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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.

exceed the minimum dis	30103	ures	req	une	a by the Code.							
CONCERNING THE P	ROP	ERT	ΥA	Т	74				REEK ROAD S TX 78025			
DATE SIGNED BY SE	LLE	R A	ND I	SN	IOT A SUBSTITUTE FOR A	NY	INS	DEC.	ITION OF THE PROPERTY AS TIONS OR WARRANTIES THE , SELLER'S AGENTS, OR ANY	RI	IYF	R
Section 1. The Prope	rty h	nas t	he i	tem	(approximate date) or ne s marked below: (Mark Yes	ver o	ccu	oied (N),			erty	?
Item	Y	N	U]	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	V	L.,	o		Liquid Propane Gas:	V			Pump: sump grinder	H	V	_
Carbon Monoxide Det.		. 1	V		-LP Community (Captive)		V		Rain Gutters	1	/	
Ceiling Fans	V	/			-LP on Property	V	,		Range/Stove 2	1		
Cooktop	1	1			Hot Tub		1		Roof/Attic Vents	1		
Dishwasher	/		I STATE OF THE PARTY OF THE PAR		Intercom System		1		Sauna	V		
Disposal 🐊	/				Microwave		1		Smoke Detector	1	_	1
Emergency Escape Ladder(s)		/			Outdoor Grill	V			Smoke Detector - Hearing Impaired		V	
Exhaust Fans	/	1			Patio/Decking	1			Spa		/	,
Fences	1				Plumbing System	V		/	Trash Compactor		1	_
Fire Detection Equip.	/				Pool		1	/	TV Antenna		/	
French Drain	-	/			Pool Equipment		1		Washer/Dryer Hookup	1		
Gas Fixtures	V				Pool Maint. Accessories		1		Window Screens	1		_

Item	Y	N	U	Additional Information
Central A/C 2	1			✓ electric gas number of units:
Evaporative Coolers		/		number of units:
Wall/Window AC Units		/		number of units:
Attic Fan(s)	1			if yes, describe: Big in LAUNDING 1800m
Central Heat	/			
Other Heat	1			if yes, describe: Fine MARE X 2
Oven 2	1			number of ovens: Q (electric) gas other:
Fireplace & Chimney	/			2 /wood gas logs mock other:
Carport ·	/			vattached not attached
Garage	/			Vattached not attached
Garage Door Openers	/			number of units: number of remotes: 3
Satellite Dish & Controls	/	/		owned leased from:
Security System	/		/	owned leased from:
Solar Panels		V		owned leased from:
Water Heater	6	_		electric gas other: number of units: 3
Water Softener	1		/	owned leased from:
Other Leased Items(s)		1		if yes, describe:

(TXR-1406) 09-01-19

Natural Gas Lines

Initialed by: Buyer: _____, ___ and Seller:

Pool Heater

Page 1 of 6

Fore Premier Properties - KERRVILLE, 804 Water Street Kerrville TX 78028

Laura Fore Produced with zipForm® by zip

Vater Street Kerrville TX 78028
Phone: 830-257-4000
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026
www.zipLogix.com

