

SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

13115 FM 580

Bend, TX 76877

AS OF THE DATE	SIG UYE	NEC R N) B MAY	Y W	SEL ISH	LER TO	AND IS NOT	A 8	SUBS	STITU	CONDITION OF THE PRO TE FOR ANY INSPECTIO ANTY OF ANY KIND BY S	NS	OF	R
											ow long since Seller has date) or never occup		upied the	
Section 1. The Proper This notice does											r Unknown (U).) which items will & will not convey	/.		
ltem	Υ	N.	U		Ite	m		Υ	N	U	Item	Y	N	U
Cable TV Wiring		/			Na	itura	l Gas Lines		1		Pump:sumpgrinder		V	
Carbon Monoxide Det.		V			Fu	el G	as Piping:		\checkmark		Rain Gutters	V		
Ceiling Fans	V				-B	ack	Iron Pipe				Range/Stove			
Cooktop	V				-C	орре	er		V		Roof/Attic Vents	1		
Dishwasher	V						gated Stainless ubing		/		Sauna		/	
Disposal	V				Ho	t Tu	b	V			Smoke Detector	V		
Emergency Escape Ladder(s)		/			Intercom System		m System		1		Smoke Detector - Hearing Impaired		1	
Exhaust Fans	V				Mi	Microwave		V			Spa	V		
Fences	V				Οι	Outdoor Grill			V		Trash Compactor			
Fire Detection Equip.	V				Pa	tio/E	io/Decking				TV Antenna			
French Drain	\checkmark				PΙι	umbing System		V	V		Washer/Dryer Hookup	V		
Gas Fixtures		✓			Po	ol			V		Window Screens	V		
Liquid Propane Gas:		V			Po	ol E	quipment		V		Public Sewer System		V	
-LP Community (Captive)		/			Po	ol M	aint. Accessories							
-LP on Property		\checkmark			Po	ol H	eater		V					
ltem				Υ	N	U	•		Α	dditio	nal Information			
Central A/C				V			✓ electric gas	nur	nber	of uni	ts:			
Evaporative Coolers					 ,	✓	number of units:							
Wall/Window AC Units					✓.		number of units:							
Attic Fan(s)					V		if yes, describe:							
Central Heat				V			✓ electric gas number of units:							
				\checkmark			if yes, describe: _}	i-e	· P					
Oven				*	\checkmark		number of ovens:	L			tric 🖊 gas other:			
Fireplace & Chimney				✓.			wood gas lo		_ mc		other:			
Carport				\checkmark			attached 🖊 not							
Garage					V			atta	chec					
Garage Door Openers					V		number of units:				number of remotes:			

Satellite Dish & Controls

Security System

(TXR-1406) 07-10-23

CONCERNING THE PROPERTY AT

leased from:

leased from:

and Seller:

owned

owned

Initialed by: Buyer:

Concerning the Property at					Bend, TX 76877										
Solar Panels			V	'	OW)	ned	lea	sed f	rom:						
Water Heater			/ *			ctric	ioa		other			number c	of units:		
Water Softener						ned		sed f							
Other Leased Items(s)				if	yes,	descr	ribe:								
Underground Lawn Sprir	nkler		1					manı	ual a	reas o	covered				
Septic / On-Site Sewer F		v	-	******							On-Site Sev	er Facili	ty (TXR-140)7)	
Water supply provided b Was the Property built be (If yes, complete, sig Roof Type:fo Is there an overlay roc covering)?yes no Are you (Seller) aware defects, or are need of re Section 2. Are you (Sif you are aware and No	efore 19 gn, and a of cover unking e of any epair?	attach ring or nown y of t yes	yes TXR- n the he ite no	✓ no 1906 co Properi ems liste o If yes, c	_ unincer ty (sed indesci	knowr ning k Age: shingle n this ribe (a	n ead-l Bu es or Sec attack	roo roo etion	d pain f cov the litional	at haz G ering at are	ards). I placed ove not in wets if necess	orking cosary):	ondition, th	at h	ave
Item	Y			em					Υ	N.	Item			Υ	N
Basement	- •		-	loors						V	Sidewa	lks		1	V
Ceilings		۲Ť	1	oundatio	n / S	ab(s)			1	Walls /	Fences		1	1
Doors				terior W			·			1/	Windo	VS			V
Driveways				ighting F	ixtur	es					Other S	tructural C	Components		1
Electrical Systems				lumbing						V					
Exterior Walls			R	oof						1					
If the answer to any of the Section 3. Are you (and No (N) if you are n	Seller)	aware											if you are	: aw	vare
Condition					Υ	N	C	ondi	tion					Υ	N
Aluminum Wiring	***************************************				<u> </u>		<u> </u>		Gas					<u> </u>	1
Achaetae Components						ļ	ettling							1/	

