

SuJo McKee Real Estate, 103 S Commercial Ave Unit 1 Coleman TX 76834

SuJo McKee

# TEXAS REALTORS

### 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				Sai			2 2621 , TX 76878			
AS OF THE DATE	UYE	ER 1	MAY	sy ′W	SE ISH	LLE 1 T(	R AND IS NOT DOBTAIN. IT IS 1	Δ 9	SUR	STITE	E CONDITION OF THE PRO UTE FOR ANY INSPECTION RANTY OF ANY KIND BY S	NIC	^	D
26						rop	erty. If unoccupied	(by appr	Sel oxin	ler), nate	how long since Seller has date) ornever occup	occi	upie th	ed ie
Section 1. The Proper This notice does i	ty h	as tl stabl	<b>he i</b> t	t <b>em</b> he it	s m	arke to b	ed below: (Mark Yes e conveyed. The contra	(Y)	No II de	(N), termin	or Unknown (U).) e which items will & will not convey	<i>'</i> .		
Item	Υ	N	U	1	It	em		Υ	N	U	Item	Y	NI	111
Cable TV Wiring	/						al Gas Lines	۲÷	V		Pump:sumpgrinder	1	N	U
Carbon Monoxide Det.		/			_		Gas Piping:	+-	V		Rain Gutters	$\vdash$	-	_
Ceiling Fans			/				Iron Pipe	$\vdash$	. /		Range/Stove	$\vdash$	V	-
Cooktop		1				opp		$\vdash$	-		Roof/Attic Vents	$\vdash$		
D: 1			_				gated Stainless	_	-		Sauna	$\vdash$	~	_
Dishwasher		~	/				Tubing				Sauna		V	
Disposal		/			H	ot Tu	qp		/		Smoke Detector	$\vdash$	/	/
Emergency Escape Ladder(s)					In	terco	om System		/		Smoke Detector - Hearing Impaired			/
Exhaust Fans					M	icrov	vave		/		Spa	$\dashv$		
Fences		~			0	utdo	or Grill		V		Trash Compactor	+		
Fire Detection Equip.		/			Pa	atio/[	Decking				TV Antenna	$\dashv$		_
French Drain		/			$\overline{}$		ing System	V			Washer/Dryer Hookup	$\dashv$		_
Gas Fixtures		V			Po		0 )				Window Screens	-	7	_
Liquid Propane Gas:		1			Po	ool E	quipment		-	/	Public Sewer System	-	-	_
-LP Community (Captive)		/			$\overline{}$		Maint. Accessories				1 ubile dewel dysterii	1		
-LP on Property					Po	ol H	leater					+	$\dashv$	
Item			T	Υ	N	U			A	dditio	nal Information			
Central A/C					V	/	electric gas	num				_		_
Evaporative Coolers					V		number of units:							_
Wall/Window AC Units				/			number of units:					_		_
Attic Fan(s)					V		if yes, describe:							_
Central Heat					V		electricgas	num	ber	of uni	ts:	-		_
Other Heat				/			if yes, describe: 0	110	mi.		Lev			-
Oven					/	,	number of ovens:		110	elec				-
Fireplace & Chimney					/		wood gas log	s	mod		other:	-		-
Carport					1			attac						$\dashv$
Garage					/		attached not							-
Garage Door Openers					/		number of units:				number of remotes:	_		$\dashv$
Satellite Dish & Controls					/		owned leased	fror	n.					_
Security System					/		owned leased		_					$\dashv$
(TXR-1406) 07-10-23		Ir	nitial	ed b	y: B	uyer:	,ar			Phy	, Pag	e 1	of 7	

