



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING PROPERTY AT: 1900 Byrd Ranch Rd., Johnson City, Texas 78636

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller is is not occupying the Property. If unoccupied, how long since Seller has occupied the Property?

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- Range Oven Microwave
- Dishwasher Trash Compactor Disposal
- Washer/Dryer Hookups Window Screens Rain Gutters
- Security System Fire Detection Equipment Intercom System
- Smoke Detector
- Smoke Detector - Hearing Impaired
- Carbon Monoxide Alarm
- Emergency Escape Ladder(s)
- TV Antenna Cable TV Wiring Satellite Dish
- Ceiling Fan(s) Attic Fan(s) Exhaust Fan(s)
- Central A/C Central Heating Wall/Window Air Conditioning
- Plumbing System Septic System Public Sewer System
- Patio/Decking Outdoor Grill Fences
- Pool Sauna Spa Hot Tub
- Pool Equipment Pool Heater Automatic Lawn Sprinkler System
- Fireplace(s) & Chimney (Wood burning) Fireplaces & Chimney (Mock)
- Natural Gas Lines Gas Fixtures
- Liquid Propane Gas LP Community (Captive) LP on Property
- Fuel Gas Piping: Black Iron Pipe Corrugated Stainless Tubing Copper
- Garage: Attached Not Attached Carport
- Garage Door Opener(s): Electronic Control(s)
- Water Heater: Gas Electric
- Water Supply: City Well MUD Co-op
- Roof Type: Metal Age: 14(approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? Yes No Unknown. If yes, then describe. (Attach additional sheets if necessary):

Everything works

Outdoor propane grill has one igniter that does not function. The part has arrived and I am repairing it. Fixed

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? Yes No Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary):

[Empty box for explanation of smoke detectors]

* 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- Interior Walls
- Exterior Walls (minor cracks)
- Roof
- Walls/Fences
- Plumbing/Sewers/Septics
- Other Structural Components (Describe):
- Ceilings
- Doors
- Foundation/Slab(s)
- Driveways (minor cracks)
- Electrical Systems
- Floors
- Windows
- Sidewalks
- Intercom System
- Lighting Fixtures

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

Exterior Walls – Stucco has some hairline cracks. Limestone has crack on north wall of the study, needs mortar repair.

Doors – Front door slide bolt stuck, needs replacement.

Walls/Fences – South wire fence has one barbed wire strand at the very top that has broken in one section. Landscape wall at rear of the house has crack in the limestone.

Driveways – Some minor cracks in the concrete.

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- Active Termites (includes wood destroying insects)
- Termite or Wood Rot Damage Needing Repair
- Previous Structural or Roof Repair
- Hazardous or Toxic Waste



- | | |
|---|--|
| <input type="checkbox"/> N Previous Termite Damage | <input type="checkbox"/> N Asbestos Components |
| <input type="checkbox"/> N Previous Termite Treatment | <input type="checkbox"/> N Urea-formaldehyde Insulation |
| <input type="checkbox"/> N Improper Drainage | <input type="checkbox"/> N Radon Gas |
| <input type="checkbox"/> N Water Damage Not Due to a Flood Event | <input type="checkbox"/> N Lead Based Paint |
| <input type="checkbox"/> Y Landfill, Settling, Soil Movement, Fault Lines | <input type="checkbox"/> N Aluminum Wiring |
| <input type="checkbox"/> N Single Blockable Main Drain in Pool/Hot Tub/Spa* | <input type="checkbox"/> Y Previous Fires |
| | <input type="checkbox"/> Y Unplatted Easements |
| | <input type="checkbox"/> Y Subsurface Structure or Pits |
| | <input type="checkbox"/> N Previous Use of Premises for Manufacture of Methamphetamine |

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

Landfill, Settling, Soil Movement, Fault Lines – Minor settling occurred when the house was new, none since then.
Previous Fires – Outdoor kitchen smoulder fire about 2014 and was put out by fire department. As a result the entire outdoor kitchen was rebuilt with interior cinder blocks and exterior limestone, and a new Lynx grill and stainless steel doors installed.
Unplatted Easements – Pedernales Electric has easement to service the light poles along the north side of the property. I don't know if this qualifies as unplatted.
Subsurface Structure or Pits – Buried liquid propane tank to service the house

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

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Yes (if you are aware) No (if you're not aware) If yes, explain. (Attach additional sheets if necessary):

Front door slide bolt is stuck and needs replacement. One outdoor grill infrared igniter not functioning, replacement part has been received. South fence top wire strand needs repair in one small section. Exterior wall limestone has small crack that needs mortar. Barn is not completely weatherproof, minor leaks in a couple of areas but this will not be repaired.

6. Are you (Seller) aware of any of the following conditions? * Write Yes (Y) if you are aware, write No (N) if you are not aware.

- N Present flood insurance coverage
- N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
- N Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

N Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)

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

N Located wholly partly in a floodway

N Located wholly partly in a flood pool

N Located wholly partly in a reservoir

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

*For purpose of this notice:



"100-year floodplain" means any area of land that:

(A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;

(B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding;

and

(C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

(A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and

(B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

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

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

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

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

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?* Yes No. If yes, explain (attach additional sheets necessary):

[Empty box for answer to question 7]

*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).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? Yes No. If yes, explain (attach additional sheets necessary):

[Empty box for answer to question 8]

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

Homeowners' Association or maintenance fees or assessments.

Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits directly or indirectly affecting the Property.

Any condition on the Property which materially affects the physical health or safety of an individual.

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.

Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):



Homeowners' Association or maintenance fees or assessments – The property is part of a development that has a property owners association which levies annual assessments.

Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others. – The road into our subdivision is a common area.

Any lawsuits directly or indirectly affecting the Property – Indirect. One property owner has sued the POA claiming he does not owe assessment dues. Currently in litigation.

Any portion of the property that is located in a groundwater conservation district or a subsidence district – The property is in the Blanco-Pedernales Groundwater Conservation District

10. 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 maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

11. 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.

Jose Ramirez

07/22/2024

Barbara Ramirez

07/22/2024

Signature of Seller

Date

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. 55-0 This form replaces OP-11.