

501 E CREEK ST.

ACTIVE STR | OFFERED AT \$649,000



Welcome to the Swiftie Hideaway, an Airbnb "Guest Favorite". This sought after Taylor Swift themed rental is just two blocks from Main St. and being offered fully furnished! Over the past year, the owner has updated and created a unique Airbnb experience for guests bringing in rave reviews! With over \$50,000 in updates, guests get to enjoy a modern kitchen and bathrooms while appreciating a 1930's cottage oozing vintage charm like original hardwood flooring, trim and clawfoot tub. With its prime location and walkability to Main Street, this property offers an opportunity for investors looking to capitalize on the growing hospitality market or would also make a great primary or secondary home for those looking to stay a little longer.

Click QR Code for additional information and photos.

Jill Tabor
REALTOR®

📞 830-456-8115

✉️ jill@jilltabor.com



PORTFOLIO
REAL ESTATE  kw

MLS #: R97355A (Active)**List Price: \$649,000****501 E Creek St Fredericksburg, TX 78624**

Bedrooms: 3	Unit #:
Full Baths: 2	Original List Price: \$699,000
Half Baths: 0	Area: City-Southeast
Main House Living SqFt : 1,328	Subdivision: Langerhans
Apx Total SqFt: 1,328	County: Gillespie
Price Per SQFT: \$488.70	School District: Fredericksburg
Source SqFt: GCAD	Distance From City: In City Limits
Appx Year Built: 1931	Property Size Range: City Lot
Type & Style: Cottage	Apx Acreage: 0.1600
Current B&B: Yes	Seller's Est Tax: 8605.00
# Stories: One	Showing Instructions: Appointment,
Heating: Central, Natural Gas	Showing Service
A/C: Central Air, Electric	Days on Market 90
Garage/Carport: Detached, Garage	

Tax Exemptions:		Taxes w/o Exemptions: \$0.00		Tax Info Source:		CAD Property ID #: 2107		Zoning: R-2	
Flood Plain: No		Deed Restrictions: Yes		STR Permit: Yes		Permit #: 0016		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: Vinyl Siding, Wood Siding				City/Rural: In City Limits					
Foundation: Pillar/Post/Pier				Site Features: Hot Tub					
Roof: Standing Seam				Interior Features: Window Treatments					
Flooring: Tile, Wood				Topography: Level					
Utilities: Water Heater-Gas				Surface Water: None					
Water: Public				Access: City Street					
Sewer: Public Sewer				Location Description: Gravel Drive					
Fireplace/Woodstove: None				Documents on File: Survey					
Appliances: Microwave, Range, Refrigerator									
Trms/Fin:		Trms/Fin: Cash, Conventional			Possessn: Closing/Funding			Excl Agy: No	
Title Company: Select Title				Attorney:			Refer to MLS#:		
Location/Directions: From Main St, turn south on Elk street, and left on Creek. House is on the right.									
Owner: Kathryn Langer				Occupancy: Short Term Rental					
Legal Description: LANGERHANS BLK 2 LOT 5-PT,6-PT									
Instructions: This is an Active STR and will need to work around bookings. Call ShowingTime (800-746-9464) to schedule a showing.									
Public Remarks: Welcome to the Swiftie Hideaway, an Airbnb "Guest Favorite". With over 13,000 Instagram followers, this sought after Taylor Swift themed rental is just two blocks from Main Street Fredericksburg and being offered fully furnished! Over the past year, the owner has updated and created a unique Airbnb experience for guests bringing in rave reviews! With over \$50,000 in updates, guests get to enjoy a modern kitchen and bathrooms while appreciating a 1930's cottage oozing vintage charm like original hardwood flooring, trim and clawfoot tub. The low maintenance backyard is great for relaxing after a day of shopping or wine tasting. The free standing garage space allows for even more opportunity to get creative. With its prime location and walkability to Main Street, this property offers an opportunity for investors looking to capitalize on the growing hospitality market or would also make a great primary or secondary home for those looking to stay a little longer. Property is permitted to sleep 8 guests and the STR permit is transferable to the new owner. Please check with the city to verify the process of permit transfer. House is located in the Historic District.									
Agent Remarks: Property website: https://501-e-creek-st.jilltabor.com/									
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: jill@jilltabor.com				
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 #:									