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

Phone: 4324134209

Solar Panels		_	1													
Water Heater		د	4			ned	_lease	d from	ı:						_	
		4		_	_ ele	ctric	gas			an	11455	numbe	r of units	by	10	
Water Softener		٧			_ ow	ned_	_ lease	d from	:		01 30			-		
Other Leased Items(s)		-	1	if	_	descr										
Underground Lawn Sprinkler					_ aut	omati	c ma	nual	are	as c	overed					
Septic / On-Site Sewer Facility				if	yes,	attacl	n Inform	ation	Abo	out C	n-Site S	ewer Fac	ility (TXF	2-140	7)	
Water supply provided by: c Was the Property built before 1 (If yes, complete, sign, and Roof Type:	978?_	ell_ _ye:	MI S 📈	UD	VCO-	-op	unknov	wn	oth	er.						
Roof Type:	allach	IXK	(-190	)6 CO	ncer	ning le	ead-bas	ed pa	int h	naza	rds).	. 1				
Roof Type:	ering on	the	e Pr	oper	ty (s	Age: _ hingle	es or ro	of co	ver	ing	placed o	ver exist	ing shin	oprox gles	ima or i	te) roo
Are you (Seller) aware of ar defects, or are need of repair?	of th	e it	tems o If y	liste es, c	ed ir descr	this ibe (a	Section ttach ac	n 1 ti ddition	nat al s	are hee	not in ts if nece	working ssary): _	condition	, tha	t h	ave
Section 2 Are you (Seller)																
Section 2. Are you (Seller) if you are aware and No (N) if	you are	no —	taw	are.)	ects )	or n	naltunc	tions	in	any	of the	followi	ng? (Ma	rk Y	es	(Y)
	N	_	tem					Y	1	1	Item				Υ	N
Basement	+	-	loors	_					1		Sidev	/alks				1
Ceilings						lab(s)					Walls	/ Fences				T
Doors	+	_	nterio	_							Winde	ows				1
Driveways	1	L	ightii	ixture	es			П		Other	Structural	Compone	nts		1	
Electrical Systems	1	P	lumb	oing :	Syste	ems			П							
Exterior Walls	1	R	coof						1							
Section 3. Are you (Seller)	aware	الالا	072	40	5	- V	40	Leo							awa	are
and No (N) if you are not awar Condition	e.)											. ,				
Aluminum Wiring				_	Υ	N	Condi								Y	N
Asbestos Components				-	-	1	Radon									
				-		$\sqcup$	Settlin									
				-		Н	Soil M									
Endangered Species/Habitat on Fault Lines	Propert	<u>y</u>			_	$\sqcup$					e or Pits					Г
Hazardous or Toxic Waste				-	-	ΗΙ					je Tanks					
Improper Drainage				-	-	$\sqcup$	Unplat									
Intermittent or Weather Springs				+	-	H	Unreco	_		_						
Landfill				-+	-	H					Insulatio					
Lead-Based Paint or Lead-Base	4 Dt 11-		-1	$\rightarrow$	-	H						Flood Ev	ent			
Encroachments onto the Propert		zaro	as	-		┦╎	Wetlan		Pro	per	ty					
Improvements encroaching on of				-	_	4 1	Wood									
improvements encroaching on o	mers pr	ope	πу			$\parallel \parallel$	Active destroy					or other v	vood			
Located in Historic District		100110		$\dashv$	+	+ +						s or WDI		$\rightarrow$	+	+
Historic Property Designation				+	+	<del>/</del>								_	_	
Previous Foundation Repairs				+	-	$H \vdash$	Previou			or v	vDi dam	age repai	red		4	
	Initialed b	v. B	Ruyar			↓J L			-						Ш	
SuJo McKee Real Estate, 103 S Commercial Ave Unit 1	Coleman TX 7	6834				,		Seller	4	324134	,	_		Page		
SuJo McKee Produced	with Lone Wo	olf Trai	nsaction	ns (zipF	orm Edi	tion) 717	N Harwood S	St, Suite 2	200, E	allas,	TX 75201 <u>w</u>	Fax: ww.lwolf.com		Royce I	McCra	ary

Concerning	the	Pro	perty	at
			JULLY	uı

D			
Previous Roof Repairs			Termite or WDI damage needing repair
Previous Other Structural Repairs			Single Blockable Main Drain in Pool/Hot
Previous Use of Premises for Manufacture		$\vdash$	Tub/Spa*
of Methamphetamine			
If the answer to any of the items in Section 3 is yes,	expl	ain (a	ttach additional sheets if necessary):
*A single blockable main drain may cause a suction e.  Section 4. Are you (Seller) aware of any item.	00	uinn	ont or cyclem in an an H. B
of repair, which has not been previously dis additional sheets if necessary):	icios	sea	n this notice? yes Along if you symbol /-4
Section 5 Are you (Saller) guero of any of the			
check wholly or partly as applicable. Mark No (N)	if yo	ou a	ing conditions?* (Mark Yes (Y) if you are aware and e not aware.)
Y N			
Present flood insurance coverage.			
	bre	ach	of a reservoir or a controlled or emergency release of
Previous flooding due to a natural flood e	even	t	
Previous water penetration into a structu			Property due to a natural flood
			dplain (Special Flood Hazard Area-Zone A, V, A99, AE,
Located wholly partly in a 500-ye	ar flo	aboo	ain (Moderate Flood Hazard Area-Zone X (shaded)).
Located wholly partly in a floodwi			(Silated)).
Located wholly partly in a flood p			
I a sector of the sector of th			
		dditic	nal sheets as necessary):
tis Demonite annual allegations and the state of the stat			
For purposes of this notice:	uyer	r ma	consult Information About Flood Hazards (TXR 1414).
"100-year floodplain" means any area of land that: (A) which is designated as Zone A, V, A99, AE, AO, AH, which is considered to be a high risk of flooding; and (C	VE	or A	ed on the flood insurance rate map as a special flood hazard area, R on the map; (B) has a one percent annual chance of flooding, lude a regulatory floodway, flood pool, or reservoir.
which is considered to be a moderate risk of flooding.	aaea)	); and	ied on the flood insurance rate map as a moderate flood hazard (B) has a two-tenths of one percent annual chance of flooding,
"Flood pool" means the area adjacent to a reservoir that subject to controlled inundation under the management	at lies t of th	s abo ne Un	re the normal maximum operating level of the reservoir and that is ted States Army Corps of Engineers.



