CONCERNING THE PROPERTY AT

Josh Smith



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.

1403 Braes Ridge DR

Austin, TX 78723

Fax

1403 Brnes Ridge

DATE SIGNED BY SEL	LLE	Y YV	ID I	S N	OT ,	A SI	UBSTITUTE FOR A	NY I	NSF	PECTI	TION OF THE PROPERTY AS ONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	RI	IVE	R
Seller is ∠is not o	ccup	ying	the	Pro	pert (app	y. If roxi	unoccupied (by Sellomate date) or ×nev	er), l ver o	ow ccup	long s	ince Seller has occupied the P	rop	erty	?
Section 1. The Proper	rty h not e	as ti stabi	he it ish t	tems	s ma	arke	d below: (Mark Yes	/Y).	No	(N). o		<i>r.</i>		
Item	Υ	N	U		Ite	m		Υ	N	U	Item	Y	N	U
Cable TV Wiring		X			Lic	uid	Propane Gas:	250	X		Pump: sump grinder	H	X	_
Carbon Monoxide Det.	X		88				mmunity (Captive)	8	X		Rain Gutters			-
Ceiling Fans	X						Property		X		Range/Stove			
Cooktop	K			1		t Tu			X		Roof/Attic Vents	7		
Dishwasher		X			Int	erco	m System		-/	H	Sauna	X	5/	-
Disposal	X			1			/ave	X	/		Smoke Detector	V	X	
Emergency Escape Ladder(s)		X			Οι	itdo	or Grill	_	X		Smoke Detector - Hearing Impaired	^	Х	
Exhaust Fans	X	_			Pa	tio/E	Decking		Ż		Spa			_
Fences	X						ng System	X			Trash Compactor		X	
Fire Detection Equip.	文	-			Po		ing cyclom		X		TV Antenna	3 9	×	
French Drain	X	FC 28	_		27 200	NO.000 P	quipment		~		Washer/Dryer Hookup	¥	X	
Gas Fixtures	X						aint. Accessories	_	X		Window Screens	X		
Natural Gas Lines	X			is .	Pool Heater				/		Public Sewer System		X	_
	1 12		0020						_ک_		T ubite dewel dystern	X		
Item				Υ	N	U	-		Δ	dditio	nal Information		_	100,000
Central A/C				X			electric gas number of units:							
Evaporative Coolers	No.		2	,	X		number of units:							
Wall/Window AC Units					X		number of units:							
Attic Fan(s)				X	<i></i>		if yes, describe: electric							
Central Heat				X	100		K electric Kgas number of units: 1 of ear Units Age							di
Other Heat		68		,	X		if yes, describe:						/1	31
Oven				X		j	number of ovens:		j	elec	tric gas other:		_	-
Fireplace & Chimney		505			X	88-8	woodgas logs _ mock other:							-
Carport		(8)		X	12000								-	
Garage			- 10		X			atta						\dashv
Garage Door Openers					X	89 6	number of units:		- 371,000		number of remotes:		253.	
Satellite Dish & Controls				22	X		owned leased from:							
Security System					X		owned leased from:							
Solar Panels					X	- 100	ownedleased from:							
Water Heater			3	火			electric gas	100	her:		number of units:	-	-	-
Water Softener					X		owned lease		_		TRANSOI OF GIRES.			
Other Leased Items(s)					X		if yes, describe:	- 100 T						
(TXR-1406) 07-08-22			nitia	led b	у: В	uyer		nd S	eller:	£ (Z. J.C Pa	ge 1	 1 of 6	 3
Keller Williams, 1801 S. Mopac Expy, Sui	te 100 A	ustin T	X 7874	16					Pho	ne: 51239	17650 Fax: 140	2 D	a nu	

