

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 2000 Enfield
Alpine, Tx 79830

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/Range/Stove	<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.			
French Drain		<input checked="" type="checkbox"/>	
Gas Fixtures	<input checked="" type="checkbox"/>		
Liquid Propane (LP) 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"/>		
Roof/Attic Vents	<input checked="" type="checkbox"/>		
Sauna		<input checked="" type="checkbox"/>	
Smoke Detector			
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: _____
Wall/Window AC Units		<input checked="" type="checkbox"/>		number of units: _____
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>1</u>
Other Heat		<input checked="" type="checkbox"/>		if yes, describe: _____
Oven	<input checked="" type="checkbox"/>			number of ovens: <u>1</u> electric <input checked="" type="checkbox"/> gas other: _____
Fireplace & Chimney	<input checked="" type="checkbox"/>			<input type="checkbox"/> wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock other: _____
Carport		<input checked="" type="checkbox"/>		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="checkbox"/>			number of units: <u>2</u> number of remotes: _____
Satellite Dish & Controls		<input checked="" type="checkbox"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from: _____
Security System		<input checked="" type="checkbox"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from: _____

(TXR-1406) 06-15-26

Initialed by: Buyer: AM and Seller: _____

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Concerning the Property at _____

Item	Y	N	U	Additional Information
Solar Panels		<input checked="" type="checkbox"/>		owned leased from: _____
Water Heater	<input checked="" type="checkbox"/>			electric <input checked="" type="checkbox"/> gas other: _____ number of units: <u>1</u>
Water Softener		<input checked="" type="checkbox"/>		owned leased from: _____
Other Leased Items(s)		<input checked="" type="checkbox"/>		if yes, describe: _____
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>			__ automatic __ manual areas covered: _____
Septic / On-Site Sewer Facility		<input checked="" 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: shingles Age: unknown (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): sprinkler system is present but in need of repair.

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

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

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

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

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

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u> other: _____		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>

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

(TXR-1406) 06-15-26

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

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Concerning the Property at _____

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

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

If the answer to any of the items in Section 3 is yes or other, explain (attach additional sheets if necessary): _____

*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 ___ 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.	✓	
The Property is presently covered by flood insurance.*	✓	
The Property is presently covered by windstorm insurance.		✓
You (Seller) have been unable to insure the Property for any reason.		✓

*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): _____

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))? ___ yes ✓ no If yes, explain: _____

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 ✓ no If yes, explain: _____

Concerning the Property at _____

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.)

- | <u>Y</u> | <u>N</u> | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous flooding due to a natural flood event. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous water penetration into a structure on the Property due to a natural flood. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> 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.

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 no If yes, explain (attach additional sheets as necessary): _____

Concerning the Property at _____

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.)

- | <u>Y</u> | <u>N</u> | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any death on the Property <u>except</u> for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any condition on the Property which materially affects the health or safety of an individual. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | The Property is located in a propane gas system service area owned by a propane distribution system retailer. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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): _____

____ 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: _____

____ 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: _____

Concerning the Property at _____

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 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:

- Homestead Senior Citizen Disabled
- Wildlife Management 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?* 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.

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.

Signature of Seller _____ Date _____ Signature of Seller _____ Date _____

Printed Name: _____ 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.

Concerning the Property at _____

- (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: <u>4Change</u>	phone #: <u>(866) 416 7672</u>
Sewer: <u>city of Alpine</u>	phone #: <u>(432) 837 0047</u>
Water: <u>city of Alpine</u>	phone #: <u>(432) 837 0047</u>
Cable: <u>n/a</u>	phone #: <u>—</u>
Trash: <u>city of Alpine Texas Disposal Systems Alpine</u>	phone #: <u>(432) 837 0845</u>
Natural Gas: <u>city of Alpine</u>	phone #: <u>(432) 837 3437</u>
Phone Company: <u>n/a</u>	phone #: <u>—</u>
Propane: <u>n/a</u>	phone #: <u>—</u>
Internet: <u>Big Bend Telephone</u>	phone #: <u>(800) 592 4781</u>
Security System: <u>n/a</u>	phone #: <u>—</u>

(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:	_____ Printed Name:	_____ Printed Name:



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Last Frontier Enterprises LLC.</u>	<u>9010948</u>	<u>michelle@mtnviewproperties.com</u>	<u>(432)837-5518</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Mountain View Properties</u>	<u>582699</u>	<u>michelle@mtnviewproperties.com</u>	<u>(432)294-0245</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Michelle Foster</u>	<u>582699</u>	<u>michelle@mtnviewproperties.com</u>	<u>(432)294-0245</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Michelle Foster</u>		<u>michelle@mtnviewproperties.com</u>	<u>(432)294-0245</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Montgomery Welt mw 6/30/26
 Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2
TXR 2501