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CONCERNING THE PR	ROP	ERT	ΥΑ	Т	4	324 PR 2621 Santa Anna, TX 76878								
AS OF THE DATE	SUYE	ER 1	MAY	3 Y / W	SELLE ISH TO	R AND IS NOT D OBTAIN. IT IS I	)GE	OF	TH	E	CONDITION OF THE PROTECTION OF ANY INSPECTION ANTY OF ANY KIND BY		_	_
						erty. If unoccupied	(by appr	Se	ller), nate	h	ow long since Seller has date) or never occup	occied	upie th	
Section 1. The Proper	rty h	as t stabl	<b>he i</b> ish t	tem he it	is marke tems to b	ed below: (Mark Yes	s (Y), act wi	, No ill de	(N), etermi	oı ne	Unknown (U).) which items will & will not convey	<i>'</i> .		
Item	Y	N	U	1	Item		Υ	N	11		Item	V	NI	
Cable TV Wiring		V		1		al Gas Lines	V		-			Υ	N	U
Carbon Monoxide Det.		N		1		Gas Piping:	1		-	-	Pump: sump grinder Rain Gutters	$\vdash$		/
Ceiling Fans	V			1		(Iron Pipe	+	+	1	/		$\vdash$	7	
Cooktop		2		1	-Copp		+-	1	1	/	Range/Stove QAS Roof/Attic Vents	~		
Dishwasher	-	1			-Corru	ugated Stainless Tubing			1,	/	Sauna		<u>レ</u>	-
Disposal		V			Hot Tu		-				Smoke Detector	$\vdash$		
Emergency Escape Ladder(s)		~			_	om System	- War			Smoke Detector - Hearing				
Exhaust Fans	-		-		Microv	1010		/	$\vdash$		Impaired			_
Fences	-		_			or Grill	-				Spa		-	,
Fire Detection Equip.			_				~	$\vdash$		Trash Compactor	$\Box$	~		
French Drain	-					Patio/Decking Plumbing System					TV Antenna		Y	
Gas Fixtures	./	1			Pool	ing System					Washer/Dryer Hookup	V		
Liquid Propane Gas:	-		-			au in man a st	$\vdash$				Window Screens	1		
-LP Community (Captive)			•			quipment laint. Accessories		7	,		Public Sewer System	1	-	
-LP on Property		~			Pool H	leater		V				$\pm$		_
Item			1	Υ	NU	T		_	-1-1:4:		11.6			
Central A/C			$\dashv$	1	N	electric gas					al Information			
Evaporative Coolers			$\dashv$	_							And the second s			
Wall/Window AC Units			$\dashv$	V		number of units:	>W	ar	m	C	00/W			
Attic Fan(s)			$\dashv$			if yes, describe:	-		_	_				
Central Heat			-			electric gas	num	hor	ofur	i÷c	Odo A			
Other Heat			$\neg$			if yes, describe:	Hum	Dei	or ur	IILS	:_ ONQ	-		
Oven				/		number of ovens:			مام	otr	ic gas other:	-	-	_
Fireplace & Chimney					1	woodgas log	ıs	mo			icgas other: her:			-
Carport							attac		_		ner.	_		$\dashv$
Garage							attac			_				$\dashv$
Garage Door Openers					1	number of units:		1100		n	umber of remotes:	_		$\dashv$
Satellite Dish & Controls						ownedlease	d from	n.	1	1	SV			-
Security System			1			ownedleased		-		1	) V \	_	-	$\dashv$
TXR-1406) 07-10-23		Ir	itial	ed b	y: Buyer:		nd Se		Pan	_	D	- 4	017	
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Solar Panels			, w		W	ned	leased	rom:					
Water Heater		1/			_	ctric		othe		_			
Water Softener		V		-	_	ned	3		-		number of units:	one	7
Other Leased Items(s)			1		_		cribe:	rom:		-			
Underground Lawn Sprinkler			1					uol o					
Septic / On-Site Sewer Facilit				if vo	-	atte	atic man	ion A	rea	S C	overed		
	-			ii yo.	3,	alle	icii inionnat	ION A	וסמו	It C	n-Site Sewer Facility (TXR-14	07)	
Water supply provided by: Was the Property built before	19/8?	V	es n	0 1	nk	cno	MD						
