

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: 5513 County Road 7940, Lubbock, Texas 79424-7101

OF THE DATE SIGNED BY THE BUYER MAY WISH TO	' SE O C	ELL BT	ER A	ANE) 18	NOT A SUBSTITU	ITE F	OF	R AN	ONDITION OF THE PROPE IY INSPECTIONS OR WARF IND BY SELLER, SELLER'S	RAN		
AGENTS, OR ANY OTHER Seller ⊠ is □ is not occu Property? □occupied the Property				prop	er	y. If unoccupied (by	/ Sell	er),	, ho	w long since Seller has occup _ (approximate date) or ロ n			е
Section 1. The Property hat This Notice does not establish						•		•		(N), or Unknown (U).) which items will & will not conv	ey.		
Item	Υ	N	U	Ite	n		Υ	N	U	Item	Υ	N	U
Cable TV Wiring	Х			Na	tura	al Gas Lines		Х		Pump: ☐ sump ☐ grinder		Х	
Carbon Monoxide Det.		Х		Fue	el C	Sas Piping:		Х		Rain Gutters		Х	
Ceiling Fans	X			- B	ac	k Iron Pipe		Х		Range/Stove	Х		
Cooktop	X			- C	opi	per		Х		Roof/Attic Vents	X		
Dishwasher	Х					ugated Stainless Tubing		Х		Sauna		х	
Disposal	X			Ho	t Tı	qr		Х		Smoke Detector	Х		
Emergency Escape Ladder(s)		Х		Inte	erc	om System		Х		Smoke Detector Hearing Impaired		Х	
Exhaust Fan	X			Mic	rov	wave		Х	П	Spa		Х	
Fences	X			Ou	tdc	or Grill		Х		Trash Compactor		Х	
Fire Detection Equipment	X			Pa	io/	Decking		Х		TV Antenna		Х	
French Drain		Х		Plu	mk	ing System	Х			Washer/Dryer Hookup	Х		
Gas Fixtures		Χ		Po	ol		Х			Window Screens		Х	
Liquid Propane Gas		Х		Po	ol E	Equipment	Х			Public Sewer System		Х	
- LP Community (Captive)		X		Po	ol N	Maint. Accessories		Х					
- LP on Property	Х			Po	ol F	leater	Х						
Item			Y	· NI		Additional Inform	otion						
Central A/C			X		U	⊠ electric □ gas r			of u	nite: 3			
Evaporative Coolers			+^	X		number of units:	IUITIL	CI	oi u	ilits. 5			
Wall/Window AC Units				 		number of units:							
Attic Fan(s)			_	X		if yes, describe:							
Central Heat			+			⊠ electric □ gas r	numh	or	of	nite: 3			
Other Heat			+^	Y		if yes describe.	IUIII	CI	oi u	1111.5. 5			

X
⊠ electric □ gas number of units: 3

X
if yes, describe:

