



SELLER'S DISCLOSURE NOTICE

©Texas 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

564 Gypsum Mine Rd
Fredericksburg, TX 78624

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"/> | |
| Carbon Monoxide Det. | | <input checked="" type="checkbox"/> | |
| Ceiling Fans | <input checked="" type="checkbox"/> | | |
| Cooktop | | <input checked="" type="checkbox"/> | |
| Dishwasher | <input checked="" type="checkbox"/> | | |
| Disposal | <input checked="" type="checkbox"/> | | |
| Emergency Escape Ladder(s) | | <input checked="" type="checkbox"/> | |
| Exhaust Fans | <input checked="" type="checkbox"/> | | |
| Fences | <input checked="" type="checkbox"/> | | |
| Fire Detection Equip. | | <input checked="" type="checkbox"/> | |
| French Drain | | <input checked="" type="checkbox"/> | |
| Gas Fixtures | | <input checked="" type="checkbox"/> | |
| Liquid Propane Gas: | | <input checked="" type="checkbox"/> | |
| -LP Community (Captive) | | <input checked="" type="checkbox"/> | |
| -LP on Property | | <input checked="" type="checkbox"/> | |

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

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

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

(TXR-1406) 07-10-23

Initialed by: Buyer: and Seller: LT, SJ

Page 1 of 7

Concerning the Property at _____

| | | | |
|---------------------------------|-------------------------------------|-------------------------------------|---|
| Solar Panels | <input type="checkbox"/> | <input checked="" type="checkbox"/> | owned _____ leased from: _____ |
| Water Heater | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> electric _____ gas _____ other: _____ number of units: <u>1</u> |
| Water Softener | <input checked="" type="checkbox"/> | <input type="checkbox"/> | owned _____ <input checked="" type="checkbox"/> leased from: <u>Culligan</u> |
| Other Leased Items(s) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | if yes, describe: <u>Beecreek internet service antenna</u> |
| Underground Lawn Sprinkler | <input type="checkbox"/> | <input checked="" type="checkbox"/> | _____ automatic _____ manual areas covered _____ |
| Septic / On-Site Sewer Facility | <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: 2002 (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 | Item | Y | N | Item | Y | N |
|--------------------|--------------------------|-------------------------------------|----------------------|--------------------------|-------------------------------------|-----------------------------|--------------------------|-------------------------------------|
| Basement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Floors | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sidewalks | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Ceilings | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Foundation / Slab(s) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Walls / Fences | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Doors | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Interior Walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Windows | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Driveways | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Lighting Fixtures | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other Structural Components | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Electrical Systems | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Plumbing Systems | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> |
| Exterior Walls | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Roof | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> |

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

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

| Condition | Y | N | Condition | Y | N |
|--|-------------------------------------|-------------------------------------|---|-------------------------------------|-------------------------------------|
| Aluminum Wiring | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Radon Gas | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Asbestos Components | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Settling | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Diseased Trees: <input checked="" type="checkbox"/> oak wilt | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Soil Movement | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Endangered Species/Habitat on Property | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Subsurface Structure or Pits | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fault Lines | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Underground Storage Tanks | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Hazardous or Toxic Waste | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Unplatted Easements | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Improper Drainage | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Unrecorded Easements | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Intermittent or Weather Springs | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Urea-formaldehyde Insulation | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Landfill | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water Damage Not Due to a Flood Event | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Lead-Based Paint or Lead-Based Pt. Hazards | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wetlands on Property | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Encroachments onto the Property | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wood Rot | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Improvements encroaching on others' property | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Active infestation of termites or other wood destroying insects (WDI) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Located in Historic District | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous treatment for termites or WDI | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Historic Property Designation | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous termite or WDI damage repaired | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Previous Foundation Repairs | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous Fires | <input type="checkbox"/> | <input type="checkbox"/> |

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: LT, SA

Page 2 of 7

Concerning the Property at _____

- ☒ 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): _____

Hill Country Underground Water 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 |
|-----------------|---------------------|--------------------------|--------------|
| June 17, 2024 | property inspection | Merit Inspection Service | 31 |
| | | | |
| | | | |

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 damage, to the Property with any insurance provider? ☒ yes ☐ no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☒ yes ☐ no If yes, explain:

Tree damage - tree limbs on fences after freeze in 2021
Broken pipes in well house due to freeze in 2021

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): _____

*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.

Concerning the Property at _____

564 Gypsum Mine Rd
Fredericksburg, TX 78624

| | | |
|---|-------------------------------------|-------------------------------------|
| Previous Roof Repairs | <input checked="" type="checkbox"/> | <input 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 checked="" 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): _____

Oak wilt is pervasive in area.
Termite pretreatment under slab during construction

*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): _____

2 Air conditioner units in guesthouse are not functioning.
Green counter top, sink, and cabinets in guesthouse need to be replaced.

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

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

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

***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.

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: LT, SL

Page 3 of 7

Concerning the Property at _____

"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: _____

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 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.