(If yes, complete, sign, ar	nd attack	h TX	(R-1906	conce	arr	nino	load bases	l pair	nt ha	172	rds)		
Roof Type.		1			- 1	1 ~~	. • 110 1/1	2 N A	. ^			vim	oto)
is there all overlay fool co	vering (	on t	he Prop	erty	(sł	ning	les or roof	COV	erin	g I	olaced over existing shingles	or	roof
	THUIOWIT												
Are you (Seller) aware of	any of	the	items I	isted	in	th	is Section	1 tha	at a	are	not in working condition, th	at h	ave
defects, or are need of repair	? yes	¥	no If ye	s, des	cri	ibe	(attach add	tiona	l sh	eet	s if necessary):		iavo
											7.1		
Section 2 Am (2 !!				E1 1722 10				-					
Section 2. Are you (Seller if you are aware and No. (N)	) aware	e of	fany d	lefect	S	or	malfunction	ns i	in a	any	of the following? (Mark	Yes	(Y)
you are aware and 140 (14)	ir you a	ire n	iot awai	re.)									
	YN		Item					Y	N	7	Item	Υ	N
Basement			Floors					/		1	Sidewalks	+•	1
Ceilings			Founda	tion /	SI	ab(	s)		1	1	Walls / Fences	+	+
Doors			Interior	Walls						1	Windows	+	+
Driveways			Lighting	Fixtu	re	s				1	Other Structural Components	+-	+
Electrical Systems			Plumbir					1		+	+		
Exterior Walls	1		Roof						T	1		+-	+-
If the answer to any of the item	ne in So	otion	2 2 10 1/0		1-	:- /	-44111			,			
If the answer to any of the iten	1001 10	\e	1 Z is ye	s, exp	ıa	ın (a	attach addit	onal	she	ets	if necessary):		
O CIOCOLO IV	741010	150	F (111										
						-				_			
Section 3. Are you (Seller	) awar	0	fany	of th	_	601	laudaa	-1141		_			
Section 3. Are you (Seller and No (N) if you are not awa	are.)		ally	OI III	E	101	lowing co	naitie	ons	?	(Mark Yes (Y) if you are	aw	are
Condition		-		Υ	1	ı I	Conditio						_
Aluminum Wiring				+ '			Radon G					Y	N
Asbestos Components				_	Н	H	Settling	as					1
Diseased Trees: oak wilt				+-	Н	Н	Soil Mov	omor					1
Endangered Species/Habitat o	n Prope	ertv		+		Н	Subsurfa		THE PARTY	tur	or Dite		+
Fault Lines						Н	Undergro					$\vdash$	+
Hazardous or Toxic Waste						Н	Unplatte						
mproper Drainage						Н	Unrecord						$\perp$
ntermittent or Weather Springs	S					Н					nsulation		+
_andfill						Н					Due to a Flood Event	-	+
ead-Based Paint or Lead-Bas	ed Pt. H	laza	rds	+	_	Н	Wetlands					$\rightarrow$	+
Encroachments onto the Prope				+	_	H	Wood Ro		101	GIL	у	$\rightarrow$	+
mprovements encroaching on		prop	ertv	+	_	Н			ion	of t	ermites or other wood	$\dashv$	+
	annana u		,			П	destroyin						
ocated in Historic District				+		Н					or termites or WDI	$\dashv$	+
listoric Property Designation				+		Н						$\rightarrow$	$\perp$
Previous Foundation Repairs				++	-	Н	Previous	Fires		ı V	/DI damage repaired	_	$\bot$
•	2 2 2 2								_				1
TXR-1406) 07-10-23	Initialed	d by:	Buyer: _		_ ,		and Se	eller: [	w		, Page	e 2 o	f 7
uJo McKee Real Estate, 103 S Commercial Ave Unit uJo McKee Produce	ed with Lone	X 7683 Wolf T	4 ransactions (	zipForm F	diti	on) 7	17 N Harwood St S	Phone	e: 432	11342	00	e McCr	
					with	July 1	iv riaiwood St, S	une 220	u, Dal	as, T	A /5201 www.lwolf.com		

