

Presenting
404 St. Andrews Drive
New Ulm, TX 78950

Discover the pinnacle of luxury living in this exquisitely remodeled 2,540 sq. ft. limestone masterpiece, nestled in "**The Falls**", a prestigious gated community offering a Championship Golf Course and Resort, just 45 minutes from Katy.

Completely transformed between 2021 and 2022, this stunning 3 bedroom, 2 bath, 3 car garage home is crafted for both ultimate comfort and refined entertaining with every inch thoughtfully designed.

Step into an open concept living space that radiates sophistication. The amazing living room flows seamlessly into the elegant dining area and the truly gourmet island kitchen. Custom cabinetry streamlined quartz countertops, and top-of-the-line KitchenAid appliances make this kitchen a culinary haven! The primary suite is nothing short of extraordinary. A serene retreat where luxury meets tranquility. Unwind in the spa-like bathroom, featuring a supersized wet room with a jetted hydro spa soaking tub, multiple showerheads, and a custom-built walk-in closet that is as functional as it is beautiful. Two additional bedrooms offer spacious comfort, accented with crown molding, plantation shutters and rich wood-look tile flooring, while the guest bathroom impresses with quartz countertop and a sleek freestanding tile shower.

Your private paradise awaits! A screened-in patio leads to a cutting-edge heated gunite pool, complete with iAquaLink automation, an inviting sun deck, and in-pool stools. The adjacent outdoor kitchen cabana, finished in 2022, is a dream for entertainers featuring professional grade appliances, including a Paradise grill, hibachi griddle, cocktail station and ample bar seating. As the sun sets, gather around the limestone gas firepit, surrounded by lush landscaping and tastefully enclosed by a wrought iron fence.

Additional highlights include a climate controlled attic storage room, epoxy coated garage floors and a full security system with cameras for peace of mind.

This home is a true embodiment of elegance, luxury, and comfort crafted for those who demand the very best.

Read more detailed info on the FIVE pages that follow.

Basic Features of Improvements

TOTAL Remodel in 2021/2022

*2540 sq. ft. (per Appraisal) One Story Limestone/HardiPlank Home
Built in 2009
Metal Roof and Gutters that Feed to a Drainage Pipe
Spacious Living Room
Dining Area
Gourmet Island Kitchen
3 Roomy Bedrooms
2 Bathrooms
Laundry Room with Cabinets, Quartz Counter & Space for Fridge & Freezer
Custom Cabinetry
Oversized Metal Designer Exterior Front Door
Lighting Fixtures - LED Recessed and Drop
Plantation Shutters Throughout
Crown Molding Throughout
Upgraded Hardware Throughout
Wood-Like Tile Flooring
2 x HVAC Units
Oversized 3 Car Attached Garage w/3 Openers & Epoxy Floor
Entertainers Patio
Fully Equipped Outdoor Kitchen Cabana (Completed 4/22)
In-Ground Heated Automated Pool with Sun Deck (Completed 4/22)
Limestone Automated Gas Firepit
Sprinkler System (Completed 4/22 and upgrades in 2024)
Propane Tank for House and Pool
Replaced Water Heater (2021 & Safety Overflow added 2024)
Water Softener System (Completed 6/22)
Wrought Iron Fence and Gates (Completed 4/22)
Sod and Landscaping Redone (Completed 4/22 then again in 2024)
Security Cameras, Alarm System
Separate Wi-Fi at Pool Area
Oversized Concrete Driveway
2 Nice Private Lots*

Detailed Room by Room Features

Living Room

Spacious
Recessed Lighting with Dimmers
Ceiling Fans
Plantation Shutters
Crown Molding
French Doors
Tile Wood-Like Flooring

Dining Area

Located off the Living Room
Chandelier Light Fixture
Crown Molding
Tile Wood-Like Flooring

