

13944 FM 32, Fischer, TX

High Performance Home built in 2024

This residence was built using high performance techniques recognized by the Building Performance Institute and the APA to increase building life and energy efficiency. This home includes the following enhancements over standard construction buildings;

- 2x6 exterior wall construction – creates a stronger wall and provides more depth for insulation
- 24” O.C exterior wall studs – insulation is more efficient than wood at mitigating thermal transfer, framing exterior walls with 24” on center studs provides 12% more insulation on average
- Monopoly style framing was used where the exterior was built without soffits and overhangs allowing the entire structure to be air and water sealed from foundation to the top of the building. This allowed the home to air leakage test at .25 air changes per hour prior to mechanical rough-in. Final test on this home measured .5 air changes per hour. For reference Austin building code requires a home test at 5 air changes per hour to pass final inspection. This home is 1/10th that requirement.
- Low air changes means that the air entering the home is controlled rather than random. Incoming air is refreshed on a schedule and fully filtered to provide optimum indoor air quality. This home includes top of the line Mitsubishi HVAC equipment with an energy recovering ventilation and dehumidification systems for optimized indoor air quality and energy efficiency.
- Anderson casement windows
- Low maintenance Hardie concrete/cellulose siding
- Lifetime standing seam steel roof
 - No penetrations in main house roof means no leaks, ever!

Other unique or upgraded features;

- Lighting designed by a lighting designer and executed with DMF high end fixtures and Vantage lighting control system
- Extensive use of digitally controlled tape lighting
- Music system covering 9 areas of the main house
- Casita music system provides concert quality playback around the pool
- Shop, Casita, Main House, Guest House and Rodeo Arena connected to the same network with Starlink Internet access



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 **451 Wegener Trail, Fischer, Texas 78623**

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Seller Is Is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied The Property? **6 months** (approximate date) Never occupied the Property.

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

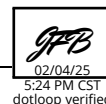
This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	✓		
Carbon Monoxide Det.	✓		
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain		✓	
Gas Fixtures		✓	
Liquid Propane Gas:	✓		
-LP Community (Captive)		✓	
-LP on Property	✓		

Item	Y	N	U
Natural Gas Lines		✓	
Fuel Gas Piping:	✓		
-Black Iron Pipe		✓	
-Copper		✓	
-Corrugated Stainless Steel Tubing		✓	
Hot Tub		✓	
Intercom System		✓	
Microwave	✓		
Outdoor Grill	✓		
Patio/Decking	✓		
Plumbing System	✓		
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			✓
Rain Gutters	✓		
Range/Stove	✓		
Roof/Attic Vents	✓		
Sauna			✓
Smoke Detector	✓		
Smoke Detector – Hearing Impaired			✓
Spa			✓
Trash Compactor			✓
TV Antenna			✓
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System			✓

Item	Y	N	U	Additional Information
Central A/C	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1
Evaporative Coolers		✓		number of units: N/A
Wall/Window AC Units		✓		number of units: N/A
Attic Fan(s)		✓		if yes, describe: N/A
Central Heat	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1
Other Heat		✓		if yes describe: N/A
Oven	✓			number of ovens: 1 <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: N/A
Fireplace & Chimney		✓		<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: N/A
Carport	✓			<input type="checkbox"/> attached <input checked="" type="checkbox"/> not attached
Garage		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers				number of units: N/A number of remotes: N/A
Satellite Dish & Controls		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from N/A
Security System		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from N/A



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Solar Panels		<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from N/A
Water Heater	<input checked="" type="checkbox"/>		<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: N/A number of units: 1
Water Softener	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from N/A
Other Leased Item(s)		<input checked="" type="checkbox"/>	if yes, describe: N/A
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: Sodded lawn
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>		if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: City Well MUD Co-op Unknown Other: **N/A**

Was the Property built before 1978? yes no unknown

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

Roof Type: **Metal** Age: **18** (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):

N/A

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	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" 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	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: oak wilt		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>



Concerning the Property at **451 Wegener Trail, Fischer, Texas 78623**

Encroachments onto the Property		✓	Wood Rot		✓
Improvements encroaching on others' property		✓	Active infestation of termites or other wood destroying insects (WDI)		✓
Located in Historic District		✓	Previous treatment for termites or WDI		✓
Historic Property Designation		✓	Previous termite or WDI damage repaired		✓
Previous Foundation Repairs		✓	Previous Fires		✓
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):

*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.
- 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.
- Previous water penetration into a structure on the Property due to a natural flood.
- Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- 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.
- Located wholly partly in a reservoir.