Concerning	the	Property	at
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### 324 PR 2621

Previous Roof Repairs  Previous Other Structural Repairs  Previous Use of Premises for Manufacture of Methamphetamine  If the answer to any of the items in Section 3 is yes, explain (attach addition *A single blockable main drain may cause a suction entrapment hazard for an in Section 4. Are you (Seller) aware of any item, equipment, or syste of repair, which has not been previously disclosed in this notice additional sheets if necessary):  Section 5. Are you (Seller) aware of any of the following condition check wholly or 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 water from a reservoir.  Previous water penetration into a structure on the Property due to Located wholly partly in a 100-year floodplain (Special AO, AH, VE, or AR).	dividual.  m in or on the Property that is in need ?yesno If yes, explain (attach
Previous Other Structural Repairs  Previous Use of Premises for Manufacture of Methamphetamine  If the answer to any of the items in Section 3 is yes, explain (attach addition  *A single blockable main drain may cause a suction entrapment hazard for an ir  Section 4. Are you (Seller) aware of any item, equipment, or syste of repair, which has not been previously disclosed in this notice additional sheets if necessary):  Section 5. Are you (Seller) aware of any of the following condition check wholly or 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 water from a reservoir.  Previous water penetration into a structure on the Property due to Located wholly partly in a 100-year floodplain (Special)	dividual.  m in or on the Property that is in need of the property of the prop
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Y N  Present flood insurance coverage.  Previous flooding due to a failure or breach of a reservoi water from a reservoir.  Previous flooding due to a natural flood event.  Previous water penetration into a structure on the Property due to Located wholly partly in a 100-year floodplain (Special	s?* (Mark Yes (Y) if you are aware and
Previous flooding due to a failure or breach of a reservoir water from a reservoir.  Previous flooding due to a natural flood event.  Previous water penetration into a structure on the Property due to Located wholly partly in a 100-year floodplain (Special	
Previous flooding due to a natural flood event.  Previous water penetration into a structure on the Property due to Locatedwhollypartly in a 100-year floodplain (Special	
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Located wholly partly in a 100-year floodplain (Specia	
Located wholly partly in a 100-year floodplain (Specia	a natural flood
Located wholly partly in a 500-year floodplain (Moderate	Flood Hazard Area-Zono V (chaded))
Located wholly partly in a floodway.	ricod riazard Area-Zone A (snaded)).
Located wholly partly in a flood pool.	
Located wholly partly in a reservoir.	
f the answer to any of the above is yes, explain (attach additional sheets as	ecessary):
*If Buyer is concerned about these matters, Buyer may consult Info	motion About Floral II.
For purposes of this notice:	nadon About Flood Hazards (TXR 1414).
"100-year floodplain" means any area of land that: (A) is identified on the flood in which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (which is considered to be a high risk of flooding; and (C), may include a result of the considered to be a high risk of flooding; and (C), may include a result of the considered to be a high risk of flooding; and (C), may include a result of the considered to be a high risk of flooding; and (C), may include a result of the considered to be a high risk of flooding; and (C), may include a result of the considered to be a high risk of flooding; and (C), may include a result of the considered to be a high risk of flooding; and (C), may include a result of the considered to be a high risk of flooding; and (C), may include a result of the considered to be a high risk of flooding; and (C), may include a result of the considered to be a high risk of flooding; and (C), may include a result of the considered to be a high risk of flooding; and (C), may include a result of the considered to be a high risk of flooding; and (C), may include a result of the considered to be a high risk of flooding; and (C), may include a result of the considered to be a high risk of flooding; and (C), may include a result of the considered to be a high risk of flooding; and (C), may include a result of the considered to be a high risk of flooding; and (C), may include a result of the considered to be a high risk of flooding; and (C), may include a result of the considered to be a high risk of flooding; and (C), may include a result of the considered to be a high risk of flooding; and (C) are result of the considered to be a high risk of flooding; and (C) are result of the considered to be a high risk of flooding; and (C) are result of the considered to the considered to be a high risk of flooding; and (C) are result of the considered to the cons	Surance rate man as a special flood bower!

risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, 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.

(TXR-1406) 07-10-23	Initialed by: Buyer:, _	and Seller: ///,		Page 3 of 7
SuJo McKee Real Estate, 103 S Commercial SuJo McKee	Ave Unit 1 Coleman TX 76834 Produced with Lone Wolf Transactions (zipForm Edition)	Phone: 4324134209 717 N Harwood St, Suite 2200, Dallas, TX 75201	Fax: www.lwolf.com	Royce McCrary