Luxurious Island Kitchen

Custom Built Floor to Ceiling Wood Cabinetry
Crown Molding
Under Cabinet Lighting with Dimmers
Quartz Countertops
Quartz Island with Breakfast Bar and Additional Cabinets
Designer Tile Backsplash
High End Plumbing Fixtures
5 Burner Gas KitchenAid Stainless Steel Stove/Oven
Stainless Steel Kitchen Aid Low Profile Microwave with Extractor Fan
Farm Styled Deep Sink with Garbage Disposal
Stainless Steel Kitchen Aid Ice Machine
Stainless Steel Kitchen Aid Dishwasher
Drop and Recessed Light Fixtures with Dimmers
Tile Wood-Like Flooring
Pantry and Extra Storage Closet

Primary Bedroom

Crown Molding
Designer Ceiling Fan with Light
Recessed Lighting
Plantation Shutters
Wired for Wall Mount TV
Tile Wood-Like Flooring

Primary Bathroom & Closet

Quartz Countertop with 2 Undermount Sinks & High End Fixtures

Custom Cabinetry

Wet Room - Jetted Hydro Spa Soaking Tub w/3 Shower Heads & 2 Handhelds

5 Extractor Fans

Recessed Lighting

Custom Built Closet w/Chandelier, Antiqued Mirror Drawers & Countertop

Tile Wood-Like Flooring

2 Additional Bedrooms

Spacious with Ceiling Fan

Crown Molding & Plantation Shutters

Wired for Wall Mount TV's

Tile Wood-Like Flooring

Guest Bathroom

Freestanding Tile Shower

High End Plumbing Fixtures

Quartz Countertop with Undermount Sink

Extractor Fan

Recessed Lighting

Crown Molding

Tile Wood-Like Flooring

Laundry Room

Washer/Dryer Connections

Quartz Countertops

Custom Cabinetry

Recessed Lighting

Plantation Shutters

Space for Extra Fridge and Freezer

Tile Wood-Like Flooring

Attached Screened Porch

Screen Material Replaced 4/22

Ceiling Fan

Sizeable enough for sitting Area and Informal Dining Area

Recessed Lighting with Dimmers

Wired for Wall Mount TV

Tile Flooring

Outdoor Kitchen Cabana - Completed 4/22

Paradise Professional Grill
Paradise Hibachi Griddle
Paradise Hibachi Double Side Burners
Professional Bar Sink
Paradise Cocktail Station with Glass Holder
Under Cabinet Wine Fridge
Under Cabinet Bar Fridge
Under Cabinet Storage Cabinets/Drawers and Trash Area
Countertops with Under Counter Lighting
Plenty of Seating at the Bar
2 Ceiling Fans
Recessed Lighting with Dimmers
Separate Wi-Fi System
Wired for Outdoor TV
4 Bluetooth Outdoor Speakers
Custom Precast Concrete Pavers used for Flooring
Supported by Limestone Columns with Waterfall Feature to Pool
Metal Roof
Storage Closet with Space for Pool Supplies, Fridge/Shelving & more.

State of the Art Gunite Pool - Completed 4/22

Pool Automation System - iAquaLink Device/App
Jandy Pool Pumps, Cleaner, Heater, Spa Blower, Controls & Lights
Nature 2 Sanitizers and Chlorinator
Intermatic Transformer
Heated using Propane
In Ground Pool Skimmers PLUS a Polaris Robotic Pool Cleaner
Sun Deck in Pool
Custom Precast Concrete Coping
Cool Deck Decking around Pool
In-Pool Lighting
In- Pool Stools

More Detailed Spec. on Pool Available Upon Request

Other Outdoor Features

Limestone Automated Gas Firepit

Security Cameras

Upgraded Lighting Fixtures

Landscaping completed 4/22

Sprinkler System

Wrought Iron Fencing with Gates - Replaced 4/22

3 Car Attached Garage with Epoxy Floor, 3 Openers & Lots of Storage

Paved Driveway on TWO Prime Lots

*Now that you have read about all the features of this amazing property,
reach out to schedule your private viewing today!!!*

