

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 disc	HOSI	ures	req	TILE	а юу	tue.	_	oue.									
CONCERNING THE PR	OPi	ERT	ΥΑ'	Т					D					LS 75941			
THIS NOTICE IS A I AS OF THE DATE WARRANTIES THE BI	DISC SIG UYE	CLO ENEI	SUF D E MAY	RE BY	SEL ISH	LEF TC	R D	AND IS NOT	GE A S	OF SUBS	- S7	TH TIT	E UT	CONDITION OF THE PROTE FOR ANY INSPECTION	NS	OF	2
SELLER'S AGENTS, OF	3 AN	1Y C)TH	ER.	AGE	:NT,											
the Property? 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	N	U]	Ιtε	em	_		Υ	N	Į	U ,		Item	Y	N	U
Cable TV Wiring			/	1	Na	atur	al	Gas Lines			Ī	~		Pump: sump grinder	\Box		
Carbon Monoxide Det.			1	1	Fι	iel (Ξε	as Piping:			Γ	7		Rain Gutters	\sqcap		
Ceiling Fans				1	-B	lack	κŢ	Iron Pipe			T	Τ		Range/Stove			
Cooktop				1	-C	opp	e	r			Τ	T		Roof/Attic Vents	\sqcap		
Dishwasher						-Corrugated Stainless Steel Tubing						\int		Sauna			
Disposal		ļ ——	十	1		Hot Tub			 		h	Н		Smoke Detector	一		H
Emergency Escape Ladder(s)					_	Intercom System								Smoke Detector - Hearing Impaired			
Exhaust Fans		\Box		1	Mi	Microwave					Ħ	\vdash		Spa	\neg		1
Fences				1	Oi	Outdoor Grill					Ħ	Г		Trash Compactor	\Box		
Fire Detection Equip.			\prod	1	Pε	Patio/Decking					Π	Г		TV Antenna	\sqcap		1
French Drain				1			_	ng System	\top		П	Г		Washer/Dryer Hookup	\Box		
Gas Fixtures			\top	1	Po				T		Ħ	Г		Window Screens	一		\dagger
Liquid Propane Gas:			\sqcap	1	Po	ol F	Ξq	quipment			Τ			Public Sewer System	\sqcap		\dagger
-LP Community (Captive)								aint. Accessories					,				
-LP on Property			V	1	Pc	ol F	Нę	eater			1		ľ		\Box		∇
				•							•	4	•				
Item				Υ	N	U	I			Α	d	dit	ior	nal Information			
Central A/C						~	$\overline{1}$	electric gas	nur	nber	· o	σſυ	ınit	s:			
Evaporative Coolers							floor	number of units:				_		_			-
Wall/Window AC Units							I	number of units:				_		_			
Attic Fan(s)							I	if yes, describe:									
Central Heat							I	electric gas	nur	nber	. С	ofι	ınit	s:			
Other Heat							I	if yes, describe:				_					
Oven number of ovens: electric gas other:																	
Fireplace & Chimneywoodgas logsmockother:																	
Carport					T	\prod	I			chec	ď	_					
Garage						\prod	I	attached not	atta	chec	ď						
Garage Door Openers						\prod	T	number of units:						number of remotes:			
Satellite Dish & Controls			П	1	ownedlease	d fro	m:		_								
Security System						V	T	owned lease	d fro	 om:							

(TXR-1406) 07-10-23

Phone: (936) 414-2174

and Seller:

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Initialed by: Buyer:

Concerning the Property at _____

799 WELLS DIBOLL, TX 75941

			- 												
Solar Panels					<u>/ned</u>										
Water Heater					ectric		ther	<u> </u>		number of units:					
Water Softener				_	<u>ned</u>		om:				· · · · · · · · · · · · · · · · · · ·				
Other Leased Items(s)			<u> </u>			cribe:				*****					
Underground Lawn Sprinkle							automatic manual areas covered								
Septic / On-Site Sewer Faci	if	yes,	, atta	ch Information	on A	bou	t Or	n-Site Sewer Facility (TXR-140	7)						
covering)? yes no	re 19 and a coveri unkn	78? ittacl ing o	yesno_ n TXR-1906 co on the Proper	_ ur once ty (s	nknov rning Age shing	wn lead-based : les or roof	pair cov	t ha	azar g p	ds)(approxilaced over existing shingles					
defects, or are need of repa	er) a	_ yes	e of any def	fects	ribe	(attach addit	iona	l sh	eets	not in working condition, the sif necessary): of the following? (Mark)					
Item	Υ	N	Item				ΤΥ	N	7	Item	Υ	N			
Basement	+		Floors				╁	<u> </u>	1	Sidewalks	╁╌	┼			
Ceilings				Foundation / Slab(s)						Walls / Fences	┼-	 			
Doors			Interior W		JIGD,	.0,	Windows	╁┈	 						
Driveways	+ +			Lighting Fixtures Other Structural Compo							╁	 			
Electrical Systems	+ -			Plumbing Systems							+	 			
Exterior Walls			Roof								┼	┼			
Section 3. Are you (Sell and No (N) if you are not a	ler) a	awaı								(Mark Yes (Y) if you are	aw	are			
Condition				Υ	N	Condition	on .	•			Υ	N			
Aluminum Wiring				T		Radon C					Ť	Ħ			
Asbestos Components						Settling					†	 			
Diseased Trees: oak wilt				 	 	Soil Mov	eme	ent			T	\vdash			
Endangered Species/Habita		Prop	ertv	\vdash					ctur	e or Pits	╁	├─			
Fault Lines			<u> </u>	\vdash				_		ge Tanks	1	\vdash			
Hazardous or Toxic Waste				 		Unplatte					╁	╁			
Improper Drainage						Unrecor					┼─	╁			
Intermittent or Weather Spring	nac			 							\vdash	╁			
	nys									Insulation	 	├			
	andfill ead-Based Pt. Hazards									Due to a Flood Event		₩			
			падагоѕ			Westland		PIL	pper	ıy	┼—	┢			
Encroachments onto the Property					$\vdash\vdash$	Wood R		-4!-	2.55	townites or other was a	├	—			
Improvements encroaching on others' property										termites or other wood					
Leasted in Ulateria Dietria				ļ			destroying insects (WDI)								
Located in Historic District				\vdash	\vdash					for termites or WDI		 			
Historic Property Designatio				<u> </u>	$\vdash \vdash$		Previous termite or WDI damage repaired								
Previous Foundation Repair	Previous	Fire	es			1	1								