SuJo McKee Real Estate, 103 S Commercial Ave Unit 1 Coleman TX 76834

## TEXAS REALTORS

### **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.

324 PR 2621

Phone: 4324134209

Royce McCrary

CONCERNING THE PROPERTY AT						Santa Anna, TX 76878									
AS OF THE DATE	SIG UYE	NED R N	D В ЛАҮ	Y WI	SEL SH	LER TO	R AND IS NOT A	A S	UB	STIT	UT	CONDITION OF THE PRO E FOR ANY INSPECTION ANTY OF ANY KIND BY S	NS	OF	R
Seller is is not the Property? Property	00	cup	ying	the	P	rope	rty. If unoccupied(a	(by appro	Sel oxim	ler), nate	ho d	ow long since Seller has o ate) or never occupi	occu ed	ipie th	d e
Section 1. The Proper This notice does n	ty h	<b>as tl</b> stabl	<b>he it</b> ish tl	ems	s <b>m</b> a	arke to be	d below: (Mark Yes e conveyed. The contra	(Y), ct wi	No Il de	(N), termi	or ne	Unknown (U).) which items will & will not convey			
Item	Υ	N	U		Ite	m		Υ	N	U		Item	Υ	N	U
Cable TV Wiring	V				Na	atura	l Gas Lines	1				Pump: sump grinder		/	
Carbon Monoxide Det.		1			Fu	el G	as Piping:		~	1		Rain Gutters		W	
Ceiling Fans	V	/			-В	lack	Iron Pipe					Range/Stove	~		
Cooktop	V				-C	oppe	er			V		Roof/Attic Vents		/	
Dishwasher	~	-Corrugated Stainles								V	/	Sauna			
Disposal Hot Tul						b		V			Smoke Detector		/		
Emergency Escape Ladder(s)		/	•		Int	erco	m System		/			Smoke Detector - Hearing Impaired		/	
Exhaust Fans		/			Mi	crow	vave		V			Spa		V	
Fences		/			Oı	ıtdoo	or Grill		,			Trash Compactor		V	
Fire Detection Equip.		V	,		Pa	tio/[	Decking		,			TV Antenna		V	-
French Drain					Pli	umbi	ing System	\				Washer/Dryer Hookup			
Gas Fixtures	•/				Po	ol			/			Window Screens			/
Liquid Propane Gas:		/			Po	ol E	quipment		V			Public Sewer System		L	/.
-LP Community (Captive)		/			Po	ol M	laint. Accessories		/						
-LP on Property					Po	ol H	eater		1						
							-								
Item				Υ	N	U	,				_	nal Information			
Central A/C				V			velectricgas	nun	nber	of u	nit	s:			
Evaporative Coolers					~		number of units:	lh a a			_				
Wall/Window AC Units				/				٥٧٩	_		_				
Attic Fan(s)				-/	/		if yes, describe:				••				
Central Heat			_	V			electric gas	nun	nber	of u	nit	S:			
Other Heat			_		~	_	if yes, describe:			-/-			-		
Oven			_	-			number of ovens:			ele					
Fireplace & Chimney							woodgas log			ock_	_0	ther:		-	
Carport Garage							attached not attached attached not attached								
Garage Door Openers						/		alla	cne	u		number of remetees			
Satellite Dish & Controls						number of units: owned dease	d fro	m:	1	_	number of remotes:				
Security System			$\dashv$			,	owned lease				(7)		-		
(TXR-1406) 07-10-23				last!	V					h	_				
(1AR-1400) 07-10-23	y: B	uyer	: , aı	na S	eller	pr	\	, Pa	ge 1	of 7	ſ				

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Solar Panels		V		wned	leased fro	om:					
Water Heater			-	lectric		ther			number of units:	1/4	
Water Softener		. /		wned	leased from				namber of units/	V~	
Other Leased Items(s)	$\top$		_	s, desci	_	,,,,,					
Underground Lawn Sprinkler	+	./		utomati		al a	rooc	- 00	vored		
Septic / On-Site Sewer Facility	1		_						n-Site Sewer Facility (TXR-140		
· · · · · · · · · · · · · · · · · · ·										1)	
Water supply provided by: city Was the Property built before 1978?  (If yes, complete, sign, and attack Roof Type:	ch T	/es r KR-1906	no t 6 conc	ınknowı erning l Age:	n ead-based ۱ <b>1</b> ۷	pain	t ha	zar	ds).	kima or i	ite)
covering)? yes no unknow  Are you (Seller) aware of any of defects, or are need of repair? ye	the	no If ye	es, des	scribe (a	attach addit کزیک	iona L/y	l sh	eets	s if necessary):	at h	ave
Section 2. Are you (Seller) awa	re c	of any	defec		i di				of the following? (Mark )	/es	(Y)
Item Y N	<b>.</b>	Item				V	I A I	1	Ida ma	1	T
Basement	-					Y	N	1	Item	Υ	N
	-	Floors		01-1-7-		_		-	Sidewalks	_	_
Ceilings Doors	-			Slab(s)	)		_	-	Walls / Fences	_	_
	-	Interio				-	-	-	Windows	-	₩
Driveways	-	Lightin						-	Other Structural Components	_	₩
Electrical Systems Exterior Walls	-	Plumb Roof	ing Sy	stems		_	_	-		_	
Section 3. Are you (Seller) awa and No (N) if you are not aware.)		of any	of t		owing con	√ √ nditi	ions	?	(Mark Yes (Y) if you are	aw	are
Condition	U	1000	Y		Conditio					- V	T
Aluminum Wiring			<u></u>	IN	Radon G	C17/ (C)				Υ	N
Asbestos Components			+	+	Settling	as				-	$\vdash$
Diseased Trees: oak wilt			_	+	Soil Mov	eme	nt				$\vdash$
Endangered Species/Habitat on Pro	perty	,		+	Subsurfa			etur	e or Pits	-	+
Fault Lines			+	+	Undergro						
Hazardous or Toxic Waste					Unplatted			_			$\vdash$
Improper Drainage				+	Unrecord						$\vdash$
Intermittent or Weather Springs									Insulation		
Landfill									Due to a Flood Event		
Lead-Based Paint or Lead-Based Pt	. Haz	zards			Wetlands			_			
Encroachments onto the Property					Wood Ro	ot					
Improvements encroaching on other	s' pro	perty			1				termites or other wood		
				$\perp$	destroyin						
Located in Historic District				+					or termites or WDI		
Historic Property Designation				+				or V	VDI damage repaired		
Previous Foundation Repairs							-				1
1 Tevious i odituation repairs					Previous	Fire	5	_			