Condition	Υ	N
Aluminum Wiring		V
Asbestos Components		1/
Diseased Trees: oak wilt		,/
Endangered Species/Habitat on Property		V
Fault Lines		<u> </u>
Hazardous or Toxic Waste		V
Improper Drainage		1
Intermittent or Weather Springs		/
Landfill		1/
Lead-Based Paint or Lead-Based Pt. Hazards		1/
Encroachments onto the Property		1
Improvements encroaching on others' property		
		1
Located in Historic District		1/
Historic Property Designation		V
Previous Foundation Repairs	V	

Condition	Υ	Ν
Radon Gas		V
Settling		V
Soil Movement		1
Subsurface Structure or Pits		1
Underground Storage Tanks		1
Unplatted Easements		V
Unrecorded Easements		1
Urea-formaldehyde Insulation		1
Water Damage Not Due to a Flood Event		1
Wetlands on Property		1
Wood Rot		1
Active infestation of termites or other wood		
destroying insects (WDI)		1
Previous treatment for termites or WDI		V
Previous termite or WDI damage repaired		V
Previous Fires		1

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Initialed by: Buyer: _

_ and Seller:

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13115 FM 580 Bend, TX 76877

Previous Roof Repairs	TV	Termite or WDI damage needing repair	
Previous Other Structural Repairs		Single Blockable Main Drain in Pool/Hot	V
Previous Use of Premises for Manufacture		Tub/Spa*	
of Methamphetamine			
If the answer to any of the items in Section 3 is yes	, explain (a	ttach 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 iten	n, equipm isclosed i	ent, or system in or on the Property that is in this notice?yes _vno lf yes, explain	in need (attach
check wholly or partly as applicable. Mark No (N	N) if you ar		are and
Y N Present flood insurance coverage. A compared to a failure of water from a reservoir.	or breach	of a reservoir or a controlled or emergency rel	ease of
V Previous flooding due to a natural flood	d event.		
Previous water penetration into a struc	ture on the	Property due to a natural flood.	
Located \(\sum \) wholly partly in a 100 AO, AH, VE, or AR).	0-year floo	dplain (Special Flood Hazard Area-Zone A, V, A	,99, AE,
トು/₄ Located wholly partly in a 500-	year floodp	lain (Moderate Flood Hazard Area-Zone X (shaded))).
v ''Located wholly partly in a flood	lway.		
~ ''Located wholly partly in a flood	l pool.		
~ " Located wholly partly in a reser	rvoir.		
If the answer to any of the above is yes, explain (at	itach additio	onal sheets as necessary):	
*If Buyer is concerned about these matters.	Buyer ma	y consult Information About Flood Hazards (TXR	1414).
For purposes of this notice:	•	·	,

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

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"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

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurar Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moder risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within structure(s). Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Busines (SEAA) for flood demands to the Brancatural and the personal property of the personal property and the p	ce ich
	ate
Administration (SBA) for flood damage to the Property?yes <u>✔</u> no If yes, explain (attach addition sheets as necessary):	
Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No if you are not aware.)	N)
Room additions, structural modifications, or other alterations or repairs made without necess permits, with unresolved permits, or not in compliance with building codes in effect at the time.	ary
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: Fees or assessments are: \$	— —
Any unpaid fees or assessment for the Property?yes (\$)no If the Property is in more than one association, provide information about the other association below or attach information to this notice.	
Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivide 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 use of the Property.	or
Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)	is
Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.	∍nt
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 remedi 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).	ate
Any rainwater harvesting system located on the Property that is larger than 500 gallons and that use a public water supply as an auxiliary water source.	es

