

Agent Report



Addr: 2892 Cr 105 **MLS #:** 1509592
Status: New **Class:** RE
Area: 2003 **Grid:** **List Price:** \$750,000
Int.St./Dir: South on 37, East on 536, Turn Right on County Rd 105
Subdivision: FLSVRURAL (Common) / UNDEFINED(Legal)
City: Floresville **Zip:** 78114 **Type:** SFD
County: Wilson **CAN#:** **AdSf:** 1120
Block: 02210000000300 **Lot:** 0
Legal: A0221 J H MILLS SUR, TRACT 3, ACRES **Currently Leased:**
85.900
Lot Size: 85.9 **Lot Dimensions:** **Lease Expiration:**
1156x3310
Sch: Floresville Isd **BR:** 2 **Year Built:** 1996
Elem: South Elementary **FBaths:** 1 **HBaths:** 0
Middle: Floresville **Builder:** Unknown **Recent Rehab:** No
High: Floresville **Constr:** Pre-Owned

	Level		Level	Utility Suppliers		
Living Room	12x21	1	Master Bedroom	13x15	1	Gas:
Dining Room	---		Master Bedroom 2	---		Electric: City
Family Room	---		Master Bath	---		Garbage:
Kitchen	14x12	1	Bedroom 2	13x14	1	Water: Well
Breakfast	---		Bedroom 3	---		Sewer: Septic
Utility	12x7	1	Bedroom 4	---		Other:
Entry Room	---		Bedroom 5	---		
Study/Office	---					

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: No **Financials** **Assessments** **Mand/Mult HOA:** None/N
Total Tax (W/O Exemptions): \$1,854.78 **PrTerms:** Conventional, VA, TX Vet, Cash **HOA Name:**
Tax Year: 2020 **Loan Info:** **HOA Fee / Freq / Trans Fee:** / /
Subdivision: FLSVRURAL (Common) / UNDEFINED(Legal) **Neighborhood Amenities:** None
Preferred Title Co.: Chicago Title

Owner: MARTIN & CYBELE SUTTI **SC/\$:** 0% **BC/\$:** 3% **Owner LREA/LREB:** No
List Agent: Donnie Walker 697847 (210) 378-0878 **Occupancy:** Vacant
List Office: Keller Williams City-View KLWM0002 (210) 696-9996 **Possession:** Closing/Funding
Ph to Show: 210222227 **Lockbox Type:** Combo **Showing Contact:** **Bonus:**
 ShowingTime

AgentRmrks: Call/text Donnie Walker to set-up showings at 210-378-0878.

Remarks: Welcome to Sutti Ranch, the ultimate ~86 acre turn-key gentleman's ranch, located 37 minutes from downtown San Antonio (12 miles to Connolly Memorial Hospital). This beautiful property has a secluded drive-up feel to the charming 2 bedroom, 1 bathroom home with high ceilings and an open floor plan perfect for relaxation. Highlights include, a large stock tank (a pipe from the well is utilized to fill the tank), massive 300-400-year-old spectacular Oak Trees, 2 seasonal creeks located on the property tha... (text truncated for print)

Style: One Story, Ranch, Texas Hill **Garage Parking:** None/Not Applicable **Additional/Other Parking:** Open Spaces
Country
Ext: Other **Roof:** Composition **Mst BR:** DownStairs
Fndtn: Slab **Wdw:** None Remain **Mst Bth:**
Interior: One Living Area, Eat-In Kitchen, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Open Floor Plan, Cable TV Available, Laundry Main Level, Laundry Room
Inclusions: Washer Connection, Dryer Connection, Refrigerator, Electric Water Heater
Exterior Fea: Storage Building/Shed, Mature Trees, Horse Stalls/Barn, Ranch Fence
Wat/Swr: Private Well, Septic **Floor:** Carpeting, Ceramic Tile **Frpl:** Not Applicable
Heating: Central **Ht Fuel:** Electric **Air Cond:** One Central
Pool/SPA: None **Misc:** None/Not Applicable
Lot Des: Country View, Horses Allowed, 15 Acres Plus, Ag Exempt, Hunting **Lot Impv:** Gravel, County Road
 Permitted, Partially Wooded, Mature Trees (ext feat), Creek - Seasonal, Pond /Stock Tank
Accessible/Adaptive: No