(TXR-1406) 07-10-23

Initialed by: Buyer:

and Seller:WP____,

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Concerning the Property at

799 WELLS DIBOLL, TX 75941

	D 10			
	Roof Repairs Other Structural Repairs		Termite or WDI damage needing repair	 -
Previous	Other Structural Repairs	1 1 1	Single Blockable Main Drain in Pool/Hot Fub/Spa*	
	Use of Premises for Manufacture			
of Methar	mphetamine			
If the ans	ewer to any of the items in Section 3 is yes,	explain (atta	ch additional sheets if necessary):	
*A sin	gle blockable main drain may cause a suction e	ntrapment haz	zard for an individual.	
of repair	4. Are you (Seller) aware of any item r, which has not been previously dis I sheets if necessary):	closed in	t, or system in or on the Property that is this notice?yesno If yes, explain	in need (attach
	holly or partly as applicable. Mark No (N		g conditions?* (Mark Yes (Y) if you are awa not aware.)	are and
	Present flood insurance coverage.			
	Previous flooding due to a failure or water from a reservoir.	breach of	a reservoir or a controlled or emergency rel	lease of
	Previous flooding due to a natural flood	event.		
	Previous water penetration into a structu	ire on the Pr	operty due to a natural flood.	
	Located wholly partly in a 100-AO, AH, VE, or AR).	year floodpl	ain (Special Flood Hazard Area-Zone A, V, A	\99, AE,
	Located wholly partly in a 500-ye	ear floodplair	n (Moderate Flood Hazard Area-Zone X (shaded))).
	Located wholly partly in a floodw	ay.		
	Located wholly partly in a flood ;	oool.		
	Located wholly partly in a reserv	oir.		
If the ans	wer to any of the above is yes, explain (atta	ıch additiona	I sheets as necessary):	
	,			
*If Bu	ıyer ıs concerned about these matters, E	suyer may c	onsult 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.

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Initialed by: Buyer: _

and Seller: WP___, ___

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700 WELLS 41

	199 WLLLO
Concerning the Property at	DIBOLL, TX 759

"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.
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 If yes, explain (attach sheets as necessary):
*! !	
Even v	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, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the re(s).
Administ	. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ration (SBA) for flood damage to the Property?yesno If yes, explain (attach additional necessary):
if you are	. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) not aware.)
<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: Phone: 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.

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Initialed by: Buyer:

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Concerning the Prop	erty at		799 WELLS OLL, TX 75941	
		l in a propane gas system ser	rvice area owned by a pro	ppane distribution system
	rtion of the Pro	operty that is located in a g	groundwater conservation	district or a subsidence
	of the items in Se	ection 8 is yes, explain (attach a	dditional sheets if necessary	y):
persons who reg	ularly provide	years, have you (Seller) re inspections and who are ctions?yesno If yes, a	e either licensed as in	spectors or otherwise
Inspection Date	Туре	Name of Inspector		No. of Pages
Note: A buyer		on the above-cited reports as a rould obtain inspections from insp		• •
Section 10. Check	any tax exempt	ion(s) which you (Seller) curre Senior Citizen	ently claim for the Property Disabled	y:
Wildlife Mana		Agricultural	Disabled Ve	eteran
Section 11. Have y with any insurance		ver filed a claim for damag	ge, other than flood da	mage, to the Property
example, an insur	ance claim or	ever received proceeds for a settlement or award in a claim was made?yes no	legal proceeding) and	not used the proceeds
detector requireme	ents of Chapte	have working smoke detecer 766 of the Health and Sanal sheets if necessary):	afety Code?*unknow	nnoyes. If no
installed in acc including perfor	ordance with the r mance, location, ar	afety Code requires one-family or to requirements of the building code in nd power source requirements. If you own above or contact your local build	n effect in the area in which th u do not know the building code	ne dwelling is located, requirements in effect
family who will impairment from seller to install t	reside in the dwe n a licensed physici smoke detectors fo	stall smoke detectors for the hearing Illing is hearing-impaired; (2) the bu ian; and (3) within 10 days after the e or the hearing-impaired and specified the smoke detectors and which bran	uyer gives the seller written ev affective date, the buyer makes a as the locations for installation. I	ridence of the hearing In written request for the The parties may agree

Initialed by: Buyer:

and Seller: WP

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Concerning the Property at	799 WELLS DIBOLL, TX 75941
	te are true to the best of Seller's belief and that no person, d Seller to provide inaccurate information or to omit any
WHO PROPERTIES INC. 08/28/2024	MILLIN OHLY
Signature of Seller Da	ate Signature of Seller Date
Printed Name:	Printed Name:
ADDITIONAL NOTICES TO BUYER:	
determine if registered sex offenders are located	ins a database that the public may search, at no cost, to d in certain zip code areas. To search the database, visi concerning past criminal activity in certain areas or
feet of the mean high tide bordering the Gulf of Act or the Dune Protection Act (Chapter 61 or construction certificate or dune protection permit	is seaward of the Gulf Intracoastal Waterway or within 1,000 Mexico, the Property may be subject to the Open Beaches 63, Natural Resources Code, respectively) and a beachfron may be required for repairs or improvements. Contact the over construction adjacent to public beaches for more
Commissioner of the Texas Department of requirements to obtain or continue windstorm required for repairs or improvements to the	ory of this state designated as a catastrophe area by the Insurance, the Property may be subject to additiona and hail insurance. A certificate of compliance may be Property. For more information, please review <i>Information Certain Properties</i> (TXR 2518) and contact the Texastrance Association.
compatible use zones or other operations. Informavailable in the most recent Air Installation Com	tallation and may be affected by high noise or air installation mation relating to high noise and compatible use zones is apatible. Use Zone Study or Joint Land Use Study prepared on the Internet website of the military installation and of the allation is located.
(5) If you are basing your offers on square foota items independently measured to verify any reported	nge, measurements, or boundaries, you should have those information.
(6) The following providers currently provide service to the	ne Property:
Electric:	phone #:
Sewer:	
Water:	
Cable:	
Trash:	
Natural Gas:	
Phone Company:	
Propane:	

Internet:

Initialed by: Buyer: _

_and Seller:

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phone #:

Concerning the Property at		799 WELLS DIBOLL, TX 75941
, ,	no rea	Seller as of the date signed. The brokers have relied on son to believe it to be false or inaccurate. YOU ARE CHOICE INSPECT THE PROPERTY.
The undersigned Buyer acknowledges receipt of the	foregoi	ng notice.
Signature of Buyer	Date	Signature of Buyer Date
Printed Name:		Printed Name:

_and Seller: Initialed by: Buyer:

