

## **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 exceed the minimum disclosures required by the Code.

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

CONCERNING THE PROPERTY AT

Running & Realty LLC, 611 US Hay 87 & Stockdole TN 78160

Charlin Akin

1104 Turncreek Schertz, TX 78154

Phone: 8305341636

Fax

1164 Turnercek

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Item	4	N	U		Item	Annual designation of the second	Y	-	U	Item	Y	N	U
Cable TV Wiring	X					d Propane Gas:		X		Pump: sump grinder		X	
Carbon Monoxide Det.			X		-	Community (Captive)		X		Rain Gutters		X	
Ceiling Fans	交					on Property		X		Range/Stove	X		
Cooktop	ľX.				Hot	the same assessment the same of the same o		X		Roof/Attic Vents	X		
Dishwasher	X				inte	com System		Y		Sauna		X	
Disposal	X				Micr	owave	X			Smoke Detector	X		
Emergency Escape Ladder(s)		X			Out	loor Grill		X		Smoke Detector - Hearing Impaired			X
Exhaust Fans	-	X	- Coleina		Pati	o/Decking	X	-		Spa	1	X	down
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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Hanwood St, Suite 2200, Dallas, TX 75201 www.iwolf.com

## 1104 Turncreek Schertz, TX 78154

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(TXR-1406) 07-08-22

Initialed by: Buyer:

and Seller: N

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	g the Property at	Schertz TX 78154	Settling of
ne n here heven	ouse was assessed by uses settling. 16 Dies	yes, explain (attach additional sheets if necessary):  an exqueer and it was to be  such installed to be by Ole  Reis are coved by a transf	termined tha
. 20 M	カルナン	ction entrapment hazerd for an individual.	and the second s
iection 4 which ha		m, equipment, or system in or on the Property the in this notice?yes × no if yes, explain (att	nat is in need of repair, ach additional sheets if
vholly or	5. Are you (Seller) aware of any or r partly as applicable. Mark No (N)	of the following conditions?* (Mark Yes (Y) if you if you are not aware.)	u are aware and check
X	Present flood insurance coverage		
_ ×		ure or breach of a reservoir or a controlled or	emergency release o
X	Previous flooding due to a natural	flood event.	
	Previous water penetration into a	structure on the Property due to a natural flood.	
7	Locatedwhollypartly in a AH, VE, or AR).	100-year floodplain (Special Flood Hazard Area-Z	one A, V, A99, AE, AC
-X	Locatedwhollypartly in a	500-year floodplain (Moderate Flood Hazard Area-2	Zone X (shaded)).
Y	Locatedwholly partly in a	floodway.	
X	Locatedwhollypartly in a	flood pool.	
V	Located wholly partly in a	reservoir.	
/ f the ans	wer to any of the above is ves. expla	in (attach additional sheets as necessary):	
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*# D:	ner le concerned shout these ma	tters, Buyer may consult Information About Floo	d Hazarde (TYP 1414)
	urposes of this notice:	temony may me trong maramete, teremorranes, commen	m rimmer man francis 1 arab.
*100- which	year floodplain" means any area of land I is designated as Zone A, V, A99, AE,	that: (A) is identified on the flood insurance rate map as a AO, AH, VE, or AR on the map, (B) has a one percent g; and (C) may include a regulatory floodway, flood pool,	annual chance of flooding
<b>"500-</b>	year floodplain" means any area of land	I that: (A) is identified on the flood insurance rate map a ne X (shaded); and (B) has a two-tenths of one percent	es a moderate flood hazar

which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

Reservoir" means a water Impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

(TXR-1406) 07-08-22

Initialed by: Buyer:

and Seller

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Fax.