**NOTE: Some of the Amenities at "The Falls" are by means of
Private Membership. Call for additional information.**

**All information herewith is deemed accurate but should be
independently verified.**

Professionally Marketed by

Nicola Hammett, Broker Associate, CRS, SRS, ARB, CRB

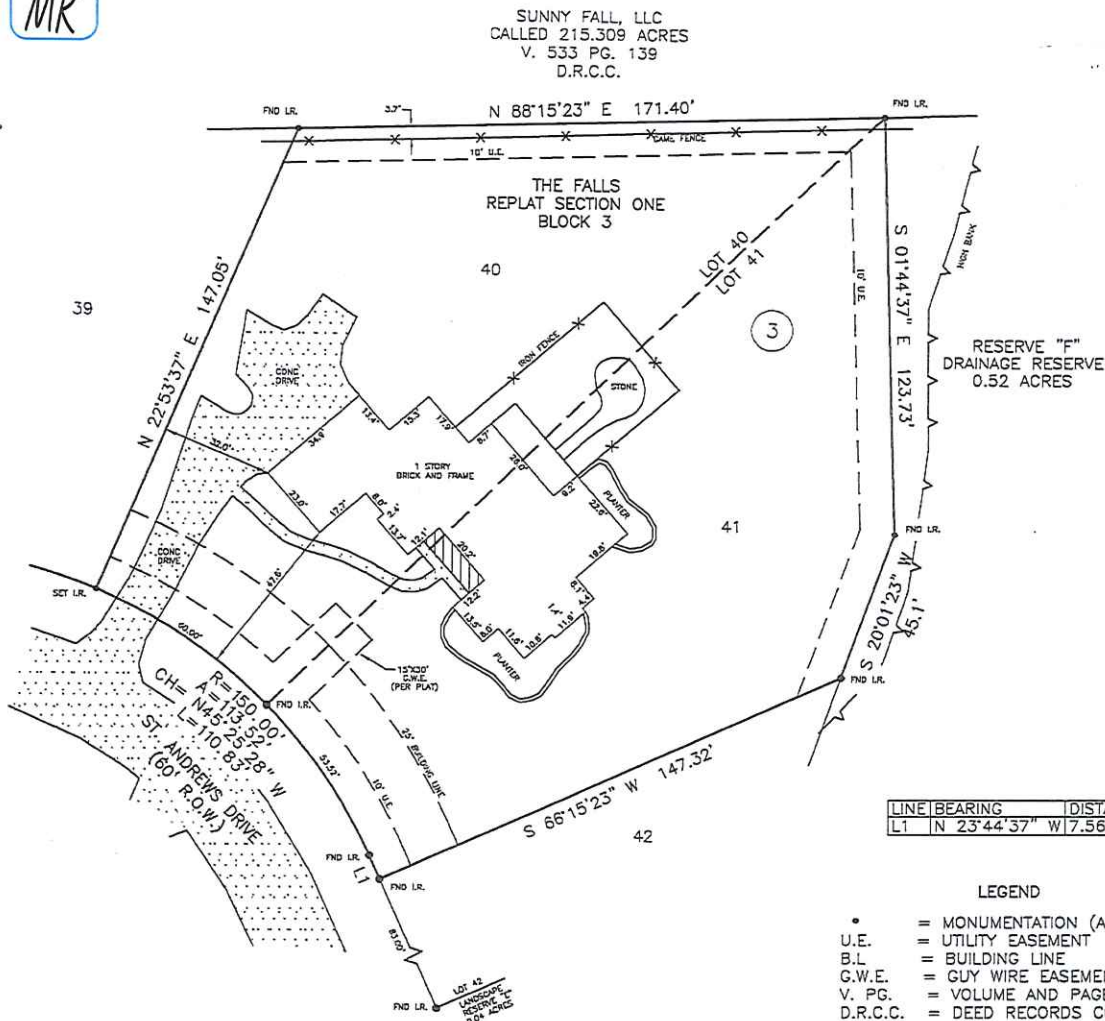
 979.733.4594 |  NicolaHammett1@gmail.com