LR 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	OPE	415 BIRDSONG ERTY AT DIBOLL, TX 75941									·	_				
THIS NOTICE IS A DISCLOSURE AS OF THE DATE SIGNED BY WARRANTIES THE BUYER MAY SELLER'S AGENTS, OR ANY OTHER						LEF TO	R AND IS NOT A	SUB	ST	TITU	TE FOR ANY INSPECTIO	NS	OF	2		
											ow long since Seller has date) or never occupi		pied the			
Section 1. The Proper This notice does r											r Unknown (U).) which items will & will not convey	·.				
Item	Υ	N	U,		Ite	m	,	YN	1	Ū	Item	Υ	N	U		
Cable TV Wiring			1	1	Na	itura	l Gas Lines		1	ブ	Pump: sump grinder	П		V		
Carbon Monoxide Det.			1		Fu	el G	as Piping:		T	П	Rain Gutters	П				
Ceiling Fans					-В	lack	Iron Pipe		T	\Box	Range/Stove	П		1		
Cooktop			1		-C	opp	er		Т	Ħ	Roof/Attic Vents			1		
Dishwasher							gated Stainless Fubing				Sauna					
Disposal			T		Но	t Tı	ıb	- 	T	П	Smoke Detector			1		
Emergency Escape Ladder(s)		·			Int	ercc	om System				Smoke Detector - Hearing Impaired					
Exhaust Fans			1		Mi	crov	vave			П	Spa	H		1		
Fences					Οι	ıtdo	or Grill		T	H	Trash Compactor	\Box		+		
Fire Detection Equip.		- 1	1		Pa	tio/[Decking		П	П	TV Antenna	\Box		\top		
French Drain			丅				ing System		1		Washer/Dryer Hookup			十		
Gas Fixtures			T		Po				T	П	Window Screens			1		
Liquid Propane Gas:					Po	ol E	quipment		T	П	Public Sewer System			十		
-LP Community (Captive)							laint. Accessories									
-LP on Property			V		Po	ol H	eater		N	Z				V		
M							T									
Item				Υ	N	U	alaatuia uu tu				nal Information					
Central A/C						1	electricgas n	iumber	ro	Tuni	ls:					
Evaporative Coolers						 	number of units:									
Wall/Window AC Units						+	number of units:						<u>.</u>			
Attic Fan(s)						H	if yes, describe:									
Central Heat						\vdash	electricgas n	umber	r o	tuni	ts:					
Other Heat					if yes, describe:											
Oven				number of ovens: electric gas other:												
Fireplace & Chimney						-	wood gas logs			K _ (other:					
Carport						$\vdash \vdash$		ttache		<u>-</u>						
Garage						Ш		attached								
Garage Door Openers						Ц.	number of units:				number of remotes:					
Satellite Dish & Controls						LL,	/ owned leased									
Security System						ΙW	owned leased	from:								

(TXR-1406) 07-10-23

Phone: (936) 414-2174

and Seller:

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Initialed by: Buyer:

Concerning the Property at

415 BIRDSONG DIROLL TY 75044

Concerning the Froperty a	·					DIBOLL	<u>, L^</u>	159	41		
Solar Panels		·		0)	vned	leased fro	m:				
Water Heater			<u> </u>		ectric		her		number of units:		
Water Softener					vned	leased fro					
Other Leased Items(s)					, descr						
Underground Lawn Sprink	der				·	c manua	ıl a	reas (covered		
Septic / On-Site Sewer Fa									On-Site Sewer Facility (TXR-14		
Water supply provided by: Was the Property built bef (If yes, complete, sign Roof Type: Is there an overlay roof covering)? yes no Are you (Seller) aware	cit ore 19 , and a cover _ unkr	78?attach ing or nown	_yes r TXR-1906 n the Pro ne items	Dconce conce perty (o-op nknowr erning k _ Age: _ shingle in this	unknown _ n ead-based p es or roof Section 1	oain cove	ther: t haza ering		oxima s or i	
if you are aware and No			e not awa		s or r	malfunction	ns i	n an	ny of the following? (Mark	Yes	(Y)
Item	Υ	N	Item				Υ	N	Item	Y	N
Basement			Floors						Sidewalks		
Ceilings			Found	ation /	Slab(s)				Walls / Fences		
Doors			Interio	r Walls		·			Windows		1
Driveways			Lightin	g Fixtu	res		•		Other Structural Components		1
Electrical Systems			Plumb	ing Sys	stems						
Exterior Walls			Roof		·					\top	
Section 3. Are you (Se and No (N) if you are not	eller)	aware							ots if necessary):	e aw	/are
				TV	1	- De 190-		111			T
Condition				Y	N	Conditio				Y	N
Aluminum Wiring					\vdash	Radon G	as_		·	 -	—
Asbestos Components	14		······································		\vdash	Settling				4	
Diseased Trees: oak w					 	Soil Move					Ь_
Endangered Species/Habi	tat on	Prope	ty		\square				ure or Pits		<u> </u>
Fault Lines				_	<u> </u>				age Tanks		<u> </u>
Hazardous or Toxic Waste)				Ш	Unplatted					
Improper Drainage			•••	.		Unrecord	ed l	Easer	ments		
Intermittent or Weather Sp	rings					Urea-form	nalo	ehyd	e Insulation		
Landfill						Water Da	ma	ge No	ot Due to a Flood Event		1
Lead-Based Paint or Lead	Based	d Pt. H	azards			Wetlands on Property					
Encroachments onto the P	ropert	У	\			Wood Rot					1
Improvements encroaching	g on ot	hers' p	property			Active inf	esta	ation o	of termites or other wood	\top	T
		•	•			destroyin					1
Located in Historic District						t for termites or WDI	\top	1			

(TXR-1406) 07-10-23

Historic Property Designation

Previous Foundation Repairs

Initialed by: Buyer:

and Seller: WP

Previous Fires

Previous termite or WDI damage repaired

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415 BIRDSONG

Concerning	the	Property at
Concoming	1110	i Topoity at

415 BIRDSONG

Concerning the Property at	DIBOLL, TX 75941
Previous Roof Repairs	Termite or WDI damage needing repair
Previous Other Structural Repairs	Single Blockable Main Drain in Pool/Hot
	Tub/Spa*
Previous Use of Premises for Manufacture of Methamphetamine	
or Methamphetamine	<u>L.</u>
If the answer to any of the items in Section 3 is yes, exp	plain (attach additional sheets if necessary):
*A single blockable main drain may cause a suction entra	inment hazard for an individual
	quipment, or system in or on the Property that is in need
of repair, which has not been previously disclo	sed in this notice? yes no If yes, explain (attach
additional sheets if necessary):	
	following conditions?* (Mark Yes (Y) if you are aware and
check wholly or partly as applicable. Mark No (N) if y	you are not aware.)
<u>Y N</u>	
Present flood insurance coverage.	
	reach of a reservoir or a controlled or emergency release of
water from a reservoir.	
Previous flooding due to a natural flood eve	nt.
Previous water penetration into a structure of	on the Property due to a natural flood.
Located wholly partly in a 100-year AO, AH, VE, or AR).	ar floodplain (Special Flood Hazard Area-Zone A, V, A99, AE,
Located wholly partly in a 500-year	floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
Located wholly partly in a floodway.	
Located wholly partly in a flood pool	l.
Located wholly partly in a reservoir.	
If the answer to any of the above is ves. explain (attach	additional sheets as necessary):
*If Buyer is concerned about these matters, Buy	er may consult Information About Flood Hazards (TXR 1414).
For purposes of this notice:	
which is designated as Zone A, V, A99, AE, AO, AH, VI	identified on the flood insurance rate map as a special flood hazard area, E, or AR on the map; (B) has a one percent annual chance of flooding, 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: WP