Fax: 830-257-4003

Public Sewer System

Concerning the Property at				_				40	INGRAM							
Underground Lawn Sprinkler	<u> </u>		TÔ		1 au	toma	tic	:	manual	are	as c	\ ovei	red: MOUND 17003	0		7
Septic / On-Site Sewer Facil				\mathcal{L}					nformation About On-Site Sewer Facility (TXR-1407)							
Water supply provided by: Was the Property built before (If yes, complete, sign, a	_ cit e 19 ind a	y <u>k</u> 178? attac <i>Cor</i> ing	Well h T> 12 F	M(res (R-190	JD no 06 cond	co-op unkno ernir	ow og	n lea	unknown _ ad-ba <u>se</u> d ¡	o	ther:	zard			te)	_
are need of repair? Ves	no) If y	es, c	lescrib	e (atta	ch ac	dii	tio	nal sheets	if n	eces	ssar	rking condition, that have def y):			
Cartian 2 Annual /Callen					Fasta a		ı£.		otlana in				following? /Mark Vac /V\ if i	(01)		
aware and No (N) if you are					rects c	r ma	IIIL	4 F 1	CHORIS IR	any	01 6	ne i	following? (Mark Yes (Y) if y	you	ale	
Item	Υ	N	/	Item		··.				Y	N		ltem	Υ	N]
Basement		2	ſ. I	Floor	<u> </u>						7		Sidewalks		V	1
Ceilings						/ Slal	o(s	;)			7		Walls / Fences		V	1
Doors	_	7		Foundation / Slab(s) Interior Walls									Windows		1	1
Driveways					ng Fixt								Other Structural Components		V	1
Electrical Systems			^											1	<u> </u>	1
Exterior Walls				Plumbing Systems Roof										\vdash	\vdash	1
											<u>.</u>			٠		1
If the answer to any of the ite					,											
Section 3. Are you (Seller) you are not aware.)	aw	are	of a	ny of t	the fol	lowir	ıg	C	onditions	? (1)	lark	Yes	s (Y) if you are aware and N	o (N) if	
Condition					1	N	7,] ر	Conditio	n				Y	N	
Aluminum Wiring						-	1	1	Radon G	as					V	Ľ
Asbestos Components						1-	七	1	Settling						-	
Diseased Trees: oak wilt						77	1,	_	Soil Move	me	nt				-	ľ
Endangered Species/Habitat	on	Prop	erty			17	1	7	Subsurfac		~~~~	ture	or Pits		-	1
Fault Lines			<u></u>			17	1	-1	Undergro	und	Sto	rage	e Tanks 4-PEAS®	-		1.
Hazardous or Toxic Waste				-		\top	1		Unplatted							1
Improper Drainage						17	1	1	Unrecord							ľ.
Intermittent or Weather Sprin	gs					17	1.	↲	Urea-forn	nald	ehy	de la	nsulation			r
Landfill						17	1	_					Due to a Flood Event			
Lead-Based Paint or Lead-B	asec	d Pt.	Haz	ards			1	.	Wetlands							ľ
Encroachments onto the Pro						77	1	1	Wood Ro		•		<u> </u>			-
Improvements encroaching of			' pro	perty			7	1	Active infe	esta	tion	of t	ermites or other wood			/
,			•		Ì			4	destroying	g in:	sect	s (V	/DI)			ľ
Located in Historic District					$\neg \uparrow$	17	1	1					or termites or WDI	1	7	ľ
Historic Property Designation			····			7	1	1					VDI damage repaired			1
Previous Foundation Repairs						\forall	1	1	Previous				y 1 ===		,	1
Previous Roof Repairs N		Poo		118	11112	17	1	力				ama	age needing repair			1
Previous Other Structural Re			<u></u>	7.	'ŸŤ	1	*	Ί,					n Drain in Pool/Hot			_
	•					1	V	4	Tub/Spa*		-		-			
Previous Use of Premises for		1.7	1	١.	,,					·	<u> </u>	í				

of Methamphetamine (TXR-1406) 09-01-19

Initialed by: Buyer: ____

Page 2 of 6

Initialed by: Buyer: _____, ____ and Seller: ______
Produced with zlpForm® by zipLogix 18070 Fifteen Mile Road, Freser, Michigan 48026 _______