Green: Features - none / Certification - none / Energy Efficiency - none
Contingent Info: **DOM/CDOM:** 4/ 4 **Sold Price:**
Contract Date: **Sale Trms:** **Sell Points:** **SQFT/Acre:**
Closing Date: **Sell Concess:** - **Price per SQFT:** \$669.64
Sell Ofc: **Selling Agent:** **Source SQFT Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2021 by SAN ANTONIO BOARD OF REALTORS***

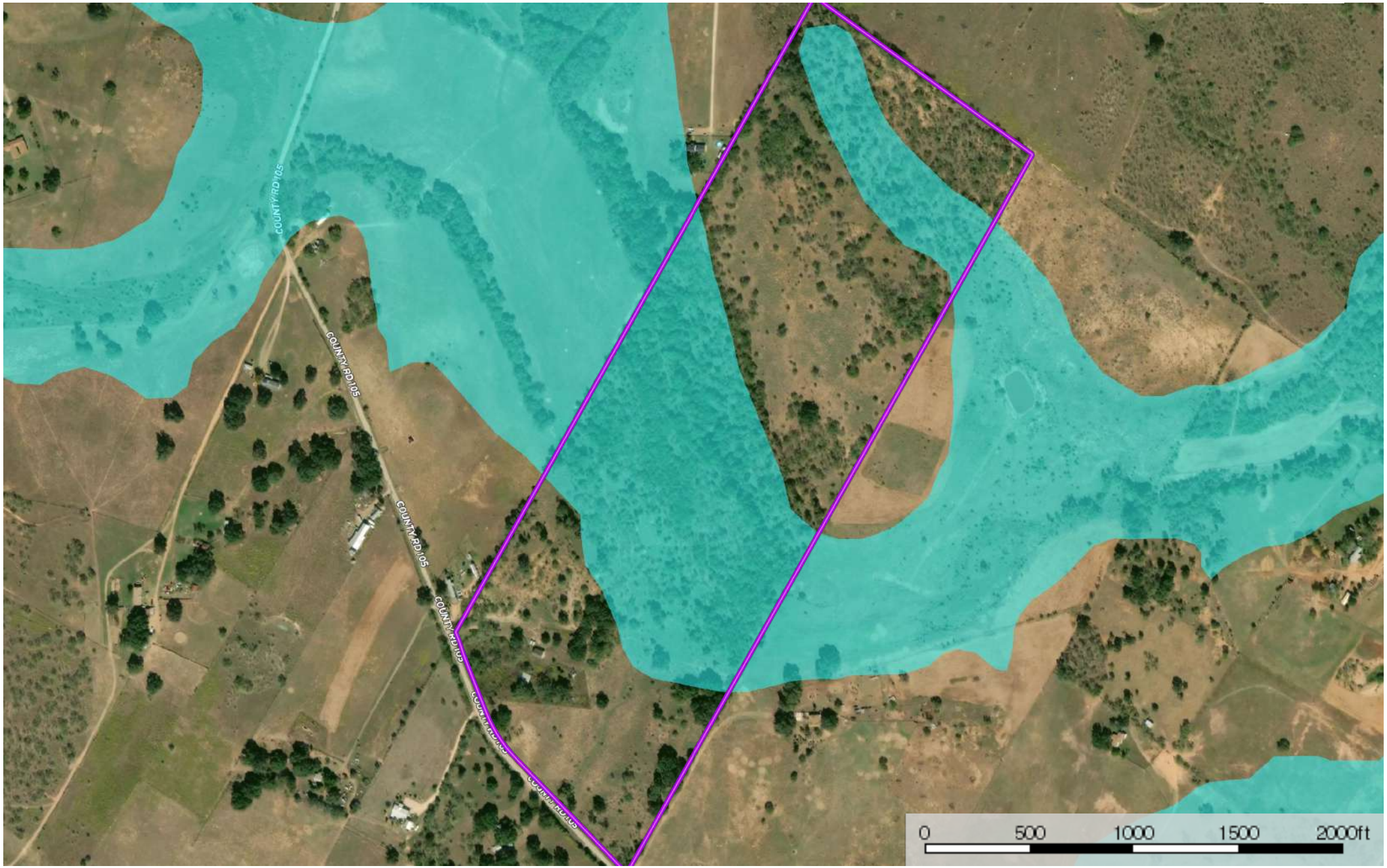
Sutti Ranch Highlights

- 37 minutes to downtown San Antonio (easy access to 37, 181, and 1604);
- 12 miles to Connolly Memorial; 43 minutes to Lackland;
- 14 minutes to downtown Floresville;
- Near Calaveras Lake and Brauning Lake;
- ~1280 ft of frontage on County Rd 105; fenced on all 4-sides of the property
- Access to city and well water; electricity is available on the ranch; septic system on-site
- 300-400+ year giant Oak Trees and slight rolling topography gives this property a Texas Hill Country feel;
- Wildlife Ag Exemption in-place;
- Large stock tank (pipe from well runs to the tank to fill);
- An opportunity to raise, hunt, and grow your own food; opportunity to live off-grid by adding solar;
- Living room and laundry room hunting blinds;
- 2 seasonal creeks (Picoso Creek); due to the Picoso creek running through the property, wildlife game is drawn to Sutti Ranch; trophy turkey, deer, dove, quail & hogs you can take from the living room window;
- Good berm for your private shooting range;
- 65 ft deep well;
- Post Oak Savannah & Brush Country
- Multiple sheds on the property as well as horse stalls with restoration potential;
- Charming 2 bed, 1 bathroom 1120 sqft home (built 96') with high ceilings (9ft);

- The roof and hardiplank are ~5 years old; water heater; appliances convey;
- Perfect place to run the dogs, spend time with the family, and decompress from the city life;
- Turn-key with the opportunity to build a dream home near the giant Oak Trees and/or convert into a multi-generational family compound;
- "Man-Cave" sign conveys