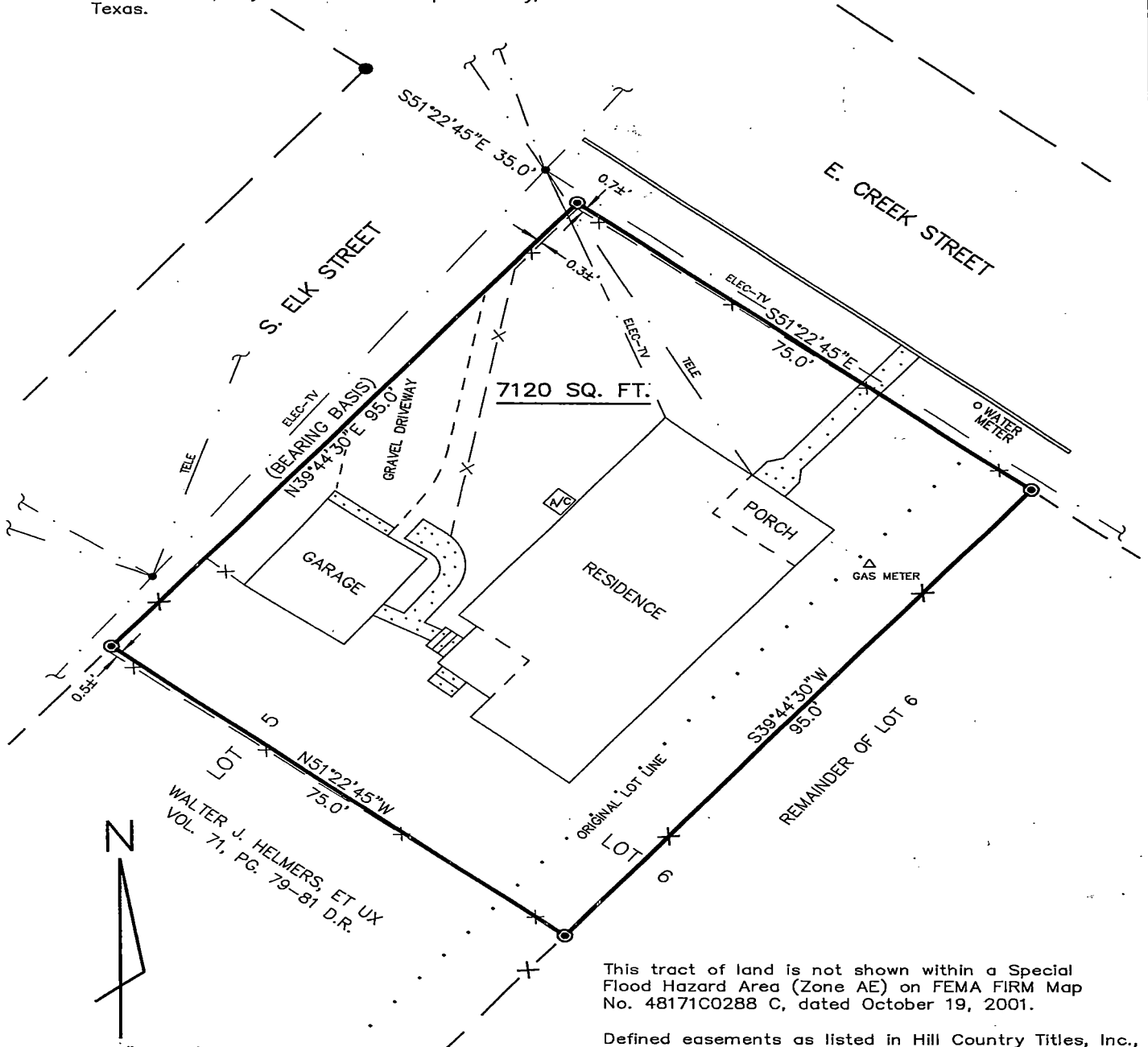
**SURVEY MAP SHOWING
7120± SQUARE FEET OF LAND, BEING PARTS
OF LOTS NO. 5 AND 6, F.W. LANGERHANS ADDITION, SITUATED
IN THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS.
PLAT FOUND OF RECORD IN VOLUME 16, PAGE 264 OF
THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.**

**SURVEY MADE AT THE REQUEST OF
JOHN LIVELY.**

Being that same tract of land described in a conveyance to Arbor Homes, Inc., by Norman E. Canfield, et ux, dated September 3, 1998, found of record in Volume 354, pages 7-9 of the Real Property Records of Gillespie County, Texas.