Concerning	ning the Property at INGRAM, TX 78025	5
If the answ	swer to any of the items in Section 3 is yes, explain (attach additional sheets	necessary):
*A singl	ngle blockable main drain may cause a suction entrapment hazard for an individual.	
Section 4. which has	4. Are you (Seller) aware of any item, equipment, or system in or on the las not been previously disclosed in this notice?yes _ino if yes ry):	e Property that is in need of repair, explain (attach additional sheets if
Section 5. wholly or p	5. Are you (Seller) aware of any of the following conditions?* (Mark Yor partly as applicable. Mark No (N) if you are not aware.)	es (Y) if you are aware and check
Y N	Present flood insurance coverage (if yes, attach TXR 1414).	
	Previous flooding due to a failure or breach of a reservoir or a cowater from a reservoir.	ontrolled or emergency release of
	Previous flooding due to a natural flood event (if yes, attach TXR 1414).	
	Previous water penetration into a structure on the Property due to a TXR 1414).	natural flood event (if yes, attach
	Locatedwhollypartly in a 100-year floodplain (Special Flood Ha AH, VE, or AR) (if yes, attach TXR 1414).	nzard Area-Zone A, V, A99, AE AO,
	Locatedwhollypartly in a 500-year floodplain (Moderate Flood Ha	azard Area-Zone X (shaded)).
	Locatedwholly partly in a floodway (if yes, attach TXR 1414).	
	Locatedwholly partly in a flood pool.	
	Located wholly partly in a reservoir.	
f the answe	wer to any of the above is yes, explain (attach additional sheets as necessar	у):
*For pur	purposes of this notice:	
which is	ear floodplain" means any area of land that: (A) is identified on the flood insurance is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a is considered to be a high risk of flooding; and (C) may include a regulatory floodwa	one percent annual chance of flooding.
area, wh	ear floodplain" means any area of land that: (A) is identified on the flood insurance which is designated on the map as Zone X (shaded); and (B) has a two-tenths of is considered to be a moderate risk of flooding.	e rate map as a moderate flood hazard one percent annual chance of flooding,
"Flood pe subject to	f pool" means the area adjacent to a reservoir that lies above the normal maximum o It to controlled inundation under the management of the United States Army Corps of	perating level of the reservoir and that is Engineers.
"Flood in under the	I insurance rate map" means the most recent flood hazard map published by the Fe the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).	ederal Emergency Management Agency
of a river	lway" means an area that is identified on the flood insurance rate map as a regulato ver or other watercourse and the adjacent land areas that must be reserved for the di 00-year flood, without cumulatively increasing the water surface elevation more than	scharge of a base flood, also referred to

(TXR-1406) 09-01-19

"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.

Page 3 of 6

Concerning i	ine Property at INGRAM, TX 7802
provider, ind	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance cluding the National Flood Insurance Program (NFIP)?*yesno if yes, explain (attach addition cessary):
risk, and structure(s	
Administration	lave you (Seller) ever received assistance from PEMA or the U.S. Small Busines on (SBA) for flood damage to the Property?yesno If yes, explain (attach additional sheets a
Section 8. A not aware.)	are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you ar
Y N R	toom additions, structural modifications, or other alterations or repairs made without necessary permits, with nresolved permits, or not in compliance with building codes in effect at the time.
Н	lomeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name:
	Manager's name: Phone:
	Fees or assessments are: \$ per and are:mandatoryvoluntary
	Manager's name: Phone: 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.
Ar wi	ny common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest ith others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe:
Ar	ny notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the roperty.
Ar	ny lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited : divorce, foreclosure, heirship, bankruptcy, and taxes.)
<i>i</i> /_ Ar to	ny death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated the condition of the Property.
An	ny condition on the Property which materially affects the health or safety of an individual.
An	ny repairs or treatments, other than routine maintenance, made to the Property to remediate environmental exards 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).
An wa	by rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public ater supply as an auxiliary water source.
Th	e Property is located in a propane gas system service area owned by a propane distribution system ailer.
<u> </u>	y portion of the Property that is located in a groundwater conservation district or a subsidence district.
f the answer to	o any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(TXR-1406) 09-0	11-19 Initialed by: Buyer: and Seller: Page 4 of 6