Concerning the Property at

Concernin	g the Property at		Junta Alma, 1X 70070	
Previous F	Roof Repairs		Termite or WDI damage needing repair	
	Other Structural Repairs		Single Blockable Main Drain in Pool/Hot	++-
	a statistic Catalague and Statistics and Lands		Tub/Spa*	
	Jse of Premises for Manufacture			
of Metham	phetamine			
If the answ	ver to any of the items in Section 3 is yes	, explain (a	ttach additional sheets if necessary):	
	le blockable main drain may cause a suction	-		
of repair,	Are you (Seller) aware of any iter which has not been previously d sheets if necessary):	isclosed in	ent, or system in or on the Property that is notice?yesno If yes, explain	n (attach
	olly or partly as applicable. Mark No (N		ing conditions?* (Mark Yes (Y) if you are av e not aware.)	vare and
	Present flood insurance coverage.			
	Previous flooding due to a failure of water from a reservoir.	or breach	of a reservoir or a controlled or emergency re	elease of
	Previous flooding due to a natural flood	d event.		
_ ~	Previous water penetration into a struc	ture on the	Property due to a natural flood.	
	Located wholly partly in a 100 AO, AH, VE, or AR).	O-year floo	dplain (Special Flood Hazard Area-Zone A, V,	A99, AE,
	Located wholly partly in a 500-	year floodp	ain (Moderate Flood Hazard Area-Zone X (shaded	)).
1	Located wholly partly in a flood			,,
	Located wholly partly in a flood	1000000 F 1100		
	Located wholly partly in a reser			
If the answ			mal aboute as massages.	
ii lile alisw	ver to any of the above is yes, explain (at	tach additio	nai sneets as necessary):	
*If Buy	er is concerned about these matters,	Buyer may	consult Information About Flood Hazards (TXF	₹ 1414).
	poses of this notice:		•	,
which is	s designated as Zone A, V, A99, AE, AO, A	H. VE. or A	ed on the flood insurance rate map as a special flood ha. R on the map; (B) has a one percent annual chance o clude a regulatory floodway, flood pool, or reservoir.	zard area, of flooding,
"500-ye area, w	ear floodplain" means any area of land that: which is designated on the map as Zone X (	(A) is identi shaded); and	fied on the flood insurance rate map as a moderate flood (B) has a two-tenths of one percent annual chance o	od hazard of flooding,

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.

(TXR-1406) 07-10-23	Initialed by: Buyer:,	and Seller: ////,		Page 3 of 7
SuJo McKee Real Estate, 103 S Commerc	ial Ave Unit 1 Coleman TX 76834	Phone: 4324134209	Fax:	Royce McCrary
SuJo McKee	Produced with Lone Wolf Transactions (zinForm Edition		A STATE OF THE PARTY OF THE PAR	

"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.

