## l'exas

979-733-8200 office 979-733-9009 fax www.texasstarrealty.com

OAKRIDGE RANCH

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and Weimar, Texas. ORR is laid out in eleven sections, each having recorded Covenants and Deed Restrictions. There are 236 individual tracts of land, which are generally 15-20 acres in size. The 16.07 miles of roads in ORR are privately owned and maintained. Oakridge Ranch (ORR) is a private gated rural community of approximately 4400 acres located on CR215 south of I-10 between Columbus



## TEXAS ASSOCIATION OF REALTORS®

## SELLER'S DISCLOSURE NOTICE

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

	Commission	ex	ceed the	minimum disclo	sures requ	ired by th	re Code.			JC 771	1134
CONCERNING THE PRO	PERT	Ύ ΑΤ		O Mi.	ller Cre			Section 4			***************************************
THIS NOTICE IS A DISC		n - ~		~	7852		<u> 789</u> 6			···	
THIS NOTICE IS A DISCI	ED VI	KE U	T SELLE	R'S KNOWLE	DGE OF TI	HE CON	DITION O	THE PROPER	TY AS	OF 1	ГНІ
DATE SIGNED BY SELL MAY WISH TO OBTAIN.	IT IS	NOT	Α ΙΛΙΔΡΙ	ODDOIIIUIE	FUR ANY Vacinin v	NSPE	CTIONS C	R WARRANTIE	3 THE	BUY	/EI
AGENT.	, , , ,	,,,,,,	* ( A * 6 ) ( *)	CHAIL OF MA	I MIND DI	SELLE	K, SELLE	RS AGENTS, OF	₹ ANY	OTF	ΗEI
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This notice does no	t estab	lish th	e items to	be conveyed. Th	ne contract w	j, NO (N) iil determ	j, or unkni ine which it	own (U).) ems will & will not n	on vois		
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Emergency Escape	(		Outd	oor Grill				Detector – Hear	ina	<del> </del> *	┼-
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French Drain	<u>ا</u> لا		Pool	Equipment				r/Dryer Hookup		T	-
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Natural Gas Lines	$ \setminus$		Pool	Heater				Sewer System		1	
Item			YN	U		Additio	onal Inforr	nation			
Central A/C			<u></u>	electric	□gas n	umber of	units:			·····	
Evaporative Coolers			X	number of					,	**************	
Wall/Window AC Units			X	number of					***************************************		
Attic Fan(s)			X	if yes, desc	ribe:					***************************************	
Central Heat			Ø	electric	□gas ni	umber of	units:				<b>==.</b>
Other Heat			Х	if yes, desc	ribe:						
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Fireplace & Chimney			)0	☐ wood ☐	gas logs	☐ mock	🔲 other				
Carport		***************************************	\\\	□ attached	🔲 not at	tached					
Garage	·····		<b>X</b> i	☐ attached	not at	tached					******
Garage Door Openers			X <sup>1</sup>	number of	units:		number	of remotes:			
Satellite Dish & Controls	·		<u> </u>	owned	☐ leased fi	rom					
Security System			X	owned	🗂 leased fi	rom					
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Water Softener			X		□ leased fi						
Underground Lawn Sprint	-	··········	N	☐automati			as covered				
Septic / On-Site Sewer Fa	cility		<u>                                      </u>	if yes, attac	h Informati	on Abou	t On-Site S	Sewer Facility (TA	R-1407	7)	
TAR-1406) 9-01-11		Initial	led by: S	eller 12		and Buy	er		Page	- 1 r	¥ 5
Icxas Star Realty 930 Walnut Street Columbia, 7				7 10	F	Phone: (979)		Fax. (979)733-9009	-	r Crock i	
Parla Caiu			Produced w	th zipForm® by zipLogix	18070 Fifteen Mile	Road, Fraser	, Michigan 48026	www.zipt.ooix.com			