740 INDIAN CREEK ROAD S

Concerning the Pro	operty at	INGI	RAM, IX 78025	
Section 9 Seller	has has	not attached a survey of the Pr	onerty	
			-	
persons who re	gularly provide	years, have you (Seller) re e inspections and who are	either licensed as ins	spectors or otherwise
permitted by law t	o perform inspe	ctions?yesno If yes, a	ittach copies and complete	the following:
Inspection Date	Туре	Name of Inspector		No. of Pages
		· · · · · · · · · · · · · · · · · · ·	7************************************	
		, PMM411-Mada14441		
Note: A buyer		on the above-cited reports as a re		
		ould obtain inspections from inspe	•	
Section 11. Check	any tax exempt	tion(s) which you (Seller) currer	ntly claim for the Property	: :
<u>✓</u> Homestead		∠Senior Citizen ∠Agricultural	Disabled	
where wan	agement	_ ∠ Agricultural	Disabled Ve	teran
Other:			Unknown	
which the claim wa	as made? yes	s If yes, explain:		
Section 14. Does t requirements of CI (Attach additional sh	hapter 766 of th	ve working smoke detectors in e Health and Safety Code?*	nstalled in accordance w unknown no yes, If	ith the smoke detector no or unknown, explain.
	ices ii necessary	//-		
installed in acc including perfo	cordance with the r rmance, location, a	afety Code requires one-family or two equirements of the building code in and power source requirements. If yo unknown above or contact your local	effect in the area in which the ou do not know the building c	o dwelling is located, code requirements in
family who will impairment fror the seller to ins	reside in the dwel m a licensed physic stall smoke detecto	stall smoke detectors for the hearing in fling is hearing-impaired; (2) the buy sian; and (3) within 10 days after the e ars for the hearing-impaired and spec talling the smoke detectors and which	er gives the seller written evid iffective date, the buyer makes silies the locations for instellati	dence of the hearing a written request for ion. The parties may
Seller acknowledges the broker(s), has in & Signature of Seller	s that the statem structed or influe	ents in this notice are true to the noed Seller to provide inaccurate L 4-6-20 Date Scholar	best of Seller's belief and information or to omit any no current of the conference of Seller	naterial information.
		_	,	Date
Printed Name:		Printed N	ame:	
(TXR-1406) 09-01-19		•	d Seller: Line (100)	Page 5 of 6
	Produced with zipFor	m® by zipLoglx 18070 Fifteen Mile Road, Fraser, Michi	gan 48026 www.zipi.oglx.com	INDIAN CREEK

(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.

		Linth	ia C al	Son Cra
Signature of Buyer	Dat	e Signature of Buy	yer	Date
Printed Name:		Printed Name: _		
(TXR-1406) 09-01-19	Initialed by: Buyer:	, and Seller		Page 6 of 6



INFORMATION ABOUT ON-SITE SEWER FACILITY

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со	740 INDIAN CREEK ROAD S NCERNING THE PROPERTY AT INGRAM, TX 78025		
A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:		
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Uı	nknown
	(2) Type of Distribution System: Tradicional Prain Field (3) Approximate Location of Drain Field or Distribution System: South of House	 □ Ur	nknown
	(4) Installer:	_ ⊈t√i □ Ur	nknown
	MAINTENANCE INFORMATION:		iki io wii
((1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? If yes, name of maintenance contractor: Phone: Contract expiration date: Maintenance contracts must be in effect to operate aerobic treatment and certain non-sewer facilities.)		₽No on-site
	(2) Approximate date any tanks were last pumped?		
((3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain:	∐ Yes	No
((4) Does Seller have manufacturer or warranty information available for review?	Yes	No
C. F	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 OSS maintenance contract manufacturer information warranty information	SF was in	stalled
(:	 "Planning materials" are the supporting materials that describe the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sew 	facility the	at are
(:	3) It may be necessary for a buyer to have the permit to operate an on-site transferred to the buyer.	sewer	facility
TXR-	-1407) 1-7-04 Initialed for Identification by Buyer, and Seller	Paç	ge 1 of 2

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>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
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'i 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 MICHAEL L. ALLEN	6-2-0 Date	Signature of Seller CYNTHIA C. ALLEN	C. Allen 4-6-21 Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

