

### **SELLER'S DISCLOSURE NOTICE**

OTexas Association of REALTORSO, 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.

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CONCERNING THE P	ROF	PERT	ΓΥ Α	T			Fre				lock Tri FX 78624-8402			
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AGENT.														
Seller <u>√</u> is is not c	occu	pylng	g the	Pr	opei (an	ty. I	f unoccupied (by Sell imate date) or ne	er), i	how	long s	ince Seller has occupied the	Prop	erty	/?
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Section 1. The Prope This notice does	rty i not a	nas t estab	he i lish l	tem he A	is m tems	arkı to b	ed below: (Mark Yes a conveyed. The contra	i (Y). ict wi	, No III de	(N), o termins	r Unknown (U).) • which items will & will not conve	v.		
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Cable TV Wiring	十	1	-	1	-		Propane Gas:	<del>  .</del>	1 20		Pump: sump grinder	1	1.0	10
Carbon Monoxide Det.	†	†	-	1			ommunity (Captive)	-	-	H	Rain Gutters	V	_	├-
Celling Fans	V	1					Property	<del> </del>	-		Range/Stove	V		-
Cooktop	V				_	ot Tu		-	-		Roof/Attic Vents	1		-
Dishwasher	V	1				-	om System		_		Sauna	+		-
Disposal	1	V					vave	V			Smoke Detector	V		-
Emergency Escape Ladder(s)							or Grill	-			Smoke Detector - Hearing Impaired	M		
Exhaust Fans	V				Pa	tio/I	Decking	V			Spa	11	-	
Fences	V				Pli	Plumbing System					Trash Compactor	$\vdash$		
Fire Detection Equip.	V	F			Po	Pool					TV Antenna	H		_
French Drain		N			Po	ol E	quipment	V			Washer/Dryer Hookup		一	
Gas Fixtures		V			Po	ol N	laint. Accessories				Window Screens	V		
Natural Gas Lines		V			Po	ol H	eater	V			Public Sewer System			
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Evaporative Coolers							number of units:							
Wall/Window AC Units							number of units:		-					eneromen.
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Central Heat				V			✓electric gas	num	ber	of unit	s:		-	_
Other Heat							if yes, describe:		CHARLES AND A			************		
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Fireplace & Chimney							wood _ gas log	5	mo	ck _o	ther:			
Carport			1	1			attachednot :	attac	hed					
Garage			-	1			✓ attached not a		hed					
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Satellite Dish & Controls			_	4				-	-	*****		**********		
Security System				1			owned leased	-	-					
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Water Softener			_ 1	4	_			fror	n:				-	
Other Leased Items(s)							if yes, describe:							
(TXR-1406) 07-08-22		in	itiale	ed b	y: Bu	yer:	an	d Se	ller:	200	_,pa	ge 1	of 6	_ <del>-</del>

#### 290 Fire Rock Trl Fredericksburg, TX 78624-8402

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### 290 Fire Rock Trl Fredericksburg, TX 78624-8402 Concerning the Property at 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.) 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): \*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. (TXR-1406) 07-08-22 Initialed by: Buyer: \_, \_\_\_\_ and Seller: 从 Page 3 of 6 Real Estate Advisory Team, 734 S. Washington St. Fredericksburg TX 78624 Fax; 839.998.8576

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

290 Fire Rock Trl

# 290 Fire Rock Trl Fredericksburg, TX 78624-8402

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hazar If	epairs or treatment rds such as asbesto f yes, attach any cer emediation (for exar	os, radon, lead-ba rtificates or other	ased paint, documenta	urea-formak ition identifyi	dehyde, ing the a	or mol extent o	d. of the	rediate e	กงเกาก	mental
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	ny of the items in Se									
TXR-1406) 07-08-2			America ferrence	on additional	Succis	ii noce	ssary).			
al Estate Advisory Team, 734		ed by: Buyer:			0 0	. 11506			~~~	ge 4 of 6

