

SELLER'S DISCLOSURE NOTICE

ETexas Association of REALTORSO, Inc. 2022

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 4200 Hay 37 N, Clarks wille TX 75426

DATE SIGNED BY SEI	LLEF	AN	ID IS	S NO	A TC	SL	JBSTITUTE FOR A	NY I	NSF	PECT	TION OF THE PROPERTY AS TIONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	BU	IYEF	R
Seller Wis is not o	ccup	ying	the	Pro	perty (app	/. If a	unoccupied (by Selle mate date) or <u> </u>	er), h ver o	ccnt	long pied t	since Seller has occupied the P he Property	rop	erty'	?
Section 1. The Proper											or Unknown (U).) ne which items will & will not convey	' .		
Item	Y	N	U	1	Item			Y	N	U	Item	Y	N	U
Cable TV Wiring	1				Lig	uid l	Propane Gas:	1		П	Pump: sump grinder		~	
Carbon Monoxide Det.		V					mmunity (Captive)		/		Rain Gutters	/		
Ceiling Fans	1			1	-LF	on on	Property	1			Range/Stove	×	/	
Cooktop	1			1	Но	t Tu	b		V	П	Roof/Attic Vents	~		
Dishwasher	V			1	Inte	erco	m System		1	П	Sauna		~	
Disposal	V			1	Mid	crow	ave	~			Smoke Detector	~		
Emergency Escape Ladder(s)		1			Ou	tdoc	or Grill	/			Smoke Detector - Hearing Impaired		/	
Exhaust Fans	1			1	Pa	tio/D	ecking	1			Spa		-	
Fences	1			1	Plu	ımbi	ng System	V			Trash Compactor			
Fire Detection Equip.	1			1	Po	ol		1			TV Antenna			
French Drain		1		1	Po	ol E	quipment	V			Washer/Dryer Hookup	/		
Gas Fixtures		1]	Po	ol M	aint. Accessories	/			Window Screens	/		
Natural Gas Lines		V		1	Po	ol H	eater	/			Public Sewer System		V	
					_									
Item				Y	N	U					ional Information			
Central A/C				V	_		✓ electric gas	nur	nbei	ofu	nits: 3			
Evaporative Coolers					1		number of units:							_
Wall/Window AC Units					V		number of units:							
Attic Fan(s)				_	V		if yes, describe:							_
Central Heat				V		_	electric gas	nur	nbei	r of u	nits: 3			
Other Heat				L,	N		if yes, describe:	-						_
Oven				V	_		number of ovens:		_		ectric gas other:	_		_
Fireplace & Chimney				~	-	_	wood gas lo		_	ock_	other:	_		
Carport				L,	V			atta				_		_
Garage		_		V				atta		<u>d</u>				_
Garage Door Openers				V,	_	_	number of units:	2	_	_	number of remotes:	_	_	_
Satellite Dish & Control	<u> </u>		_	V		_	owned lease			_		_	_	_
Security System				V	-		owned lease					_		_
Solar Panels				1	V	_	owned lease				milion la	9	_	-
Water Heater				V	/	_	electric gas		ther	_	number of units:	2		_
Water Softener				-	V	-	owned lease	a Ire	मा:			_	_	-
Other Leased Items(s)			_		V		if yes, describe:	_		,d	1/ 9/01	_	_	_
(TXR-1406) 07-08-22			Initia	aled	by: B	uyer	:,a	and S	eller	13	<u>K, 22 2</u> Pa	age	1 of	6

Texas Ranch Brokers LLC, P.O. Box 1338 Burnet TX 78611 Mike Baron Drew Colvin

Phone: 5127567718 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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Krugg-Clarksville