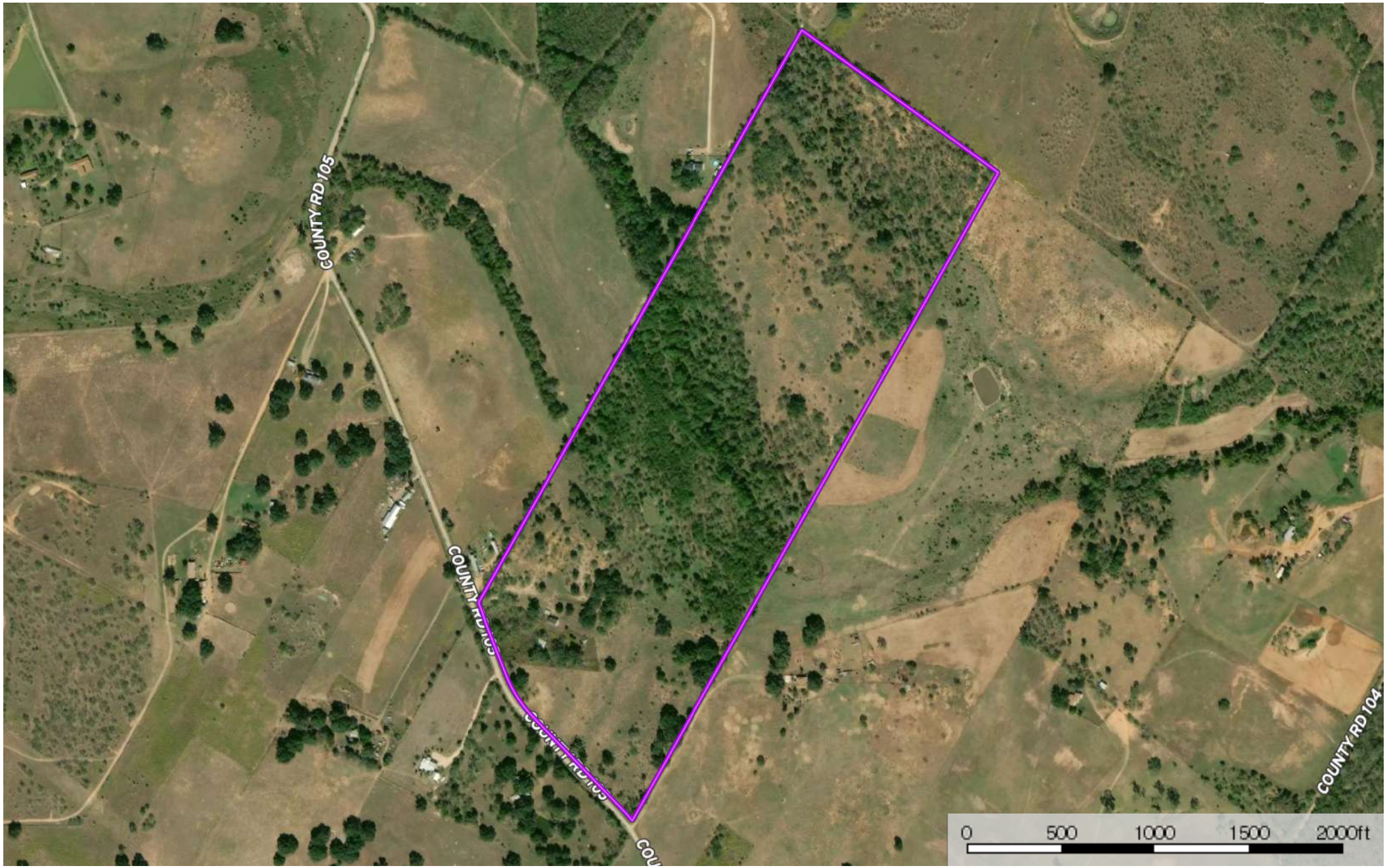
Sutti Ranch


Wilson County, Texas, 85.9 AC +/-



-  Boundary
-  100 Year Floodplain
-  500 Year Floodplain
-  Floodway
-  Special
-  Unmapped/ Not Included

Sutti Ranch
Wilson County, Texas, 85.9 AC +/-



 Boundary

WILSON COUNTY APPRAISAL DISTRICT
 PROPERTY 16236 R
