



TEXAS ASSOCIATION OF REALTORS®  
**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 100 Rainbows End, Wimberley, TX 78676

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 ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? ☐ or ☐ 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Det.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Escape Ladder(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhaust Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Detection Equip.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
French Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Gas Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item	Y	N	U
Liquid Propane Gas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-LP Community (Captive)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-LP on Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Tub	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intercom System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Grill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patio/Decking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Maint. Accessories	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>5</u>
Evaporative Coolers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: _____
Wall/Window AC Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: _____
Attic Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>5</u>
Other Heat	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes describe: <u>port belly stove</u>
Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other:
Carport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of units: _____ number of remotes: <u>4 electric gates</u>
Satellite Dish & Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from <u>Direct TV</u>
Security System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from <u>Wired - not active</u>
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: number of units: <u>4</u>
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from <u>1 casita</u>
Underground Lawn Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TAR-1407)

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

Water supply provided by: ☐ city ☒ well ☐ MUD ☐ co-op ☐ unknown ☒ other: Rainwater collection

Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

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

Roof Type: metal Age: 19 years (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 type="checkbox"/>	<input checked="" type="checkbox"/>	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	Foundation / Slab(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Walls / Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lighting Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Structural Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plumbing Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

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

cracks in sheet rock joints, floor settling in downstairs

**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 type="checkbox"/>	<input checked="" type="checkbox"/>	Previous Foundation Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Asbestos Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Previous Roof Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Diseased Trees: <input checked="" type="checkbox"/> oak wilt <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Structural Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fault Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Settling	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hazardous or Toxic Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Soil Movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improper Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Subsurface Structure or Pits	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intermittent or Weather Springs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Underground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unplatted Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unrecorded Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Encroachments onto the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improvements encroaching on others' property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Penetration	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in 100-year Floodplain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetlands on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in Floodway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Rot	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Flooding into the Structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Previous treatment for termites or WDI	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Flooding onto the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in Historic District	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Previous Fires	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic Property Designation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Termite or WDI damage needing repair	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Oak will treated by prior owner = 1 tree. intermittent weather springs - Seeps in pasture. settling at joint between one story and two story section of house.

\*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):

Some hose Bib Faucets - on land can leak or are not functioning.

**Section 5. 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  
☐ ☒

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

☐ ☐

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: Rainbow Ranch HOA

Manager's name: Roe Munoz Phone: Roe Munoz@gmail.com

Fees or assessments are: \$ 300 per year 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.

☐ ☒

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: \_\_\_\_\_

☐ ☒

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

☐ ☒

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

☐ ☒

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

☐ ☒

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

☐ ☒

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).

☐ ☒

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.

☐ ☒

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.

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

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

Section 6. Seller ☒ has ☐ has not attached a survey of the Property.

Section 7. 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
11/13/2013	Home	Can Tex Home Check LLC	
	septic		
	Termite		
	pool		

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

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Homestead | <input type="checkbox"/> Senior Citizen | <input checked="" type="checkbox"/> Disabled |
| <input type="checkbox"/> Wildlife Management  | <input type="checkbox"/> Agricultural   | <input type="checkbox"/> Disabled Veteran    |
| <input type="checkbox"/> Other: _____         |   | <input type="checkbox"/> Unknown             |

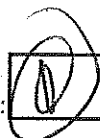
Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? ☐ yes ☒ no

Section 10. 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 11. 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.*




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.

  
Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_

Printed Name: Trish Taylor

  
Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_

Printed Name: Gail Taylor

**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 [www.txdps.state.tx.us](http://www.txdps.state.tx.us). 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 you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

- (4) The following providers currently provide service to the property:

