

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 PROPERTY AT 655 Old Rocksprings Road, Leakey, Texas 78873

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 occupiedThe Property?☑ vacation property(approximate date)□ Never occupied the Property.

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Υ	Ν	U	Item	Υ	Ν	U	Item	Y	Ν	U
Cable TV Wiring	\checkmark			Natural Gas Lines		\checkmark		Pump: Sump Grinder		\checkmark	
Carbon Monoxide Det.	\checkmark			Fuel Gas Piping:		\checkmark		Rain Gutters		\checkmark	
Ceiling Fans	\checkmark			-Black Iron Pipe		\checkmark		Range/Stove	\checkmark		
Cooktop		\checkmark		-Copper	\checkmark			Roof/Attic Vents		\checkmark	
Dishwasher		√		-Corrugated Stainless Steel Tubing	√			Sauna		√	
Disposal		\checkmark		Hot Tub		\checkmark		Smoke Detector	\checkmark		
Emergency Escape Ladder(s)		√		Intercom System		√		Smoke Detector – Hearing Impaired		√	
Exhaust Fans		\checkmark		Microwave	\checkmark			Spa		\checkmark	
Fences		\checkmark		Outdoor Grill	\checkmark			Trash Compactor		\checkmark	
Fire Detection Equip.	\checkmark			Patio/Decking	\checkmark			TV Antenna		\checkmark	
French Drain		\checkmark		Plumbing System	\checkmark			Washer/Dryer Hookup		\checkmark	
Gas Fixtures		\checkmark		Pool		\checkmark		Window Screens	\checkmark		
Liquid Propane Gas:		\checkmark		Pool Equipment		\checkmark		Public Sewer System		\checkmark	
-LP Community (Captive)		√		Pool Maint. Accessories		√					
-LP on Property		\checkmark		Pool Heater		\checkmark					

Item	Υ	Ν	U	Additional Information
Central A/C	\checkmark			✓ electric □ gas number of units: 1
Evaporative Coolers		\checkmark		number of units: N/A
Wall/Window AC Units		\checkmark		number of units: N/A
Attic Fan(s)		\checkmark		if yes, describe: N/A
Central Heat	>			☑ electric □ gas number of units: 1
Other Heat		\checkmark		if yes describe: N/A
Oven	✓			number of ovens:1
Fireplace & Chimney		\checkmark		□ wood □ gas logs □ mock □ other: N/A
Carport		\checkmark		□ attached □ not attached
Garage		<		□ attached □ not attached
Garage Door Openers				number of units: N/A number of remotes: N/A
Satellite Dish & Controls		\checkmark		□ owned □ leased from N/A
Security System	>			☑ owned □ leased from N/A



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Solar Panels		✓	□ owned □ leased fromN/A
Water Heater	\checkmark		☑ electric□ gas□ other: N/A number of units: 1
Water Softener		\checkmark	□ owned□ leased from N/A
Other Leased Item(s)		\checkmark	if yes, describe: N/A
Underground Lawn Sprinkler		~	□ automatic □ manual areas covered: N/A
Septic / On-Site Sewer Facility	\checkmark		if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: ☑Well □MUD □Co-op □Unknown □Other: N/A □City

Was the Property built before 1978? □yes ⊠no □unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). Roof Type: Metal Age: unknown

(approximate) Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? □Yes ☑No □Unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair?
yes
no If yes, describe (attach additional sheets if necessary):

N/A

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

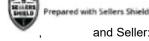
ltem	Y	Ν	Item	Y	Ν	Item
Basement		\checkmark	Floors		\checkmark	Sidewalks
Ceilings		\checkmark	Foundation / Slab(s)		\checkmark	Walls / Fences
Doors		\checkmark	Interior Walls		\checkmark	Windows
Driveways		\checkmark	Lighting Fixtures		\checkmark	Other Structural Components
Electrical Systems		\checkmark	Plumbing Systems		\checkmark	
Exterior Walls		\checkmark	Roof		\checkmark	

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Υ	Ν
Aluminum Wiring		\checkmark
Asbestos Components		\checkmark
Diseased Trees: oak wilt		\checkmark
Endangered Species/Habitat on Property		√
Fault Lines		\checkmark
Hazardous or Toxic Waste		\checkmark
Improper Drainage		\checkmark
Intermittent or Weather Springs		\checkmark
Landfill		\checkmark
Lead-Based Paint or Lead-Based Pt. Hazards		\checkmark