 Legal Description
 A0221 J H MILLS SUR, TRACT 3, ACRES 85.900
 Ref ID2: R16236
 Map ID 22/23
 0221-00000-00300

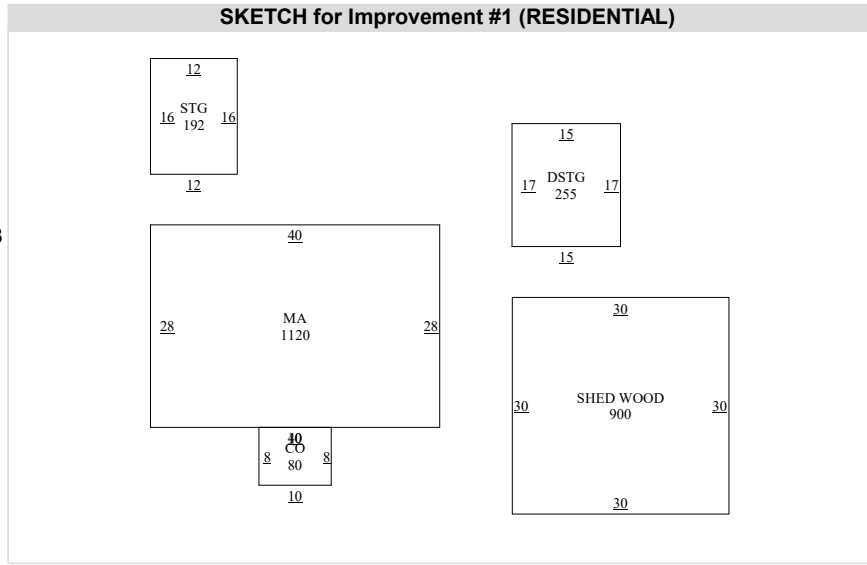
OWNER ID
 70044
 SUTTI MARTIN A & CYBELE
 12400 FAIRFAX RIDGE PI
 AUSTIN, TX 78738
 OWNERSHIP
 100.00%
 ACRES: 85.9000
 EFF. ACRES:
 APPR VAL METHOD: Cost