Concerning the Property at		42	200	Hwy 3	7 N.	Clarke	Me		7	X		
Underground Lawn Sprinkler	_			/ a	utomatic	manual					_	
Septic / On-Site Sewer Facil			V							-Site Sewer Facility (TXR-1407)		
Water supply provided by: Was the Property built before (If yes, complete, sign, a Roof Type: Lompost Is there an overlay roof co covering)? yes	_ cit e 19 nd a over unkr	y 78? attaci ing nown	yes h TXR on the	MUD // no //	co-op _ unknow ncerning Age: y (shing)	unknown In lead-based 2020 es or roof	pain cove	th t h	er: _ naza ng in v	urds). (approxiplaced over existing shingles	dma or r	
			- /	Dich Jane	2011	Deve de	^-		4.	ine Kash		_
-	_		P	20044	Time	une to b	ne		70	reeds replaced Bedroom	Kin	das
aware and No (N) if you are	e no	vare t aw	of any are.)	y defects	or malf	unctions in	any	0	f th	e following? (Mark Yes (Y) if	you	are
Item	Y	N	<u> </u>	tem			Y	Ľ	L	Item	Y	N
Basement MA			_	Floors				,	4	Sidewalks	_	
Ceilings		0	_	oundation		5)	_		4	Walls / Fences	-	~
Doors		V	· -	nterior Wa			_			Windows		-
Driveways		V		_ighting Fi				1	4	Other Structural Components	_	-
Electrical Systems	_	V	_	Plumbing :	Systems			v			1	Ш
Exterior Walls		V	LF	Roof								Ш
Section 3. Are you (Seller you are not aware.)) av	vare	of an	y of the fo	ollowing	conditions	? (1	Vla	rk Y	es (Y) if you are aware and N	lo (N	4) if
Condition	-			— т	YN	Conditio	'n	_			Y	N
Aluminum Wiring	_					Radon G			_		H	~
Asbestos Components	_					Settling	-45				\vdash	
Diseased Trees: oak wilt						Soil Mov	eme	ent	t			1
Endangered Species/Habita	_	Prot	perty							ure or Pits	\vdash	
Fault Lines		,						_		age Tanks	T	
Hazardous or Toxic Waste						Unplatte						~
Improper Drainage						Unrecord						V
Intermittent or Weather Sprin	ngs					Urea-for	malo	de	hyde	e Insulation		V
Landfill					/	Water D	ama	g	No	t Due to a Flood Event		
Lead-Based Paint or Lead-B	ase	d Pt.	Haza	ırds	V	Wetland	s on	P	горе	erty		V
Encroachments onto the Pro	рег	ty				Wood Re						V
Improvements encroaching	on c	ther	s' prop	perty						of termites or other wood		
						destroyir					_	F
Located in Historic District						Previous treatment for termites or WDI				V		
Historic Property Designatio					-			_		r WDI damage repaired	-	-
Previous Foundation Repair	s					Previous		_	_		-	/
Previous Roof Repairs					_					mage needing repair	-	~
Previous Other Structural Re					/	Single B Tub/Spa		at	ie N	flain Drain in Pool/Hot		V
Previous Use of Premises for Methamphetamine	or M	anuf	acture		V					4		

(TXR-1406) 07-08-22

Initialed by: Buyer: _

Texas Ranch Brokers LLC, P.O. Box 1338 Burnet TX 78611 Phone: 5127567718 Fax:
Milke Bacoe Drew Celvin Produced with Lone Wolf Transactions (zipForm Edition) 717 N Hanwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Concerning	wer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
Section 4 which ha	gle blockable main drain may cause a suction entrapment hazard for an individual. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, is not been previously disclosed in this notice?yes
	5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check
-	r partly as applicable. Mark No (N) if you are not aware.)
<u> </u>	Present flood insurance coverage.
<u>Y N</u>	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.
	Previous water penetration into a structure on the Property due to a natural flood.
_ <u> </u>	Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
	Locatedwholly partly in a floodway.
	Located wholly partly in a flood pool.
	Located wholly partly in a reservoir.
If the ans	wer to any of the above is yes, explain (attach additional sheets as necessary):
	uyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).
"100-j which	year 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,	year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, is considered to be a moderate risk of flooding.
"Floor subje	d pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is ct to controlled inundation under the management of the United States Army Corps of Engineers.
"Floor under	d insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
of a ri	dway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel iver or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to IOD-vear flood, without cumulatively increasing the water surface elevation more than a designated height.

and Seller. Initialed by: Buyer: _____, __ (TXR-1406) 07-08-22 Texas Rauch Brokers LLC, P.O. Box 1338 Burnet TX 78611 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Hanwood St, Suite 2200, Daties, TX 75201 www.lwolf.com

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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.