Electric: Pedernates

phone #: (888) 554-4732

Sewer: \_\_\_\_\_

phone #: \_\_\_\_\_

Water: \_\_\_\_\_

phone #: \_\_\_\_\_

Cable: Direct TV / Anvil internet

phone #: (800) 531-5000 (512) 847-1180

Trash: Riata

phone #: (512) 858 0101

Natural Gas: \_\_\_\_\_

phone #: \_\_\_\_\_

Phone Company: \_\_\_\_\_

phone #: \_\_\_\_\_

Propane: Wimberley Propane  
Hudwogs


phone #: (512) 847-9825

- (5) 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 \_\_\_\_\_

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

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

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



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Century 21 Randall Morris & Associates Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9002580 License No.	realtor@randallmorris.com Email	512-353-1776 Phone
Carter Morris Designated Broker of Firm	471211 License No.	carter@randallmorris.com Email	512-353-1776 Phone
Carter Morris Licensed Supervisor of Sales Agent/ Associate	471211 License No.	carter@randallmorris.com Email	512-353-1776 Phone
Traci Maxwell Sales Agent/Associate's Name	464775 License No.	tracim@randallmorris.com Email	512-393-9996 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.  
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CONCERNING THE PROPERTY AT

100 Rainbows End Road, Wimberley, TX 78676

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Conventional ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: See attached ☐ Unknown
- (4) Installer: multiple - see attached Babbitt ☐ Unknown
- (5) Approximate Age: 1977 ☐ 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? 2014
- (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.

**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) without water- saving devices</u>	<u>Usage (gal/day) with water- 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.**

  
Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_

  
Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_

Receipt acknowledged by:

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

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



**Hays County Environmental Health**

1251 CIVIC CENTER LOOP  
SAN MARCOS, TEXAS 78666  
512/393-2150

**LICENSE TO OPERATE AN ON-SITE SEWERAGE FACILITY**

This is to certify that this on-site sewerage facility:

PROPERTY OWNER: ROBERT E. & CYNTHIA K. VINT

Address: 100 Rainbows End Permit No.: 9906664  
Wimberley TX 78676 Subdivision: Rainbow Ranch

Land Area/Acreage: \_\_\_\_\_ Lot: 55 Block: \_\_\_\_\_ Sec: \_\_\_\_\_

☒ Residential - Living area: 3291 sq ft # of bedrooms 3½

☐ Institutional - Type \_\_\_\_\_  
Building area \_\_\_\_\_ sq ft

\*Daily water usage by design: \_\_\_\_\_ gals.

meets the basic minimum regulatory requirements established by this department.

**LICENSE TO OPERATE** this facility is hereby granted to the owner. This license simply grants permission to operate this facility; it does not guarantee its successful operation. Routine maintenance and proper functioning are the sole responsibility of the owner.

**KEEP THIS LICENSE** with other house papers. You may need it when selling your house or if a malfunction occurs.

**THIS LICENSE REMAINS** in effect until such time as there is evidence that; this facility is not operating properly, is altered, an increase in the volume of or change in the nature of the wastewater being treated, a threat to the health of the people of Hays County, or any other reason which the Licensing Authority determines to be a reason to revoke or suspend.

**NOTE:** The specified backfill should not be altered or covered in anyway except for sodded grass or grass seeded cover to promote transpiration. All plumbing in the house should be kept in good repair to minimize flooding of the drainfield. During periods of heavy rainfall, the owner should minimize water usage to assure proper functioning of system. The septic tank needs to be pumped every 2 to 3 years to prevent solids build-up and clogging.

DATE OF CONSTRUCTION: 7-24-98

DATE OF CERTIFICATION: 5-27-99

*Corrie Smith*

SANITARIAN

*Allen S. Walsh*

DIRECTOR

224/E

8/5/97

HAYS COUNTY HEALTH DEPARTMENT  
DEVELOPMENT PERMIT APPLICATION

1. PROPERTY OWNER'S NAME Vint Robert AND Cynthia E and K  
(Last) (First) (M.I.) respectively
2. MAIL PERMIT TO: Owner ☒ or Builder ☐  
100 Rainbow's End Wimberley 78676  
(Street / P.O. Box) (City / State) (Zip)
3. TELEPHONE NO. 512-842-1268 SAME SAME  
(Home) (Business) (At property)
4. SITE ADDRESS SAME AS ABOVE  
(Number) (Street / County Road) (City)
5. LEGAL DESCRIPTION:  
Lot 55 Block        Subdivision RAINBOW RANCH Sec        Recorded Date
6. LAND AREA/ACREAGE 18.24  
(Acreage) (Survey) (Vol/Pg/Date)
7. BUILDER/AGENT'S NAME         
(Last) (First) (Telephone)
8. INSTALLER'S NAME Caruthers TJ  
(Last) (First) (Telephone)
9. SOURCE OF WATER: Private ☒ or Public ☐ Name:
10. IS PROPERTY OVER THE EDWARDS AQUIFER RECHARGE ZONE? Yes ☐ No ☒
11. IS PROPERTY IN CITY LIMITS?: Y/N E.T.J.? Y/N Name:

TYPE OF DEVELOPMENT

On-Site Sewage Facility ☒ (and/or) Floodplain ☐

12. ( ) Single family residential: House ☒ or Mobile home ☐  
Size of living area 3291 sq ft 2 # of Bedrooms 3 1/2 # of Baths         
Water Saving fixtures? Yes ☐ No ☐
13. ( ) Institutional: Type         
Days occupied per week        Estimated daily water usage         
Size of building        sq ft # of Employees         
# of : Toilets        Urinals        Showers        Lavatories         
# of : Clothes washers        Dishwashers
14. Floodplain Development:  
☒ New construction ☐ Improvement to structure less than 50%  
☐ Excavation ☐ Placement of fill  
☐ Modification/Alteration of a natural waterway or drainage course  
☐ Other

REQUIRED ATTACHMENTS:

- Supply with this application, one (1) copy of construction floor plans.
- Attach a copy of a survey of the building site or a plat of the site which accurately reflects property line descriptions and show thereon the location of all the proposed structures and other improvements, including well and septic system, streams, roads, easements, etc.

I CERTIFY THAT THE ABOVE STATEMENT ARE TRUE AND CORRECT.

I ROBERT E. VINT hereby file this application for the development permits, and if the permit herein applied for is granted, acknowledge myself to be bound to the Commissioners Court of Hays County, Texas, to see that all provisions of the permit are faithfully performed.

Robert E. Vint  
(Signature)

STATE OF TEXAS

ROBERT E. VINT, personally appeared before me, and being first duly sworn declared that, he signed this application in the capacity designated (if any) and further states that he has read the above application and the statement therein contained are true.  
Subscribed and sworn to before me this 5th day of August, 19 97

(seal)



CYNTHIA S. PRESSLEY  
Exp. 8-25-97

Cynthia S. Pressley  
Notary Public Signature  
My Commission Expires 8-25-97

\*This document represents an application for development only and does not authorize the start of any development or construction. NOTE: CONSTRUCTION MUST BE COMPLETED WITHIN ONE YEAR OF APPLICATION DATE.

System Added to 8-18-97

SAN MARCOS-HAYS COUNTY HEALTH DEPARTMENT  
401A BROADWAY DRIVE  
SAN MARCOS, TEXAS 78666

(512) 353-4353

(New) Custom  
PERMIT TO INSTALL A PRIVATE SEWAGE FACILITY

OWNER Paul Heiser CONTRACTOR Same.  
ADDRESS P.O. Box 1006 ADDRESS \_\_\_\_\_  
CITY/STATE S.M. Texas 78666 CITY/STATE \_\_\_\_\_  
TELEPHONE 396-2086 TELEPHONE \_\_\_\_\_

Proposed location of septic system from structure 5 ft. and direction N.  
Nearest well 200 yds. Nearest river or stream N/A  
Will system be located on Edwards Recharge Zone? ☐ Yes ☒ No  
Subdivision Rainbow Ranch. Street/Number H.C. 183  
Legal description: Section # \_\_\_\_\_ Block # \_\_\_\_\_ Lot # 33  
Lot size 20 acres Sq. ft or acreage 20 acres  
Residential (single or multi family) or commercial \_\_\_\_\_  
IF residential: Type Wood Frame IF commercial: Type \_\_\_\_\_  
Size or sq. ft. 900 Living Size or sq. ft. \_\_\_\_\_  
# bedrooms 1 # baths 1 # units \_\_\_\_\_  
Washing mach. ✓ Garbage dis. — # employees \_\_\_\_\_ # users \_\_\_\_\_

COUNTY  
REQUIREMENTS

Lot must contain land area of 1 acre on Edwards Recharge Zone.  
Other areas must meet land area requirements as per County Wide Order (6/21/84)  
Septic system must be 5 ft. from foundation and 10 ft. from property line.  
Septic system must be 150 ft. from any water well.  
Septic system must be 75 ft. from any river, creek, or stream.