Entities
 CAD 100%
 ESD#4 100%
 ESD#5 100%
 GW 100%
 HH 100%
 SARA 100%
 SF 100%
 WEU 100%

Values
 IMPROVEMENTS 73,280
 LAND MARKET + 459,840
 MARKET VALUE = 533,120
 PRODUCTIVITY LOSS - 436,480
 APPRAISED VALUE = 96,640
 HS CAP LOSS - 0
 ASSESSED VALUE = 96,640

SITUS 2892 CR 105 FLORESVILLE, TX 78114

GENERAL
 UTILITIES LAST APPR. RG
 TOPOGRAPHY LAST APPR. YR 2020
 ROAD ACCESS GR LAST INSP. DATE 10/23/2019
 ZONING NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS 10/23/19 RG/AT-NO CHG FOR 2020. 9/8/16
 MN/RG - NO CHG F/17-- 09/25/13 DT/CS - NO
 CHANGE F/14--- 9-24/07-GM-NEW SCHD FOR 08
 -2/7/07 ADS - NEW OWNER REFILED 1D1 PER



EXEMPTIONS



BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
05/09/2006	*****	HOLSTON LYNETTE	WD / 1338 / 607
07/23/2004	*****	BASURTO HILDA E	WD / 1233 / 25
07/26/2002	*****	BASURTO ALFONSO	DD / 1233 / 12

SUBD: A0221 NBHD:FLSVRURAL130.00%
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE
 MA MAIN AREA R RF1/ 1,120.0 54.35 1 1995 1995 AVG 60,870 100% 80% 100% 100% 100% 0.80 48,700
 CO COVERED PORC R 7+/ 80.0 13.59 1 1996 1996 AVG 1,090 65% 100% 100% 100% 100% 0.65 710
 STG STORAGE BUIL R 3/ 192.0 12.00 1 1996 1996 2,300 100% 20% 100% 100% 100% 0.20 460
 DSTG DETACHED STO R 2/ 255.0 40.00 1 1996 1996 10,200 100% 50% 100% 100% 100% 0.50 5,100
 SHED SHED WOOD (W R OP4/ 900.0 3.90 1 0 3,510 100% 40% 100% 100% 100% 0.40 1,400
 1. RESIDENTIAL STCD: E1 2,547.0 Homesite: N 77,970 56,370
 1 MISC IMP - NO VALUE

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1.	RESIDENTIAL	STCD: E1			2,547.0						77,970							56,370

IMPROVEMENT FEATURES

SUBD: A0221 NBHD:FLSVRURAL100.00%

LAND INFORMATION

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	IMPROVED PASTURE		FISD		D1WN	A	32.0000 AC	5,948.00	190,340	0.90	1.00	A	171,300	YES	1D1	IP3	104.00	3,330
2.	NATIVE PASTURE		FISD		D1WN	A	50.9000 AC	5,948.00	302,750	0.90	1.00	A	272,480	YES	1D1	NP3	78.00	3,970

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

continued on next page

PROPERTY **16236** R
Legal Description
 A0221 J H MILLS SUR, TRACT 3, ACRES 85.900

OWNER ID SUTTI MARTIN A & CYBELE
 70044
 12400 FAIRFAX RIDGE PI
 AUSTIN, TX 78738

OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2021

Entities
 CAD 100%
 ESD#4 100%
 ESD#5 100%
 GW 100%
 HH 100%
 SARA 100%
 SF 100%
 WEU 100%

Values

IMPROVEMENTS	73,280
LAND MARKET	+ 459,840
MARKET VALUE	= 533,120
PRODUCTIVITY LOSS	- 436,480
APPRAISED VALUE	= 96,640
HS CAP LOSS	- 0
ASSESSED VALUE	= 96,640