provider, i	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance including the National Flood Insurance Program (NFIP)?*yes yes
Even w	in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance then not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderated low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the e(s).
Administra	Have you (Seller) ever received assistance from FEMA or the U.S. Small Busines ation (SBA) for flood damage to the Property? yes $\sqrt{}$ no If yes, explain (attach additional sheets a :
Section 8. 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	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: \$ 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.
	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?yesno 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 Prop	orty at	/	*	
ersons who reg	ularly provide	e inspections and who are e	elved any written inspection re ither licensed as inspectors or ich copies and complete the following:	otherwise
spection Date	Туре	Name of Inspector	No	o. of Pages
Note: A buyer :		on the above-cited reports as a refle rould obtain inspections from inspec	ction of the current condition of the Pr lors chosen by the buyer.	operty.
ection 10. Check	any tax exemp	tion(s) which you (Seller) current	y claim for the Property:	
Homestead		Senior Citizen	Disabled	
Wildlife Mana	gement	Agricultural	Disabled Veteran	
Other:			Unknown	
surance provider ection 12. Have y surance claim or	? yes no ou (Seller) eve a settlement o	er filed a claim for damage, other er received proceeds for a claim r award in a legal proceeding) and isno if yes, explain:	for damage to the Property (for o	example, a
surance provider section 12. Have y surance claim or shich the claim wa section 13. Does the	? yes _/ no ou (Seller) ev a settlement o s made? ye ne Property ha papter 766 of t	er received proceeds for a claim r award in a legal proceeding) and esno if yes, explain: ave working smoke detectors ins he Health and Safety Code?*	for damage to the Property (for o	example, a e repairs fo
surance provider section 12. Have y asurance claim or which the claim was section 13. Does the equirements of Ch	? yes _/ no ou (Seller) ev a settlement o s made? ye ne Property ha papter 766 of t	er received proceeds for a claim r award in a legal proceeding) and sno if yes, explain:	for damage to the Property (for of not used the proceeds to make the	example, a e repairs fo
surance provider section 12. Have y surance claim or shich the claim wa section 13. Does the equirements of Ch Attach additional sh *Chapter 766 or installed in acci- including perfor	yes	er received proceeds for a claim r award in a legal proceeding) and es	for damage to the Property (for a not used the proceeds to make the stalled in accordance with the small inknown no	example, a e repairs for oke detector own, explain
tection 12. Have y insurance claim or which the claim was section 13. Does to the claim and the clai	yes	er received proceeds for a claim raward in a legal proceeding) and is no if yes, explain: ave working smoke detectors inshe Health and Safety Code?* in the Health and Safety Code?*	for damage to the Property (for a not used the proceeds to make the stalled in accordance with the smooth anknown no	example, a e repairs for oke detector own, explain etectors ocated, nents in buyer's hearing uest for
Chapter 766 or installed in accincluding perfore effect in your and A buyer may refamily who will impairment from the seller to installed agree who will to seller acknowledges	yes	er received proceeds for a claim raward in a legal proceeding) and as no if yes, explain: ave working smoke detectors inshe Health and Safety Code? the Health and Safety Code?*	for damage to the Property (for a not used the proceeds to make the stalled in accordance with the smooth anknown no	example, a e repairs for executors ocated, nents in buyer's hearing uest for es may
ection 12. Have y surance claim or which the claim was ection 13. Does the ection 13. Does the equirements of Chapter 766 or installed in according performent from the seller to installer acknowledges the effect of the seller to installer acknowledges the ection who will be the ection of the seller acknowledges the ection in the ection of the ection who will be the ection in the ection of the ection in the ection of the ection in the ection of th	yes	er received proceeds for a claim raward in a legal proceeding) and as no if yes, explain: ave working smoke detectors inshe Health and Safety Code?* the Health and Safety Code?*	for damage to the Property (for a not used the proceeds to make the stalled in accordance with the smooth and the second and t	example, a e repairs for executors ocated, nents in buyer's hearing uest for es may
ection 12. Have y surance claim or which the claim was section 13. Does the equirements of Chapter 766 or installed in according performent from the seller to installer acknowledges seller acknowledges sell	yes	er received proceeds for a claim raward in a legal proceeding) and as no if yes, explain: ave working smoke detectors inshe Health and Safety Code?* the Health and Safety Code?*	for damage to the Property (for a not used the proceeds to make the stalled in accordance with the smooth anknown no	example, a e repairs for executors ocated, nents in buyer's hearing uest for es may
ection 12. Have y surance claim or which the claim was ection 13. Does to equirements of Chattach additional shalled in account including performent from the seller to insugree who will to eller acknowledges the broker(s), has insurance ection 12. Have the seller to insurance who will to eller acknowledges the broker(s), has insurance ection 12. Have the seller to insurance who will to eller acknowledges the broker(s), has insurance ection 12. Have the seller acknowledges the broker(s), has insurance ection 12. Have y the seller acknowledges the broker(s), has insurance ection 13. Does to ection 13. Does to ection 13. Does to ection 14. Does to ection 14. Does to ection 14. Does to ection 15. Does to ection	yes	er received proceeds for a claim raward in a legal proceeding) and as	for damage to the Property (for a not used the proceeds to make the stalled in accordance with the smooth anknown no	example, a e repairs for the example in the example
ection 12. Have y surance claim or which the claim was ection 13. Does the ection 13.	yes no ou (Seller) eve a settlement of s made? ye ne Property ha tapter 766 of the eets if necessar f the Health and ordance with the mance, location, ea, you may che upuire a seller to in reside in the dw n a licensed phys tall smoke detect that the states structed or influ	er received proceeds for a claim raward in a legal proceeding) and its	for damage to the Property (for a not used the proceeds to make the stalled in accordance with the smooth anknown no	example, a e repairs for the example in the example

