

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.

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE

812 FM 3351 N - Main Residence

Boerne, TX 78006-3812

											ONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY			
Seller is is not o	ccup	ying	the				unoccupied (by Sell- mate date) or nev				since Seller has occupied the P ne Property	ropi	erty'	?
Section 1. The Prope				tem	s m	arke	d below: (Mark Yes	(Y)	, No	(N), o		,		
Item	Υ	N	U		Ite	m		Υ	N	U	Item	Y	N	U
Cable TV Wiring	_				Lic	biup	Propane Gas:	V			Pump: sump grinder		V	
Carbon Monoxide Det.		/			-L	P Cc	mmunity (Captive)		<u>/</u>		Rain Gutters	~		
Ceiling Fans	√				-		Property	1			Range/Stove	✓		
Cooktop	V				Ho	ot Tu	b	V	<u> </u>		Roof/Attic Vents		V	
Dishwasher	./				Int	ercc	m System	<u>L.</u> .	<u>/</u>		Sauna		Ņ	
Disposal	/				Mi	crov	/ave	\checkmark			Smoke Detector	/		
Emergency Escape Ladder(s)		/			Οι	ıtdo	or Grill	✓			Smoke Detector - Hearing Impaired		1	
Exhaust Fans	V				Pε	tio/[Decking	/			Spa			
Fences	\]	Pli	umbi	ing System	V			Trash Compactor	П		
Fire Detection Equip.		>			Po	ol		V			TV Antenna	П	/	
French Drain	/				Po	ol E	quipment	,//			Washer/Dryer Hookup	1		
Gas Fixtures		V.			Po	ol M	laint. Accessories	l .			Window Screens	7		
Natural Gas Lines		v			Рс	ol H	eater	<u> </u>			Public Sewer System	П	/	
Item				Υ	N	U			Α	dditio	nal Information			
Central A/C				V	L.,	ļ		nun	nber	r of un	its:			
Evaporative Coolers					•		number of units:							
Wall/Window AC Units					<u> </u>		number of units:	The second secon						
Attic Fan(s)						~	if yes, describe:							
Central Heat				<u> </u>			electric gas number of units:							
Other Heat			,		✓		if yes, describe:							
Oven				V			number of ovens:			elec	tric gas other:			
Fireplace & Chimney				V			wood gas log		_mc		other:			
Carport				V				atta						
Garage					/			atta	che	d				
Garage Door Openers				/		number of units:				number of remotes:				
Satellite Dish & Controls				,	~	ownedlease								
Security System					<u> </u>		ownedlease							
Solar Panels					/		ownedlease							
Water Heater				V			electric gas		her:		number of units:			_
Water Softener														
Other Leased Items(s)					√		if yes, describe:			ſ	1.			
(TXR-1406) 09-01-19		1	Initia	led b	y: B	uyer.	aa	nd S	eiler:	: _\/_	<u>// / Pa</u>	ge 1	of 6	;