·	/ : :	1104 Turncreek
Section 6	the Property at	ited a claim for flood damage to the Property with any insurance
provider, ir sheets as n	ecessary):	Insurance Program (NFIP)?*yes X_ no If yes, explain (attach additional
Even w	nen not required, the Federal End I low risk flood zones to purch	rigages from federally regulated or insured lenders are required to have flood insurance, nergency Management Agency (FEMA) encourages homeowners in high risk, moderate ase flood insurance that covers the structure(s) and the personal property within the
Administre	Have you (Seller) ever tion (SBA) for flood damag	received assistance from FEMA or the U.S. Small Business to the Property?yes \( \sqrt{n} \) no If yes, explain (attach additional sheets as
Section 8.	Are you (Seller) aware of a	my of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
not aware.		
<u>N Y</u>		odifications, or other alterations or repairs made without necessary permits, with compliance with building codes in effect at the time.
<b>X</b>	Name of association: \( \subseteq \text{CO} \) Manager's name: \( \frac{1}{200} \) Fees or assessments are Any unpaid fees or asses	r maintenance fees or assessments. If yes, complete the following:  Save Meadows HoA  Comm Meant Phone: 210 - 545 - 1889 e: \$ 425 per Year and are:mandatory_voluntary essment for the Property?yes (\$) X no  then one association, provide information about the other associations below or notice.
<b>X</b>	with others. If yes, complete	such as pools) tennis courts, walkways, or other) co-owned in undivided interest the following: or common facilities charged?yes \( \sum_{\text{no if yes, describe:}} \)
<u> </u>	Any notices of violations of d Property.	eed restrictions or governmental ordinances affecting the condition or use of the
	Any lawsuits or other legal pr to: divorce, foreclosure, heirs	roceedings directly or indirectly affecting the Property. (Includes, but is not limited ship, bankruptcy, and taxes.)
<b>-</b> ×	Any death on the Property ex to the condition of the Proper	xcept for those deaths caused by: natural causes, suicide, or accident unrelated rty.
X .	Any condition on the Propert	y which materially affects the health or safety of an individual.
-	hazards such as asbestos, re If yes, attach any certifica	her than routine maintenance, made to the Property to remediate environmental adon, lead-based paint, urea-formaldehyde, or mold. ates or other documentation identifying the extent of the position of the po
- <del>*</del>	Any rainwater harvesting sys water supply as an auxiliary	stem located on the Property that is larger than 500 gallons and that uses a public water source.
$-\lambda$	The Property is located in	a propane gas system service area owned by a propane distribution system