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Concernin	415 BIRDSONG ning the Property at DIBOLL, TX 75941	
	od insurance rate map" means the most recent flood hazard map published by the Federal Emergency Mana	agement Agency
under	er the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).	
a river	odway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which include er or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, a 0-year flood, without cumulatively increasing the water surface elevation more than a designated height.	es the channel of so referred to as
"Reser water o	servoir" means a water impoundment project operated by the United States Army Corps of Engineers that is in or or delay the runoff of water in a designated surface area of land.	ntended to retain
provider,	6. Have you (Seller) ever filed a claim for flood damage to the Property with a r, including the National Flood Insurance Program (NFIP)?* yes no lf yes, eal sheets as necessary):	explain (attach
Even v risk, a	mes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have in when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal prosture(s).	flood insurance.
Administr	7. Have you (Seller) ever received assistance from FEMA or the U.S. Sm stration (SBA) for flood damage to the Property?yesno If yes, explain (atta is necessary):	ach additional
	8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. re not aware.)	Mark No (N)
<u>Y N</u>		
	Room additions, structural modifications, or other alterations or repairs made with permits, with unresolved permits, or not in compliance with building codes in effect at the time.	out necessary
	Homeowners' associations or maintenance fees or assessments. If yes, complete the following	
	Manager's name: Phone:	
	Name of association: Manager's name: Fees or assessments are: \$ per and are: mandatory Any unpaid fees or assessment for the Property? yes (\$) no If the Property is in more than one association, provide information about the other below or attach information to this notice.	
P	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned 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 use of the Property.	condition or
	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (In not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)	cludes, but is
	Any death on the Property except for those deaths caused by: natural causes, suicid-unrelated to the condition of the Property.	e, or accident
	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 environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold lf 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	

Initialed by: Buyer: _

a public water supply as an auxiliary water source.

and Seller:

Page 4 of 7

Concerning the Prop	erty at	D	415 BIRDSONG BOLL, TX 75941	
The Pro	perty is located in	a propane gas system	service area owned by	a propane distribution system
	tion of the Proper	ty that is located in a	groundwater conserv	ation district or a subsidence
	of the items in Section	on 8 is yes, explain (attacl	n additional sheets if ne	cessary):
Annual		and the state of t		
No. 1. All Conference of the C				

persons who reg	ularly provide in		re either licensed	en inspection reports from as inspectors or otherwise mplete the following:
Inspection Date	Туре	Name of Inspector		No. of Pages
Homestead Wildlife Mana	any tax exemption(obtain inspections from in s) which you (Seller) cu Senior Citizen Agricultural	rrently claim for the P Disal Disal	roperty: oled oled Veteran
Section 11. Have y with any insurance			age, other than flo	od damage, to the Property
Section 12. Have y	you (Seller) ever ance claim or a s	- received proceeds ettlement or award in	a legal proceeding)	mage to the Property (for and not used the proceeds
detector requireme	ents of Chapter 7	66 of the Health and	Safety Code?*u	accordance with the smoke nknown no yes. If no
installed in acco	ordance with the requi mance, location, and po	rements of the building cod	e in effect in the area in v you do not know the buildir	ave working smoke detectors which the dwelling is located, and code requirements in effect ormation.
family who will impairment from seller to install s	reside in the dwelling a a licensed physician; a amoke detectors for the	is hearing-impaired; (2) the nd (3) within 10 days after the	buyer gives the seller wr e effective date, the buyer r fies the locations for instal	er or a member of the buyer's itten evidence of the hearing nakes a written request for the lation. The parties may agree install.
(TXR-1406) 07-10-23	Initialed b	v: Buver:	and Seller:	Page 5 of 7

Concerning the Property at	415 BIRDSONG DIBOLL, TX 75941
including the broker(s), has instructed or influenced material information.	e are true to the best of Seller's belief and that no person, d Seller to provide inaccurate information or to omit any
WHO PROPERTIES IN. 08/29/2024 Stgnature of Seller Da	te Signature of Sept Will Date
Stgnature of Seller Da	bate Signalure or Geren
Printed Name:	Printed Name:
ADDITIONAL NOTICES TO BUYER:	
determine if registered sex offenders are located	ns a database that the public may search, at no cost, to d in certain zip code areas. To search the database, visit concerning past criminal activity in certain areas or
feet of the mean high tide bordering the Gulf of Act or the Dune Protection Act (Chapter 61 or construction certificate or dune protection permit	s seaward of the Gulf Intracoastal Waterway or within 1,000 Mexico, the Property may be subject to the Open Beaches 63, Natural Resources Code, respectively) and a beachfront may be required for repairs or improvements. Contact the ver construction adjacent to public beaches for more
Commissioner of the Texas Department of requirements to obtain or continue windstorm required for repairs or improvements to the F	ry of this state designated as a catastrophe area by the Insurance, the Property may be subject to additional and hail insurance. A certificate of compliance may be Property. For more information, please review <i>Information Certain Properties</i> (TXR 2518) and contact the Texastrance Association.
compatible use zones or other operations. Information available in the most recent Air Installation Com	allation and may be affected by high noise or air installation mation relating to high noise and compatible use zones is patible Use Zone Study or Joint Land Use Study prepared on the Internet website of the military installation and of the allation is located.
(5) If you are basing your offers on square footagitems independently measured to verify any reported	ge, measurements, or boundaries, you should have those information.
(6) The following providers currently provide service to the	ie Property:
Electric:	phone #:
Sewer:	
Water:	
Cable:	
Trash:	
Natural Gas:	
Phone Company:	
Propane:	70 b 20 2 2 46 .