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



[Empty box]

***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 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.

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):

N/A

*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):

N/A

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

- 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: N/A

Manager's Name: N/A Phone: N/A

- Fees or assessments are: \$ N/A per N/A mandatory voluntary

Any unpaid fees or assessment for the Property? Yes (\$ N/A) No

If the Property is in more than one association, provide information about the other associations



below or attach information to this notice.

N/A

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

N/A

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

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

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

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

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):

[Empty box for explanation]

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

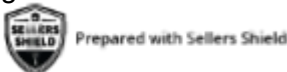
Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

Homestead
 Wildlife Management

Senior Citizen
 Agricultural

Disabled
 Disabled Veteran



Concerning the Property at 451 Wegener Trail, Fischer, Texas 78623 Other: N/A Unknown**Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?** yes no**Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?** yes no If yes, explain:

N/A

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?* unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary):

N/A

**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.

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.

Kellie Bucy 2025-01-25
Signature of Seller Date

JOSHUA F. BUCY dotloop verified
02/04/25 5:24 PM CST
IRGB-57LV-Z1C7-E0YS
Signature of Seller Date

Printed Name: Kellie BucyPrinted Name: Joshua F. Bucy**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 <https://publicsite.dps.texas.gov>. 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



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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: PEC	Phone #: _____
Sewer: _____	Phone #: _____
Water: _____	Phone #: _____
Cable: _____	Phone #: _____
Trash: Hill country waste	Phone #: _____
Natural Gas: _____	Phone #: _____
Phone Company: _____	Phone #: _____
Propane: Pico	Phone #: _____
Internet: Starlink	Phone #: _____

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
 Printed Name: _____

 Signature of Buyer Date
 Printed Name: _____





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Item	Y	N	U
Cable TV Wiring	✓		
Carbon Monoxide Det.	✓		
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain	✓		
Gas Fixtures		✓	
Liquid Propane Gas:	✓		
-LP Community (Captive)		✓	
-LP on Property	✓		

Item	Y	N	U
Natural Gas Lines		✓	
Fuel Gas Piping:	✓		
-Black Iron Pipe		✓	
-Copper		✓	
-Corrugated Stainless Steel Tubing		✓	
Hot Tub		✓	
Intercom System		✓	
Microwave	✓		
Outdoor Grill	✓		
Patio/Decking	✓		
Plumbing System	✓		
Pool	✓		
Pool Equipment	✓		
Pool Maint. Accessories	✓		
Pool Heater	✓		

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		✓	
Rain Gutters	✓		
Range/Stove	✓		
Roof/Attic Vents	✓		
Sauna			✓
Smoke Detector	✓		
Smoke Detector – Hearing Impaired			✓
Spa	✓		
Trash Compactor			✓
TV Antenna			✓
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System			✓

Item	Y	N	U	Additional Information
Central A/C	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 3
Evaporative Coolers			✓	number of units: N/A
Wall/Window AC Units		✓		number of units: N/A
Attic Fan(s)		✓		if yes, describe: N/A
Central Heat	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 3
Other Heat		✓		if yes describe: N/A
Oven	✓			number of ovens: 2 <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: N/A
Fireplace & Chimney	✓			<input type="checkbox"/> wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: N/A
Carport	✓			<input type="checkbox"/> attached <input checked="" type="checkbox"/> not attached
Garage	✓			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	✓			number of units: 2 number of remotes: 2
Satellite Dish & Controls		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from N/A
Security System	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from N/A



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Solar Panels		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from N/A
Water Heater	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: N/A number of units: 2
Water Softener		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from N/A
Other Leased Item(s)		✓		if yes, describe: N/A
Underground Lawn Sprinkler	✓			<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: Sodded lawn
Septic / On-Site Sewer Facility	✓			if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: City Well MUD Co-op Unknown Other: **Rainwater collection + well**

Was the Property built before 1978? yes no unknown

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

Roof Type: **Metal** Age: **6 months** (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):

N/A

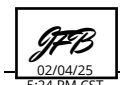
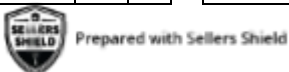
Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement		✓	Floors		✓	Sidewalks		✓
Ceilings		✓	Foundation / Slab(s)		✓	Walls / Fences		✓
Doors		✓	Interior Walls		✓	Windows		✓
Driveways		✓	Lighting Fixtures		✓	Other Structural Components		✓
Electrical Systems		✓	Plumbing Systems		✓			
Exterior Walls		✓	Roof		✓			