X
number of ovens: 2 ⊠ electric □ gas □ other □

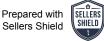
X
⊠wood □ gas log □mock □ other □

X
□ attached □ not attached

X
⊠ attached □ not attached

X
□ number of units: 2 number of remotes: 2

Initialed by: Buyer: ____, ___ and Seller: <u>DJ</u>, <u>MJ</u>



Fireplace & Chimney

Garage Door Openers

Oven

Carport

Garage

Satellite Dish & Controls X												
Solar Panels	Satellite Dish & Controls				⊠c	wned	☐ leased from	m:				
Water Heater	Security System		X		⊠c	wned	☐ leased from	n:				
Water Softener	Solar Panels			Х	□ c	wned	☐ leased from	n:				
Other Leased Item(s) X If yes, describe: Underground Lawn Sprinkler X automatic manual areas covered: Septic / On-Site Sewer Facility X automatic manual areas covered: Septic / On-Site Sewer Facility X ff Yes, attach Information About On-Site Sewer Facility.(TXR-1407) Water supply provided by: □ city well □ MUD □ co-op □ unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). Roof Type: Composite (Shingles) stere an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? □ yes mo □ unknown Age: 3 (approximate) 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 in need of repair? yes mo ff yes, describe: Pool Heater needs repair? yes mo ff yes, describe: Pool Heater needs repair? yes mo ff yes, describe: Pool Heater needs repair? yes mo ff yes, describe: Pool Heater needs repair? yes mo ff yes, describe: Pool Heater needs repair? yes mo ff yes, describe: 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 aware and wo (N) if you are not aware.) Item Y N Basement X N <	Water Heater X ⊠ electric □ gas □ other num						number of units: 1					
Underground Lawn Sprinkler						wned	☐ leased from	n:				
Underground Lawn Sprinkler												
Septic On-Site Sewer Facility X	` ′								area	as covered:		
Water supply provided by: city well MUD co-op unknown other: Was the Property built before 1978? yes no unknown Age: 3 (approximate) Age: 3 (approximate) Stehere an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes no unknown Age: 3 (approximate) Stehere 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 in need of repair? yes no if yes, describe: Pool Heater needs repair	_ :		T _X								40	7)
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Roof Type: Composite (Shingles) Age: 3 (approximate)	Was the Property built before 1	1978	3? □	yes	s 🗵 no	un 🗆 כ	known					
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defects, or are in need of repair? ☑ yes ☐ no If yes, describe: Pool Heater needs repair 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 ☐ Y N Floors ☐ X Foundation / Slab(s) ☐ X Foundation	covering)? □ yes ⋈ no □ un	ikno	own									
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.) ttem	Are you (Seller) aware of any of	of th	e ite	ms	listed ii	n this Se	ection 1 that a	are	not	in working condition, that have		
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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.) tem	Pool Heater needs repair											
Item	Tool House Hoods Topali											
Item												
Item Y N Basement Item Floors Y N Floors Item Sidewalks Y N Sidewalks X Walls / Fences X Windows X Wind	Section 2. Are you (Seller) av	vare	e of	any	defec	ts or m	alfunctions i	n a	any	of the following?: (Mark Yes (Y) i	if
Basement X X Ceilings X X Doors X X Interior Walls X Int	you are aware and No (N) if y	ou/	are	not	aware	.)				-		
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Ceilings		┼┼		_				_	_			_
Interior Walls		\vdash		_		n / Slah	v(e)		_		\vdash	
Driveways		-		_			(3)				\vdash	
Electrical Systems X Exterior Walls X Roof X X Exterior Walls X Roof X X 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 Radon Gas Asbestos Components X Endangered Species/Habitat on Property X Endangered Species/Habitat on Property X Hazardous or Toxic Waste X Improper Drainage X Intermittent or Weather Springs X Intermittent or James A Intermittent or J		-		_					-		\vdash	
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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	•	-				System	S				₩	
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Aluminum Wiring X Settling X Settling X Settling X Soil Movement X Soil Movement X Subsurface Structure or Pits X Subsurface Structure or Pits X Underground Storage Tanks X Unplatted Easements X Unrecorded Easements X Intermittent or Weather Springs X Water Damage Not Due to a Flood Event X	No (N) if you are not aware.)											
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Intermittent or Weather Springs X Urea-formaldehyde Insulation X Water Damage Not Due to a Flood Event X							•				\top	
Landfill X Water Damage Not Due to a Flood Event X										T		
			Dt L	127	arde						\vdash	

Initialed by: Buyer: ____, ___ and Seller: DJ, MJ

Wood Rot



Encroachments onto the Property

Improvements encroaching on others' property

Located in Historic District	X
Historic Property Designation	Х
Previous Foundation Repairs	Х
Previous Roof Repairs	Х
Previous Other Structural Repairs	Х
Previous Use of Premises for Manufacture of	X
Methamphetamine	