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Initialed by: Buyer: _____, , ____

and Seller: 🖊 🗸

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Concerning	the Prope	rty at		13115 FM 580 Bend, TX 76877					
	The Propretailer.	erty is located	d in a propane gas system service area owned by a propane distribution system						
t//A	Any porti	ion of the Pro	perty that is located in a	groundwater conservation di	strict or a subsidence				
f the answe		f the items in Se	ection 8 is yes, explain (attach	additional sheets if necessary):					
persons v	who regu	larly provide	inspections and who are	received any written inspreement inspreement in the received as inspread as inspread as inspread as inspread and complete the received in the received and complete the received and receiv	pectors or otherwise				
Inspection I	Date	Туре	Name of Inspector		No. of Pages				
Section 10 Hom Wild	. Check a nestead Ilife Manag	A buyer sho ny tax exempti jement	ould obtain inspections from ins	reflection of the current conditi spectors chosen by the buyer. rently claim for the Property: Disabled Disabled Vete Unknown					
with any in Section 12	surance p . Have y	orovider? ye ou (Seller) e	es Mono ver received proceeds fo	age, other than flood dam or a claim for damage t	to the Property (for				
to make th	e repairs t	for which the c	laim was made? yes 1/2 no	a legal proceeding) and no o If yes, explain:	or used the proceeds				
detector r	equireme	nts of Chapte	r 766 of the Health and S	ctors installed in accorda Safety Code?* <u>V</u> unknown	no yes. If no				
instal includ	lled in acco ding perform	rdance with the re ance, location, ar	equirements of the building code	two-family dwellings to have worki in effect in the area in which the ou do not know the building code re ilding official for more information.	dwelling is located,				
famil) impai seller	y who will re irment from a to install sr	eside in the dwel a licensed physici noke detectors fo	ling is hearing-impaired; (2) the b an; and (3) within 10 days after the c	ng impaired if: (1) the buyer or a me buyer gives the seller written evide effective date, the buyer makes a w les the locations for installation. The and of smoke detectors to install.	ence of the hearing ritten request for the				

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Initialed by: Buyer:

and Seller:

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Fax: 325.247.5930

incl ma	ler acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, uding the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any terial information.
	nature of Seller Date Signature of Seller Date
Sig	nature of Seller Date Signature of Seller Date
Pri	nted Name: Terry Dickerson Printed Name:
ΑD	DITIONAL 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 <i>Information Regarding Windstorm and Hail Insurance for Certain Properties</i> (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: phone #:
	Sewer: phone #:
	Water: phone #:
	Cable:
	Trash: phone #:
	Natural Gas: phone #:
	Phone Company: phone #:
	Propane: phone #:
	Internet: phone #:

Fax: 325.247,5930

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, and Seller: ____,



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT	13115 FM 580 Bend, TX 76877	
A. DESCRIPTION OF ON-SITE SEWER FACILITY ON	PROPERTY:	
(1) Type of Treatment System: Septic Tank	Aerobic Treatment	Unknown
(2) Type of Distribution System:		Unknown
(3) Approximate Location of Drain Field or Distribution	n System:	Unknown
(4) Installer:		_ _ _ Unknown
(5) Approximate Age:	ALLES AND	Unknown
B. MAINTENANCE INFORMATION:		
(1) Is Seller aware of any maintenance contract in eff If yes, name of maintenance contractor:	·	
Phone: contract e Maintenance contracts must be in effect to operat sewer facilities.)	expiration date: te aerobic treatment and certain non	n-standard" on-site
(2) Approximate date any tanks were last pumped?_		
(3) Is Seller aware of any defect or malfunction in the If yes, explain:	· · · · · · · · · · · · · · · · · · ·	Yes No
(4) Does Seller have manufacturer or warranty inform	nation available for review?	Yes No
C. PLANNING MATERIALS, PERMITS, AND CONTRA	CTS:	
(1) The following items concerning the on-site sewer planning materials permit for original instamaintenance contract manufacturer informa	allation 🗌 final inspection when O	SSF was installed
(2) "Planning materials" are the supporting material submitted to the permitting authority in order to ob-		•
(3) It may be necessary for a buyer to have transferred to the buyer.	the permit to operate an on-s	ite sewer facility
(TXR-1407) 1-7-04 Initialed for Identification by Buyer	, and Seller D	Page 1 of 2
Virdell Reat Estate, 1000 Ford Llann TN 78643	Phone: 325,247,5776 Fax: 325,247	-

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)	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.

Teny Dickerson	2-21-2	5	
Signature of Seller	Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date