Brewster CAD Property Search

Property Details

Account		
Property ID:	10297	Geographic ID: 970400100007000000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	2000 N ENFIELD RD ALPINE, TX 79830	
Map ID:		
Legal Description:	CARPENTER,2ND ADDN BLOCK 10, LOT 7 80X165.85	
Abstract/Subdivision:	1047	
Neighborhood:	(CARPENTER) CARPENTER	
Owner		
Owner ID:	38908	
Name:	WELT MONTGOMERY	
Agent:		
Mailing Address:	2000 ENFIELD RD ALPINE, TX 79830	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$212,069 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$28,112 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$240,181 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$240,181 (=)
HS Cap Loss: ⓘ	\$0 (-)

Circuit Breaker: ?	\$0 (-)
Assessed Value:	\$240,181
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: WELT MONTGOMERY %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
2	Brewster County	0.370007	\$240,181	\$235,181	\$870.19
4	Big Bend Regional Hospital District	0.073713	\$240,181	\$235,181	\$173.36
11	City of Alpine	0.424737	\$240,181	\$240,181	\$1,020.14
21	Alpine ISD	0.970200	\$240,181	\$76,163	\$738.93
CAD	Central Appraisal District	0.000000	\$240,181	\$240,181	\$0.00

Total Tax Rate: 1.838657

Estimated Taxes With Exemptions: \$2,802.62

Estimated Taxes Without Exemptions: \$4,416.11

Property Improvement - Building

Description: RG **Type:** conv code R **Living Area:** 1732.0 sqft **Value:** \$212,069

Type	Description	Class CD	Year Built	SQFT
LA	RG	RS3F	1985	1732
AG	GARAGE	RS2F	1985	396
ST	GARAGE	STF2	1985	110
PORCHES	PG	RS3F	1985	102
PORCHES	PG	RS3F	1985	192
ST	STG	STS2	1994	80

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A010	CARPENTER CORNER LOT	0.29	12,640.50	79.50	159.00	\$28,112	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$212,069	\$28,112	\$0	\$240,181	\$0	\$240,181
2025	\$215,330	\$28,112	\$0	\$243,442	\$0	\$243,442
2024	\$218,598	\$28,112	\$0	\$246,710	\$0	\$246,710
2023	\$210,227	\$28,112	\$0	\$238,339	\$0	\$238,339
2022	\$195,611	\$28,112	\$0	\$223,723	\$0	\$223,723
2021	\$185,503	\$28,112	\$0	\$213,615	\$0	\$213,615
2020	\$137,139	\$17,570	\$0	\$154,709	\$0	\$154,709
2019	\$139,065	\$17,570	\$0	\$156,635	\$0	\$156,635
2018	\$134,067	\$17,570	\$0	\$151,637	\$0	\$151,637

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/20/2022	GWD/VL	GWD/VL	KEFAUVER JOHN MOODY JR	WELT MONTGOMERY	0423	0459	115343
6/20/2006	WD	WD	STEELE JOHN R ETUX	KEFAUVER JOHN MOODY JR	200	597	75511
5/18/1999	SWD	SWD	ASSOCIATES RELOCATION	STEELE JOHN R ETUX	118	133	
4/12/1999	DEED	DEED	JOSEPH N MULHERN ETUX	ASSOCIATES RELOCATION	117	699	
7/2/1996	WD/VL	WD/VL	LUCYLE F SUBLETT ESTATE	MULHERN JOSEPH N & DONNA	65	337	
12/7/1984	OT	Ownership transfer	NICHOLS	SUBLETT WALLACE R	249	622	

