

SELLER'S DISCLOSURE NOTICE

CTexas Association of REALTORS8, Inc. 2019

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	RO	PE	RT	ΥA	т	116	1 Red Cornel	K	Za	n	ch	Road, Wimberley	78	676
AS OF THE DATE S	IGN JYE	R	D E	Y	SEL	LER I TO	R AND IS NOT A	S	U	BS	TI	HE CONDITION OF THE PRO TUTE FOR ANY INSPECTION RRANTY OF ANY KIND BY SE	NS	OR
Seller ☐ is ☐ is not the Property? ☐	oc	cup	pyir	ig t	he P	rop	erty. If unoccupie	d (b)y	Se	elle	r), how long since Seller has or date) or never occupi	ed	pied the
												, No (N), or Unknown (U).) ermine which items will & will not co	onv	ey.
Item	Y	N	U	I	Iten	n		Y	T	N	U	Item	Y	NU
Cable TV Wiring					Liqu	id F	Propane Gas:] [Pump: ☐ sump ☐ grinder		010
Carbon Monoxide Det.		O					mmunity (Captive)		C	2		Rain Gutters		00
Ceiling Fans							Property	0	E	3 0		Range/Stove		
Cooktop		Ø			Hot] [Roof/Attic Vents	1	To o
Dishwasher					Inte	rcor	n System		C	31		Sauna		00
Disposal					Mic				E] [Smoke Detector	0	00
Emergency Escape Ladder(s)		Ø			Outdoor Grill			[3		Smoke Detector – Hearing Impaired		0	
Exhaust Fans					Patio/Decking		B	I] [Spa		@ O	
Fences					Plur	nbir	ng System] [Trash Compactor		
Fire Detection Equip.		门			Poo	ı] [TV Antenna		
French Drain					Poo	I Ec	uipment][Washer/Dryer Hookup		
Gas Fixtures					Poo	l Ma	aint. Accessories		100][Window Screens		
Natural Gas Lines		3			Poo	l He	eater	U] [Public Sewer System		
Item				Y	N	U	Addition	nal l	In	for	ma	ation		
Central A/C				0			☐ electric ☐ gas	3	n	um	be	r of units: /	- 103	
Evaporative Coolers					ष		number of units:							
Wall/Window AC Units							number of units:							
Attic Fan(s)				I.	40		if yes, describe:							
Central Heat				E/	-		☐ electric ☐ gas	6	n	um	be	r of units:		- 8
Other Heat					-		if yes describe:		ir	3	pl	ace wood burning		
Oven					□ □ number of ovens: □ electric □ gas □ other:									
Fireplace & Chimney				E.			□ wood □ gas	logs	S		mo	ock other:		
Carport							attached n	ot a	tta	ach	ed			
Garage							attached n	ot a	tta	ach	ed			
Garage Door Openers							number of units:					number of remotes:		
Satellite Dish & Control	ols			•			□ owned □ leas							
Security System				-	-	_	owned leas	-	_					
Solar Panels					_		□ owned □ leas							
Water Heater							☐ electric ☐ gas					number of units:		
Water Softener							□ owned □ leas	sed	fr	om	1			
Other Leased Item(s)					B		if yes, describe:					~		
(TXR-1406) 09-01-19		Ini	tiale	d b	r: Bu	ver	an	d Se	dle	er [5.	Page	110	of 6

