TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

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A seller must disclose known material information concerning the condition of the Property. 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 302 E Leon St Gatesville, TX 76528

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 X is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? 6 years, sometime in 2019/2020 (approximate date) or __ never occupied the Property

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

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

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

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

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

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

Kim Hill Real Estate Group, 2424 E Main Street Gatesville TX 76528 Phone: 2542771820 Fax:
Kim Hill

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Concerning the Property at 302 E Leon St Gatesville, TX 76528

Item	Y	N	U	Additional Information
Solar Panels		X		__ owned __ leased from:
Water Heater	X			__ electric 2 gas __ other: number of units: 2
Water Softener		X		__ owned __ leased from:
Other Leased Items(s)		X		if yes, describe:
Underground Lawn Sprinkler	X			X automatic __ manual areas covered: main yard around house
Septic / On-Site Sewer Facility		X		if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: X city __ well __ MUD __ co-op __ unknown __ other:
Was the Property built before 1978? X yes __ no __ unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: asphalt shingles Age: 1 year (approximate)
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? __ yes X 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? X 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		X
Ceilings	X	
Doors	X	
Driveways		X
Electrical Systems	X	
Exterior Walls		X

Item	Y	N
Floors	X	
Foundation / Slab(s)	X	
Interior Walls		X
Lighting Fixtures	X	
Plumbing Systems	X	
Roof		X

Item	Y	N
Sidewalks		X
Walls / Fences		X
Windows	X	
Other Structural Components		X

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

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		X
Asbestos Components		X
Diseased Trees: __ oak wilt __ other:		X
Endangered Species/Habitat on Property		X
Fault Lines		X
Hazardous or Toxic Waste		X
Improper Drainage		X
Intermittent or Weather Springs		X
Landfill		X
Lead-Based Paint or Lead-Based Pt. Hazards		X
Encroachments onto the Property		X
Improvements encroaching on others' property		X
Located in Historic District		X

Condition	Y	N
Radon Gas		X
Settling	X	
Soil Movement		X
Unplatted Easements		X
Unrecorded Easements		X
Urea-formaldehyde Insulation		X
Water Damage Not Due to a Flood Event		X
Wetlands on Property		X
Wood Rot	X	
Active infestation of termites or other wood destroying insects (WDI)		X
Previous treatment for termites or WDI		X
Previous termite or WDI damage repaired		X
Termite or WDI damage needing repair		X

Concerning the Property at 302 E Leon St Gatesville, TX 76528

Condition	Y	N
Historic Property Designation		X
Previous Foundation Repairs		X
Previous Roof Repairs or Replacement	X	
Previous Other Structural Repairs	X	
Previous Use of Premises for Manufacture of Methamphetamine		X
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining		X
Alkali-Silica Reaction (ASR) or "Concrete Cancer"		X

Condition	Y	N
Previous Fires		X
Single Blockable Main Drain in Pool/Hot Tub/Spa*		X
Subsurface Structure or Pits		X
Underground Storage Tanks**		X
Aboveground Storage Tanks**		X
Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**		X
Conservation Easements***		X

If the answer to any of the items in Section 3 is yes or other, explain (attach additional sheets if necessary):
1) Setting: Pier & Beam Foundation 75 years old with very limited settling, mainly in far west side/master bedroom.
2) At least one window appears to have some wood rot.
3) Roof - replaced in 2025; squirrel damage to flashing repaired Sep. 2026

*A single blockable main drain may cause a suction entrapment hazard for an individual.
**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.
***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

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

Section 5. Insurance. (Indicate Yes (Y) or No (N))	Y	N
The Property is presently covered by insurance.	X	
The Property is presently covered by flood insurance.*		X
The Property is presently covered by windstorm insurance.		
You (Seller) have been unable to insure the Property for any reason.		X

Unknown

*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).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
State Farm Homeowners insurance.

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? X yes __ no If yes, explain: For hale damage in 2024; yielded new roof.

Section 7. 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 X no If yes, explain:

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Section 8. 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	
__	X	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
X	__	Previous flooding due to a natural flood event. (See Attachment)
__	X	Previous water penetration into a structure on the Property due to a natural flood.
X	__	Located __ wholly X partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
X	__	Located __ wholly X partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
__	X	Located __ wholly __ partly in a floodway.
__	X	Located __ wholly __ partly in a flood pool.
__	X	Located __ wholly __ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): Bottom pasture in flood zone; water has reached first fence from river but never reached a barn or any structure. Only fence damage from a flood.