Lone Star Luxe Real Estate

930 Walnut Street, Columbus, TX 78934



SCALE: 1"=50'



1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (2011 ADJUSTMENT).
2. REFERENCE COMMITMENT FOR TITLE INSURANCE ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, G.F. NO. CO-21-086, HAVING AN EFFECTIVE DATE OF MARCH 15, 2021, AND AN ISSUE DATE OF APRIL 1, 2021. NO FURTHER RESEARCH OR ENCUMBRANCES WAS PERFORMED BY CAMPBELL GEODETICS.
3. ACCORDING TO MAP NO. 48089C01500 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLORADO COUNTY, TEXAS AND UNINCORPORATED AREAS, DATED FEBRUARY 4, 2011, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (500-YEAR FLOOD).
4. TRACT SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS EASEMENTS, BUILDING LINES AND RESTRICTIONS APPLICABLE TO THE FALLS, REPLAT SECTION ONE, AS SHOWN ON PLAT RECORDED IN SLIDE NO. 63, 85 AND 86, PLAT RECORDS OF COLORADO COUNTY, TEXAS, AND AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 492, PAGE 181, DEED RECORDS OF COLORADO COUNTY, TEXAS, AND IN VOLUME 154, PAGE 335, VOLUME 307, PAGE 130, VOLUME 545, PAGE 423, VOLUME 630, PAGE 562, VOLUME 630, PAGE 567, VOLUME 211, PAGE 142, VOLUME 630, PAGE 557, VOLUME 632, PAGE 39, AND VOLUME 632, PAGE 47, OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS.
5. EASEMENTS UNDER SCHEDULE B, 10 I-Y AS FOLLOWS: V. 631, PG. 827, V. 145, PG. 75, V. 172, PG. 207, V. 172, PG. 92, V. 518, PG. 74, V. 518, PG. 77, V. 518, PG. 81, V. 518, PG. 84, V. 518, PG. 92, V. 518, PG. 95, V. 522, PG. 214, V. 599, PG. 294, V. 599, PG. 344, V. 181, PG. 581, V. 431, PG. 265, V. 443, PG. 857, V. 540, PG. 780, DO NOT AFFECT THIS TRACT.

LAND TITLE SURVEY

LOT 40 AND 41, BLOCK 3
THE FALLS REPLAT, SECTION ONE
RECORDED IN SLIDE NO. 85 AND 86
PLAT RECORDS, COLORADO COUNTY,
TEXAS

SURVEYOR:

CAMPBELL GEODETICS
23745 MARTIN CIRCLE SOUTH
PORTER, TEXAS 77365
832.922.3951
T.B.P.E.L.S. FIRM #10194655

WE AT CAMPBELL GEODETICS ACTING BY AND THROUGH C. PAUL JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

ADDRESS: 404 ST. ANDREWS DRIVE, New Ulm, Texas



SIGNED:

04-07-2021

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: October 8, 2024

GF No. _____

Name of Affiant(s): Marilu Robbins,

Address of Affiant: 3442 Green Tree Park, Houston, TX 77007

Description of Property: Lot 40 & 41 - Block 3 - The Falls Replat Section 1.

County Colorado, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."): owner

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since April 7th, 2021 there have been no:

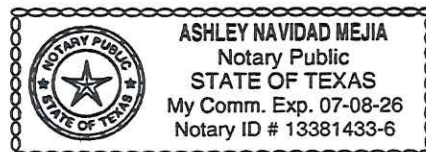
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the Property;
- d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): wrought iron perimeter fencing, swimming pool, outdoor kitchen area and fire pit area area.

