAP SPACES	1 VAN + 0 STANDARD
PROPOSED NUMBER OF HANDICAP SPACES	1 VAN + 0 STANDARD
TOTAL NUMBER SPACES PROVIDED	6 SPACES

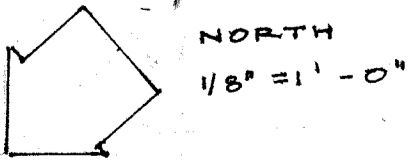
### LOT SUMMARY TABLE

LOT AREA	10,846.44 sq. ft./0.249 Ac.
CURRENT ZONING	C1 NEIGHBORHOOD COMMERCIAL
ZONING REQUIREMENTS	
MINIMUM LOT AREA	7500 sq. ft.
MINIMUM LOT WIDTH	70 ft.
BUILDING SETBACKS	
MINIMUM FRONT YARD SETBACK	25 ft.
MINIMUM STREET SIDE YARD SETBACK	25 ft.
MINIMUM INTERIOR SIDE YARD SETBACK	5 ft.
MINIMUM REAR YARD SETBACK	10 ft.
MAXIMUM BUILDING HEIGHT (MAX)	3 STORIES 38 ft.
MAXIMUM BUILDING COVERAGE	55%
MAXIMUM IMPERVIOUS COVERAGE	65%
PROPOSED LOT COVERAGES	
PROPOSED BUILDING HEIGHT (MAX)	1 STORY
PROPOSED BUILDING COVERAGE	2610 sq. ft.
PROPOSED BUILDING AREA	10,846.44 sq. ft./0.249 Ac.
PROPOSED IMPERVIOUS PERCENTAGE	37.2%
IMPERVIOUS AREA	2610 sq. ft.
GRAVEL (USE 50%)	2871 x 0.50% = 1435.5 sq. ft.
TOTAL IMPERVIOUS AREA	4045.5 sq. ft./0.09 Ac.
TOTAL PERVIOUS AREA	6800.94 sq. ft./0.156 Ac.

MINIMUM FOR DWELLING UNITS- ONE BEDROOM = 2000 SQ. FT./1 BEDROOM  
 3 BEDROOMS @ 2000 SQ. FT. = 6000 SQ. FT. REQUIRED  
 SITE = 10,846.44 SQ. FT./0.553% DENSITY  
 TREES REMOVED = 0  
 LANDSCAPING BY OTHER ACCORDING TO FREDERICKSBURG LANDSCAPING ORDINANCE

### NOTES:

- All utilities underground
- All service connections work and testing shall be in accordance with the city of Fredericksburg Standard Specifications and contract documents.
- All new sanitary sewer lines shall be polyvinyl chloride (PVC) of the rigid type and must bear the nation sanitation foundation seal of approval for potable water (NSF-PW) and have a pressure rate at SDR-14 (200PSI)
- Contractor to confirm existing sanitary sewer flow line prior to installation of private 4" sanitary sewer
- Contractor to confirm existing water line flow line prior to installation of private water line. Plumber to confirm water line sizes and meter size.
- Proposed exterior lighting design will be in accordance with current city of Fredericksburg ordinance and will be included in building plans. It will be night sky compliant.
- Proposed concrete curb and driveway improvements within the city of Fredericksburg ROW will be constructed in accordance with current city of Fredericksburg construction standards.
- Proposed sidewalk from handicap parking area to building shall comply with all ADA guidelines.
- Electrical separate for each unit and other utilities co-mingled



# T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: 7/14/2025 GF No. \_\_\_\_\_

Name of Affiant(s): Michael Glen Meek

Address of Affiant: 714 Cirrus Lane Fredericksburg TX 78624

Description of Property: 320 W Orchard St. Fredericksburg, TX 78624

County Gillespie, Texas

Date of Survey: April 1, 2019

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas personally appeared Affiant(s) who after by me being duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since Date of the Survey, there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
  - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

None

5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.


<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: <u>Michael Glen Neal</u></p> <p>Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: _____</p> <p>Affiant</p>
--	---

SWORN AND SUBSCRIBED this 21<sup>st</sup> day of July, \_\_\_\_\_

\_\_\_\_\_  
Notary Public





 Boundary

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## 320 W Orchard

CONCERNING THE PROPERTY AT

*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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**320 W Orchard  
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
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<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
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>

Condition	Y	N
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<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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**320 W Orchard  
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: MGM, DKM

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**320 W Orchard  
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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**320 W Orchard  
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.*

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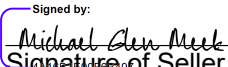
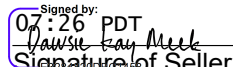
Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller:  , 

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**320 W Orchard  
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:	6/14/2025	Signed by:	07:26 PDT	6/17/2025	14:01
	Date		Signature of Seller	Date	
Printed Name: Michael Glen Meek		Printed Name: Dawsie Kay Meek			

**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 #: _____

Concerning the Property at 320 W Orchard  
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 320 W Orchard 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 \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Other Broker \_\_\_\_\_ Date \_\_\_\_\_

Signed by: Michael Glen Meek 6/14/2025 | 07:26 PDT  
 Seller E90F6B497... Date \_\_\_\_\_

Signed by: Dawnie Kay Meek 6/17/2025 | 14:01 EDT  
 Seller E200BC1458... Date \_\_\_\_\_

Signed by: Jill Tabor 6/10/2025 | 12:30 EDT  
 Listing Broker Date \_\_\_\_\_

**MD GATHERING HOLDINGS LLC-SERIES 320 W Orchard**  
**MD GATHERING HOLDINGS LLC - SERIES 320 W Orchard**  
**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**