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	Condition	Y	N
Aluminum Wiring		✓	Radon Gas		✓
Asbestos Components		✓	Settling		✓
Diseased Trees: oak wilt		✓	Soil Movement		✓
Endangered Species/Habitat on Property		✓	Subsurface Structure or Pits		✓
Fault Lines		✓	Underground Storage Tanks		✓
Hazardous or Toxic Waste		✓	Unplatted Easements		✓
Improper Drainage		✓	Unrecorded Easements		✓
Intermittent or Weather Springs		✓	Urea-formaldehyde Insulation		✓
Landfill		✓	Water Damage Not Due to a Flood Event		✓
Lead-Based Paint or Lead-Based Pt. Hazards		✓	Wetlands on Property		✓



Concerning the Property at **13944 Farm to Market 32, Fischer, Texas 78623**

Encroachments onto the Property		✓
Improvements encroaching on others' property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Foundation Repairs		✓
Previous Roof Repairs		✓
Previous Other Structural Repairs		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓

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

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? 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.
- 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.
- Previous water penetration into a structure on the Property due to a natural flood.
- Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- 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.
- Located wholly partly in a reservoir.

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



[Empty rectangular box]

***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 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.

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):

N/A

*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):

N/A

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

- 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: N/A
Manager's Name: N/A Phone: N/A

- Fees or assessments are: \$ N/A per N/A mandatory voluntary

Any unpaid fees or assessment for the Property? Yes (\$ N/A) No

If the Property is in more than one association, provide information about the other associations



below or attach information to this notice.

N/A

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

N/A

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

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

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

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

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):

[Empty box for explanation]

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

Homestead
 Wildlife Management

Senior Citizen
 Agricultural

Disabled
 Disabled Veteran



Concerning the Property at 13944 Farm to Market 32, Fischer, Texas 78623

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: <u>PEC</u>	Phone #: <u>(888) 554-4732</u>
Sewer: _____	Phone #: _____
Water: _____	Phone #: _____
Cable: _____	Phone #: _____
Trash: <u>Hill Country waste</u>	Phone #: <u>(830) 885-5512</u>
Natural Gas: _____	Phone #: _____
Phone Company: _____	Phone #: _____
Propane: <u>Pico</u>	Phone #: <u>(833) 205-0756</u>
Internet: <u>Starlink</u>	Phone #: _____

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
 Printed Name: _____

 Signature of Buyer Date
 Printed Name: _____





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 13944 Farm to Market 32, Fischer, TX 78623 (MAIN HOUSE)

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

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown

- (2) Type of Distribution System: Leech Field Unknown
- (3) Approximate Location of Drain Field or Distribution System: Down the hill to the south Unknown

- (4) Installer: David Winters Septics Unknown
- (5) Approximate Age: Original 10 yr - addition 1 year 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: David Winters Septic
Phone: (830) 935-2477 contract expiration date: _____
(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? 05/01/2024
- (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 _____
- (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.**

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.

JOSHUA F. BUCY
 Signature of Seller
 dotloop verified
 02/04/25 5:24 PM CST
 HBPT-KESL-TBTF-JA4X
 Date

KELLY E. BUCY
 Signature of Seller
 dotloop verified
 02/03/25 4:32 PM CST
 N4DP-5EUT-59OP-EHIE
 Date

Receipt acknowledged by:

Signature of Buyer
 Date

Signature of Buyer
 Date

REVISED

3:52 pm, Oct 26, 2023

13944 FM 32
FISCHER, TX, 78623
W.S. TURNER SURVEY #122
ABSTRACT 620
COMAL COUNTY / 10.1 +/- ACRES



SCALE 1" = 100'



D. Dowlar

- NOTES:**
- WATER LINE WILL MAINTAIN GREATER THAN 10' SEPARATION FROM ANY PART OF THE OSSF. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
 - CLEANOUT WITHIN 3' OF STRUCTURE.
 - PVC CONNECTING THE STRUCTURE TO THE TANK MUST HAVE AT MINIMUM 1/8" FALL PER 1'.
 - USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT STRUCTURE TO TANK.
 - SEWER LINE WILL BE SCH 40 PVC OR SLEEVED WITH SCH 40 PIPE WHERE IT IS WITHIN 5' OF OR CROSSES UNDER DRIVE, STRUCTURES, AND SURFACE IMPROVEMENTS TO PROVIDE EQUIVALENT PROTECTION UNDER SETBACK REQUIREMENTS OF TAC 285.
 - TANK TO BE > 5' FROM STRUCTURES. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.
 - TANK WILL BE WATER TIGHT AND MANUFACTURED ACCORDING TO ASTM DESIGNATION: C 1227.
 - USE 3" OR 4" SCH 40 SEWER PIPE TO CONNECT TANK TO LEACH FIELD.
 - LEACHING PANELS TO BE > 5' FROM STRUCTURES. THIS WILL PROVIDE EQUIVALENT PROTECTION FOR THE SETBACK REQUIREMENTS OF TAC 285.