Concerning the Pro	perty at	MANAGEMENT OF THE PARTY OF THE	290 Fire R Fredericksburg, T		
		F		***	
				1 po 134	
persons who repermitted by law to	gularly provide in perform inspectio	nspections and ons?yes;	who are either no if yes, attach co	any written inspection licensed as inspector pies and complete the follo	s or otherwise
Inspection Date	Туре	Name of Insp	ector		No. of Pages
				A Secretary to the Control of the Co	<del> </del>
Note: A buyer	should not rely on th A buyer should	ne above-cited rep l'obtain inspection:	orts as a reflection o s from inspectors ch	of the current condition of the nosen by the buyer.	e Property.
Section 10. Check V Homestead Wildlife Mana Other:	any tax exemption(	Senior Citizen  Agricultural		m for the Property: Disabled Disabled Veteran Unknown	
				flood damage, to the Pre	
insurance claim of i	a settlement or awa	ud in a legal pro	u ton bne footbeer	amage to the Property (f sed the proceeds to make	the enmise for
Section 13. Does the requirements of Char (Attach additional she	apter 766 of the He	alth and Safety (	Code?* unknow	in accordance with the s n no yes. If no or ur	imoke detector known, explain.
401 1 700 1					
installed in acco. including perform	rdance with the require nance, location, and p	ements of the buildi ower source require	ng code in effect in ti ements. If vou do not	vellings to have working smoke he area in which the dwelling know the building code requi fiicial for more information.	is incated
tamily who will no impairment from the seller to insta	eside in the dwelling is a licensed physician; a all smoke detectors for	s hearing-Impaired; ind (3) within 10 day the hearing-Impaire	(2) the buyer gives ti s after the effective da nd and specifies the lo	(1) the buyer or a member of the seller written evidence of the teller written existens the buyer makes a written in the particular of the	ne hearing request for
Atrua C	that the statements in ructed or influenced Dray	Seller to provide i	naccurate information	Seller's belief and that no po on or to omit any material in	erson, including formation.
ignature of Seller	U	Date	Signature of Seller	•	Date
rinted Name:	The state of the s		Printed Name:	X .	
XR-1406) 07-08-22	Initialed by		and Seller:	VC,	Page 5 of 6
ul Estate Advisory Team, 734 S. Wa ul Rech	iskington St. Fredssicksburg TX 78 Produced with Lone Wolf	1624 Transactions (zipForm Edition	Phone: 717 N Harwood St, Suite 2200,	830-1566679 Fax: 830.998.8576 Dellas, TX 75281 <u>vovv.tvolf.com</u>	290 Fire Rock Tri

#### 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 <u>www.txdps.state.tx.us.</u> 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 half 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: CTEC	phone#:
Sewer:	phone #:
Water:	phone #:
Cable: Dish	phone #:
Trash: HILL Country HALLING SVC	phone #:
Natural Gas:	phone #:
Phone Company: Frontier	phone #:
Propane:	phone #:
Internet: Bee Creek	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:	
(TXR-1406) 07-08-22	Initialed by: Buyer:,	and Seller:	Page 6 of 6
Real Estate Advisory Team, 734 S. Was Neal Keeh	hington St. Fredericksburg TX 78624 Produced with Lone Wolf Transactions (zlpForm Edible	Pitone: 8304566679 Fax: 838.990.8576	290 Fire Rock Tr



## **INFORMATION ABOUT ON-SITE SEWER FACILITY**

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A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:  (1) Type of Treatment System: Septic Tank Aerobic Treatment  (2) Type of Distribution System: DRAIN FIELD	Unknown
(2) Type of Distribution System:	Unknown
(3) Approximate Location of Drain Field or Distribution System: South OF Hou	Unknown
(4) Installer:	Unknown
B. MAINTENANCE INFORMATION:	Unknown
(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  If yes, name of maintenance contractor:  Phone:  Contract expiration date:  Maintenance contracts must be in effect to operate aerobic treatment and certain no 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?  If yes, explain:	Yes 1 No
(4) Does Seller have manufacturer or warranty information available for review?  C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:	☐Yes ☑No
(1) The following items concerning the on-site sewer facility are attached:  planning materials permit for original installation final inspection when comparing maintenance contract manufacturer information warranty information	OSSF was installed
(2) "Planning materials" are the supporting materials that describe the on-site sew submitted to the permitting authority in order to obtain a permit to install the on-site s	ver facility that are sewer facility.
(3) It may be necessary for a buyer to have the permit to operate an on-transferred to the buyer.	site sewer facility
TXR-1407) 1-7-04 Initialed for Identification by Buyer, and Seller,,	Page 1 of 2