Paul Heiser  
Signature of Applicant

Date 11/7/84 Permit fee \$100.00

- S P E C I F I C A T I O N S -

Soil Percolation Data: Approximately 1 inch fall in 16/30 minutes.  
Approval is given for installation of this facility with the following specifications:  
Septic tank: Must be of water tight construction and concrete or certified fiberglass.

Required tank capacity 1,250 gallons.

Drainfield: Must be one of the following and only checked squares can be used:

- ☐ 1. Lateral line system: \_\_\_\_\_ linear ft. X \_\_\_\_\_ width = \_\_\_\_\_ sq ft absorption  
☒ 2. Soil absorption bed: 30' length X 20' width = 600 sq ft absorption  
☐ 3. Evapotranspiration bed(s): \_\_\_\_\_ # of beds X \_\_\_\_\_ sq ft = \_\_\_\_\_ sq ft absorption

\*Drainfield must be 24 inches deep and not over 36 inches deep.

\*Trench bottom of drainfield must be level.

Drainfield materials: Must be 1½ inch to 2½ inch washed gravel, rock, or crushed stone  
Must have total of 12 inches of washed gravel in trench bottom

25 yards of washed gravel required for this system  
Washed gravel must be covered with a layer of butcher paper or hay

Backfill: ☒ Existing

☐ Sand: \_\_\_\_\_ inches \_\_\_\_\_ yards required

☐ Sandy loam: \_\_\_\_\_ inches \_\_\_\_\_ yards required

\*Backfill must be built up or domed 4-6 inches above normal ground level to shed water.

\*Final inspection must be called for before covering system (24 hours notice needed)

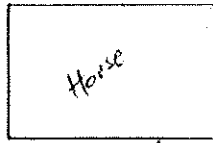
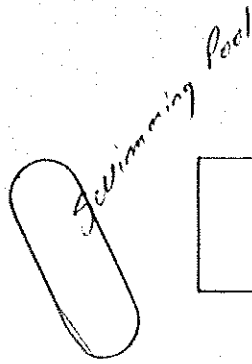
County Health Officer

Clifford J. Conner  
REG #1061  
Sanitarian

Date 11/7/84

Designed by \_\_\_\_\_

Permit # 8798



• — stabout and cement on uphill side of house

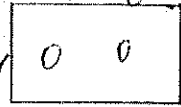
100'

GATE

11-26-84  
T Pope

FENCE

1250  
to  
concrete

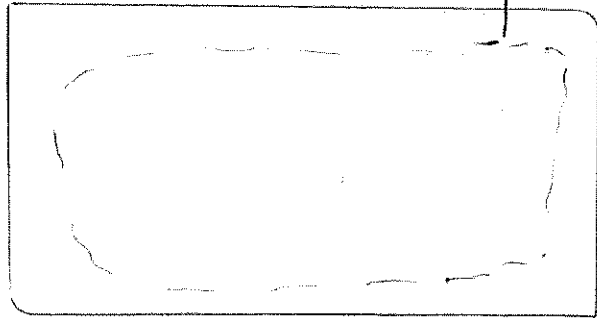


140' to drain field

TREES

TREES

TREES



22'

36'

**Hays County Environmental Health**

1251 CIVIC CENTER LOOP  
SAN MARCOS, TEXAS 78666  
512/353-4351

**LICENSE TO OPERATE AN ON-SITE SEWERAGE FACILITY**

This is to certify that this on-site sewerage facility:

PROPERTY OWNER: Robert & Cynthia Vint

Address: 100 Rainbow End

Permit No. 8798

Subdivision: Rainbow Ranch

Land Area/Acreage: 20

Lot: 55 Block:        Sec:       

x Residential - Living area: 900 sq ft # of bedrooms 1

       Institutional - Type       

Building area        sq ft

\*Daily water usage by design:        gals.

meets the basic minimum regulatory requirements established by this department.