LEGEND

- TWO WAY CLEANOUT
- BULKHEAD
- LEACHING PANELS
- WATER LINE
- OSSF SETBACK
- EASEMENT/FEATURE
- TEST HOLE
- EXISTING 1000-GALLON DUAL-COMPARTMENT SEPTIC TANK

OVERALL SIZING AND DRAINFIELD DETAILS

OVERALL SIZING:

- EXISTING SHOP WITH TOILET FOR 1 PERSON @ 4 GPD = 4 GPD
- PROPOSED 4 BEDROOM HOUSE WITH 2700 SF HEATED/COOLED SPACE + POOL HOUSE WITH 300 SF HEATED/COOLED SPACE (NO BEDROOMS) = 4 BEDROOMS, 2700 SF + 300 SF HEATED/COOLED SPACE = 4 BEDROOM, 3000 SF HOUSE = 300 GPD

TOTAL GPD = 304 GPD

TANK SIZE FOR Q GREATER THAN 251 GAL/DAY BUT LESS THAN 350 GAL/DAY, USE V = 1000
V = 1000 GALLON TANK REQUIRED

APPLICATION RATE FOR CLASS III SOL = 0.2

APPLICATION AREA REQUIRED = 304 GPD/0.2 = 1520 SF
APPLICATION AREA REQUIRED WITH 25% REDUCTION FROM LEACHING CHAMBERS = 1520 SF X 0.75 = 1140 SF