Internet:

Initialed by: Buyer: _

_and Seller: WP

Page 6 of 7

phone #:

Concerning the Property at	DIBOLL, TX 75941
•	Seller as of the date signed. The brokers have relied on son to believe it to be false or inaccurate. YOU ARE CHOICE INSPECT THE PROPERTY.
The undersigned Buyer acknowledges receipt of the foregoin	ng notice.
•	
Signature of Buyer Date	Signature of Buyer Date
Printed Name:	Printed Name:

415 BIRDSONG

(TXR-1406) 07-10-23

_ and Seller: W/P Initialed by: Buyer: _



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.

727 PINEWOOD															
CONCERNING THE PROPERTY AT						<u>D</u>	<u>IBO</u>	LL,	<u>, TX</u>	75941			_		
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.						3									
Seller is is not the Property? Property	00	cup	ying	the	e Pi	rope						ow long since Seller has c late) ornever occupi		pied the	
Section 1. The Proper This notice does r												Unknown (U).) which items will & will not convey	•		
Item	Υ	N	U,	7	Ite	m		Υ	N	U	7	Item	Υ	N	U
Cable TV Wiring			V	1	Nε	tura	al Gas Lines			V	7	Pump: sump grinder			V
Carbon Monoxide Det.			1	7	Fu	el G	Bas Piping:			1		Rain Gutters		\neg	
Ceiling Fans					-BI	ack	Iron Pipe					Range/Stove	十	\neg	71
Cooktop			T	1	-C	орр	er		-	П	1	Roof/Attic Vents		一	1
Dishwasher					-Corrugated Stainless Steel Tubing					T		Sauna			\top
Disposal			1	1	Но	t Tı	ıb	<u> </u>		Ħ	1	Smoke Detector	7		+
Emergency Escape Ladder(s)					Intercom System							Smoke Detector - Hearing Impaired			
Exhaust Fans			\top	1	Mis	crov	vave			Ħ	1	Spa	-		11
Fences			┪		Ου	tdo	or Grill				1	Trash Compactor		_	1-1
Fire Detection Equip.			T	1	Pa	tio/[Decking			1	1	TV Antenna			7-
French Drain	-			1			ing System			1	1	Washer/Dryer Hookup	\dashv	一	1
Gas Fixtures					Po			-			1	Window Screens			11
Liquid Propane Gas:				1	Po	ol E	guipment			П		Public Sewer System	7		\top
-LP Community (Captive)					Pool Maint. Accessories										
-LP on Property			V		Рο	ol H	leater			U	7				lacksquare
Item				Y	N	U			A	dd	itior	nal Information			
Central A/C						V	electricgas	nun	nber	of	unit	S:			
Evaporative Coolers				<u> </u>			number of units:								
Wall/Window AC Units						\bot	number of units:						_		
Attic Fan(s)						\perp	if yes, describe:								
Central Heat							<u>electric</u> gas	nun	nber	of	unit	s:			
Other Heat					If yes, describe:										
Oven							number of ovens:			e	elect	ricgasother:			
Fireplace & Chimney				l			woodgas log	js _	mc	ock	0	ther:			
Carport							attached not	atta	che	d					
Garage						\top	attachednot	atta	che	d			-		\neg
Garage Door Openers							number of units:					number of remotes:			\neg
Satellite Dish & Controls							owned lease	d fro	m:						-
Security System						V	owned lease								

GANN MEDFORD REAL ESTATE, INC, 2808 S. JOHN REDDITT DR. LUFKIN TX 75904

Initialed by: Buyer:

Phone: (936) 414-2174 Fax: Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

and Seller:

(TXR-1406) 07-10-23

Concerning the Property at

727 PINEWOOD DIBOLL, TX 75941

Solar Panels					0/	/ned _	leased from	om:				
Water Heater					ele	ectric	gaso	ther	:	number of units:		
Water Softener					ow	/ned _	leased from	om:				
Other Leased Items(s)				it	fyes,	, desci	ibe:			•		
Underground Lawn Sprinkle	r				au	tomati	cmanu	al a	reas c	overed		
Septic / On-Site Sewer Facil	litv			i						On-Site Sewer Facility (TXR-140	17)	
Water supply provided by: _	city	y	wel	I MUD_	co	-ор	unknown				<u>- , </u>	
Was the Property built befor	e 19	78?	:	yes no _	un	iknowi	า					
(If yes, complete, sign, a												
Roof Type:						Age:				(approxplaced over existing shingles	xima	te)
covering)? yes no	over unkn	ing Iown	on	the Prope	rty (s	shingle	es or roof	COV	ering	placed over existing shingles	or 1	roof
Are you (Seller) aware of	anv	of	the	items list	ted i	n this	Section 1	th	at are	not in working condition, th	at h	21/2
defects, or are need of repai											at III	avç
	_	_ , _		, ,		(*			., 000			

Section 2. Are you (Selle	er) a	war	e c	of any de	fects	or r	nalfunctio	ns	in any	y of the following? (Mark	Yes	(Y)
if you are aware and No (N) IT Y	ou a	are	not aware	.)							
Item	Υ	N		Item				Υ	N	Item	Y	N
Basement				Floors						Sidewalks	1-	1
Ceilings				Foundation	on / 5	Slab(s))			Walls / Fences	†	1
Doors				Interior W			-			Windows	†	
Driveways				Lighting F	ixtur	es			<u> </u>	Other Structural Components	 	1
Electrical Systems				Plumbing							_	1
Exterior Walls				Roof							+	†
			t!.			1-1- /	44 1 2 - 11 (P		——————————————————————————————————————			<u> </u>
If the answer to any of the ite	anis	ın Se	ecue	on z is yes.	exp	ıaın (a	ttach additi	onai	sneet	s if necessary):		
-												
				_								
Section 3. Are you (Selle	er) a	awa	e	of any o	f the	e foll	owing co	nditi	ions?	(Mark Yes (Y) if you are	aw	are
and No (N) if you are not a	ware	:.)										
Condition					Υ	N	Conditio	n			Υ	N
Aluminum Wiring							Radon G	ias			1	
Asbestos Components							Settling					
Diseased Trees: oak wilt							Soil Mov	eme	ent		 	
Endangered Species/Habitat	on	Prop	erty	,						ire or Pits	†	
Fault Lines										ige Tanks		
						Unplatte				+	\vdash	
Improper Drainage									Easem		+	
Intermittent or Weather Sprin	nas				\Box		- to the same of t			Insulation	+	
Landfill	.30			***						t Due to a Flood Event	+	
Lead-Based Paint or Lead-Based Pt, Hazards					$\overline{}$	Wetlands				┼─	-	
Encroachments onto the Property						\vdash	Wood Ro		. rope	<u>.</u>	+-	_
Improvements encroaching of			' nr	nerty	+-	\vdash			ation o	f termitee or other wood	+	
improvementa encluacining c) OL	11013	РΙ	pporty			Active infestation of termites or other wood destroying insects (WDI)					
Located in Historic District					 						₩	
Located in ristoric District			1		LETEVIOUS	นษ์	արթու	for termites or WDI	1	1		

(TXR-1406) 07-10-23

Historic Property Designation Previous Foundation Repairs

Initialed by: Buyer:

and Seller: WP

Previous Fires

Phone: (936) 414-2174

Previous termite or WDI damage repaired

Page 2 of 7

727 PINEWOOD

Concerning	the	Property	at	
-cheching			v.	