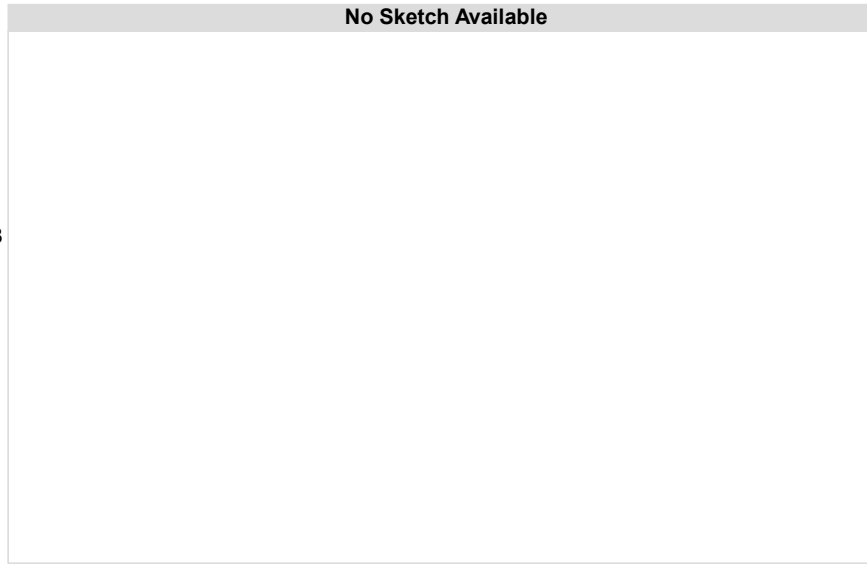
0221-00000-00300 Ref ID2: R16236
 Map ID 22/23

ACRES: 85.9000
EFF. ACRES:
APPR VAL METHOD: Cost

SITUS 2892 CR 105 FLORESVILLE, TX 78114

GENERAL

UTILITIES	LAST APPR.	RG
TOPOGRAPHY	LAST APPR. YR	2020
ROAD ACCESS GR	LAST INSP. DATE	10/23/2019
ZONING	NEXT INSP. DATE	
BUILDER		
NEXT REASON		
REMARKS	10/23/19 RG/AT-NO CHG FOR 2020. 9/8/16 MN/RG - NO CHG F/17-- 09/25/13 DT/CS - NO CHANGE F/14--- 9-24/07-GM-NEW SCHD FOR 08 -2/7/07 ADS - NEW OWNER REFILED 1D1 PER	



EXEMPTIONS

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BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
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SALE DT	PRICE	GRANTOR	DEED INFO
05/09/2006	*****	HOLSTON LYNETTE	WD / 1338 / 607
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07/26/2002	*****	BASURTO ALFONSO	DD / 1233 / 12

SUBD: A0221 NBHD:FLSVRURAL130.00%

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE

IMPROVEMENT FEATURES

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SUBD: A0221 NBHD:FLSVRURAL100.00%

LAND INFORMATION

IRR Wells: 0 Capacity: 0										IRR Acres: 0				Oil Wells: 0				
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
3.	FISD RURAL LAND		FISD	E1	N	A	3.0000 AC	5,948.00	17,840	0.90	1.00	A	16,060	NO			0.00	0
													459,840			7,300		



SCALE 1" = 400'

FRANCISCO FLORES
GRANT, SURVEY NO. 20
ABSTRACT NO. 12

JOHNNY M.
SALAZAR, JR.
VOL. 832, PG. 711

HAROLD MEYER AND
LUELLA MEYER REVOCABLE
LIVING TRUST
VOL. 1199, PG. 401

ARNULFO RAMIREZ
VOL. 602, PG. 1

JOHN H. MILLS
SURVEY NO. 36
ABSTRACT NO. 221

JACQUELINE SUE
POSTERT BURK
VOL. 1147, PG. 254

85.83
ACRES

THOMAS C. MORENO AND
ROSA MORENO
VOL. 918, PG. 118

(N21°01'58"W)
(N20°57'53"W)
230.15'
(230.52')

(N23°44'26"W)
(N23°46'51"W)
242.27'
(242.27')

(N29°34'58"E)
(N29°37'58"E)

(S29°22'23")
3036.07'

(S54°00'00"E)
(S53°55'12"E)
1017.98'
(1127.60')

N44°24'17"E
24.47'

(S29°20'55"W)
(S29°23'18"W)