P. IEXA2 KFALIUK2

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 PR	ROP	ERT	ΥA	Т				74				EEK ROAI X 78025	D S			
THIS NOTICE IS A DIS DATE SIGNED BY SE MAY WISH TO OBTAIN AGENT.	LLE	r an	ND I	1 S	TON	AS	SUBSTITUTE	FOR A	NY	INS	PECTI	ONS OR	WARRANTIES T	HE B	IIVE	D
Seller is is not o	ccup	ying	the	Pr	opei (ap	ty. I	f unoccupied kimate date) k	(by Sell	er), l	how	long s	ince Selle	r has occupied th	e Pro	perty	y?
Section 1. The Proper	ty h	as ti	ne it	en he i	ıs m	ark	ed below: (N	lark Yes	(Y)	. No	(N). o	r Unknow		ivey.		
Item	Y	N	U			em			Υ	N,	Ш	Item			(N,	J
Cable TV Wiring	1	1.	_		-		Propane Ga	ic.	<u> </u>	17	0	Pump:	oumn grind		N	/ U
Carbon Monoxide Det.	\ \	1					ommunity (C			1		Rain Gu	sump grind	er	V,	+
Ceiling Fans	1						n Property	aptive		1	H				,V	-
Cooktop	V					ot T		7	-	1./.		Range/S	tic Vents	Y	1	4
Dishwasher	V	1			_		om System			7	\vdash	Sauna	ic vents	-	14	1
Disposal		1					wave			1		Smoke I	Dotostor		V	K
Emergency Escape Ladder(s)		1			Outdoor Grill				/			Detector - Hearin	g	1./		
Exhaust Fans	1	-			Patio/Decking			1	-		Spa	•	-	1	-	
Fences		V			Plumbing System			7	0.0			ompactor	-	14/	-	
Fire Detection Equip.	1				Pool			V	1		TV Ante			V	\vdash	
French Drain	•	1			Pool Equipment				V/	\vdash		Dryer Hookup	- -	-	-	
Gas Fixtures		1			-		Maint. Access	ories	-	1/			Screens	-\v	-	-
Natural Gas Lines		7			_		leater	01100		*/			ewer System	- V	1.1	
					_					V I		1 abile 6	ewer System		IV	
ltem				Υ	N,	υ				Α	dditio	nal Inform	ation			
Central A/C					V		electric	gas	num		of unit					
Evaporative Coolers					V		number of								CP TO EAST	
Wall/Window AC Units				7			number of	units: 1								
Attic Fan(s)	000			Ť	1		if yes, desc			*			7			V
Central Heat					1		electric		num	ber	of unit	s:		-	-	
Other Heat				SE,	V		if yes, desc									
Oven				7			number of		T		elect	ric gas	other:		-	
Fireplace & Chimney				_	V		wood	gas log	s	mo		ther:	- outon			-
Carport		7.57		39.25	V		attached		-	-	Acres 4					
Garage					V		attached	-								10000
Garage Door Openers					V		number of u	-				number of	remotes:			
Satellite Dish & Controls				n -010	. ,		owned	leased	froi	m:			TOTAL CO.			
Security System					V.		owned	leased								_
Solar Panels				,	V		ówned	leased		-						
Nater Heater	S. E. S	AL-Second	,				V electric	gas		ner:		r	number of units:	1		
Water Softener					1	/	owned	leased					or or arms.			-
Other Leased Items(s)					V		if yes, descr			1	87 1%			atamota a		
TXR-1406) 09-01-19		In	itial	ed b	y: B	uyer			d Se	ller:	1110	100		Page	1 of 6	