LICENSE TO OPERATE this facility is hereby granted to the owner. This license simply grants permission to operate this facility; it does not guarantee its successful operation. Routine maintenance and proper functioning are the sole responsibility of the owner.

KEEP THIS LICENSE with other house papers. You may need it when selling your house or if a malfunction occurs.

THIS LICENSE REMAINS in effect until such time as there is evidence that; this facility is not operating properly, is altered, an increase in the volume of or change in the nature of the wastewater being treated, a threat to the health of the people of Hays County, or any other reason which the Licensing Authority determines to be a reason to revoke or suspend.

NOTE: The specified backfill should not be altered or covered in anyway except for sodded grass or grass seeded cover to promote transpiration. All plumbing in the house should be kept in good repair to minimize flooding of the drainfield. During periods of heavy rainfall, the owner should minimize water usage to assure proper functioning of system. The septic tank needs to be pumped every 2 to 3 years to prevent solids build-up and clogging.

DATE OF CONSTRUCTION: 11/7/84

DATE OF CERTIFICATION: 3/21/96

[Signature]  
SANITARIAN

[Signature]  
DIRECTOR



Hays County Environmental Health  
1251 CIVIC CENTER LOOP  
SAN MARCOS, TEXAS 78666  
512/353-4351

TO WHOM IT MAY CONCERN:

PROPERTY LOCATION: 100 Rainbow End DATE: 3-21-96

SUBDIVISION: Rainbow Ranch LOT: 55

SEPTIC SYSTEM: NEW        or EXISTING   x   BLOCK:       

RESIDENCE OCCUPIED: YES   x   or NO        SECTION:       

-----  
A visual walk over inspection was made on the above referenced property. The septic system appears to be functioning properly. In the event this system fails to operate properly the Hays County Health Department will make recommendations for its correction.

**NOTE:** This certification does not extend to the materials, workmanship, or fabrication of the private sewage facility so as to express or imply to the owner or installer of the facility any warranty be or rights against Hays County or any of its agencies, as to the quality or durability of the facility, nor compliance with the owner's individual specifications and requirements but solely relates to the facility meeting the requirements of Hays County in effect as of this date.

**NOTE:** This approval simply grants permission to operate this facility; it does not guarantee its successful operation. Routine maintenance and proper functioning are the sole responsibility of the owner.

**NOTE:** This approval remains in effect until such time as there is evidence that this facility is not operating properly and may constitute a threat to the health of the people of Hays County.

The specified backfill should not be altered or covered in anyway except for sodded grass or grass seeded cover to promote evaporation. All plumbing in the house should be kept in good repair to minimize flooding of the drainfield.

  
\_\_\_\_\_  
Signature of Sanitarian

Bob Pratt, R.S. #2585

Sanitarian

Reg. #

HAYS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

PERMIT TO CONSTRUCT  
AN ON-SITE SEWERAGE FACILITY

PROPERTY OWNER'S NAME: VINT ROBERT E. & CYNTHIA K.  
(Last) (First) (M.I.)

SITE ADDRESS: 100 KKK Rainbow's End Wimberley TX 78676  
(Number) (Street/Co Road) (City) (Zip)

LEGAL DESCRIPTION:  
Lot 55 Block        Subdivision Rainbow Ranch Sec         
LAND AREA/ACREAGE: 18.24  
(Acreage) (Survey) (Vol/Pg)

BUILDER NAME:               PHONE #:         
(Last) (First)

INSTALLER NAME: Carruthers TJ PHONE #:         
(Last) (First)

TYPE OF STRUCTURE: Institutional        Residential 3291 sq.ft.

SITE EVALUATION: 3.5BR

PERFORMED BY: Dan Balboa, R.S.  
SOIL CLASS:         
SOIL DEPTH:         
Ra:         
MAXIMUM DAILY WASTEWATER DESIGN FLOW:        gpd

AUTHORIZATION IS HEREBY GIVEN TO CONSTRUCT A PRIVATE SEWAGE FACILITY ON THE ABOVE DESCRIBED PROPERTY WITH THE FOLLOWING SPECIFICATIONS:

CONVENTIONAL SYSTEM REQUIREMENTS:

Tank capacity        gallons. Two compartment. Pump tank capacity       .