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)?* yesno If yes, explain (attach additional sheets as necessary):						
Even w	hen not required Id low risk flood	od zones with mortgages from d, the Federal Emergency M d zones to purchase flood in	anagement Agency	(FEMA) encoura	ages homeowners	s in high risk moderate
Administr	ation (SBA) f	(Seller) ever receive or flood damage to th	e Property?	yes no	If yes, explai	. <b>Small Business</b> n (attach additiona
	Are you (Se	eller) aware of any of	the following?	(Mark Yes (Y	) if you are a	ware. Mark No (N
<u>Y N</u>	Room addition	ons, structural modificat unresolved permits, or not	ions, or other in compliance wit	alterations or h building code	repairs made s in effect at the	without necessary
	Name of a Manager's Fees or a Any unpa If the Pr	associations or maintenant association:  s name: ssessments are: \$ id fees or assessment for soperty is in more than attach information to this n	per the Property? y one association,	/es (\$	Phone: ma and are: ma ) r	ndatory voluntary
_ ✓	interest with o	area (facilities such as thers. If yes, complete the nal user fees for common	following:	,		
	Any notices use of the Pro	of violations of deed respectly.	estrictions or go	vernmental ord	linances affecti	ng the condition or
	Any lawsuits not limited to:	or other legal proceedi divorce, foreclosure, heirs	ngs directly or i hip, bankruptcy, a	ndirectly affect and taxes.)	ing the Proper	ty. (Includes, but is
		n the Property except for ne condition of the Propert		caused by: n	atural causes,	suicide, or accident
		on the Property which ma	5	health or safety	y of an individua	l.
/	Any repairs environmenta If yes, atta	or treatments, other the last hazards such as asbesto ach any certificates or othe on (for example, certificate	nan routine mai s, radon, lead-bas r documentation i	ntenance, mad sed paint, urea-t dentifying the e	de to the Pro formaldehyde, o xtent of the	perty to remediate
		harvesting system local supply as an auxiliary wat		erty that is larg	er than 500 ga	allons and that uses
(TXR-1406)	07-10-23	Initialed by: Buyer:	, an	d Seller: M	_,	Page 4 of 7

### 324 PR 2621 Concerning the Property at Santa Anna, TX 76878 The Property is located in a propane gas system service area owned by a propane distribution system Any portion of the Property that is located in a groundwater conservation district or a subsidence If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? \_\_yes \_\_no If yes, attach copies and complete the following: Inspection Date Type Name of Inspector No. of Pages Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer. Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property: \_\_ Senior Citizen Homestead \_\_ Wildlife Management Agricultural Disabled Veteran Other: Unknown Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes who If yes, explain: Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\* \_\_unknown \_\_no \_\_yes. If no or unknown, explain. (Attach additional sheets if necessary): \*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing

impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_ and Seller: ///

Page 5 of 7

SuJo McKee Real Estate, 103 S Commercial Ave Unit 1 Coleman TX 76834

Phone: 4324134209

	324 PR 2621 Anna, TX 76878
Seller acknowledges that the statements in this notice are true including the broker(s), has instructed or influenced Seller to	to the best of Seller's belief and that no person
material information.	
/)	
J	Name:
ADDITIONAL NOTICES TO BUYER:	
(1) The Texas Department of Public Safety maintains a datable determine if registered sex offenders are located in certain <a href="https://publicsite.dps.texas.gov">https://publicsite.dps.texas.gov</a> . For information concerning neighborhoods, contact the local police department.	r zip code areas. To search the database, visi
(2) If the Property is located in a coastal area that is seaward feet of the mean high tide bordering the Gulf of Mexico, the Act or the Dune Protection Act (Chapter 61 or 63, Natural construction certificate or dune protection permit may be re local government with ordinance authority over construinformation.	e Property may be subject to the Open Beaches Resources Code, respectively) and a beachfron equired for repairs or improvements. Contact the
(3) If the Property is located in a seacoast territory of this Commissioner of the Texas Department of Insurance, requirements to obtain or continue windstorm and hail required for repairs or improvements to the Property. F Regarding Windstorm and Hail Insurance for Certain P Department of Insurance or the Texas Windstorm Insurance Associated	the Property may be subject to additional insurance. A certificate of compliance may be or more information, please review <i>Information roperties</i> (TXR 2518) and contact the Texas
(4) This Property may be located near a military installation and compatible use zones or other operations. Information relat available in the most recent Air Installation Compatible Use for a military installation and may be accessed on the Inter county and any municipality in which the military installation is loc	ing to high noise and compatible use zones is Zone Study or Joint Land Use Study prepared net website of the military installation and of the
(5) If you are basing your offers on square footage, measur items independently measured to verify any reported information.	ements, or boundaries, you should have those
(6) The following providers currently provide service to the Property:	
Electric: CCEC	phone #:
Sewer: Steph (3)	phone #:
Water: CSVD	phone #:
Cable:	
Trash:	
Natural Gas: WY	phone #:
Phone Company:	
	2 (9)
Internet: UTC - line is there.	phone #:

(TXR-1406) 07-10-23

Initialed by: Buyer: \_

box by shop

and Seller: M

Page 6 of 7

### 324 PR 2621

Concerning the Property at	Santa Anna, TX 76878
(7) This Seller's Disclosure Notice was completed by this notice as true and correct and have no rENCOURAGED TO HAVE AN INSPECTOR OF YOU	Seller as of the date signed. The brokers have relied on eason to believe it to be false or inaccurate. YOU ARE RICHOICE INSPECT THE PROPERTY.
The undersigned Buyer acknowledges receipt of the foreg	oing notice.
Signature of Buyer Dat	Signature of Buyer Date
Printed Name:	Printed Name:

(TXR-1406) 07-10-23

Initialed by: Buyer: \_

and Seller: M

Page 7 of 7