CONCERNING THE PROPERTY AT

812 FM 3351 N - Main Residence

Till Control						Boerne, T.		001	00-30			
TOTACIONO CANTO OPINIMO					automatic manual areas covered:							
Septic / On-Site Sewer Facility / if y				if yes, attach Information About On-Site Sewer Facility (TXR-1407)								
Water supply provided by: Was the Property built before (If yes, complete, sign, Roof Type: Is there an overlay roof covering)? yes no	citore 19 and a Cover unkr	78? _ attach ing o nown	yes TXR-19 ((x(*) In the P	no un 006 concei Property (s	iknowr rning le Age: _ shingle	ead-based	pain 2 i cove	nt h <u>()</u> erii	nazar ng p	ds). (appropriete of the strength of the stre		
are need of repair? yes	✓ no	If ye	s, descri	be (attach	additi	onal sheets	s if n	nec	essa	orking condition, that have d ry): following? (Mark Yes (Y) i		
aware and No (N) if you a	re no	t awa	are.)				Y	1 .	_			1
Item	Y	N	Iten				Y	-	1	Item	Y	
Basement		V	Floo	ors		_		١	4	Sidewalks		14
Ceilings		V	Fou	ndation / S	Slab(s))		Į į	_	Walls / Fences		· ·
Doors		\Box	Inte	rior Walls] ,	/	Windows		V
Driveways		V	Ligh	nting Fixtur	res					Other Structural Components	;	6
Electrical Systems		V.	Plur	nbing Sys	tems			L				
Exterior Walls			Roc	of			1	17				-
Section 3. Are you (Selle you are not aware.)	er) av	vare o	of any o	f the follo	owing (conditions	s? (N	Vla	rk Ye	es (Y) if you are aware and	No (N) if
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Concerning	he Property at Boerne, TX 78006-3812
If the answ	to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
_	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 repart to been previously disclosed in this notice?yes _v_no lf yes, explain (attach additional sheets
Section 5. wholly or	Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and cheartly as applicable. Mark No (N) if you are not aware.)
<u>Y N</u>	Present flood insurance coverage (if yes, attach TXR 1414).
_ _ _	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release water from a reservoir.
	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
	Previous water penetration into a structure on the Property due to a natural flood event (if yes, atta TXR 1414).
- <u>/</u> - <u>/</u> - <u>/</u>	Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE A AH, VE, or AR) (if yes, attach TXR 1414).
	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
	Located wholly partly in a floodway (if yes, attach TXR 1414).
	Located wholly partly in a flood pool.
	Located wholly partly in a reservoir.
If the answ	r to any of the above is yes, explain (attach additional sheets as necessary):
*For pu	oses of this notice:
which i	r floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard ar designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of floodi considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
<i>area</i> , w	r floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood haz ich is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of floodi considered to be a moderate risk of flooding.
	ol" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that I controlled inundation under the management of the United States Army Corps of Engineers.
under t	surance rate map" means the most recent flood hazard map published by the Federal Emergency Management Age. National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
of a rive	y" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the chan or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred year flood, without cumulatively increasing the water surface elevation more than a designated height.
	ir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to rei delay the runoff of water in a designated surface area of land.
(TXR-1406)	9-01-19 Initialed by: Buyer:,and Seller:, Page 3 c
	Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com 812 FN 3351 N

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Concerning	the Property at Boerne, TX 78006-3812
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)?*yes √ no If yes, explain (attach addition ecessary):
Even w	in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderal low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the (s).
Administra	Have you (Seller) ever received assistance from FEMA or the U.S. Small Busines tion (SBA) for flood damage to the Property?yes / 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 are
<u>Y N</u>	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 voluntar 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 publi 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.
If the answe	er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(TXR-1406)	09-01-19 Initialed by: Buyer: , and Seller: Page 4 of

Concerning the Prop	erty at		Boerne, TX 78006-3812	nce
Section 9. Seller	hashas	not attached a survey o	of the Property.	
persons who reg	ularly provide	inspections and wi		tten inspection reports from as inspectors or otherwise omplete the following:
Inspection Date	Туре	Name of Inspect	or	No. of Pages
Note: A buyer			s as a reflection of the curre om inspectors chosen by th	ent condition of the Property. ne buyer.
Section 11. Check	•	ion(s) which you (Selle	r) currently claim for the F	Property:
Homestead		Senior Citizen	Disa	abled
Wildlife Mana Other	gement	Agricultural	Disa Unk	abled Veteran nown
insurance claim or	a settlement or	award in a legal proce		the Property (for example, an roceeds to make the repairs for
Section 14. Does the requirements of Chapter (Attach additional shape)	apter 766 of th	e Health and Safety Co	ectors installed in accord de?* unknown' no _	dance with the smoke detector _ yes. If no or unknown, explain.
installed in acco including perfor	ordance with the i mance, location, i	requirements of the building and power source requirem	code in effect in the area in	have working smoke detectors which the dwelling is located, building code requirements in ore information.
family who will impairment from the seller to insi	reside in the dwe na licensed physic tall smoke detecto	lling is hearing-impaired; (2 bian; and (3) within 10 days o ors for the hearing-impaired) the buyer gives the seller wafter the effective date, the buy	yer or a member of the buyer's ritten evidence of the hearing rer makes a written request for r installation. The parties may ctors to install.
				elief and that no person, including mit any material information.
Signature of Seller		Date :	Signature of Seller	Date
Printed Name:		1	Printed Name:	<u>.</u>

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Concerning	the	Property at	
COHOCHINIG	CIIC	1 TOPON, ON	

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 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.

(6)	The following p	roviders currently	provide service t	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	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 09-01-19	Initialed by: Buyer:	and Seller:	Page 6 of 6