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 9. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? __ yes X no If yes, explain (attach additional sheets as necessary): _____

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Kim Hill
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Section 10. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y	N	
	X	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
	X	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	X	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	X	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
	X	Any condition on the Property which materially affects the health or safety of an individual.
	X	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
	X	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
	X	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
	X	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above items in Section 10 is yes, explain (attach additional sheets if necessary): _____

_____

_____

_____

_____

_____

_____

_____

	X	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: _____ Manager's name: _____ Phone: _____ Fees or assessments are: $ _____ per _____ and are: __ mandatory __ voluntary Any unpaid fees or assessment for the Property? __ yes ($ _____) __ no If the Property is in more than one association, provide information about the other associations or attach information to this notice: _____
	X	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Any optional user fees for common facilities charged? __ yes __ no If yes, describe: _____

Section 11. Within the last 4 years, have you (Seller) received any written inspection reports or evaluations of the Property prepared by persons who regularly provide such inspections or evaluations and who are licensed, certified, or otherwise legally authorized to perform them, including but not limited to general home, roof, HVAC, plumbing, electrical, structural/foundation, pool/spa, mold, termite or other wood-destroying insect, environmental, or other specialized inspections? __ yes X no If yes, attach copies of any such reports and indicate the number of reports attached: _____

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

Notice to Seller: Under Texas law, you are required to disclose all known material facts, defects, needed repairs, and adverse conditions affecting the Property. Failure to disclose known material information about the Property may result in legal liability.

Section 12. Check any tax exemption(s) which you (Seller) currently claim for the Property:

X Homestead	X Senior Citizen	__ Disabled
__ Wildlife Management	X Agricultural	__ Disabled Veteran
__ Other: _____		__ Unknown

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?* X unknown __ no __ yes. If no or unknown, explain. (Attach additional sheets if necessary): Yes the house has smoke detectors, but I do not know who installed them. They are all working when tested.

**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.

Robert J. Miller 11/20/26
Signature of Seller Date

_____
Signature of Seller Date

Printed Name: Robert J. Miller

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:	TXU	phone #:	800-498-5903
Sewer:	City of Gatesville	phone #:	254-865-8951
Water:	City	phone #:	
Cable:	None	phone #:	
Trash:	City	phone #:	
Natural Gas:	Atmos Energy	phone #:	888-286-6700
Phone Company:	None	phone #:	
Propane:	None	phone #:	
Internet:	None	phone #:	
Security System:	Unsure	phone #:	

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

The undersigned Buyer acknowledges receipt of the foregoing notice.

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

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Ann Miller Estate
302 E. Leon Street, Gatesville, TX 76528
Seller's Disclosure

Section 1.

Attic Fan: I knew it to work, but for some reason someone taped over the switch.
Fences: Some need minor repair.
Window screens: Several need repair.
Security System: Installed, but not sure if ever used.

Section 2.

Ceilings: Many of the ceilings are covered in the original paper. These have some water spot damage from years ago. Other areas are sheet rocked and some paint is cracking.
Doors: Side front door is a solid wood door. It is weathered and should probably be replaced. A couple of inner doors are difficult to open/shut.
Driveway: Asphalt drive was replaced by tar and gravel. The second coat was never applied and drive is now showing wear.
Electrical: The kitchen is up to code due to recent remodel. Wiring for A/C done in 1979. Remainder of the home wired in 1951.
Floors: Wood floors throughout most of the house. Back bedroom on East side has some defects that showed up when floor was sanded and refinished (roughly 2000).
Foundation: Peir and beam. Master bedroom on West side shows some cracks in the paint, but overall, foundation is pretty good; doors are level and no known exterior wall defects.
Interior walls: Some need refinishing.
Plumbing: functions but is 75 years old.
Sidewalks: Spots need leveling; mostly due to tree roots.
Walls/Fences: Cattle fences need some repair. No privacy fencing
Windows: Single pain windows throughout. Some need weather proofing.

Section 3.

Aluminum Wiring: Some of the wiring is 75 years old. Might be aluminum and might not be.
Settling: Pier and beam foundation. All the doors are level, but there is some cracking in sheet rock painted walls.
Wood Rot: Some exterior windowsills and eaves may have some rot.
Roof replaced in 2025
Top portion of Chimney disassembled and rebuilt with new mortar sometime around 2000.

Section 8.

No flooding of the house or any outlying structure. The only flooding has been in the lower pasture which lies in the flood plane.