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

Concerning the Property at				1403 Bra Austin					
Underground Lawn Sprinkler		Out o	motio				The second secon		- 1
Onderground Lawn Sprinkler automatic manual areas covered: Septic / On-Site Sewer Facility if yes, attach Information About On-Site Sewer Facility (TXR-									
		y Co, 1	attacii	momanon	Abt	out O	II-Site Sewer Facility (TXR-140	/)	40
Water supply provided by:cityv Was the Property built before 1978? (If yes, complete, sign, and attach Roof Type: Is there an overlay roof covering o covering)?yes nounknown	yes no _TXR-1906	ui	nknow rning	'N lead-based	nain	t haz	rarda)	oxima	ate) roof
Are you (Seller) aware of any of the i are need of repair? yes no If yes	tems listed i s, describe (a	n this attacl	s Sect 1 addit	ion 1 that a	re n	ot in eces	working condition, that have d	efects	s, or
									2.4.2
Section 2. Are you (Seller) aware of aware and No (N) if you are not aware	f any defect re.)	ts or	malfu	ınctions in	any	of th	ne following? (Mark Yes (Y) i	you	are
Item Y N	Item	-		00	Y	N	Item	γ	N
Basement	Floors	***			X	100	Sidewalks	文	
Ceilings X	Foundati	ion / :	Slab(s)	X		Walls / Fences	X	
Doors X	Interior Walls				X		Windows	+	
Driveways	Lighting	Lighting Fixtures					Other Structural Components		-
Electrical Systems	Plumbing			X		Taris Suddicinal Components	100		
Exterior Walls X	alls X Roof								
Section 3. Are you (Seller) aware o		-01 - 02 - 02 - 03 - 03 - 03 - 03 - 03 - 03						No (N	— — U) if
Condition		1.5	1 1	1		100		-	-
Aluminum Wiring		Y	N	Conditio				Υ	N
Asbestos Components		X	1 1	Radon G	as				X
Diseased Trees: oak wilt		-	X	Settling					X
Endangered Species/Habitat on Prope	42 - 12	X	Soil Move					X	
Fault Lines	ity		X		_		ure or Pits		X
Hazardous or Toxic Waste	* **	(e)					age Tanks	10	X
Improper Drainage	30 30 30	+	X	Unplatted					X
Intermittent or Weather Springs	-	X	Unrecord					X	
Landfill	-	义				e Insulation		X	
Lead-Based Paint or Lead-Based Pt. H	-	×				ot Due to a Flood Event	_	X X X X	
Encroachments onto the Property		Ź	Wetlands Wood Ro	200000	Prob	erty		X	
Improvements encroaching on others'	property	+-	^			tion	of termites or other wood		X
The state of the s	property		X	100					X
Located in Historic District	-	1	destroyin				_	1000	
Historic Property Designation	_21	X				t for termites or WDI		X	
Previous Foundation Repairs	-	\Diamond	Previous			r WDI damage repaired	-	X X X	
Previous Roof Repairs		?				maga nonding and the	ļ.	Į Ķ,	
Previous Other Structural Repairs		×				mage needing repair	1000	S COMMON	
	1	Y	I amale pi	UUK	inig I/	/lain Drain in Pool/Hot		Y	

(TXR-1406) 07-08-22

of Methamphetamine

Previous Use of Premises for Manufacture

Initialed by: Buyer:

Page 2 of 6 1403 Bracs Ridge

Keller Williams, 1801 S. Mopac Expy, Suite 100 Austin TX 78746 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St. Suite 2200, Dallas, TX 75201 www.lwolf.com

Tub/Spa*

Josh Smith

Phone: 5123942659

Concerni	ng the Property at		1403 Braes Ridge I Austin, TX 7872		
If the ans	wer to any of the item	s in Section 3 is yes, explain	(attach additional sheet	s if necessary):	
*A sin	gle blockable main drain	may cause a suction entrapmen	nt hazard for an individual.		
which ha	. Are you (Seller) av is not been previous	ware of any item, equipmen sly disclosed in this notice	t, or system in or on to ?yes _Xno If ye	he Property that is in s, explain (attach add	need of repair, litional sheets if
Section 5 wholly or	. Are you (Seller) a	ware of any of the followin . Mark No (N) if you are not	g conditions?* (Mark	Yes (Y) if you are aw	vare and check
Y N		and Hot	awaje.j		
	Present flood insura	ance coverage.			
- ‡	Previous flooding water from a reserve	due to a failure or breach oir.	of a reservoir or a	controlled or emerge	ency release of
-+		ue to a natural flood event.			
- +	Previous water pene	etration into a structure on the	e Property due to a natu	ıral flood.	
-	Located wholly AH, VE, or AR).	partly in a 100-year floor	dplain (Special Flood H	azard Area-Zone A, V	, A99, AE, AO,
- [-	Located wholly	partly in a 500-year flood	plain (Moderate Flood H	lazard Area-Zone X (si	haded))
	Located wholly	partly in a floodway.			naday),
_		partly in a flood pool.			
- 4		partly in a reservoir.			
f the answ	er to any of the above	e is yes, explain (attach additi	onal sheets as necessa	ry):	
*# D		1000			
For puri	ver is concerned abo poses of this notice:	out these matters, Buyer ma	y consult Information	About Flood Hazards	s (TXR 1414).
"100-ye which is which is	ear floodplain" means an s designated as Zone A s considered to be a high	y area of land that: (A) is identii , V, A99, AE, AO, AH, VE, or A n risk of flooding; and (C) may in	nclude a regulatory floodwa	a one percent annual cha av. flood pool, or reservoi	ance of flooding, ir
"500-ye area, w	ar floodplain" means an	ly area of land that: (A) is iden	ASC - A - A - A - A - A - A - A - A - A -		
"Flood p subject	oool" means the area ad to controlled inundation	jacent to a reservoir that lies abounder the management of the U	ove the normal maximum on nited States Army Corps o	operating level of the reso	ervoir and that is
"Flood is	nsurance rate man" me:	ans the most recent flood haza nce Act of 1968 (42 U.S.C. Sect	ent	ederal Emergency Mana	agement Agency
"Floodw of a rive as a 100	ray" means an area that er or other watercourse a D-year flood, without cun	is identified on the flood insural and the adjacent land areas that aulatively increasing the water so	nce rate map as a regulato must be reserved for the o urface elevation more than	nscharge of a base flood, a designated height.	, also referred to
"Reserv	oir" means a water impo	oundment project operated by the r in a designated surface area o	a United States Asset O	ps of Engineers that is in	ntended to retain
XR-1406) (nitialed by: Buyer:,	and Seller: <u>& C</u>	J.C	Page 3 of 6
eller Williams, 180 sh Smith	01 S. Mopac Expy, Suite 100 Austin T Produced	'X 78746 with Lone Wolf Transactions (zipForm Edition) 7	Phone: 51239426 17 N Harwood St, Suite 2200, Dallas, T	59 Fax: X 75201 <u>www.lwolf.com</u>	1403 Braes Ridge