727 PINEWOOD

Concerni	ng the Property at		DIBOLL, TX 75941	
Previous	Roof Repairs		Termite or WDI damage needing repair	
	Other Structural Repairs		Single Blockable Main Drain in Pool/Hot	1
		!	Tub/Spa*	
	Use of Premises for Manufacture mphetamine			
				
If the ans	wer to any of the items in Section 3 is ye	s, explain (att	ach additional sheets if necessary):	
			114-4-4-4	
*A sin	gle blockable main drain may cause a suction	entrapment h	azard for an individual.	
of repair	, which has not been previously o	lisclosed in	nt, or system in or on the Property that is this notice?yesno If yes, explain	(attach
check wh	5. Are you (Seller) aware of any of nolly or partly as applicable. Mark No (ng conditions?* (Mark Yes (Y) if you are awa	
<u>Y N</u>	D			
	Present flood insurance coverage.		6	
	water from a reservoir.	or preach o	f a reservoir or a controlled or emergency rel	ease of
P	Previous flooding due to a natural floo	d event.		
	Previous water penetration into a struc	cture on the P	roperty due to a natural flood.	•
	Located wholly partly in a 10 AO, AH, VE, or AR).	0-year flood	plain (Special Flood Hazard Area-Zone A, V, A	\99, AE,
	Located wholly partly in a 500-	year floodpla	in (Moderate Flood Hazard Area-Zone X (shaded)).
	Located wholly partly in a floor	dway.		
	Located wholly partly in a floor	d pool.		
	Located wholly partly in a rese	rvoir.		
If the answ	wer to any of the above is yes, explain (a	ttach addition	al sheets as necessary):	
*If Ru	wer is concerned about these matters	Ruver may	consult Information About Flood Hazards (TXR	1/1/1/
	rposes of this notice:	, Dayer may	Consult morniation About 1 lood hazards (1AN	1414).
•	•	(A) is identified	d on the flood insurance rate map as a special flood haz	rard area
which	is designated as Zone A, V, A99, AE, AO, A	AH, VE, or AR	on the map; (B) has a one percent annual chance of ude a regulatory floodway, flood pool, or reservoir.	flooding,

"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

Fax:

Concerni	727 PINEWOOD
"Flood	g the Property at
	the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
a rive	way" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to a year flood, without cumulatively increasing the water surface elevation more than a designated height.
	voir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to reta or delay the runoff of water in a designated surface area of land.
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 (attacksheets as necessary):
	es 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, modera
	nd low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the
Section 7	. Have you (Seller) ever received assistance from FEMA or the U.S. Small Busines ration (SBA) for flood damage to the Property?yesno If yes, explain (attach addition necessary):
	. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (Not aware.)
Y N	
	Room additions, structural modifications, or other alterations or repairs made without necessal 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:Phone:
	Name of association: Manager's name: Fees or assessments are: \$perand are:mandatoryvoluntary Any unpaid fees or assessment for the Property?yes (\$)no
	If the Property is in more than one association, provide information about the other association below or attach information to this notice.
	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivide interest with others. If yes, complete the following:
	Any optional user fees for common facilities charged?yesno If yes, describe:
	Any notices of violations of deed restrictions or governmental ordinances affecting the condition use of the Property.
	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	Any death on the Property except for those deaths caused by: natural causes, suicide, or accide 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).

Initialed by: Buyer:

a public water supply as an auxiliary water source.

and Seller: WP

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses

Page 4 of 7

727 PINEWOOD

Concerning the Prop	erty at	[727 PINEWOOD DIBOLL, TX 75941		
		propane gas system		by a propane disf	tribution system
	tion of the Property	that is located in a	a groundwater cons	ervation district or	a subsidence
	of the items in Section	ı 8 is yes, explain (attac	h additional sheets if	necessary):	<u></u>
					Table Minds
persons who reg	ularly provide insp	, have you (Seller) pections and who seller) s?yesno If ye	are either license	d as inspectors	or otherwise
Inspection Date	Туре	Name of Inspector			No. of Pages
ŕ	A buyer should o	above-cited reports as btain inspections from i) which you (Seller) cu	nspectors chosen by	the buyer.	e Property.
	gement		D	isabled isabled Veteran nknown	
	ou (Seller) ever fi provider?yes	led a claim for dan	nage, other than	flood damage, to	the Property
Section 12. Have y	you (Seller) ever ance claim or a se	received proceeds ettlement or award ir was made? yes	n a legal proceedii	ng) and not used	the proceeds
detector requireme	ents of Chapter 76	working smoke de 6 of the Health and eets if necessary):	Safety Code?* _	unknown no	yes. If no
installed in acco	ordance with the require mance, location, and pow	Code requires one-family of ements of the building coo ver source requirements. If pove or contact your local l	le in effect in the area you do not know the bu	in which the dwelling illding code requiremen	is located,
family who will impairment from seller to install s	reside in the dwelling is a licensed physician; an moke detectors for the h	noke detectors for the hear hearing-impaired; (2) the d (3) within 10 days after th nearing-impaired and spec noke detectors and which b	e buyer gives the sellen ne effective date, the buy sifies the locations for in	r written evidence of t ver makes a written req astallation. The parties	he hearing uest for the
			A A A A A A A A A A A A A A A A A A A		

Initialed by: Buyer:

_and Seller: WP

Page 5 of 7

Concerning the Property at	727 PINEWOOD DIBOLL, TX 75941
including the broker(s), has instructed or influenced material information.	are true to the best of Seller's belief and that no person, Seller to provide inaccurate information or to omit any
Authentises 08/29/2024 Signature of Seller Date	Signardie Attention Allow Propriety Signardie fischier Date
Printed Name:	Printed Name:
ADDITIONAL NOTICES TO BUYER:	
determine if registered sex offenders are located	s a database that the public may search, at no cost, to in certain zip code areas. To search the database, visit concerning past criminal activity in certain areas or
feet of the mean high tide bordering the Gulf of M Act or the Dune Protection Act (Chapter 61 or 63 construction certificate or dune protection permit n	seaward of the Gulf Intracoastal Waterway or within 1,000 Mexico, the Property may be subject to the Open Beaches 3, Natural Resources Code, respectively) and a beachfront may be required for repairs or improvements. Contact the er construction adjacent to public beaches for more
Commissioner of the Texas Department of Ir requirements to obtain or continue windstorm a required for repairs or improvements to the Pr	of this state designated as a catastrophe area by the nsurance, the Property may be subject to additional and hail insurance. A certificate of compliance may be roperty. For more information, please review <i>Information Certain Properties</i> (TXR 2518) and contact the Texas rance Association.
compatible use zones or other operations. Informative available in the most recent Air Installation Compa	llation and may be affected by high noise or air installation ation relating to high noise and compatible use zones is atible Use Zone Study or Joint Land Use Study prepared the Internet website of the military installation and of the ation is located.
(5) If you are basing your offers on square footage items independently measured to verify any reported in	e, measurements, or boundaries, you should have those formation.
(6) The following providers currently provide service to the	Property:
Electric:	phone #:
Sewer:	
Water:	
Cable:	
Trash:	
Natural Gas:	
Phone Company:	
Propane:	

