

N/A

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE NOTICE



09-01-2023

CONCERNING THE PROPERTY AT 1017 Saint Vincent Street, Gonzales, Texas 78629 (Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller is is is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? 1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<u> </u>	YOven	NMicrowave			
Dishwasher	Trash Compactor	NDisposal			
Y Washer/Dryer Hookups	y Window Screens	<u>N</u> Rain Gutters			
N_Security System	<u>N</u> Fire Detection Equipment	<u>N</u> Intercom System			
	YSmoke Detector				
	Smoke Detector-Hearing Impaired				
	Carbon Monoxide Alarm				
	Emergency Escape Ladder(s)				
UTV Antenna	$\{\rm U}$ _Cable TV Wiring	Satellite Dish			
Ceiling Fan(s)	Attic Fan(s)	YExhaust Fan(s)			
Y_Central A/C	YCentral Heating	<u>N</u> Wall/Window Air Conditioning			
Y Plumbing System	<u>N</u> Septic System	Y_Public Sewer System			
N_Patio/Decking	Outdoor Grill	<u>N</u> Fences			
<u>N</u> Pool	Sauna	SpaHot Tub			
N Pool Equipment	Pool Heater	U Automatic Lawn Sprinkler System			
Fireplace(s) & Chimney N (Wood burning)		Fireplace(s) & Chimney N (Mock)			
[_] N Natural Gas Lines		N Gas Fixtures			
 N Liquid Propane Gas: N	LP Community (Captive) $_{ m N}$ LP on Prope	erty			
	k Iron Pipe N Corrugated Stainless Stee	l Tubing _N Copper			
Garage: _N Attached					
Garage Door Opener(s): N El	ectronic _N Control(s)				
Water Heater: N G	as _Y Electric				
Water Supply: <u>Y</u> C	ityWell	<u>N</u> MUD <u>N</u> Co-op			
Roof Type: <u>METAL</u>	Age: <u>12</u>	YEARS (approx.)			
	e above items that are not in working condit Unknown. If yes, then describe. (Attach ac				

TREC No. 55-0

Selier's Disclosure Note: Concerning the Property at 1017 Saint Vincent Street, Gonzales, Texas 78629 Page 2 Does the property have working amoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? Mark Advector requirements of 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 free as you may check unknown above or contact your local building official for more area, you may check unknown above or contact your locab building official for more simplement from al 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors on which brand of Smoke detectors install. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware. N N Interior Walls N Ceilings N Floors N Windows N Distres/avare of any known defects/malfunctions? N Windows N Interior Walls N Ceilings N Floors N Interior Walls N N Interior	Seller's Disclosure Notice (oncerning the P	1017 0 - :		09-0 [°]
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* A single blockable main drain may cause a suction entrapment hazard for an individual.

	09-01-2023
	Seller's Disclosure Notice Concerning the Property at 1017 Saint Vincent Street, Gonzales, Texas 78629 Page 3 (Street Address and City)
5.	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? 🔲 Yes (if you are aware) 🔽 No (if you are not aware). If yes, explain (attach additional sheets if necessary). n/a
	n/a
б.	Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.
	N Present flood insurance coverage
	N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
	$_{ m N}$ Previous water penetration into a structure on the property due to a natural flood event
	 Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.
	N Located Wholly Partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
	\square
	\underline{N}_{N} Located \Box wholly \Box partly in a flood pool
	N_{-}
	If the answer to any of the above is yes, explain (attach additional sheets if necessary):
	*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 of 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.
7.	Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National
	Flood Insurance Program (NFIP)?* 🔲 Yes 🛛 No. If yes, explain (attach additional sheets as necessary):
	*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).
	property mannine structure(s).
8.	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the
	property? 🔲 Yes 🔽 No. If yes, explain (attach additional sheets as necessary):

	Sollo	r'a Diadogura Natica Cancor	ning the Broperty at 1017 Saint W	incent Street, Gonzales, Texas 78629	0 Page 4	09-01-2023
9.				(Street Address and City) (Street Address and City) wu are aware, write No (N) if you are not av		
9.	N	Room additions, structura		ons or repairs made without necessary pe		
	N N	Homeowners' Association	n or maintenance fees or assessm	ients. walkways, or other areas) co-owned in u	ndivided interest	t
	N N		of deed restrictions or governme	ntal ordinances affecting the condition o	r use of the	
	N	Any lawsuits directly or in	directly affecting the Property.			
	N N		system located on the property	e physical health or safety of an individua that is larger than 500 gallons and that us		۶r
	N	Any portion of the proper	rty that is located in a groundwat	ter conservation district or a subsidence c	listrict.	
			re is yes, explain. (Attach addition			
11	high (Cha mayl adjad This zone Insta the I locat	tide bordering the Gulf of pter 61 or 63, Natural Resor be required for repairs or cent to public beaches for n property may be located ne s or other operations. Info illation Compatible Use Zor nternet website of the mili ted.	f Mexico, the property may be s urces Code, respectively) and a k improvements. Contact the loo more information. ear a military installation and ma ormation relating to high noise a ne Study or Joint Land Use Study itary installation and of the cou	e Gulf Intracoastal Waterway or within 1,0 ubject to the Open Beaches Act or the I beachfront construction certificate or dur cal government with ordinance authorit by be affected by high noise or air installa and compatible use zones is available in y prepared for a military installation and nty and any municipality in which the m	Dune Protection ne protection pe cy over construc tion compatible the most recent may be accessed	a Act ermit ction e use t Air d on
Mi	nomi/	Martineau	08/21/24 12:56 PM MDT UNQ3-CLM6-MDG6-04BI			
Th	e unde	ersigned purchaser hereby a	acknowledges receipt of the fore	egoing notice.	Date	



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC NO. 55-0. This form replaces OP-H.



UPDATE TO SELLER'S DISCLOSURE NOTICE

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UPDATE TO THE SELLER'S DISCLOSURE NOTICE CONCERNING THE PROPERTY AT

1017 Saint Vincent Street, Gonzales, TX 78629

Seller is aware of the following new information regarding the condition of the Property. Section(s) are changed to read (cite specific sections and copy the applicable language in the sections verbatim, making any necessary changes): Prior to listing property on 8/21/2024 seller had no knowledge the property lies in a 100 year floodplain, indicating "N" on all questions of the TREc No. 55-0 "Seller's Disclosure Notice" question 6. Listing agent has since informed seller the property does lie in a 100 year floodplain.

The following statements are true:

Seller DOES NOT carrie flood Insurance.

Seller has NO KNOWLEDGE of flooding due to failure/breach of reservoir or a controlled/emergency release water system.

Seller has NO KNOWLEDGE of water penetration into structure.

Property IS located WHOLLY in a 100-year floodplain.

Property IS NOT LOCATED in a 500-year floodplain, floodway, flood pool or reservoir.

This Update to the Seller's Disclosure Notice was completed by Seller as of the date signed. No person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information. The brokers have relied on this information as true and correct and have no reason to believe it to be false or inaccurate.

Seller acknowledges that the statements in this form are true to the best of Seller's belief.

Buyer acknowledges receipt of this form.

Naomi Martineau	dotloop verified 09/10/24 10:24 AM MDT MRBM-6FW3-PGNW-MVP3	
Signature of Seller	Date	
Printed Name: Naomi Martineau		
Signature of Seller	Date	
Printed Name:		
(TXR 1418) 02-01-18		
ldwell Banker DAnn Harper, REALTORS (NB)	532 S. Seguin New Braunfels, 7	ΓX