(N43°01'06"W)
(N43°05'11"W)
795.99'
(795.99')

COUNTY ROAD
NO. 105
(R.O.W. NOT TO SCALE)

SURVEY PLAT OF 85.83 ACRES OF LAND OUT OF THE JOHN H. MILLS SURVEY NO. 36, ABSTRACT NO. 221, WILSON COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO KENNETH CALVIN HOLSTON AND LYNETTE DE'SELLE HOLSTON IN A DEED OF RECORD IN VOLUME 1233, PAGE 25 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

- LEGEND**
- IR - STEEL ROD FOUND
 - MS - 1/2" REBAR SET
 - CP - CORNER POST
 - DD/MM/SS" DIST. - FIELD
 - (DD/MM/SS" DIST.) - RECORD
 - X - BARBED WIRE FENCE
 - ⊕ - POWER/UTILITY POLE
 - ⊙ - WATER WELL/WATER METER (AS NOTED)
 - ⊙ - SEPTIC TANK
 - O - CHAIN LINK FENCE
 - B - WOOD PRIVACY FENCE

SURVEYOR NOTES:

- 1.) A METERS AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT
- 2.) THE BASIS OF THE BEARING SYSTEM IS WGS84
- 3.) THIS PLAT WAS PREPARED FOR KENNETH CALVIN HOLSTON AND LYNETTE DE'SELLE HOLSTON. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 4.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK.

REFERENCE:
VOL. 1233, PG. 25 - DEED
VOL. 1265, PG. 473 - WTR. EMSN'T.

**POLLOK & SONS
SURVEYING, INC.**
FLORESVILLE, TEXAS
(830) 393-4770

STATE OF TEXAS
COUNTY OF WILSON

I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 25TH DAY OF APRIL 20 06 A.D.

LARRY J. POLLOK R.P.L.S. NO. 5186

JOB NO. 06-0253
© 2006 ALL RIGHTS RESERVED
DPS/MR/TMNS/CMG





SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 2892 County Rd 105 Floresville, TX 78114

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 x is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? occupied as a weekend retreat (approximate date) or never occupied the Property

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

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

Item	Y	N	U
Cable TV Wiring		x	
Carbon Monoxide Det.		x	
Ceiling Fans	x		
Cooktop		x	
Dishwasher		x	
Disposal		x	
Emergency Escape Ladder(s)		x	
Exhaust Fans	x		
Fences	x		
Fire Detection Equip.		x	
French Drain		x	
Gas Fixtures		x	
Natural Gas Lines		x	

Item	Y	N	U
Liquid Propane Gas:		x	
-LP Community (Captive)		x	
-LP on Property		x	
Hot Tub		x	
Intercom System		x	
Microwave		x	
Outdoor Grill		x	
Patio/Decking		x	
Plumbing System	x		
Pool		x	
Pool Equipment		x	
Pool Maint. Accessories		x	
Pool Heater		x	

Item	Y	N	U
Pump: <u> </u> sump <u> </u> grinder		x	
Rain Gutters		x	
Range/Stove	x		
Roof/Attic Vents	x		
Sauna		x	
Smoke Detector		x	
Smoke Detector - Hearing Impaired		x	
Spa		x	
Trash Compactor		x	
TV Antenna		x	
Washer/Dryer Hookup	x		
Window Screens	x		
Public Sewer System		x	

Item	Y	N	U	Additional Information
Central A/C	x			<u>x</u> electric <u> </u> gas number of units: <u> 1 </u>
Evaporative Coolers		x		number of units: <u> </u>
Wall/Window AC Units		x		number of units: <u> </u>
Attic Fan(s)		x		if yes, describe: <u> </u>
Central Heat	x			<u>x</u> electric <u> </u> gas number of units: <u> 1 </u>
Other Heat		x		if yes, describe: <u> </u>
Oven	x			number of ovens: <u> 1 </u> <u>x</u> electric <u> </u> gas <u> </u> other: <u> </u>
Fireplace & Chimney		x		<u> </u> wood <u> </u> gas logs <u> </u> mock <u> </u> other: <u> </u>
Carport		x		<u> </u> attached <u> </u> not attached
Garage		x		<u> </u> attached <u> </u> not attached
Garage Door Openers		x		number of units: <u> </u> number of remotes: <u> </u>
Satellite Dish & Controls		x		<u> </u> owned <u> </u> leased from: <u> </u>
Security System		x		<u> </u> owned <u> </u> leased from: <u> </u>
Solar Panels		x		<u> </u> owned <u> </u> leased from: <u> </u>
Water Heater	x			<u>x</u> electric <u> </u> gas <u> </u> other: <u> </u> number of units: <u> </u>
Water Softener		x		<u> </u> owned <u> </u> leased from: <u> </u>
Other Leased Items(s)		x		if yes, describe: <u> </u>