Concerning the Property at 4200 Huy 37 N	Clarksville TX 75426								
ADDITIONAL NOTICES TO BUYER:									
(1) The Texas Department of Public Safety maintains a database that the registered sex offenders are located in certain zip code areas. To see For information concerning past criminal activity in certain area department.	search the database, visit www.txdps.state.tx.us								
(2) If the Property is located in a coastal area that is seaward of the Gulf mean high tide bordering the Gulf of Mexico, the Property may be Protection Act (Chapter 61 or 63, Natural Resources Code, respecti dune protection permit may be required for repairs or improvement authority over construction adjacent to public beaches for more inform	e subject to the Open Beaches Act or the Dune ively) and a beachfront construction certificate o ts. Contact the local government with ordinance								
(3) If the Property is located in a seacoast territory of this state designated of the Texas Department of Insurance, the Property may be succeptional continue windstorm and hail insurance. A certificate of compliance may be property. For more information, please review Information Recentain Properties (TXR 2518) and contact the Texas Depart Insurance Association.	subject to additional requirements to obtain of any be required for repairs or improvements to the degarding Windstorm and Hail Insurance for								
compatible use zones or other operations. Information relating available in the most recent Air Installation Compatible Use Zo for a military installation and may be accessed on the Internet	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, independently measured to verify any reported information.	, or boundaries, you should have those items								
(6) The following providers currently provide service to the Property:									
Electric: Lanar Electric Cooperative Sewer: Water: Cable: Trash: Natural Gas: Phone Company: Propane: Internet:	phone #: 903-784-4303 phone #:								
(7) This Seller's Disclosure Notice was completed by Seller as of the da as true and correct and have no reason to believe it to be false or in AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.	ate signed. The brokers have relied on this notice naccurate. YOU ARE ENCOURAGED TO HAVE								

The undersigned Buyer acknowledges receipt of the foregoing notice.



SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORSO, Inc. 2022

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	OPE	RT	Y AT	į,	4	100	Hwy 37 N	,_	CI	arks	colle TX			-
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? (approximate date) or never occupied the Property Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)														
Section 1. The Proper This notice does	ty h	as ti stabl	h e it ish tl	ems he ite	ma ms t	rke o be	d below: (Mark Yes conveyed. The contra	(Y), ct wi	No Il det	(N), o ermine	r Unknown (U).) which items will & will not conve	y.		
Item	Y	N	U		Ite	m		Υ	N	U	Item	TY	N	U
Cable TV Wiring	V		Ť		_		Propane Gas:		V		Pump: sump grinder	\Box	/	
Carbon Monoxide Det.	·		V				mmunity (Captive)	\vdash	$\overline{}$		Rain Gutters	~		
Ceiling Fans	V				_		Property			П	Range/Stove	1		
Cooktop					_	t Tu			-	П	Roof/Attic Vents	/		
Dishwasher	V						m System		V		Sauna		/	
Disposal	V						ave	1			Smoke Detector	V		
Emergency Escape Ladder(s)		1			-		or Grill		1	5	Smoke Detector - Hearing Impaired		/	
Exhaust Fans	1			1	Pa	Patio/Decking			1		Spa		V	
Fences	1			1	Plu	mbi	ng System	/			Trash Compactor	V		
Fire Detection Equip.	1		,	1	Po	ol			/		TV Antenna	П	/	
French Drain		1		1	Po	ol E	quipment		1		Washer/Dryer Hookup	V		
Gas Fixtures		V		1	Po	ol M	aint. Accessories		/		Window Screens	V		
Natural Gas Lines		-			Po	ol H	eater		V		Public Sewer System		V	
Item				Y	N	U					onal Information			
Central A/C				1				nur	nber	of un	its:			
Evaporative Coolers					V		number of units:							
Wall/Window AC Units					V		number of units:							
Attic Fan(s)					1		if yes, describe:		_				_	
Central Heat				~				nur	nber	of un	its:	_		_
Other Heat							if yes, describe:						_	_
Oven				~			number of ovens:		_		ctric gas other:		_	_
Fireplace & Chimney					V		wood gas lo		_		other:		_	
Carport				_	V	_		_	che					
Garage					V			atta	che	d		_		
Garage Door Openers				_	V		number of units:				number of remotes:	_		
Satellite Dish & Controls	<u> </u>			1	_		owned lease					_		
Security System				V	_		vowned lease					_		_
Solar Panels				-	~		owned lease						_	
Water Heater				~		_			ther		number of units:	_	_	-
	Water Softener owned leased from:							_						
Other Leased Items(s)					V		if yes, describe:							_