BORROWER/PROPERTY ADDRESS:

JOHN M. LIVELY
501 E. CREEK STREET
FREDERICKSBURG, TEXAS 78624



This tract of land is not shown within a Special Flood Hazard Area (Zone AE) on FEMA FIRM Map No. 48171C0288 C, dated October 19, 2001.

Defined easements as listed in Hill Country Titles, Inc., Commitment for Title Insurance, G.F. No. 203-1043, issued November 14, 2003, are shown hereon.

I hereby certify that this plat and accompanying field notes represent a survey made on the ground under my supervision and that there are no intrusions or protrusions of improvements visible or apparent on the ground except as shown hereon.

Surveyed November 12, 2003

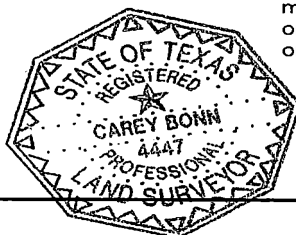
Carey Bonn
Carey Bonn
Reg. Prof. Land Surveyor No. 4447

SCALE 1" = 20'

LEGEND:

- 3/4" DIA. STEEL BAR FOUND
- ⊙ 1/2" DIA. STEEL BAR SET
- X FENCE
- ORIGINAL LOT LINE

BONN SURVEYING
503 Longhorn St.
Fredericksburg, TX 78624
Phone : 830-997-3884
Fax : 830-997-0972



T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: 11/22/24

GF No. _____

Name of Affiant(s): Kathryn Langer

Address of Affiant: 8116 Joy Rd; Volente, TX 78641

Description of Property: LANGERHANS BLK 2 LOT 5-PT, 6-PT

County Gillespie, Texas

"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 sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

2. We are familiar with the property and the improvements located on the Property.

3. We are 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. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We 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 our actual knowledge and belief, since November 12, 2003 there have been no:

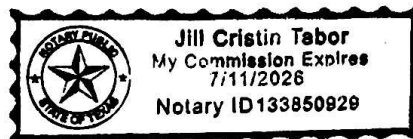
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the 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. We 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. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Kathryn Langer



SWORN AND SUBSCRIBED this 22nd day of November, 2024

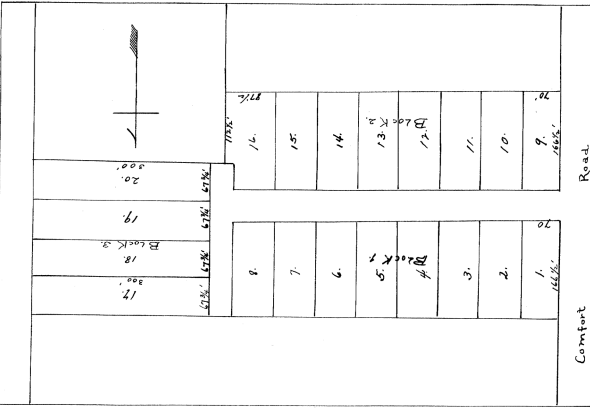
Notary Public

(TXR-1907) 02-01-2010

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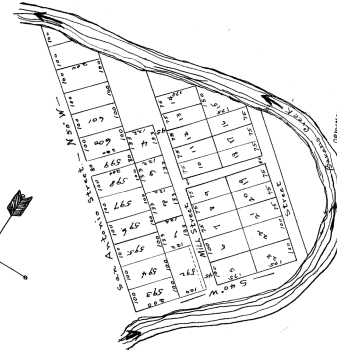
BISMARCK ADDITION