Concerning the Property at	1104 Tu Schertz:	Imcreek TX 78154
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persons who regularly provid	years, have you (Seller) receive is inspections and who are eith ections?yes ∠no if yes, attach	ed any written inspection reports from er licensed as inspectors or otherwis copies and complete the following:
Inspection Date Type	Name of Inspector	No. of Pages
tarining keingan kang kepadan ing kepadang digana mina mina mangkan mina digangkan menghin kang panggang mengang menghin kang digan		
	on the above-cited reports as a reflecti hould obtain inspections from inspector	on of the current condition of the Property. s chosen by the buyer.
	otion(s) which you (Seller) currently o	
Homestead	Senior Citizen Agricultural	Disabled
Other:	Agricultural	
Section 11. Have you (Seller) evinsurance provider?yes _< no Section 12. Have you (Seller) evinsurance claim or a settlement of	rer received proceeds for a claim for award in a legal proceeding) and not say in a legal proceeding and not	or damage to the Property (for example, a
Section 11. Have you (Seller) evinsurance provider?yes no Section 12. Have you (Seller) evinsurance claim or a settlement owhich the claim was made?yes _	rer received proceeds for a claim for award in a legal proceeding) and notes X no if yes, explain:  ave working smoke detectors instaline Health and Safety Code?"	or damage to the Property (for example, a ot used the proceeds to make the repairs for used in accordance with the smoke detect grown on Yves if no or unknown, explain
Section 11. Have you (Seller) evinsurance provider?yes no Section 12. Have you (Seller) evinsurance claim or a settlement of which the claim was made?ye  Section 13. Does the Property have the property have the property of the claim was made?  *Chapter 766 of the Health and installed in accordance with the including performance, location.	rer received proceeds for a claim for award in a legal proceeding) and new X no if yes, explain:  ave working smoke detectors installing the Health and Safety Code?*unkiny):  Safety Code requires one-family or two-family requirements of the building code in effective requirements of the building code in effective requirements of the safety.	or damage to the Property (for example, a of used the proceeds to make the repairs for the secondarian with the smoke detection on yes. If no or unknown, explaining the dwellings to have working smoke detectors at in the area in which the dwelling is located, on not know the building code requirements in
Section 11. Have you (Seller) evinsurance provider?yes \times no Section 12. Have you (Seller) evinsurance claim or a settlement owhich the claim was made?yes Section 13. Does the Property have requirements of Chapter 766 of the (Attach additional sheets if necessary).  *Chapter 766 of the Health and installed in accordance with the including performance, location, effect in your area, you may cheek in the dwimpalment from a licensed physical she seller to install smoke detect agree who will bear the cost of install smoke detect agree who will bear the cost of install smoke detect agree who will bear the cost of install smoke detections.	rer received proceeds for a claim for award in a legal proceeding) and ness in a legal proceeding are working smoke detectors install the Health and Safety Code?* unkney):  Safety Code requires one-family or two-family and power source requirements. If you do ck unknown above or contact your local build install smoke detectors for the hearing impaired (2) the buyer gister, and (3) within 10 days after the effect tors for the hearing-impaired and specifies istalling the smoke detectors and which branches	of damage to the Property (for example, a of used the proceeds to make the repairs of used the proceeds to make the repairs of used the proceeds to make the repairs of the accordance with the smoke detect mown no yes. If no or unknown, explainly dwellings to have working smoke detectors to in the area in which the dwelling is located, on the area in which the dwelling is located, on the area in which the dwelling is located, on the area in which the dwelling is located, on the area in which the dwelling is located, on the area in which the dwelling is located, or the buyer or a member of the buyer's was the seller written evidence of the hearing live date, the buyer makes a written request for the locations for installation. The parties may did of smoke detectors to install.
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Section 11. Have you (Seller) evinsurance provider?yes \times no Section 12. Have you (Seller) evinsurance claim or a settlement owhich the claim was made?yes section 13. Does the Property have requirements of Chapter 766 of the (Attach additional sheets if necessary).  *Chapter 766 of the Health and installed in accordance with the including performance, location, effect in your area, you may check the buyer may require a seller to it family who will reside in the dwimpairment from a licensed physithe seller to install smoke detection agree who will bear the cost of in Seller acknowledges that the states the broker(s), has instructed or influence.	rer received proceeds for a claim for award in a legal proceeding) and new X no if yes, explain:  ave working smoke detectors instal the Health and Safety Code?* unknown:  Safety Code requires one-tamily or two-tamily requirements of the building code in effect, and power source requirements. If you dock unknown above or contact your local building is hearing-impaired; (2) the buyer glisician; and (3) within 10 days after the effections for the hearing-impaired and specifies installing the smoke detectors and which brantments in this notice are true to the basis anced Seller to provide inaccurate informations.	of damage to the Property (for example, a of used the proceeds to make the repairs for the used the proceeds to make the repairs for the used to be used to make the repairs for the used to be used to make the second of the used to the
Section 11. Have you (Seller) evinsurance provider?yes \times no Section 12. Have you (Seller) evinsurance claim or a settlement owhich the claim was made?yes Section 13. Does the Property have requirements of Chapter 766 of the (Attach additional sheets if necessary).  *Chapter 766 of the Health and installed in accordance with the including performance, location, effect in your area, you may chee in a how the seller to install smoke detect agree who will reside in the dwimpaliment from a licensed physical the seller to install smoke detect agree who will bear the cost of in Seller acknowledges that the states the broker(s), has instructed or influ Signature of Seller	rer received proceeds for a claim for award in a legal proceeding) and ness in a legal proceeding smoke detectors install the Health and Safety Code?*unkney):  Safety Code requires one-family or two-family requirements of the building code in effect and power source requirements. If you do ck unknown above or contact your local building is hearing-impaired; (2) the buyer ghistors for the hearing-impaired and specifies istalling the smoke detectors and which brain ments in this notice are true to the best senced Seller to provide inaccurate information.	of damage to the Property (for example, a of used the proceeds to make the repairs to used the proceeds to make the repairs for the locations for installation. The parties may do family dwellings to have working smoke detectors to in the area in which the owelling is located, on the area in which the owelling is located, on the area in which the owelling is located, on the area in which the owelling is located, on the area in which the owelling is located, on the area in which the owelling is located, on the area in which the owelling is located, or the buyer or a member of the buyer's was the seller written evidence of the hearing live date, the buyer makes a written request for the locations for installation. The parties may do f smoke detectors to install.  It of Seller's belief and that no person, including mation or to omit any material information.

## 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 hall 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.

Electric: GVEC	phone # _ 800 - 223 - 4832
Sewer: City of Schortz	phone #: 210 - 619 - 1619
Water City of Schertz	mbrana 12
Cable: Spectrum	phone # 1-888 - 369 - 2408
Trash: City of Schertz	phone #:
Natural Gas:	phone#
Phone Company:	phone #:
Propane:	phone #:
Internet: Spectrum	phone #:

(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.

(6) The following providers currently provide service to the Property:

4.1			: ,	
Signature of Buyer	andig a hali dhili beeg hili airi dhili dhina balkan airi an dhachan dhachan an ish afu an ghungh u ay fua	Date S	ignature of Buyer	Date
Printed Name:		P	rinted Name:	a siden un valdation auch spille, a main mongaine manifest color with a reparament manifest and a spille produce.
TXR-1406) 07-08-22	initialed by:	Buyer:	and Seller:	Page 6 of 6
lunning S Really LLE, 511 US Hwy 87 E.			Phone: 8305341030	Fax: 1104 Tornerock

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