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Marilu Robbins
Marilu Robbins



SWORN AND SUBSCRIBED this 9th day of October, 2024

Ashley Navidad Mejia
Notary Public

(TXR-1907) 02-01-2010

Page 1 of 1

Colorado CAD Web Map



10/7/2024, 3:02:50 PM

 Parcels

 Abstracts



1:1,128

0 0.01 0.03 0.05 mi

0 0.01 0.03 0.05 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife,

Colorado Central Appraisal District, BIS Consulting - www.bisconsulting.com
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



SELLER'S DISCLOSURE NOTICE

Official Association of REALTORS®, Inc. 2022

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

404 St. Andrews Drive
New Ulm, TX 78950

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

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Det.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooktop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Escape Ladder(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhaust Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Detection Equip.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
French Drain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liquid Propane Gas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-LP Community (Captive)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-LP on Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>
Evaporative Coolers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: _____
Wall/Window AC Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: _____
Attic Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>
Other Heat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____
Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas other: _____
Fireplace & Chimney <i>cold air duct</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	wood <input type="checkbox"/> gas logs mock other: <u>propane</u>
Carport	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	attached <input type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of units: <u>3</u> number of remotes: <u>3</u>
Satellite Dish & Controls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned <input checked="" type="checkbox"/> leased from: <u>WMC DIRECT TV</u>
Security System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	owned <input type="checkbox"/> leased from: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: MP

Page 1 of 7

Concerning the Property at _____

404 St. Andrews Drive
New Ulm, TX 78950

Solar Panels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned	leased from:	
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric	gas	other: _____ number of units: 1
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> owned	leased from:	
Other Leased Items(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____		
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> automatic	manual	areas covered _____
Septic / On-Site Sewer Facility	<input type="checkbox"/>	<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: Metal Age: 2-3 (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 checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

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

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

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

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: MA

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Concerning the Property at _____

404 St. Andrews Drive
New Ulm, TX 78950

Previous Roof Repairs	<input type="checkbox"/>	<input checked="" 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"/>

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"/>

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.

** No flood plain.*

If the answer to any of the above is yes, explain (attach additional sheets as necessary): See flood map - zone X

***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.

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Initiated by: Buyer: _____ and Seller: NAK

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Concerning the Property at _____

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"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): _____

*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
☐ ☒

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: The Falls Owners Association 979-992-3739

Manager's name: Lance Welch Phone: Rockelle Wiley, Esq.

Fees or assessments are: \$ 100 per year and are: ☒ mandatory ☐ voluntary

Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☒ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☐ ☒

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____

☐ ☒

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

☐ ☒

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

☐ ☒

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

☐ ☒

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

☐ ☒

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

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

☐ ☒

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

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Initiated by: Buyer: _____ and Seller: MLK

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Concerning the Property at _____

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- ☒ ☐ 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):

EMERSON COUNTY IS PART OF GROUNDWATER CONSERVATION DISTRICT

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 ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damages, 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: _____

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): Home has regular 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 installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

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Initiated by: Buyer: _____ and Seller: NR

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Concerning the Property at _____

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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.

Maile Robbins 10/8/24
Signature of Seller Date Signature of Seller Date

Printed Name: MAILE ROBBINS Printed Name: _____

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 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: SAN BERNARD ELECTRIC COOPERATIVE

phone #: 800-364-3171

Sewer: TFT Utilities

phone #: 866-643-3472

Water: TFT Utilities

phone #: 866-643-3472

Cable: 5 N/A

phone #: 5

Trash: TEXAS DISPOSED TRASH

phone #: 800-375-8775

Natural Gas: NA

phone #: _____

Phone Company: Industry telephone

phone #: 979-357-4411

Propane: Edgettville Propane Co.

phone #: 979-378-2213

Internet: Industry Telephone

phone #: 979-357-4411

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Initialed by: Buyer: _____ and Seller: Maile

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Concerning the Property at _____

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(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: _____

(TXR-1406) 07-10-23

Initiated by: Buyer: _____ and Seller: _____

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404

St. Andrews, Dr.

National Flood Hazard Layer FIRMette

96°30'42"W 29°51'28"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee, See Notes, *Zone X*

Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/9/2024 at 12:24 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

1:6,000

Basemap Imagery Source: USGS National Map 2023