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: LT, SA

Page 4 of 7

Concerning the Property at _____

564 Gypsum Mine Rd
Fredericksburg, TX 78624

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.

Larry Truitt
Signature of Seller

6/6/24
Date

Shirley Truitt
Signature of Seller

6/6/2024
Date

Printed Name: Larry Truitt

Printed Name: Shirley Truitt

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: CTEC

phone #: (830) 497-2126

Sewer: private septic

phone #: _____

Water: private well

phone #: _____

Cable: DISH network

phone #: (877) 465-0074

Trash: Gillespie Waste Service

phone #: (830) 456-5401

Natural Gas: _____

phone #: _____

Phone Company: _____

phone #: _____

Propane: _____

phone #: _____

Internet: Bee Creek Communications

phone #: (866) 990-1258

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: LT, ST

Page 6 of 7

Concerning the Property at 564 Gypsum Mine Rd
Fredericksburg, TX 78624

(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: _____ | |



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT

564 Gypsum Mine Rd
Fredericksburg, TX 78624

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Drain field ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: East of house ☐ Unknown
- (4) Installer: Morales plumbing ☐ Unknown
- (5) Approximate Age: March, 1996 ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? NA
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☒ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

| <u>Facility</u> | <u>Usage (gal/day) without water- saving devices</u> | <u>Usage (gal/day) with water- saving devices</u> |
|---|--|---|
| Single family dwelling (1-2 bedrooms; less than 1,500 sf) | 225 | 180 |
| Single family dwelling (3 bedrooms; less than 2,500 sf) | 300 | 240 |
| Single family dwelling (4 bedrooms; less than 3,500 sf) | 375 | 300 |
| Single family dwelling (5 bedrooms; less than 4,500 sf) | 450 | 360 |
| Single family dwelling (6 bedrooms; less than 5,500 sf) | 525 | 420 |
| Mobile home, condo, or townhouse (1-2 bedroom) | 225 | 180 |
| Mobile home, condo, or townhouse (each add'l bedroom) | 75 | 60 |

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Larry Truitt
Signature of Seller _____ Date
Larry Truitt

Shirley Truitt
Signature of Seller _____ Date
Shirley Truitt 6/6/2024

Receipt acknowledged by:

Signature of Buyer _____ Date

Signature of Buyer _____ Date

APPLICATION FOR PRIVATE SEWAGE SYSTEM
CONSTRUCTION PERMIT AND LICENSE

DATE 3/13/96 PERMIT NO. 2710 FEE 130.⁰⁰/₁₀₀

I, hereby make an application for a license to construct and operate a private sewage disposal system in Gillespie County, Texas.

OWNER Larry Truitt PHONE NO. (713) 447-0878

MAILING ADDRESS 10710 Heather Hill Dr. Houston, TX 77086

HOUSE NO. AND STREET ADDRESS 564 Gypsum Mine Rd

SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH
NAME SE of corner of Gypsum Mine Rd and ADT Lane - see attached Sketch

SIZE ACREAGE OR TRACT 1 1/2 SECTION _____ BLOCK _____ LOT _____

DESCRIPTION OF STRUCTURE TO BE SERVED

House (☒) Mobile Home () Other _____
Commercial _____

(Type of Business)
Living Area (1800) Bedrooms (23) Bathrooms (2) Disposal ()

Washing Machine () Dishwasher () Water Softner () Other _____

Water Supply By: Public System () Community () Individual (☒)

DATE 3/13/96 INSPECTOR-SANITARIAN D. M. Sanch

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 #) Larry Truitt

DATE 3/13/96 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 _____

TYPE SOIL - Rocky () Gravel () Sand () Other _____

SLOPE - Flat () Sloping () Other _____

PERCOLATION TEST RESULTS INCHES FALL/20 MINUTES

HOLES (1) _____ (2) _____ (3) _____ (4) _____ (5) _____ (6) _____

(7) _____ (8) _____ PERC. TEST AVERAGE _____

DATE _____ INSPECTOR-SANITARIAN _____

COMMENTS:

CERTIFICATION OF APPROVAL

FINAL INSPECTION

DATE APRIL 1, '96 PERMIT NO. 2710 FEE _____
 MANUFACTURER CONCRETE PRODUCTS
 TANK #1 SN# 316961 TANK #2 SN# _____
 SIZE TANK #1 1250/2 GALS. TANK #2 — GALS. TYPE concrete
 ABSORPTION TRENCH (☒) LENGTH 273' WIDTH 3'
 ABSORPTION BED AREA () SQUARE FEET 819 # D.F.
 COMMERCIAL () PRIVATE RESIDENCE (☒)
 INSTALLER OR CONTRACTOR PETE MORANES

ADDRESS _____ PHONE # _____

DATE APRIL 1, 1996 FINAL INSPECTION MADE BY Dwain C Boos

(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)
 MAKE A SKETCH OF SYSTEM
 (NOT TO SCALE)

↑
 6475th
 MIKE
 ROAD