Internet:

Initialed by: Buyer:

_and Seller: WP

Fax:

phone #: _

Page 6 of 7

Concerning the Property at	727 PINEWOOD DIBOLL, TX 75941								
(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	ng notice.								
Signature of Buyer Date	Signature of Buyer Date								
Printed Name:	Printed Name:								

____, ____and Seller:[*WP* Initialed by: Buyer: _

Page 7 of 7



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.

														· · · · · · · · · · · · · · · · · · ·				
703 ASHFORD CONCERNING THE PROPERTY AT DIBOLL, TX 75941																		
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 the Property?	00													ow long since Seller has olate) or never occupi				
Section 1. The Proper This notice does r														· Unknown (U).) which items will & will not convey	·.			
Item	Υ	N	U		It	em	1		Υ	N	Į	IJ		Item	Υ	N	U	ī
Cable TV Wiring			/		N	atu	ıra	l Gas Lines			~	7		Pump: sump grinder			V	7
Carbon Monoxide Det.				1	F	uel	G	as Piping:				П		Rain Gutters	П		Π	_
Ceiling Fans					-E	3lac	ck	Iron Pipe				П		Range/Stove	П		П	_
Cooktop			П	Ĭ	-(Cop	ре	er			П			Roof/Attic Vents	H		H	_
Dishwasher						Cor	rug	gated Stainless ubing			П			Sauna				_
Disposal			1	1	_						Ħ			Smoke Detector	H		H	_
Emergency Escape Ladder(s)			1		Hot Tub Intercom System									Smoke Detector - Hearing Impaired				_
Exhaust Fans			\vdash	1	Microwave					H	Н		Spa	\vdash		╫	_	
Fences				1	Outdoor Grill					H	Н		Trash Compactor	H		╫	_	
Fire Detection Equip.				i	Patio/Decking					H	Н		TV Antenna	$\vdash \vdash$		╫	-	
French Drain			\Box	1	Plumbing System					Ħ	Н		Washer/Dryer Hookup	H		╫	-	
Gas Fixtures					Pool			-		ľ	Н		Window Screens	H		Ħ	_	
Liquid Propane Gas:			Ħ	1	Pool Equipment					-	Ħ		Public Sewer System			╁	_	
-LP Community (Captive)					Pool Maint. Accessories									, and the special spec			1	_
-LP on Property					P	ool	Н	eater				1/					ΙŢ	7
			- 17												ш		11.1	_
Item				Υ	N	Ţ	Ū			Α	d	dit	ioi	nal Information				_
Central A/C						ر ا	/	electric gas	electric gas number of units:						_			
Evaporative Coolers						Ĭ		number of units:										-
Wall/Window AC Units				number of units:									_	_				
Attic Fan(s)				if yes, describe:														
Central Heat						\top		electric gas	nun	nber	0	f u	nit	S:				
Other Heat						11		if yes, describe:										_
Oven						71		number of ovens:				ele	ect	tric gas other:				_
Fireplace & Chimney						11		wood gas log	1S	mo	_			other:				_
Carport					1					ched			_					_
Garage							ched								_			
Garage Door Openers					寸	number of units: number of remotes:												
							owned leased from:											

owned

leased from:

and Seller: WP

(TXR-1406) 07-10-23

Security System

Phone: (936) 414-2174

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Initialed by: Buyer:

Concerning the Property at

703 ASHFORD **DIBOLL, TX 75941**

								, , ,					
Solar Panels					OW	/ned	leased fro	m:	-				
Water Heater		•				ectric		ther	:		number of units:		
Water Softener					ΟW	ned	leased fro	m:					
Other Leased Items(s)				if	yes,	, desc							
Underground Lawn Sprinkle						al a	reas	CO	vered				
· · · · · · · · · · · · · · · · · · ·													
Water supply provided by: Was the Property built befor (If yes, complete, sign, a Roof Type: Is there an overlay roof c covering)? yes no Are you (Seller) aware of defects, or are need of repai	_ cit e 19 and a over unkr any ir? _	o78? attac ring nowr y of ye	on the	yes no _ yes no _ XR-1906 co the Proper items liste _ no If yes, c	co un oncer ty (s ed i	o-op _ nknow rning Age: shingl n this	_ unknown rn lead-based es or roof s Section 1 attach addit	pair cov tha	other	zar	ds)(approlated over existing shingles not in working condition, the sif necessary):	oxima or i	ave
Section 2. Are you (Selk if you are aware and No (N						or	malfunctio	ns	in a	any	of the following? (Mark	Yes	(Y)
Item	Υ	N		Item				Υ	N		Item	Υ	N
Basement				Floors						1	Sidewalks	1	1
Ceilings				Foundatio	on / S	Slab(s	3)			1	Walls / Fences	1	
Doors		1		Interior W	alls					1	Windows		
Driveways				Lighting F	ixtur	es					Other Structural Components		
Electrical Systems				Plumbing Systems								1	1
Exterior Walls				Roof						1		1	
Section 3. Are you (Selle and No (N) if you are not a	er)	awa									if necessary):	aw	are
Condition					Υ	N	Conditio	n				ΤY	N
Aluminum Wiring				· 		\square	Radon G		•	-		1	1
Asbestos Components							Settling					1	\top
Diseased Trees: oak wilt							Soil Mov	eme	nt			1-	1
Endangered Species/Habita	t on	Pro	ert	,			Subsurfa			ctur	e or Pits	+	+
Fault Lines		<u> </u>		<u> </u>	 		Undergro					+	 -
Hazardous or Toxic Waste							Unplatte					+-	+-
Improper Drainage							Unrecord		_			+	+
Intermittent or Weather Spring	nae										Insulation	┿	+-
Landfill	igo					\vdash					Due to a Flood Event	+	┼
Lead-Based Paint or Lead-B	000	4 D+	LI ₀ .	zordo	<u> </u>	\vdash						 	+
			Пä.	zaius	 	\vdash	Wetlands Wood Ro		-1C	per	L <u>y</u>	$+\!\!-$	┿
Encroachments onto the Pro	•	•	سمر ا	onorty		 			- di		tormitoe or other I	- 	┼
Improvements encroaching	ט ווכ	u iers	• hu	pherry							termites or other wood		
Located in Historic District						\vdash	destroyin	_				┿	┼
					ļ	\vdash					or termites or WDI	+	
Historic Property Designation	mistoric Property Designation						Previous	terr	nite	or \	NDI damage repaired	1	1