Concerning the Property at _				INGRAM, TX 780								
Underground Lawn Sprinkler			aut	omati	tic manual areas covered:							
Septic / On-Site Sewer Facili		1 if	-		A STATE OF THE PARTY OF THE PAR			n-Site Sewer Facility (TXR-1407	7)			
Water supply provided by: Was the Property built before (If yes, complete, sign, a	city V	vell MUD _ yes _v no TXR-1906 o	u	o-op inknov	unknown vn lead-based	c	other:			ate) roof		
Are you (Seller) aware of an are need of repair? yes _v	y of the i	tems listed i s, describe (a	n thi attac	s Sec h add	tion 1 that a	re n s if r	ot in v	vorking condition, that have de sary):	fects	s, or		
Section 2. Are you (Seller) aware and No (N) if you are	aware o	f any defec	ts or	malf	unctions in	any	of th	e following? (Mark Yes (Y) if	you	are		
Item	Y N,	Item				Υ	INI	[Ham	1 1/	T		
Basement	1 17	Floors				T	N	Item Sideweller	Y	1		
Ceilings	- V		ion /	Slah/	.,	-	1	Sidewalks	+	V		
Doors		Foundat			5)		4	Walls / Fences	-	14		
Driveways	-\ Y		Interior Walls					Windows	-	V		
Electrical Systems	-14		Lighting Fixtures					Other Structural Components	-	V		
Exterior Walls	1	Roof	Plumbing Systems				V/		-	-		
	aware o	f any of the	follo	owing	conditions	? (N	lark Y	es (Y) if you are aware and N	lo (1	N) if		
you are not aware.)			1 1/		<u> </u>	J.K.			T			
Condition			Y	N	Conditio				Y			
Aluminum Wiring Asbestos Components			+-	1	Radon G	as				V		
Diseased Trees: oak wilt			-	M	Settling Soil Move				-	V		
Endangered Species/Habitat	on Propo	rtv	+-	1	Subsurfa			ro or Dita		VA		
Fault Lines	on Flope	ity		V	Undergro	-		ADRIOGRA - ADITATIO	-	V		
Hazardous or Toxic Waste			+	X	Unplatted				-	1		
Improper Drainage				1.7	Unrecord				-	1.//		
	ie		1	Y				Insulation		1		
Landfill	Intermittent or Weather Springs						envae		1			
Lead-Based Paint or Lead-Ba	15		1	11		nald				Y/		
		azards		A	Water Da	nald mag	ge Not	Due to a Flood Event		1 1 /1		
Encroachments onto the Prop	sed Pt. H	azards		7	Water Da Wetlands	nald mag on	ge Not	Due to a Flood Event		V /		
Encroachments onto the Prop Improvements encroaching or	sed Pt. H erty				Water Da Wetlands Wood Ro Active info	maid mag on t esta	ge Not Prope tion of	Due to a Flood Event rty f termites or other wood		V		
Improvements encroaching or	sed Pt. H erty			7	Water Da Wetlands Wood Ro Active infe destroying	mag on t esta g ins	pe Not Prope tion of sects (Due to a Flood Event rty f termites or other wood WDI)		V		
Improvements encroaching or Located in Historic District	sed Pt. H erty			747	Water Da Wetlands Wood Ro Active info destroying Previous	maid mag on t esta g ins	pe Not Prope tion of sects (Due to a Flood Event rty f termites or other wood WDI) for termites or WDI	\	¥ //		
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Improvements encroaching or Located in Historic District	sed Pt. H erty			\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Water Da Wetlands Wood Ro Active infe destroying Previous Previous Previous	mald on t esta g ins trea term Fire	ge Not Prope tion of sects (tment nite or s	Due to a Flood Event rty f termites or other wood WDI) for termites or WDI	\	¥ √ √		

(TXR-1406) 09-01-19

of Methamphetamine

Previous Use of Premises for Manufacture

Initialed by: Buyer: _

and Seller:

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Concernir	ing the Property at INGRAM, TX 7802 F
If the ansv	wer to any of the items in Section 3 is yes, explain (attach additional sheets π necessary):
*A sing	gle blockable main drain may cause a suction entrapment hazard for an individual.
which ha	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, s not been previously disclosed in this notice?yes _v_no f yes, explain (attach additional sheets if '):
	. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check partly as applicable. Mark No (N) if you are not aware.)
YN	Present flood insurance coverage (if yes, attach TXR 1414).
	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
_	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
$-\overline{\checkmark}_{/}$	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
	Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
_ 🗸 🖯	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
_ 4/ -	Located wholly partly in a floodway (if yes, attach TXR 1414).
/ _	Located wholly partly in a flood pool.
/	Locatedwhollypartly in a reservoir.
f the answ	ver to any of the above is yes, explain (attach additional sheets as necessary):
*For pu	rposes of this notice:
which i	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, 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, is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
area, w	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard rhich is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, s considered to be a moderate risk of flooding.
	pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir end that is to controlled inundation under the management of the United States Army Corps of Engineers.
	insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency he National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
of a rive	vay" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel or or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to O-year flood, without cumulatively increasing the water surface elevation more than a designated helight.