(TXR-1406) 09-01-19

Initialed by: Buyer: _____, _____ and Seller: MS, CS

Page 1 of 6

Concerning the Property at 2892 County Rd 105 Floresville, TX 78114

Underground Lawn Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>automatic</u> <u>manual</u> areas covered:
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Asphalt shingles Age: 5 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes no unknown

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

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

Item	Y	N
Basement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item	Y	N
Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Foundation / Slab(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lighting Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plumbing Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Walls / Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Structural Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Condition	Y	N
Aluminum Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Asbestos Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fault Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous or Toxic Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improper Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intermittent or Weather Springs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Encroachments onto the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improvements encroaching on others' property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in Historic District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic Property Designation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Foundation Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Roof Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Other Structural Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Condition	Y	N
Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Settling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soil Movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Subsurface Structure or Pits	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Underground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unplatted Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unrecorded Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetlands on Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wood Rot	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous treatment for termites or WDI	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous termite or WDI damage repaired	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Fires	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Termite or WDI damage needing repair	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Concerning the Property at 2892 County Rd 105 Floresville, TX 78114

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

Roof was replaced approximately 5 years ago after hail damage & leaking. Ceiling was repaired from the leak. wetlands formed at seasonal creeks.

Termites were detected and treated. Exterminator service inspects & maintains a bait trap system.

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

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

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

Y N

Present flood insurance coverage (if yes, attach TXR 1414).

Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.

Previous flooding due to a natural flood event (if yes, attach TXR 1414).

Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).

Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).

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

Located wholly partly in a floodway (if yes, attach TXR 1414).

Located wholly partly in a flood pool.

Located wholly partly in a reservoir.

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

See attached flood plane map and additional documents.

**For purposes of this notice:*

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Concerning the Property at 2892 County Rd 105 Floresville, TX 78114

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* 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).

Section 7. 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): _____

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

Y N

- X 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.
- X 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.
- X 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: _____
- X Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- X Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- X Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- X Any condition on the Property which materially affects the health or safety of an individual.
- X 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).
- X 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.
- X The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- X Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

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

Concerning the Property at 2892 County Rd 105 Floresville, TX 78114

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

Electric: _____	phone #: _____
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
Internet: _____	phone #: _____

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

_____ Signature of Buyer	_____ Date	_____ Signature of Buyer	_____ Date
_____ Printed Name:	_____ Printed Name:	_____ Printed Name:	_____ Printed Name:

(TXR-1406) 09-01-19

Initialed by: Buyer: _____, _____ and Seller: , 



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT 2892 County Rd 105 Floresville, TX 78114

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
 N/A
- (2) Type of Distribution System: N/A Unknown
- (3) Approximate Location of Drain Field or Distribution System: N/A Unknown
- (4) Installer: N/A Unknown
- (5) Approximate Age: N/A Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? Yes No
If yes, name of maintenance contractor: N/A
Phone: N/A contract expiration date: N/A
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? N/A
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? Yes No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? Yes No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
 planning materials permit for original installation final inspection when OSSF was installed
 maintenance contract manufacturer information warranty information _____
No items concerning onsite sewer facility are attached.
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller MS, CS


Page 1 of 2

Information about On-Site Sewer Facility concerning 2892 County Rd 105 Floresville, TX 78114

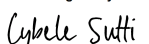
D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

DocuSigned by:

 2/12/2021

 Signature of Seller Date
Martin Sutti

DocuSigned by:

 2/12/2021

 Signature of Seller Date
Cybele Sutti

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date