Initialed by: Buyer:

(TXR-1406) 07-08-22

and Seller:

Page 1 of 6

Concerning the Property at	4	100	0 /	4my 37	N.	6	Markson	1/e	. 7	X		
	Underground Lawn Sprinkler automatic manual areas covered:											
Septic / On-Site Sewer Facil								Abo	out Or	n-Site Sewer Facility (TXR-1407)	
Water supply provided by:	_ city e 197 and at	8? tac	} h T> on 1	IMUD_ /es _∕_no_ (R-1906 co	∠ co _ un	-op known ning le	unknown _	_ o pain	ther:			te)
Are you (Selier) aware of a	ny of	the	iter	ns listed in describe (at	this ttach	Section addition	on 1 that a onal sheets	re n	ot in v	working condition, that have desary):	fects	, or
Section 2. Are you (Seller aware and No (N) if you are	•				s or	malfuı	nctions in	any	of th	ne following? (Mark Yes (Y) if	you	are
Item	TYT	N		Item				Y	N	Item	Y	N
Basement M	\vdash			Floors						Sidewalks		V
Ceilings	\vdash	~		Foundation	on / S	Slab(s)				Walls / Fences		~
Doors	\vdash	~		Interior W					~	Windows		/
Driveways	\vdash			Lighting F		es				Other Structural Components		/
Electrical Systems	+	~	-7	Plumbing				V		\top		
Exterior Walls	+	/	Roof								\top	
Section 3. Are you (Seller you are not aware.)	r) awa	аге	of a	any of the	follo	wing	conditions	? (1	Vark '	Yes (Y) if you are aware and	No (N	() if
Condition			_		Y	N	Conditio	n n			Y	N
Aluminum Wiring					l'		Radon G				+	
Asbestos Components					+		Settling	as			+	./
Diseased Trees: oak wilt					+	1	Soil Mov	eme	ent		+	1
Endangered Species/Habita	-)ror	erh	v	1	7				cure or Pits		1
Fault Lines		101	-	,	T	1				age Tanks		V
Hazardous or Toxic Waste					1		Unplatte					V
Improper Drainage					1		Unrecord					1
Intermittent or Weather Spri	nas				T					le Insulation		V
Landfill						1	Water Da	ama	ige No	ot Due to a Flood Event		V
Lead-Based Paint or Lead-E	3ased	Pt.	Ha	zards	1	/	Wetlands					/
Encroachments onto the Pro	operty	/				V	Wood Re	ot				1
Improvements encroaching	on ot	her	s' pr	operty						of termites or other wood		
						V	destroyir					V
Located in Historic District						/				nt for termites or WDI		V
Historic Property Designation						<u>-</u>		teri		or WDI damage repaired	_	1
	Previous Foundation Repairs											/
Previous Roof Repairs					+-		Previous	Fire			+	
Previous Other Structural R					Termite	Fire or V	VDI da	amage needing repair		1		
Previous Use of Premises for	epairs				i.	V	Termite	Fire or W lock	VDI da	amage needing repair Main Drain in Pool/Hot		/

and Seller: (TXR-1406) 07-08-22 Initialed by: Buyer: ___ Texas Ranch Brokers LLC, P.O. Box 1338 Burnet TX 78611
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201
www.fwolf.com