Drainfield: Must be one of the following and only checked squares can be used.

       Soil absorption excavation        sq ft  
       Evapotranspiration beds:        # of beds x        sq ft =        sq ft

ALTERNATIVE SYSTEM REQUIREMENTS:

Designer's Name: Balboa Daniel D. Reg. No.: 3161  
(Last) (First) (M.I.)

Date plans approved 8-18-97. Refer to the designer's plans the Licensing Authority approval letter for system specifications.

A maintenance contract is required for the: treatment system       .  
disposal system       .

SPECIAL REQUIREMENTS

NOTE: The on-site sewage facility construction must meet all TNRCC Regulations and Hays County's Rules for Private Sewage Facilities. If unforeseen and/or adverse conditions are encountered (including, but not limited to excessive rock, seepage, or high water table) stop construction and contact the Licensing Authority. A revised construction permit may be issued.

SIGNED: Thomas Pope, R.S. DATE: 8-18-97 PERMIT # 6664

\* THIS PERMIT EXPIRES ONE (1) YEAR FROM APPLICATION DATE.  
\* THIS PERMIT IS NON-TRANSFERABLE.



Hays County Environmental Health  
1251 CIVIC CENTER LOOP  
SAN MARCOS, TEXAS 78666  
512/393-2150

TO WHOM IT MAY CONCERN:

PROPERTY LOCATION: 100 Rainbows End DATE 5-27-99

SUBDIVISION: Rainbow Ranch

LOT: 55 BLOCK:            SECTION:           

The above referenced private sewage facility has been inspected by the Hays County Health Department for compliance with the Rules of Hays County and, based on information provided in the application, has been found to comply with the requirements of those Rules.

**NOTE:** This certification does not extend to the materials, workmanship or fabrication of the private sewage facility so as to express or imply to the owner or installer of the facility any warranty by or rights against Hays County or any of its agencies, as to the quality or durability the facility nor compliance with the owner's individual specifications and requirements but solely relates to the facility meeting the requirements of Hays County in effect as of this date.

**NOTE:** This approval simply grants permission to operate this facility; it does not guarantee its successful operation. Routine maintenance and proper functioning are the sole responsibility of the owner.

**NOTE:** This approval remains in effect until such time as there is evidence that this facility is not operating properly and may constitute a threat to the health of the people of Hays County.

The specified backfill should not be altered or covered in any way except for sodded grass or grass seeded cover to promote evaporation. All plumbing in the house should be kept in good repair to minimize flooding of the drainfield.

Corrie Smith  
Signature of Sanitarian

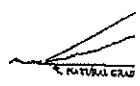
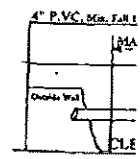
Corrie Smith, S.I.T.  
Sanitarian Reg. #



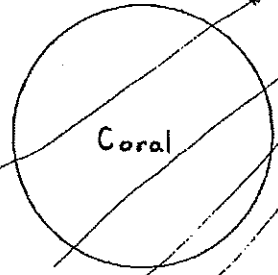
Scale 1" = 20ft

Manifold line is to be tied into the existing distribution field.  
 2" Sch 40 PVC  
 Ball Valve  
 Vacuum Breaker  
 Ball Valve

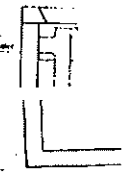
Existing 1250 Gallon  
Two Compartment Tank



Do not or make to keep  
 Plant with perennials  
 minimum overhanging  
 No trees shall be cut  
 All pre piping shall be



ADDITIONAL  
 CENTERLINE  
 OF CREEK



ENTERLINE OF EXISTING  
 ROAD EASEMENT

See Detail Above

These trees shall be removed on the  
 new centerline of the creek as a complete  
 waterway, and not of the creek system.

Proposed Street Light



Planned here as to be in  
 the center of the creek system

COVERED  
 RABBIT

Scale 1" = 100ft

ENTERLINE OF EXISTING  
 ROAD EASEMENT