See index to plat, Owners



ORIGINAL, at date of Page 42

W. H. Gengerhous Addition



ORIGINAL, at date of Page 42

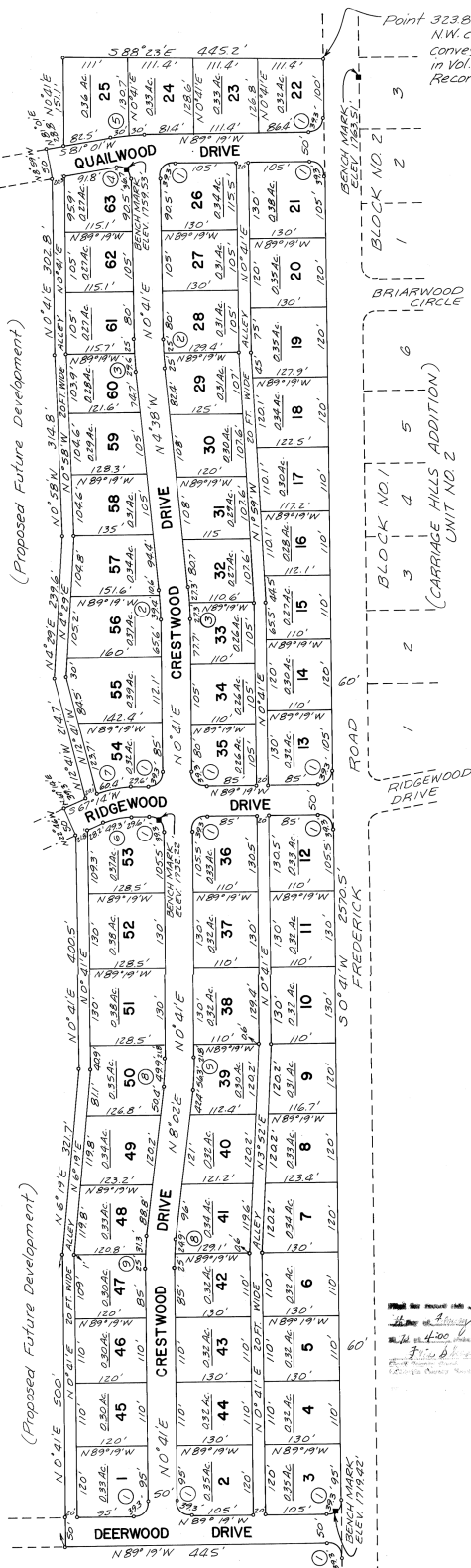
Scale 1" = 100'

CURVE DATA

NO.	CHORD	ARC	ANGLE	LENGTH
1	100.00	150.00	120.00	159.3
2	51.9	58.0	120.00	50.0
3	51.9	58.0	120.00	50.0
4	99.00	171.1	120.00	171.1
5	99.00	171.1	120.00	171.1
6	99.00	171.1	120.00	171.1
7	99.00	171.1	120.00	171.1
8	99.00	171.1	120.00	171.1
9	99.00	171.1	120.00	171.1

CARRIAGE HILLS ADDITION, UNIT NO. 4

TO THE CITY OF FREDERICKSBURG, GILLESPIE COUNTY, TEXAS
BEING 26.73 ACRES OF LAND, PART OF SURVEY NO. 197, W.M. H. ANDERSON



PLAT OF CARRIAGE HILLS ADDITION, UNIT NO. 4

THE STATE OF TEXAS
COUNTY OF GILLESPIE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGED THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER: FREDERICK ENTERPRISES

Tyrus T. Cox
TYRUS T. COX, PARTNER

THE STATE OF TEXAS
COUNTY OF GILLESPIE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TYRUS T. COX KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF January, A.D. 1973.

Donna F. DeBord
NOTARY PUBLIC, GILLESPIE COUNTY, TEXAS

THIS PLAT OF CARRIAGE HILLS ADDITION, UNIT NO. 4, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF FREDERICKSBURG, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 1 DAY OF February, A.D. 1973.

THE PLANNING COMMISSION OF THE CITY OF FREDERICKSBURG, TEXAS.

(By) Vernon E. Smith
CHAIRMAN

THE STATE OF TEXAS
COUNTY OF GILLESPIE

THE UNDERSIGNED DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF CARRIAGE HILLS ADDITION, UNIT NO. 4, HAS BEEN DULY FILED WITH THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG, EXAMINED, APPROVED, AND ORDERED ACCEPTED BY ORDER OF THE MINUTES OF THE CITY COUNCIL OF THE CITY OF FREDERICKSBURG IN BOOK PAGE.

GIVEN UNDER OUR OFFICIAL HANDS AND SEAL THIS 1 DAY OF Feb. A.D. 1973.

ATTEST:
Harmon J. Seifert
CITY CLERK

THE STATE OF TEXAS
COUNTY OF GILLESPIE

I, *Lila Johnson*, COUNTY CLERK OF GILLESPIE COUNTY, TEXAS, DO HEREBY CERTIFY THAT BY AN ORDER OF THE COMMISSIONERS COURT OF GILLESPIE COUNTY, TEXAS, ON THE 9 DAY OF January, A.D. 1973 AND ENTERED IN THE MINUTES OF SAID COURT, IN BOOK 166 PAGE 10, THE FOREGOING PLAT WAS APPROVED AND THE DEDICATION ACCEPTED, AND THE SAID PLAT OF CARRIAGE HILLS ADDITION, UNIT NO. 4 WAS AUTHORIZED TO BE FILED FOR RECORD.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS 9 DAY OF January, A.D. 1973.