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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>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf) Single family dwelling (3 bedrooms; less than 2,500 sf) Single family dwelling (4 bedrooms; less than 3,500 sf) Single family dwelling (5 bedrooms; less than 4,500 sf) Single family dwelling (6 bedrooms; less than 5,500 sf)	225 300 375 450 525	180 240 300 360 420
Mobile home, condo, or townhouse (1-2 bedroom)  Mobile home, condo, or townhouse (each add'l bedroom)	225 75	180 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.

Signature of Seller Donna F Cammack Croy	9/6/25 Date	Signature of Seller	Date
Receipt acknowledged by:	Z		
Signature of Buyer	Date	Signature of Buyer	Date

## APPLICATION FOR PRIVATE SEWAGE SYSTEM CONSTRUCTION PERMIT AND LICENSE

DATE 12-20-93 PERMIT NO. 2160 FEE #130.59x
l, hereby make an application for a license to construct and operate a private sewage disposal system in Gillespie County, Texas.
OWNER CROY DON'S PHONE NO. 997-8429
MAILING ADDRESS 302 THUGLEGICH V FBG TX MAPTE-
HOUSE NO. AND STREET ADDRESS FRANCE KO STUT TREATION OF STREET ADDRESS AND STREET ADDRESS SUBDIVISION, DESCRIBED LOCATION OF ATTACH A MAP/SKETCH
NAME HBSTRUCT3VOLC A KENLEDY # 175
SIZE ACREAGE OR TRACT 14.0 seck SECTION BLOCK LOT DESCRIPTION OF STRUCTURE TO BE SERVED
House ( ) Mobile Home () Other
Commercial
(Type of Business)
Living Area (१/८८) Bedrooms ( 🖰 ) Bathrooms ( 💆 ) Disposal ( — ) Washing Machine ( 🗸 ) Dishwasher ( 🔀 ) Water Softner ( 🔀 ) Other
Water Supply By: Public System ( ) Community ( ) Individual ( )
DATE Dec 20.93 INSPECTOR-SANITARIAN DWarm C. Boos
Authorization is hereby given to the Private Sewage Facility, Gillespie County, Texas, Texas Department of Water Resources, the Texas State
Department of Health Resources, or their agents or designees, singly or
jointly, to enter upon the above described property for the purpose of
making soil percolation tests, inspecting sewage systems, or for any reason
consistent with the water quality program of the Texas Department of Water Resources, the Texas State Department of Health Resources and the Private
Sewage Facility, Gillespie County, Texas.
(If signed by Owner, Authorized Agent, Contractor, provide name, address and phone #)
DATE December 30, 1943 Form J. Changes Signature of Owner or Authorized Agent
Signature of Owner or Authorized Agent
Authorization to proceed with construction will be provided after a joint (Owner or Installer and Inspector for the Private Sewage Facility, Gillespie County, Texas survey of the proposed site for the facility and analysis of percolation test data) (If Required)
THIS PERMIT TO CONSTRUCT IS VALID FOR 180 DAYS.  OFFICIAL USE ONLY
SITE INSPECTION OR PERCOLATION TEST
DATE PERMIT NO FEE
DATEINSPECTOR-SANITARIAN
COMMENTS:
Soil MAR. C.7 Cobbly CLAY
7-17 CLHY 17-20 IL DORPHED LIMESTONE (CALICHE)
17-20 Indexper Character (CALICAC)

#### CERTIFICATION OF APPROVAL

FINAL INSPECTION