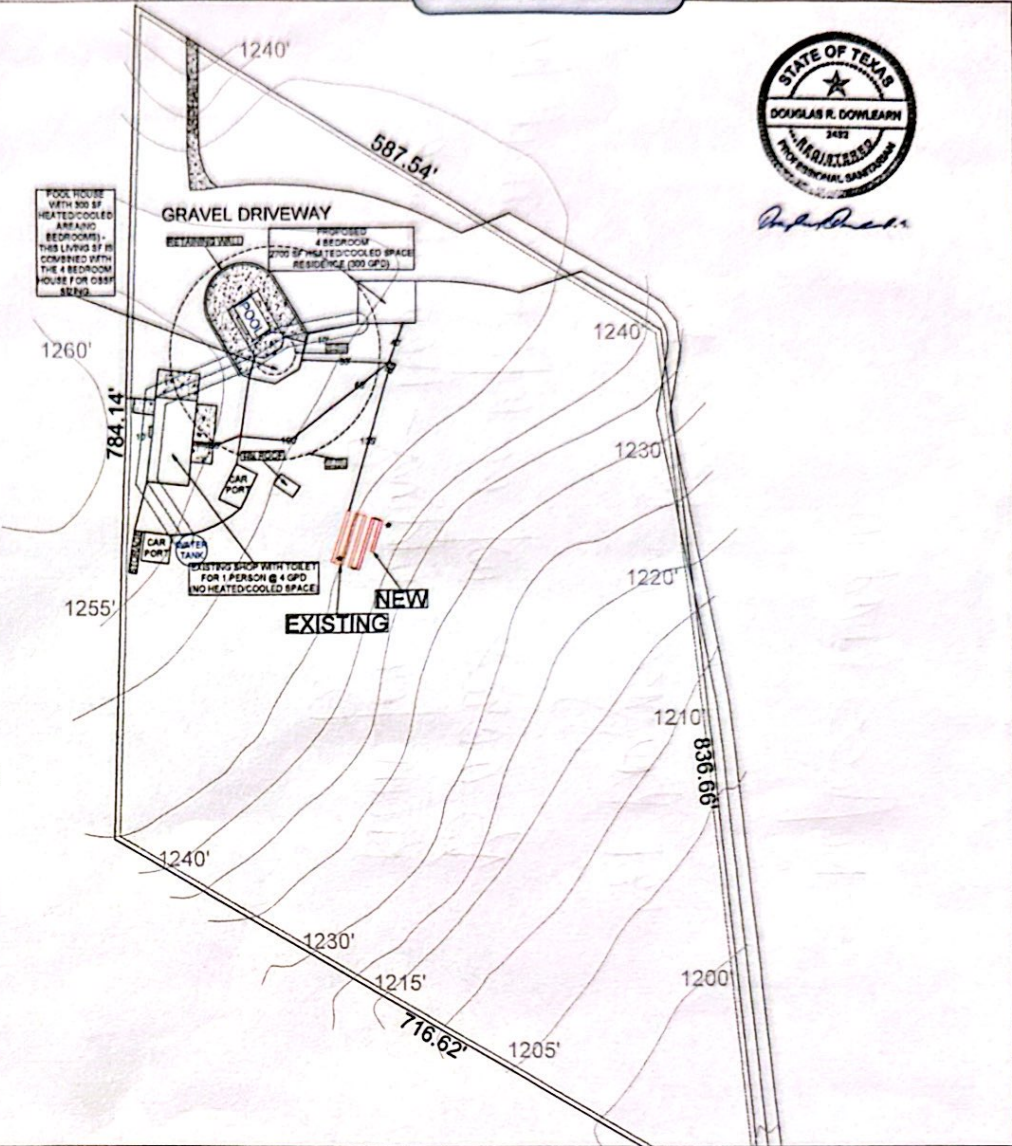
ACTUAL APPLICATION AREA = 1150 SF

EXISTING DRAINFIELD DETAILS

150 LF. OF 3" WIDE LEACHING PANELS SPACED 5' APART
3 ROWS @ 50 LF. EACH ROW (10 PANELS EACH ROW)
30 TOTAL PANELS @ 5 LF. EACH.

NEW DRAINFIELD DETAILS

60 LF. OF 3" WIDE LEACHING PANELS SPACED 5' APART
1 ROW @ 50 LF. (10 PANELS)
1 ROW @ 30 LF. (6 PANELS)
16 TOTAL PANELS @ 5 LF. EACH.
TOTAL LF. OF LEACHING CHAMBERS = 230 LF.





INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 451 Wegener Trail, Fischer, TX 78623 (GUEST HOUSE)

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

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown

- (2) Type of Distribution System: Leech Field Unknown
- (3) Approximate Location of Drain Field or Distribution System: The front pasture Unknown

- (4) Installer: _____ Unknown
- (5) Approximate Age: 18 years 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: _____
Phone: _____ contract expiration date: _____
(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? _____
- (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
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- (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.**

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

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JOSHUA F. BUCKY
 Signature of Seller

dotloop verified
 02/04/25 5:24 PM CST
 J2VL-YCSH-FZVW-3DVF
 Date

KELLY E. BUCKY
 Signature of Seller

dotloop verified
 02/03/25 4:33 PM CST
 GPZW-R4ET-MHLR-WLA8
 Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