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"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.

INDIAN CREEK

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740 INDIAN GREEK KOAD (Concerning the Property at INGRAM, TX 7802 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 _ro 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 __no If yes, explain (attach additional sheets as 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.) 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. Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: Phone: Fees or assessments are: \$ and are: mandatory __ voluntary Any unpaid fees or assessment for the Property? __ yes (\$ _____ 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.

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INDIAN CREEK

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

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Concerning the Property at			INGRAM, TX 78025		

Section 9. Seller	has has	s not attached a survey of the	Property.		
Section 10 Within	the last 4	years, have you (Seller)	received any written i	increation reports from	
persons who re	gularly provid	le inspections and who a	re either licensed as	inspection reports from	
permitted by law t	o perform insp	ections?yesno If yes	s, attach copies and complet	te the following:	
Inspection Date	Туре	Name of Inspector		No. of Pages	
Note: A buvei	r should not rely	on the above-cited reports as a	reflection of the current con	ndition of the Property	
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		hould obtain inspections from ins			
	any tax exemp	otion(s) which you (Seller) cur	rently claim for the Proper	rty:	
<u></u> ∠Homestead		Senior Citizen	Disabled		
	agement	Agricultural	Disabled \	/eteran	
The state of the s			Unknown		
Section 12. Have y	you (Seller) eve	er filed a claim for damage, o	other than flood damage,	to the Property with any	
insurance provide	r? (Eyes Ino	MM I did on the	1 house , NOT 90	he barn.	
Section 13. Have y	you (Seller) ev	er received proceeds for a c	laim for damage to the P	Property (for example, an	
insurance claim or	a settlement o	r award in a legal proceeding)) and not used the proceed	ds to make the repairs for	
which the claim wa	as made? ye	s vno If yes, explain:			
	51 10 10 10 10 10 10 10 10 10 10 10 10 10				
Section 14. Does t	the Property ha	ave working smoke detectors	installed in accordance	with the smoke detector	
requirements of Ci (Attach additional sh	napter 766 of the	ne Health and Safety Code?*	✓ unknown no yes.	If no or unknown, explain.	
		<i></i>			
*Chapter 766 o	of the Health and S	Safety Code requires one-family or t	two-family dwellings to have we	orking smoke detectors	
including perfo	rmance, location,	requirements of the building code and power source requirements. It	in effect in the area in which t If you do not know the building	ne dwelling is located, a code requirements in	
effect in your ar	rea, you may chec	k unknown above or contact your lo	cal building official for more info	ormation.	
A buyer may re	quire a seller to in	stall smoke detectors for the hearing	g impaired if: (1) the buyer or a	member of the buyer's	
family who will	reside in the dwe	elling is hearing-impaired; (2) the b	buyer gives the seller written e	vidence of the hearing	
the seller to ins	n a licensea pnysi stall smoke detect	ician; and (3) within 10 days after the ors for the hearing-impaired and sp	e effective date, the buyer make necifies the locations for install	es a written request for	
agree who will b	bear the cost of ins	stalling the smoke detectors and whi	ich brand of smoke detectors to	install.	
Seller acknowledges	s that the statem	nents in this notice are true to the	he best of Seller's belief and	d that no person, including	
he broker(s), has in	structed or influe	nced Seller to provide inacoura	te information or to omit any	material information.	
care)//las	11-41	16	1 0 ()	\bigcap \bigcap \bigcap	
Signature of Seller	1			110000-	
		Date Signati	ure of Seller	Date	
Printed Name:	•		ure of Seller	Date	

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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 <u>www.txdps.state.tx.us</u>. 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>LTBC</u>	phone #:
Sewer:	phone #:
Water:	phone #:
Cable:	phone #:
Trash:	phone #:
Natural Gas:	phone #:
Natural Gas:	phone #:
Propane:	phone #:
Internet: HCTC	phone #;
This Seller's Disclosure Notice was completed by Selle	s as of the date signed. The brokers have relied on this notice

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

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 09-01 -1 9	Initialed by: Buyer:,	and Seller:	Page 6 of 6