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

If the answer to any of the items in Section 3 is Yes, explain (attach additional sheets if necessary):
*A single blockable main drain may cause a suction entrapment hazard for an individual.
Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? \Box yes \boxtimes 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.)
<u>Y N</u>
□ ⊠ Present flood insurance coverage.
\square Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
\square \boxtimes Previous flooding due to a natural flood event.
\square \boxtimes Previous water penetration into a structure on the Property due to a natural flood event.
□ ⊠ Located □ wholly □ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
\square \boxtimes Located \square wholly \square partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
□ ☑ Located □ wholly □ partly in a floodway.
□ ☑ Located □ wholly □ partly in flood pool.
□ ⊠ Located □ wholly □ partly in a reservoir.
If the answer to any of the above is yes, explain (attach additional sheets if necessary):

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

*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard

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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.

Have you (Caller) ever filed a claim for fleed demand to the Dreporty with any incurence

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
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.)
you are not aware.)

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with others. If Yes, complete the for	ollowing:	, walkways, or other) co-owned in undivided interest? □ Yes □ No If Yes, please describe:								
☐ ☑ Any notices of violations of deed rethe Property.	☐ ☑ 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.										
\square \boxtimes Any condition on the Property whi	ch materially affects th	e health or safety of an individual.								
□ ⋈ Any repairs or treatments, other the hazards such as asbestos, radon,		ce, made to the Property to remediate environmental a-formaldehyde, or mold.								
If Yes, attach any certificates of example, certificate of mold re		identifying the extent of the remediation (for ediation).								
☐ ☒ Any rainwater harvesting system I public water supply as an auxiliary		that is larger than 500 gallons and that uses a								
☐ ☑ The Property is located in a proparetailer.	ne gas system service	area owned by a propane distribution system								
\square \boxtimes Any portion of the Property that is	located in a groundwa	ter conservation district or a subsidence district.								
If the answer to any of the items in Sec	tion 8 is yes, explain (a	attach additional sheets if necessary):								
Homeowners association - No regula	ar fee, just pay as there	e are needed repairs								
•	nd who are either lice	ved any written inspection reports from persons nsed as inspectors or otherwise permitted by opies and complete the following:								
	•	reflection of the current condition of the Property. A spectors chosen by the buyer.								
Section 10. Check any tax exempt	ion(s) which you (Sel	ler) currently claim for the Property:								
☑ Homestead☐ Wildlife Management☐ Other:	•	☐ Disabled Veteran								
Section 11. Have you (Seller) ever with any insurance provider? ☑ yes ☐ no	filed a claim for dam	age, other than flood damage, to the Property								
Section 12. Have you (Seller) ever	tlement or award in a	or a claim for damage to the Property (for legal proceeding) and not used the proceeds to no								

Concerning the Property at 5513 County Road 7940, Lubbock, Texas 79424-7101

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Concerning the Property at 5513 County Road 7940, Lubbock, Texas 79424-7101
Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☑ yes ☐ no ☐ unknown
If no or unknown, explain (Attach additional sheets if necessary):

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Initialed by: Buyer: _____, ____ and Seller: <u>DJ</u>, <u>MJ</u>
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Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person,	including the
broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.	

Daralyn Jiron	03/21/2024	Mark Jiron	03/21/2024
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Daralyn Jiron		Printed Name: Mark Jiron	

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 (TAR 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:	South Plains Electric Coop	Phone #	
Sewer:	Septic	Phone #	
Water:	Well	Phone #	
Cable:	Dish	Phone #	
Trash:	Waste Removers	Phone #	
Natural Gas:	N/A	Phone #	
Phone Company:	South Plains Telephone Coop	Phone #	
Propane:	N/A	Phone #	
Internet:	South Plains Telephone Coop	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:	

Initialed by: Buyer: ____, ___ and Seller: $\underline{\text{DJ}}$, $\underline{\text{MJ}}$