Concerning	g the Property at 4100 Hay 37 N. Clarks wille TX
If the answ	er to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
•	le blockable main drain may cause a suction entrapment hazard for an individual.
which has	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, so not been previously disclosed in this notice?yesno If 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.)
Y N	
	Present flood insurance coverage.
	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.
	Previous water penetration into a structure on the Property due to a natural flood.
	Locatedwhollypartly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
	Located wholly partly in a floodway.
	Located wholly partly in a flood pool.
	Located wholly partly in a reservoir.
If the answ	ver to any of the above is yes, explain (attach additional sheets as necessary):
*If Bu	yer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).
-	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, v	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding is considered to be a moderate risk of flooding.
"Flood subject	pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is to controlled inundation under the management of the United States Army Corps of Engineers.
under t	insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
of a riv as a 10	way" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channe er or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to DO-year flood, without cumulatively increasing the water surface elevation more than a designated height.
	voir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain or delay the runoff of water in a designated surface area of land.
(TXR-1406)	07-08-22 Initiated by: Buyer:,and Seller: 22 Page 3 of 6

Concerning	the Property at 4100 Hay 37 N. Clarks wife TX
provider, i	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance ncluding the National Flood Insurance Program (NFIP)?*yesno If yes, explain (attach additional ecessary):
Even winder in the structure of the stru	
	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ition (SBA) for flood damage to the Property?yesno If yes, explain (attach additional sheets as
Section 8. not aware.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) If you are
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: 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.
	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.
If the answ	Any portion of the Property that is located in a groundwater conservation district or a subsidence district. er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(TXR-1406)	NW 0/01

Concerning the Prop	erty at	00 Hay 37 N.	Clarks will	- TX	
persons who reg	ularly provide	years, have you (Se inspections and vections?yes no	vho are either	licensed as i	nspection reports from nspectors or otherwise e the following:
Inspection Date	Туре	Name of Inspec	tor		No. of Pages
Note: A buyer	should not rely o A buyer sh	on the above-cited repo could obtain inspections	rts as a reflection of from inspectors ch	of the current con nosen by the buye	dition of the Property. er.
Section 10. Check	any tax exemp	tion(s) which you (Sel	er) currently clai		
Homestead		Senior Citizen Agricultural		Disabled \ Disabled \	
Wildlife Mana	igement	Agricultural		Disabled \ Unknown	/eteran
Other:					to the Property with any
Section 13. Does t requirements of CI (Attach additional sh	napter 766 of ti	he Health and Safety (etectors installed	I in accordance	with the smoke detecto If no or unknown, explain
installed in acc including perfo	ordance with the rmance, location,	Safety Code requires one- requirements of the build and power source require	ing code in effect in ements. If you do no	the area in which of know the building	the dwelling is located, g code requirements in
A buyer may re family who will impairment froi the seller to ins	equire a seller to in reside in the dwo m a licensed phys stall smoke detect	ck unknown above or containstall smoke detectors for the elling is hearing-impaired; ician; and (3) within 10 day tors for the hearing-impair stalling the smoke detector	he hearing impaired (2) the buyer gives is after the effective ed and specifies the	if: (1) the buyer or a the seller written o date, the buyer mai locations for instal	a member of the buyer's evidence of the hearing kes a written request for llation. The parties may
Seller acknowledge: the broker(s), has in	s that the stater structed or influ	ments in this notice are enced Seller to provide	true to the best of inaccurate information	Seller's belief ar	nd that no person, including material information.
Signature of Seller	12	3/14/2 ₀₂ 3 Date	Signature of Sel	ler Krug	3/14/2e2 Date
Printed Name:	Gress K	rus	Printed Name:	Karen K	long
(TXR-1406) 07-08-22	Initi	ialed by: Buyer:,	and Seller	AK 2/2	Page 5 of 0
Texas Ranch Brokers LLC, P.O. E Mike Bacon Drew Colvin	ex 1338 Burset TX 78611 Produced with	Lone Wolf Transactions (zipForm Edition			Fax Krugg-Clarksvil vv.lwoif.com

Concerning the Property at	4100	Hwy 37	N	Clarksville	72
•	1.600	/			

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. 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:	phone #:
Sewer:	phone #:
Water:	phone #:
Cable:	phone #:
Trash:	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet:	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.

Signature of Buyer		Signature of Buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 07-08-22	Initialed by: Buyer:,	and Seller: 1914 , 2/2	Page 6 of 6