Lila Johnson
COUNTY CLERK, GILLESPIE COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF GILLESPIE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Victor L. Nixon
VICTOR L. NIXON
REGISTERED PUBLIC SURVEYOR
REGISTRATION NO. 655
DATED: DECEMBER 18, 1972



SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 501 E Creek
Fredericksburg, TX 78624

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is x is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? (approximate date) or x never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

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

Item	Y	N	U
Cable TV Wiring	x		
Carbon Monoxide Det.	x		
Ceiling Fans	x		
Cooktop	x		
Dishwasher		x	
Disposal	x		
Emergency Escape Ladder(s)		x	
Exhaust Fans	x		
Fences	x		
Fire Detection Equip.	x		
French Drain			x
Gas Fixtures	x		
Liquid Propane Gas:		x	
-LP Community (Captive)		x	
-LP on Property		x	

Item	Y	N	U
Natural Gas Lines	x		
Fuel Gas Piping:			x
-Black Iron Pipe			x
-Copper			x
-Corrugated Stainless Steel Tubing			x
Hot Tub		x	
Intercom System		x	
Microwave	x		
Outdoor Grill	x		
Patio/Decking	x		
Plumbing System	x		
Pool		x	
Pool Equipment		x	
Pool Maint. Accessories		x	
Pool Heater		x	

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		

Item	Y	N	U	Additional Information
Central A/C	x			<u> x </u> electric <u> </u> gas number of units: <u> 1 </u>
Evaporative Coolers		x		number of units: <u> </u>
Wall/Window AC Units		x		number of units: <u> </u>
Attic Fan(s)			x	if yes, describe: <u> </u>
Central Heat	x			<u> </u> electric <u> x </u> gas number of units: <u> 1 </u>
Other Heat		x		if yes, describe: <u> </u>
Oven	x			number of ovens: <u> 1 </u> electric <u> x </u> gas <u> </u> other: <u> </u>
Fireplace & Chimney		x		<u> </u> wood <u> </u> gas logs <u> </u> mock <u> </u> other: <u> </u>
Carport		x		<u> </u> attached <u> </u> not attached
Garage	x			<u> </u> attached <u> x </u> not attached
Garage Door Openers		x		number of units: <u> </u> number of remotes: <u> </u>
Satellite Dish & Controls		x		<u> </u> owned <u> </u> leased from: <u> </u>
Security System		x		<u> </u> owned <u> </u> leased from: <u> </u>

(TXR-1406) 07-10-23

Initialed by: Buyer: , and Seller: ,

Page 1 of 7

**501 E Creek
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>2</u>
Water Softener		<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: 93 (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): sprinklers

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:  _____, _____

Page 2 of 7

**501 E Creek
Fredericksburg, TX 78624**

Concerning the Property at _____

Previous Roof Repairs		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
Located in Historic District.

*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 ☒ 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:  _____, _____

Page 3 of 7

501 E Creek

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.

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Initialed by: Buyer: _____, _____ and Seller:  _____, _____

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501 E Creek

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
12/2021	refinance		

*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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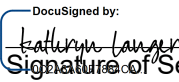
Initialed by: Buyer: _____, _____ and Seller:  _____

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**501 E Creek
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.

DocuSigned by: 4/15/2025 | 17:44 PDT
 _____
 Signature of Seller Date Signature of Seller Date

Printed Name: Kathryn Langer 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: <u>City of Fredericksburg</u>	phone #: _____
Sewer: <u>City of Fredericksburg</u>	phone #: _____
Water: <u>City of Fredericksburg</u>	phone #: _____
Cable: <u>Spectrum</u>	phone #: _____
Trash: <u>City of Fredericksburg</u>	phone #: _____
Natural Gas: <u>Atmos</u>	phone #: _____
Phone Company: <u>N/A</u>	phone #: _____
Propane: <u>N/A</u>	phone #: _____
Internet: <u>Spectrum</u>	phone #: _____

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Initialed by: Buyer: _____, _____ and Seller:  _____, _____

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Concerning the Property at 501 E Creek
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: _____	



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 501 E Creek 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 _____	DocuSigned by: Seller Kathryn Langer	4/15/2025 17:44 PDT
Buyer _____	Date _____	Seller _____	Date _____
Other Broker _____	Date _____	DocuSigned by: Listing Broker Jill Tabor	4/9/2025 11:57 EDT

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