oncerning and cropurty and	1100	-					-	1	Dimberley 78676		
Underground Lawn Sp	prinkle	ar .	MOI	I IVa	uton	natic	Пman	ual	areas covered: All Areas are	und	hau
Sentic / On-Site Sowe	ar Faci	ility	IN D	if yes	e at	ttach	Informa	tion A	bout On-Site Sewer Facility (TXI	3-140	17)
ater supply provided	bur C	1 cit	/ Flwell	I I MI	ID	Псо	-on D	inkno	wn Dother:		,,,
as the Property built	before	19	782 T v	es Din	0 1	Tunk	cnown	al INI IO	WII COUNTY		
(If yes, complete, si	ion ar	nd a	tach TXF	3-1906	conc	emin	a lead-l	pased	paint hazards).		
oof Type:	gri, or					Age:	g louis .		(approx	imate	(e)
there an overlay roof	f cove	rina	on the P	roperty	(shi	ngles	or roof	cover	ing placed over existing shingles		
overing)? yes	no D	J ur	known		•						
170				e lieted	in t	thic C	oction '	that	are not in working condition, th	at ha	WB.
re you (Seller) aware	ronair	19 U	Type D	no If w	/O.C	doen	ribe (att	ach a	dditional sheets if necessary):	at no	140
Back porch r	Cili	0.5	Weeds	7	00,	100	olecer	JUIT CI	dditorial driodid ii riededdai yy.		
Dack from to	WITT	7	116.502	- N 4	1	THE	ppuc				
ection 2. Are you (you are aware and I	Seller No (N) av	vare of a	ny defe	cts re.)	or ma	alfuncti	ons i	n any of the following? (Mark	Yes ((Y)
tem	Y	N	Item				Y	N	Item	Y	
Basement			Floo					0	Sidewalks		
Ceilings		Ø	Four	ndation /	/ Sla	b(s)		O	Walls / Fences		Ø
Doors		Ø		ior Walls				Ø	Windows		Ø
Driveways		Ø	Light	ting Fixt	ures	3		0	Other Structural Components		12
Electrical Systems		0		nbing Sy							
Exterior Walls the answer to any of ection 3. Are you (the ite	r) av	Roof in Section	f n 2 is y€	9S, 6	explai			itional sheets if necessary):		
Exterior Walls the answer to any of ection 3. Are you (the ite	ems	Roof in Section	f n 2 is y€	9S, 6	explai	n (attacl	n add		are a	nd
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ection 3. Are you (o (N) if you are not a Condition Aluminum Wiring Asbestos Component	the ite	r) av	Roof in Section	f n 2 is y€	e fo	Illowin	ng cond	dition ition n Gas	s? (Mark Yes (Y) if you are aw	are a	nd N
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Concernir	ng the Property at						
If the an	nswer to any of th	e items in Section	3 is yes, expla	ain (attach a	dditional shee	ets if necessa	ry):
*A sir	ngle blockable main	drain may cause a suc	ction entrapment h	nazard for an in	dividual.		
Section of repa	4. Are you (Sel	ller) aware of any ot been previous!	item, equipm	ent, or syst	em in or on	the Property In o If yes	that is in need , explain (attach
		ller) aware of any as applicable. M				Yes (Y) if you	ı are aware and
YN	7						
		nsurance coverage					
	Previous floodii from a reservoi	ng due to a failure r.	or breach of a	reservoir or	a controlled o	or emergency	release of water
	Previous floodi	ng due to a natura	al flood event (i	f yes, attach	TXR 1414).		
	Previous water TXR 1414).	penetration into a	a structure on t	he Property	due to a nat	ural flood eve	nt (if yes, attach
00		olly partly in a AR) (if yes, attack		plain (Speci	al Flood Haza	ard Area-Zon	e A, V, A99, AE,
	Located □ who	olly partly in a 5	500-year floodp	lain (Modera	ate Flood Haz	ard Area-Zor	e X (shaded)).
DØ	Located ☐ who	olly partly in a fl	loodway (if yes	, attach TXF	R 1414).		
	Located □ who	olly partly in a fl	lood pool.				
00	Located □ who	olly partly in a re	eservoir.				
If the ar	nswer to any of th	ne above is yes, ex	xplain (attach a	additional sh	eets as neces	ssary):	
*100 whice	h is designated as Z	tice: eans any area of land to one A, V, A99, AE, AC h risk of flooding; and), AH, VE, or AR o	on the map; (B)	has a one perc	ent annual chan	al flood hazard area, ce of flooding, which
"500 whic	-vear floodplain* me	ans any area of land the he map as Zone X (sh	hat: (A) is identifie	d on the flood	nsurance rate m	ap as a modera	te flood hazard area, of flooding, which is
"Floo subje	od pool" means the a ect to controlled inun	area adjacent to a rese adation under the mans	ervoir that lies abo agement of the Ur	ove the normal nited States Arr	maximum opera ny Corps of Eng	ating level of the ineers.	reservoir and that is
		ap" means the most r Insurance Act of 1968				ral Emergency M	lanagement Agency
a riv	er or other watercou	ea that is identified on rse and the adjacent li cumulatively increasir	and areas that mu	ist be reserved	for the discharg	e of a base floor	dudes the channel of d, also referred to as
		ter impoundment proje of water in a designat			s Army Corps o	f Engineers that	is intended to retain
(TXR-140	06) 09-01-19	Initialed by: Buye	er: B	and Seller	: 5/5, 3	20	Page 3 of 6

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insuran provider, including the National Flood Insurance Program (NFIP)?* yes no If yes, explain (atta additional sheets as necessary):						
Even	es in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance, when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, we risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).					
	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business stration (SBA) for flood damage to the Property? ☐ yes ☐ no If yes, explain (attach additional sheets ssary):					
	8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if not aware.)					
Y N	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:					
o o/	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:					
00	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.					
o 0/	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)					
00	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.					
00	Any condition on the Property which materially affects the health or safety of an individual.					
00	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).					
00	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.					
00	The Property is located in a propane gas system service area owned by a propane distribution system retailer.					
If the an	Any portion of the Property that is located in a groundwater conservation district or a subsidence district. swer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):					
(TXP,140	6) 09-01-19 Initialed by: Buyer: and Seller: 25 DW Page 4 of 6					