(TXR-1406) 07-10-23

Previous Foundation Repairs

Initialed by: Buyer:

and Seller: WP

Previous Fires

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703 ASHFORD

Concerning the Property at	703 ASHFORD DIBOLL, TX 75941
Previous Roof Repairs	Termite or WDI damage needing repair
Previous Other Structural Repairs	Single Blockable Main Drain in Pool/Hot Tub/Spa*
Previous Use of Premises for Manufacture of Methamphetamine	
If the answer to any of the items in Section 3	is yes, explain (attach additional sheets if necessary):
of repair, which has not been previous	suction entrapment hazard for an individual. y item, equipment, or system in or on the Property that is in need sly disclosed in this notice?yesno If yes, explain (attach
	The state of the s
check wholly or partly as applicable. Mark	

Previous water penetration into a structure on the Property due to a natural flood.

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

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

Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).

For purposes of this notice:

Located

"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.

(TXR-1406) 07-10-23
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Initialed by: Buyer:

Previous flooding due to a natural flood event.

Located __ wholly __ partly in a floodway. Located wholly partly in a flood pool. Located wholly partly in a reservoir.

wholly

AO, AH, VE, or AR).

and Seller:

Page 3 of 7 703 ASHFORD

partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE,

Concernin	ng the Property at
"Flood	Insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
"Floodi a river	way" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as year flood, without cumulatively increasing the water surface elevation more than a designated height.
"Reser water d	rvoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain or delay the runoff of water in a designated surface area of land.
provider,	i. 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 if yes, explain (attach sheets as necessary):
Even v	es 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, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the personal
Administr	. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ration (SBA) for flood damage to the Property?yesno If yes, explain (attach additional necessary):
Section 8	. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N)
	enot aware.)
<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: Phone:
	Manager's name:
**************************************	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

Initialed by: Buyer:

a public water supply as an auxiliary water source.

and Seller: WP

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Concerning the Pro	perty at		703 ASHFORD BOLL, TX 75941	
The Pr		a propane gas system se	ervice area owned by a prop	oane distribution system
Any po		ty that is located in a	groundwater conservation di	istrict or a subsidence
If the answer to any	of the items in Section	n 8 is yes, explain (attach a	additional sheets if necessary)):

persons who reg	gularly provide ins	spections and who are	received any written inspecience inspecience inspecies and complete the state of th	pectors or otherwise
Inspection Date	Туре	Name of Inspector		No. of Pages
Homestead Wildlife Manage Other: Section 11. Have with any Insurance	agement you (Seller) ever to provider?yes	Senior Citizen Agricultural 	ge, ee	eran nage, to the Property
example, an insu	rance claim or a s	ettlement or award in a	r a claim for damage in a legal proceeding) and no lifyes, explain:	ot used the proceeds
detector requirem	ents of Chapter 76	66 of the Health and S	ctors installed in accorda afety Code?* unknown	no yes. If no
installed in acc including perfor	cordance with the requir mance, location, and pol	ements of the building code in wer source requirements. If you	wo-family dwellings to have worki in effect in the area in which the u do not know the building code re ding official for more information.	dwelling is located, equirements in effect
family who will impairment fron seller to install	reside in the dwelling in a licensed physician; ar smoke detectors for the	is hearing-impaired; (2) the bund (3) within 10 days after the e hearing-impaired and specifie	g impaired if: (1) the buyer or a me uyer gives the seller written evid iffective date, the buyer makes a w is the locations for installation. Th and of smoke detectors to install.	lence of the hearing written request for the

Initialed by: Buyer:

and Seller: 🍿

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Concerning the Property at	703 ASHFORD DIBOLL, TX 75941
	notice are true to the best of Seller's belief and that no person, enced Seller to provide inaccurate information or to omit any
Authentision WHO PROPERTIES INC. 08/28/26	
Signature of Seller	Date Signature Seiler Date
Printed Name:	Printed Name: Jimmy D Mantes
ADDITIONAL NOTICES TO BUYER:	
determine if registered sex offenders are loc	intains a database that the public may search, at no cost, to cated in certain zip code areas. To search the database, visit on concerning past criminal activity in certain areas or ent.
feet of the mean high tide bordering the Gulf Act or the Dune Protection Act (Chapter 61 construction certificate or dune protection per	nat is seaward of the Gulf Intracoastal Waterway or within 1,000 f of Mexico, the Property may be subject to the Open Beaches or 63, Natural Resources Code, respectively) and a beachfront rmit may be required for repairs or improvements. Contact the over construction adjacent to public beaches for more
Commissioner of the Texas Department requirements to obtain or continue windsto required for repairs or improvements to the	rritory of this state designated as a catastrophe area by the of Insurance, the Property may be subject to additional orm and hail insurance. A certificate of compliance may be ne Property. For more information, please review <i>Information for Certain Properties</i> (TXR 2518) and contact the Texas in Insurance Association.
compatible use zones or other operations. In available in the most recent Air Installation (installation and may be affected by high noise or air installation nformation relating to high noise and compatible use zones is Compatible Use Zone Study or Joint Land Use Study prepared ed on the Internet website of the military installation and of the installation is located.
(5) If you are basing your offers on square for items independently measured to verify any report	ootage, measurements, or boundaries, you should have those rted information.
(6) The following providers currently provide service:	to the Property:
Electric:	phone #:
Sewer:	
Water:	
Cable:	
Trash:	
Natural Gas:	
Phone Company:	

Propane:

Internet:

Initialed by: Buyer: _

__, ____and Seller:[*WP*

phone #: _____

phone #:

Concerning the Property at	703 ASHFORD DIBOLL, TX 75941
	Seller as of the date signed. The brokers have relied on eason to believe it to be false or inaccurate. YOU ARE R CHOICE INSPECT THE PROPERTY.
The undersigned Buyer acknowledges receipt of the foreg	oing notice.
,	
Signature of Buyer Da	e Signature of Buyer Date
Printed Name:	Printed Name:

Initialed by: Buyer:

__and Seller: W/