Concerning the Property	at			THE REP THE	Creek Weima			78962				
Water supply provided by									. V .			
Was the Property built be	efore 19782	Mar Mar	, <u> </u>	j co-oj Stanki	bona h Finu	IKII	OWI I	∐ otner: <u>এ</u>	h Massur			
(If yes, complete, sig	in and attach	TAR-1906 C	/ I	arning	lead bas		l naint	bo-swel-\				
Roof Type:	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Δ	ma.	icau-bat	300	hann	nazarus).		,		
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Are you (Seller) aware of	any of the its	sme lietad in t	ا سنما	na atia	نسطة أحسد				2241			
Are you (Seller) aware of need of repair?	The lift has	describe (et	illo i	Section	n inar:	are	not in					
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aware and No (N) if you	are not awar	'e.)		**********		J 11,	. w.,,y .	or the follows	miA: · /imaiv )	1 (1) 691	you	art
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Concerni	ng the Proper	0 Miller Creek Loop TR 22 Section 4 tyat <u>Weimar, TX 78962</u>	
If the ans	wer to any of	the items in Section 3 is yes, explain (attach additional sheets if necessary):	***************************************
***************************************			
	*A sii	ngle blockable main drain may cause a suction entrapment hazard for an individual.	
Section 4 which ha necessary	. Are you ( is not been	Seller) aware of any item, equipment, or system in or on the Property that is in repreviously disclosed in this notice?   yes no If yes, explain (attach addited)	need of repair, tional sheets if
Section 5 not aware	. Are you ( ∍.)	Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No	(N) if you are
	Room addit	ions, structural modifications, or other alterations or repairs made without necessary ce with building codes in effect at the time.	permits or not
'A O	Name of Manager Fees or Any unp	rs' associations or maintenance fees or assessments. If yes, complete the following: association: Dok lings Drophoreman Phone: assessments are: \$ \text{Universe} \text{per} \text{Drophoreman} \text{Drophoreman} \text{and are: \text{Drophoreman}} \text{Drophoreman} Drophore	□ voluntary
p o	Any commo	formation to this notice. Volunteek file Dept & Wildlife of Son area (facilities such as pools, tennis courts, walkways, or other) co-owned in und lifyes, complete the following:  If yes, complete the following:  If yes, the Dept & Wildlife of Son walkways or other) co-owned in und lifyes, complete the following:  If yes, the Dept & Common facilities charged? Dives I no If yes, describe:  If the Rive Dept & Common facilities that the life of the Lot	livided interest
日本		of violations of deed restrictions or governmental ordinances affecting the condition	
口原	Any lawsuite to: divorce, f	s or other legal proceedings directly or indirectly affecting the Property. (Includes, but foreclosure, heirship, bankruptcy, and taxes.)	t is not limited
口原	Any death o	n the Property except for those deaths caused by: natural causes, suicide, or accider nof the Property.	nt unrelated to
	Any repairs hazards suc If yes, at	n on the Property which materially affects the health or safety of an individual.  or treatments, other than routine maintenance, made to the Property to remediate h as asbestos, radon, lead-based paint, urea-formaldehyde, or mold tach any certificates or other documentation identifying the extent of the remediation of mold remediation or other remediation).	
	Any rainwat	er harvesting system connected to the property's public water supply that is able to the purposes.	o be used for
If the answ	ver to any of t	he items in Section 5 is yes, explain (attach additional sheets if necessary):	
(TAR-1406	8) 9-01-11	Initialed by: Seller and Buyer:	Page 3 of 5
	Produced	with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026www.zipLogix.com	0 Miller Creek

		and the second s	Weimar, TX 78962	
Section 6. Seller	☐ has ⁄ 🖒 ha	s not attached a survey of	the Property.	
and and the course to	ishernous st	ars, have you (Seller) red nd who are either licensed yes, attach copies and com	ceived any written inspection of as inspectors or otherwise peoplete the following:	reports from persons who ermitted by law to perform
Inspection Date	Туре	Name of Inspector		No. of Pages
امر Section 8.    Check a	verty. A buye	er snould obtain inspection ption(s) which you (Seller)	ports as a reflection of the cun ns from inspectors chosen by i currently claim for the Propen	the buyer.
☐ nomestead		☐ Senior Citizen	☐ Disabled	
☐ Wildlife Manage	ement	☐ Agricultural	☐ Disabled Veteran	
			Unknown raciaim for damage to the i	
ection 10. Does the	e property h	ave working smoke dete	ctors installed in accordance	with the smake detecte
equirements of Cha	ipter /66 of th	nave working smoke dete ne Health and Safety Code nry):	octors installed in accordance  ?*	with the smoke detector If no or unknown, explain
Attach additional she	ets if necessa	ne Health and Safety Code	•?* ☐ unknown ∕☐ no ☐ yes.	If no or unknown, explain
*Chapter 766 smoke detecto	of the Health ors installed in Illing is located ling code requ	and Safety Code requires a accordance with the required, including performance, low irrements in effect in your a	?* Tunknown / Tho Tives	If no or unknown, explain  gs to have working  effect in the area in  ments, If you do not
*Chapter 766 smoke detecto which the dwel know the build local building o A buyer may re of the buyer's t evidence of the the buyer mak specifies the lo	of the Health ors installed in ling is located ling code require a seller family who will be hearing imposes a written ocations for in	and Safety Code requires a accordance with the required, including performance, low irements in effect in your are information.  It to install smoke detectors for the dwelling is he airment from a licensed physical request for the seller to in the seller to increase.	one-family or two-family dwelling irements of the building code in cation, and power source requirements, you may check unknown about the hearing impaired if: (1) the earing-impaired; (2) the buyer givesician; and (3) within 10 days after agree who will bear the cost of its agree who will be agreed who will b	If no or unknown, explain.  gs to have working effect in the area in ments. If you do not ove or contact your  buyer or a member ses the seller written er the effective date, earing-impaired, and
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Cor	O Mille	er Creek Loop TR 22 Section 4
( <b>()</b>	ncerning the Property at	Weimar, TX 78962
ADI	DITIONAL NOTICES TO BUYER:	
(1)	registered sex offenders are located in certain zip coo	database that the public may search, at no cost, to determine if de areas. To search the database, visit www.txdps.state.tx.us.n certain areas or neighborhoods, contact the local police
(2)	Protection Act (Chapter 61 or 63, Natural Resources	rard of the Gulf Intracoastal Waterway or within 1,000 feet of the operty may be subject to the Open Beaches Act or the Dune Code, respectively) and a beachfront construction certificate or improvements. Contact the local government with ordinance for more information.
(3)	If you are basing your offers on square footage, rindependently measured to verify any reported information	measurements, or boundaries, you should have those items
(4)	The following providers currently provide service to the	property:
	Electric:	phone #:
	Sewer:	phone #:
	Water:	phone #:
	Cable:	
	Trash:	
	Natural Gas:	
	Phone Company:	
	Propane:	
(5) The	This Seller's Disclosure Notice was completed by Selle	er as of the date signed. The brokers have relied on this notice o be false or inaccurate. YOU ARE ENCOURAGED TO HAVE PROPERTY.

Date Signature of Buyer

Printed Name:

(TAR-1406) 9-01-11

Signature of Buyer

Printed Name:

Date