APPROVED BY THE TEXAS REAL ESTATE COMMISSION 05-04-2026

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

EQUAL HOUSING OPPORTUNITY

CONCERNING THE PROPERTY AT 302 E Leon St Gatesville
(Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
   - ☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____
   - ☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
   - ☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____
   - ☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- ☐ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- ☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- ☐ 1. Buyer has received copies of all information listed above.
- ☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	Seller: Robert J. Miller **Robert Miller**	16 Oct 2026 Date
Buyer	Date	Seller	Date
Buyer's Broker	Date	Seller's Broker: K Hill **Kim Hill**	11/23/26 Date

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov)

TEXAS REALTORS

PROPERTY CONDITION STATEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.

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NOTICE: This form does not satisfy the requirements of §5.008 of the Texas Property Code and must not be used in place of that notice when it is required. It may be used as a written memorandum of the seller's knowledge of the disclosure information required by Paragraph 7 in contracts for the sale of unimproved property, newly constructed property that has not been previously occupied, and farm and ranch land without residential improvements.

CONCERNING THE PROPERTY AT **302 E Leon St, Gatesville, TX 76528**

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Are you (Seller) aware of:	Aware	Not Aware
(1) any flooding of the Property which has had a material adverse effect on the use of the Property?	[ ]	[X]
(2) any pending or threatened litigation, condemnation, or special assessment affecting the Property?	[ ]	[X]
(3) any environmental hazards that materially and adversely affect the Property?	[ ]	[X]
(4) any dumpsite, landfill, or underground tanks or containers now or previously located on the Property?	[ ]	[X]
(5) any wetlands, as defined by federal or state law or regulation, affecting the Property?	[ ]	[X]
(6) any threatened or endangered species or their habitat affecting the Property?	[ ]	[X]
(7) that the Property is located [ ] wholly [X] partly in a floodplain?	[X]	[ ]
(8) that a tree or trees located on the Property has oak wilt?	[ ]	[X]

If you are aware of any of the items above, explain (attach additional sheets if necessary):

25 acre property with roughly 22 acres in the Leon River flood plane. The main house is well above the flood plane.

Robert J. Miller 16 Oct 2026

Signature of Seller Date

Signature of Seller Date

Printed Name: **Robert Miller**

Printed Name:

NOTICE TO BUYER: The broker representing Seller and the broker representing you advise you that this statement was completed by Seller as of the date signed. The brokers have relied on this statement 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.

05-04-2026

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS

EQUAL HOUSING OPPORTUNITY

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS ON 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 OR SELLER'S AGENTS.

CONCERNING THE PROPERTY AT: 302 E Leon St, Gatesville, TX 76528
(Street Address and City)

1. **Definitions**. For the purposes of this form the following definitions, with notes, apply.

   A. "**Groundwater**" means water percolating below the surface of the earth. Groundwater is usually found in subsurface reservoirs or aquifers and is accessed by Water Wells.
   [Note: Unless severed from the surface estate, Groundwater is owned by the surface landowner who may be able to access the Groundwater by drilling a Water Well in compliance with the law and rules of the applicable Groundwater District, if any.]

   B. "**Groundwater District**" means a local or regional Groundwater Conservation District, Underground Water Conservation District, Subsidence District, or other special district or authority that regulates the drilling or operation of Water Wells.
   [Note: Not all land in Texas is subject to a Groundwater District.]

   C. "**Surface Water**" means water in lakes, rivers, creeks, streams, and in the bays, estuaries, and arms of the Gulf of Mexico.

   D. "**Surface Water Rights**" means a permit, certified filing, or certificate of adjudication administered by the Texas Commission on Environmental Quality (TCEQ) that authorizes the diversion, impoundment, or use of Surface Water.
   [Note: Not all diversions, impoundments, or uses of Surface Water require a Surface Water Right.]

   E. "**Water Well**" means an artificial excavation that is drilled or dug for the purpose of exploring for or producing Groundwater.
   [Note: The drilling and operation of a Water Well may be regulated, restricted, or prohibited in a Groundwater District. Subdividing a property may impact rights related to drilling or operating a Water Well. A Water Well may be owned and operated by individuals, groups, cooperatives, associations, or other entities.]

2. **Information Related to Groundwater and Water Wells**. [Attach additional sheets as necessary.]