Condition	Υ	Ν
Radon Gas		\checkmark
Settling		\checkmark
Soil Movement		>
Subsurface Structure or Pits		>
Underground Storage Tanks		>
Unplatted Easements		\checkmark
Unrecorded Easements		>
Urea-formaldehyde Insulation		>
Water Damage Not Due to a Flood Event		\checkmark
Wetlands on Property		\checkmark



and Seller:

Υ Ν **√** J 1

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Encroachments onto the Property					
Improvements encroaching on others' property					
Located in Historic District	√				
Historic Property Designation	√				
Previous Foundation Repairs					
Previous Roof Repairs					
Previous Other Structural Repairs	1				
Previous Use of Premises for Manufacture of Methamphetamine	1				

Wood Rot	\checkmark			
Active infestation of termites or other wood				
destroying insects (WDI)				
Previous treatment for termites or WDI	✓			
Previous termite or WDI damage repaired				
Previous Fires				
Termite or WDI damage needing repair	√			
Single Blockable Main Drain in Pool/Hot	√			
Tub/Spa*				

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

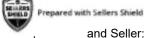
*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? \Box yes \Box no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.) Y N

- \Box \Box 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.
- \square \square Previous flooding due to a natural flood event.
- □ □ Previous water penetration into a structure on the Property due to a natural flood.
- ☑ □ 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)).
- \square Located \square wholly \square partly in a floodway.
- \Box \Box Located \Box wholly \Box partly in a flood pool.
- \Box \Box Located \Box wholly \Box partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):



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(Q5) Partly in a flood plain because of the West Prong of the Frio River that boarders the east side of the property.

(Q6) Partly in a flood plain because of the West Prong of the Frio River that boarders the east side of the property.

(Q7) Partly in a flood plain because of the West Prong of the Frio River that boarders the east side of the property.

*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which 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, which is considered to be a high 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.

"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)?* \Box yes \Box no If yes, explain (attach additional sheets as necessary):

N/A	
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*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? \Box yes \Box no If yes, explain (attach additional sheets as necessary):

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time



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Concerning the Property at 655 Old Rocksprings Road, Leakey, Texas 78873

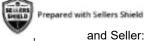
		Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: <u>N/A</u>
		Manager's Name: <u>N/A</u> Phone: <u>N/A</u>
	\square	Fees or assessments are: \$ N/A per N/A □ mandatory □ voluntary
	V	Any unpaid fees or assessment for the Property? □ Yes (\$ N/A) □ No
		If the Property is in more than one association, provide information about the other associations below or attach information to this notice. N/A
\square		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
		We pay our neighbor quarterly for water from their well.
	\checkmark	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	\square	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	\square	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
	\checkmark	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.
	\square	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
	\square	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

(Q3) Shared driveway with adjacent property. Driveway is located within our property.

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	Туре	Name of Inspector	No. of Pages



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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:

□ Homestead	Senior Citizen	□ Disabled
Wildlife Management	□ Agricultural	Disabled Veteran
□ Other: N/A	-	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? \Box yes \Box no If yes, explain:

N/A

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?* \Box unknown \Box no \Box yes. If no or unknown, explain. (Attach additional sheets if necessary):

N/A

*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.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Aubrey Alan Bird	2024-12-30	Kitty Renee Bird	2024-12-30
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Aubrey Alan Bird		Printed Name: Kitty Renee Bi	rd

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>https://publicsite.dps.texas.gov</u>. For information concerning past criminal activity in certain areas or

Initiated By: Buyer:



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Concerning the Property at 655 Old Rocksprings Road, Leakey, Texas 78873

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: Bandera Electric Coop	Phone #: (866) 226-3372
Sewer: Septic	Phone #:
Water: Christi Almond (neighbor)	Phone #: (281) 658-1160
Cable: HCTC	Phone #: (800) 292-5457
Trash: Rio Brewster Waste Management	Phone #: (830) 232-6727
Natural Gas: <u>n/a</u>	Phone #:
Phone Company: <u>HCTC</u>	Phone #: (800) 292-5457
Propane: <u>n/a</u>	Phone #:
Internet:HCTC	Phone #: (800) 292-5457

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 Na	me:	
(TXR-1406) 07-10-23	Initiated By:	Buyer:	Prep.	ared with Sellers Shield and Seller:	AAB · KR.	B Page 7 of 7