Concernin	g the Property at Austin, TX 78723
provider,	. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance including the National Flood Insurance Program (NFIP)?*yes no lf yes, explain (attach addition necessary):
	s in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderand low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the re(s).
rammati	. Have you (Seller) ever received assistance from FEMA or the U.S. Small Busines ration (SBA) for flood damage to the Property?yes no lf yes, explain (attach additional sheets a):
Section 8.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you ar
<u>Y</u> <u>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 foce or occasionants. If we have the till of the
	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.
_4	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)	Page 4 or
Keller Williams, 186 Josh Smith	01 S. Mapus Expy, Suite 100 Austin TX 78746 Phone: 5123942659 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St. Suite 2200, Dellas, TX 75201 www.lwoif.com

Concerning the Prop	erty at	1403 Braes Ridge DR y at Austin, TX 78723								
			7140411	17 10120		**				
						-				
Section 9. Within persons who reg permitted by law to	ulativ provide ins	spections and	who are eit	her licence	d ac increas		rom vise			
Inspection Date	Туре	Name of Inspe	ctor			No. of Page	es			
			2							
				_		-				
Note: A buyer s	should not rely on the A buyer should	e above-cited repo obtain inspections	orts as a reflect from inspecto	ion of the cun rs chosen by	rent condition o the buyer.	f the Property.	8			
Section 10. Check a	any tax exemption(s									
Homestead	r=	Senior Citizen		Di:	sabled					
Other:	gement -	Agricultural		10.	sabled Veteran iknown					
25 35						9 <u>—</u> 10 80 00046				
Section 11. Have you insurance provider:	?yes no	u a ciaim ior ga	mage, other i	man tiood da	amage, to the	Property with	any			
Section 12. Have you insurance claim or a which the claim was	a settiement or awa	rd in a legal proc	reeding) and r	ant used the	proceeds to m	aka tha ranaira	- fa-			
Section 13. Does the requirements of Ch	apter 766 of the He	alth and Safety (etectors insta	alled in acco known no	rdance with th	ne smoke detec	 ctor lain.			
(Attach additional she	ets if necessary): _					• 31 3				
installed in acco including perfon effect in your are A buyer may req family who will I	the Health and Safety ordance with the requir mance, location, and p ra, you may check unkn ruire a seller to install so reside in the dwelling i	ements of the build ower source requir own above or conta moke detectors for t s hearing-impaired:	ing code in effer ements. If you o ct your local buil he hearing impa (2) the buver o	ot in the area in to not know the ding official for in tred if: (1) the b tives the seller	n which the dwel b building code n more information uyer or a membe written evidence	lling is located, equirements in r of the buyer's of the bearing				
the seller to inst agree who will be	a licensed physician; a all smoke detectors for ear the cost of installing	r the hearing-impair I the smoke detector	ed and specifies s and which brai	the locations in the thick the state of the	for installation. Ti tectors to install.	he parties may				
Seller acknowledges the broker(s), has ins	that the statements tructed or influenced	Seller to provide	inaccurate info EV.@_	rmation or to	elief and that romit any mater	ial information. 30 2023				
	1. 1	Date)	Signature of			D)ate			
Printed Name: JU	ventina Cox	treras_	Printed Name		ONTRERAS	~	_			
(TXR-1406) 07-08-22	Initialed by	/: Buyer:,	and Se		Joc	Page 5				
Keller Williams, 1801 S. Mopac Exp. Josh Smith	Produced with Lone Wol	f Transactions (zipForm Editio	n) 717 N Harwood St. S	Phone: 5123942659 uite 2200, Dallas, TX	Fax: 75201 <u>vzww.lwolf.com</u>	1403 Braes	Ridge			

Concerning the Property at

1403 Braes Ridge DR Austin, TX 78723

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.

Electric: AUSTIN ENERGY 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.

(6) The following providers currently provide service to the Property:

Signature of Buyer		Date	Signature of Buyer	Date
Printed Name:			Printed Name:	
(TXR-1406) 07-08-22	Initialed by: Buyer:		and Seller: <u>EC</u> , <u>T-C</u>	Page 6 of 6
Keller Williams, 1801 S. Mopac Expy, Suite	100 Austin TX 78746		Phone: 5123047650 Fav.	1462 D D11