INSTALL 200' OF 48" WIDE SOIL ABSORPTION EXCAVATION WITH BULKHEADS

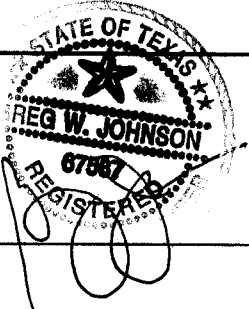
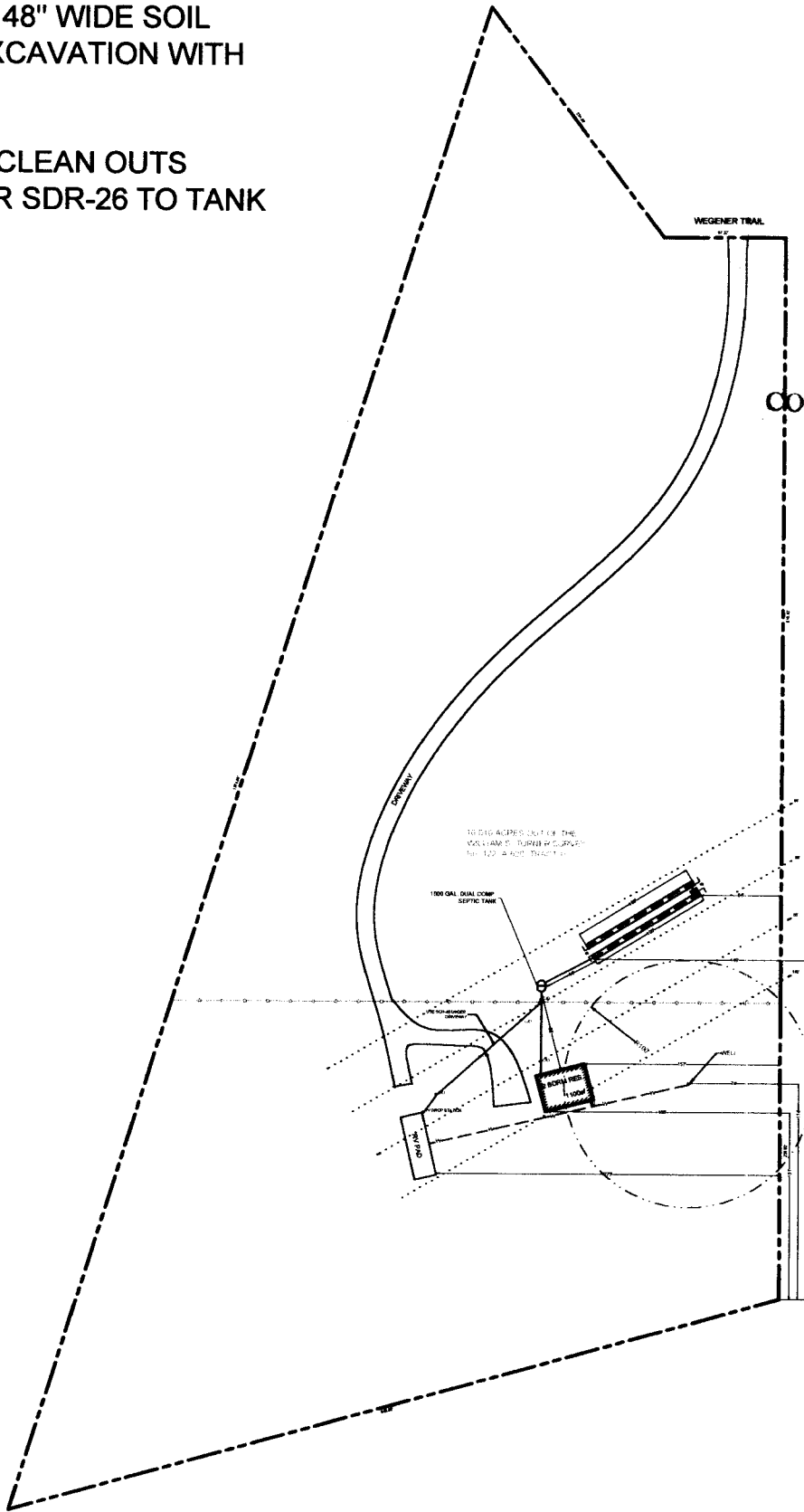
- *USE TWO WAY CLEAN OUTS
- **USE SCH-40 OR SDR-26 TO TANK

X= TEST HOLE

86-09

RECEIVED

COUNTY ENGINEER



OWNER: HENRY J. & ELIZABETH A. JOHNSON		DRAWN BY: EJS III	
STREET ADDRESS: WEGENER TRAIL			
LEGAL DESC: WILLIAM S. TURNER SURVEY No. 122, A-620		AREAGE: 10.010	TRACT: 1
PREPARED BY: GREG W. JOHNSON, P.E.	SCALE: 1"=140'	DATE: 06/20/2005	REVISED:

THESE ITEMS CONVEY WITH THE PROPERTY:

Red car port at gun range
Red conex (far right)
Play place at guesthouse
Troughs
Prefert gate in arena
Arena tower audio and electronics
Theater seating
Gun safe in theater
Air compressor shop
Generacs x4
Car Lifts x5
Wind chimes
Gym equipment*

THESE ITEMS ARE NEGOTIABLE TO CONVEY WITH THE PROPERTY:

Theater electronics
Theater fridge
Theater popcorn maker
Casita furniture inside and out
Washer and dryer both houses
Steam closet
Pool table
Pool furniture (water seats)
Other two conexs (\$5000 40ft \$2500 20ft)
Targets (\$500)
Armor cabinet in garage
Smoker at arena (\$500)
Fireplace at arena (\$200)
Deer stand and feeder (\$500)
Platform feeder (\$200)
Ground feeder in woods (\$100)
Concrete Mixer
Gator UTV (\$5000)
Four Wheeler (\$2000)
Zero turn lawnmower (\$3000)
Tractor and attachments (\$30,000+)
Backhoe
Tiller
Grapple
Box blade hydraulic
Mower deck
Buckets x2