Section 9 Selle	M has D ha	is not attached a survey of	of the Property	
Section 10. Withi	n the last 4 y	years, have you (Seller) re inspections and who are	eceived any written ins	
		pections? ☐ yes ☐ no If y		plete the following:
Inspection Date	Туре	Name of Inspector		No. of Pages
A/		the above sited mands as a	rollantian of the aureant co	addison of the Dranast
rvote: A buyer sno		the above-cited reports as a ld obtain inspections from ins		
	k any tax exen	nption(s) which you (Seller		Property:
Homestead		Senior Citizen	☐ Disabled ☐ Disabled Veteran	
☑ Wildlife Man ☐ Other:	agement	Agricultural	☐ Unknown	
	vou (Seller) ev	ver filed a claim for damage	, other than flood damage	e, to the Property wit
any insurance pr				
		er received proceeds for a		
		nent or award in a legal pro		the proceeds to make
the repairs for wi	ich the claim	was made? ☐ yes ☐ no 1	r yes, explain:	
Section 14. Does	s the Property	have working smoke dete	ectors installed in accord	lance with the smok
detector requiren	nents of Chapt	er 766 of the Health and S		
detector requiren	nents of Chapt			
detector requiren	nents of Chapt	er 766 of the Health and S		
detector requirent or unknown, expla "Chapter 766 of	nents of Chapt in. (Attach add the Health and Sa	er 766 of the Health and Sitional sheets if necessary):	afety Code?* unknown	n o Oryes. If r
or unknown, expla *Chapter 766 of installed in accord	nents of Chapt in. (Attach add the Health and Sa tance with the requ	er 766 of the Health and Sa itional sheets if necessary):	two-family dwellings to have we	n on Original orking smake detectors ling is located, including
*Chapter 766 of installed in accomperformance, loc	nents of Chapt in. (Attach add the Health and Sa dance with the requ ation, and power s	er 766 of the Health and Saitional sheets if necessary): afety Code requires one-family or interments of the building code in eff	two-family dwellings to have we ect in the area in which the dwell t know the building code require	n on Original orking smake detectors ling is located, including
"Chapter 766 of installed in accomperformance, loc area, you may ch	the Health and Sa dance with the requation, and power s eck unknown above uire a seller to inst	ter 766 of the Health and Saitional sheets if necessary): If the Code requires one-family or interments of the building code in efficiency or contact your local building officiall smoke detectors for the hearing	two-family dwellings to have we ect in the area in which the dwell t know the building code require cial for more information.	orking smoke detectors ing is located, including ments in effect in your member of the buyer's
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Keller Williams - Heritage 18402 US Hwy 281, Ste 285 120 San Antonio, TX 78259

Charles Armstrong

Concerning the Property at 1161 Red Cornal RA	nch Road Wimberley 78476
	certain zip code areas. To search the database, visit istry. For information concerning past criminal activity in
Act or the Dune Protection Act (Chapter 61 or 63, No construction certificate or dune protection permit may	iward of the Gulf Intracoastal Waterway or within 1,000 ico, the Property may be subject to the Open Beaches atural Resources Code, respectively) and a beachfront y be required for repairs or improvements. Contact the ruction adjacent to public beaches for more information.
to obtain or continue windstorm and hail insurance. or improvements to the Property. For more information	f this state designated as a catastrophe area by the the Property may be subject to additional requirements. A certificate of compliance may be required for repairs on, please review Information Regarding Windstorm and and contact the Texas Department of Insurance or the
available in the most recent Air Installation Compatible	tion relating to high noise and compatible use zones is be Use Zone Study or Joint Land Use Study prepared for the met website of the military installation and of the county
(5) If you are basing your offers on square footage, measindependently measured to verify any reported inform	surements, or boundaries, you should have those items nation.
(6) The following providers currently provide service to the	ne Property:
Electric: Pedernales Electric Coop	phone #:
Sewer:	phone #:
Water:	phone #:
Cable: Direct TV	phone #:
Trash:	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet: Mexstreum	
(7) This Seller's Disclosure Notice was completed by Set this notice as true and correct and have no reason ENCOURAGED TO HAVE AN INSPECTOR OF YOU The undersigned Buyer acknowledges receipt of the forest.	on to believe it to be false or inaccurate. YOU ARE UR CHOICE INSPECT THE PROPERTY.
Signature of Buyer Date	Signature of Buyer Date
Printed Name:	Printed Name:
670mm - 10000 at	20/
(TXR-1406) 09-01-19 Initialed by: Buyer:	and Seller: 25 Date Page 6 of 6