   A. Is any portion of the Property located in a Groundwater District? [X] Yes [ ] No [ ] Unknown
   If yes, identify the district and its website: Middle Trinity

   B. Is Seller aware of one or more Water Wells on the Property? [X] Yes [ ] No
   If yes:
   (1) The total number of Water Wells known to Seller is 1
   (2) The number of Water Wells known to Seller that are currently in use is 0
   (3) The number of Water Wells known to Seller that are not currently in use and have been capped, covered, plugged, or abandoned is ~~0~~ 1
   (4) Identify any registrations or permits (by number) from a Groundwater District for the Water Wells on the Property: _____

   C. If the answer to 2B is yes, complete the following to the extent known.
   [X] (1) All Water Wells on the Property are owned or operated solely by Seller for the sole benefit of the Property.
   [ ] (2) The following Water Wells: (i) are owned or operated by the person identified; (ii) benefit the identified beneficiary; and (iii) are governed by the identified agreements or understandings (attach additional sheets for each Water Well):
   Water Well: _____
   Owners/Operators: _____
   Beneficiary: _____
   Agreement or Understanding: _____

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D. Is Seller aware whether the Property receives water from a Water Well located on another property (not including water from a city, municipal utility district or other special district, water supply corporation, or private water company)? [ ] Yes [X] No If yes, describe the Water Well and identify any agreements or understandings governing access to the water: _____

E. Is Seller aware whether a Water Well on the property relies in whole or in part on Groundwater rights owned or leased from land outside the boundaries of the Property? [ ] Yes [X] No If yes, describe the Groundwater rights owned or leased: _____

F. Is Seller aware whether any of the Groundwater rights to the Property have been severed, sold, or leased in whole or in part with or without the right to drill or operate a Water Well on the Property? [ ] Yes [X] No If yes, describe the Groundwater rights severed, sold, or leased: _____

3. Information Related to Surface Water. [Attach additional sheets as necessary.]

A. Does Seller own any Surface Water Right associated with the Property [ ] Yes [X] No
If yes:
(1) Identify the applicable Surface Water Right by its permit, filing, or certification of adjudication number: _____
(2) If more than one person owns an interest in any Surface Water Right identified in 3A(1), identify each person and their respective ownership interest: _____

B. Is there a pond, lake, or water tank on the Property, whether currently with or without water?
[ ] Yes [X] No

Notices to Buyer and Seller:

(1) Statutes, rules, regulations, and court rulings concerning Groundwater, Water Wells, Groundwater rights, surface water, and Surface Water Rights (collectively, **Water Rights**) are multifaceted and may be complex.
(2) The Seller may not have complete knowledge or understanding of the Water Rights related to or affecting the Property.
(3) Water Rights that relate to the Property may be held by others. To determine the extent and application of Water Rights related to Property, consult an attorney who can examine the title to the Property and issues regarding Water Rights.
(4) Rules and regulations of Groundwater Districts regarding Water Wells differ from district to district and should be reviewed if the Property has an existing or potential future Water Well. Some Groundwater Districts have ad valorem taxing authority and others do not. Consult the local Appraisal District for applicable taxes and tax rates.
(5) If the parties need or intend to reserve, specifically except, or separately convey Water Rights related to the Property, each party should consult an attorney before signing a binding contract to purchase or sell the Property.

Robert J. Miller 16 Oct 2026
Seller Date
Robert Miller

Seller Date

Buyer Date

Buyer Date

The form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. Texas Real Estate Commission, P.O. Box 12188 Austin TX 78711-2188, (512)936-3000 (http://www.trec.texas.gov) TREC No. 61-0.

INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

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A. FLOOD AREAS:

(1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.

(2) A property that is in a special flood hazard area is designated on flood insurance rate maps with a zone beginning in a “V" or “A". Both V-Zone and A-Zone areas indicate a high risk of flooding.

(3) Some properties may also lie in the “floodway” which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

B. AVAILABILITY OF FLOOD INSURANCE:

(1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.

(2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.

(3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.

(4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

C. GROUND FLOOR REQUIREMENTS:

(1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.

(2) Federal, state, county, and city regulations:

(a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.

(b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.

(3) The first floor of all homes must now be built above the base flood elevation.

(a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

(b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.

(c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.

(4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:

(a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters:

(b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and

(c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

D. COMPLIANCE:

(1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.

(2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.

(3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.

(4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.

(5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.

(a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.

(b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.

(c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

E. ELEVATION CERTIFICATE:

The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.

Receipt acknowledged by:

Signature	Date	Signature	Date

Kim Hill Real Estate Group, 2424 E Main Street Gatesville TX 76528 Phone: 2542771820 Fax: Miller - 302 E Leon
Kim Hill Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com