Estimated Tax Due

If Paid: 06/24/2026



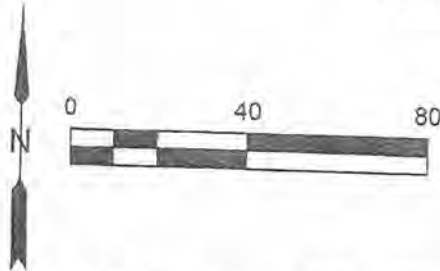
Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2025	City of Alpine	\$243,442	\$1,033.99	\$1,033.99	\$0.00	\$0.00	\$0.00	\$0.00
2025	Brewster County	\$238,442	\$882.25	\$882.25	\$0.00	\$0.00	\$0.00	\$0.00
2025	Alpine ISD	\$79,098	\$767.41	\$767.41	\$0.00	\$0.00	\$0.00	\$0.00
2025	Big Bend Regional Hospital District	\$238,442	\$175.76	\$175.76	\$0.00	\$0.00	\$0.00	\$0.00
	2025 Total:		\$2,859.41	\$2,859.41	\$0.00	\$0.00	\$0.00	\$0.00
2024	City of Alpine	\$246,710	\$1,083.56	\$1,083.56	\$0.00	\$0.00	\$0.00	\$0.00
2024	Brewster County	\$241,710	\$844.58	\$844.58	\$0.00	\$0.00	\$0.00	\$0.00
2024	Alpine ISD	\$122,039	\$1,184.02	\$1,184.02	\$0.00	\$0.00	\$0.00	\$0.00
2024	Big Bend Regional Hospital District	\$241,710	\$159.75	\$159.75	\$0.00	\$0.00	\$0.00	\$0.00
	2024 Total:		\$3,271.91	\$3,271.91	\$0.00	\$0.00	\$0.00	\$0.00
2023	City of Alpine	\$238,339	\$1,090.53	\$1,090.53	\$0.00	\$0.00	\$0.00	\$0.00
2023	Brewster County	\$233,339	\$855.30	\$873.63	\$0.00	\$0.00	\$0.00	\$0.00
2023	Alpine ISD	\$114,505	\$1,125.02	\$2,341.68	\$0.00	\$0.00	\$0.00	\$0.00
2023	Big Bend Regional Hospital District	\$233,339	\$154.22	\$157.52	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$3,225.07	\$4,463.36	\$0.00	\$0.00	\$0.00	\$0.00
2022	City of Alpine	\$223,723	\$1,043.28	\$1,043.28	\$0.00	\$0.00	\$0.00	\$0.00
2022	Brewster County	\$223,723	\$884.93	\$884.93	\$0.00	\$0.00	\$0.00	\$0.00
2022	Alpine ISD	\$223,723	\$2,541.71	\$2,541.71	\$0.00	\$0.00	\$0.00	\$0.00
2022	Big Bend Regional Hospital District	\$223,723	\$186.23	\$186.23	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$4,656.15	\$4,656.15	\$0.00	\$0.00	\$0.00	\$0.00
2021	City of Alpine	\$213,615	\$1,085.90	\$1,085.90	\$0.00	\$0.00	\$0.00	\$0.00

2021	Brewster County	\$213,615	\$900.45	\$900.45	\$0.00	\$0.00	\$0.00	\$0.00
2021	Alpine ISD	\$213,615	\$2,589.87	\$2,589.87	\$0.00	\$0.00	\$0.00	\$0.00
2021	Big Bend Regional Hospital District	\$213,615	\$213.88	\$213.88	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$4,790.10	\$4,790.10	\$0.00	\$0.00	\$0.00	\$0.00
2020	City of Alpine	\$154,709	\$856.71	\$856.71	\$0.00	\$0.00	\$0.00	\$0.00
2020	Brewster County	\$154,709	\$602.75	\$602.75	\$0.00	\$0.00	\$0.00	\$0.00
2020	Alpine ISD	\$154,709	\$2,003.02	\$2,003.02	\$0.00	\$0.00	\$0.00	\$0.00
2020	Big Bend Regional Hospital District	\$154,709	\$165.66	\$165.66	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:		\$3,628.14	\$3,628.14	\$0.00	\$0.00	\$0.00	\$0.00
2019	City of Alpine	\$156,635	\$853.82	\$853.82	\$0.00	\$0.00	\$0.00	\$0.00
2019	Brewster County	\$156,635	\$608.68	\$608.68	\$0.00	\$0.00	\$0.00	\$0.00
2019	Alpine ISD	\$156,635	\$2,080.66	\$2,080.66	\$0.00	\$0.00	\$0.00	\$0.00
2019	Big Bend Regional Hospital District	\$156,635	\$173.49	\$173.49	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$3,716.65	\$3,716.65	\$0.00	\$0.00	\$0.00	\$0.00
2018	City of Alpine	\$151,637	\$811.21	\$811.21	\$0.00	\$0.00	\$0.00	\$0.00
2018	Brewster County	\$151,637	\$585.93	\$585.93	\$0.00	\$0.00	\$0.00	\$0.00
2018	Alpine ISD	\$151,637	\$1,858.31	\$1,858.31	\$0.00	\$0.00	\$0.00	\$0.00
2018	Big Bend Regional Hospital District	\$151,637	\$168.99	\$168.99	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$3,424.44	\$3,424.44	\$0.00	\$0.00	\$0.00	\$0.00
2017	City of Alpine	\$163,146	\$872.78	\$872.78	\$0.00	\$0.00	\$0.00	\$0.00
2017	Brewster County	\$163,146	\$630.40	\$630.40	\$0.00	\$0.00	\$0.00	\$0.00
2017	Alpine ISD	\$163,146	\$2,010.78	\$2,010.78	\$0.00	\$0.00	\$0.00	\$0.00
2017	Big Bend Regional Hospital District	\$163,146	\$197.08	\$197.08	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$3,711.04	\$3,711.04	\$0.00	\$0.00	\$0.00	\$0.00
2016	City of Alpine	\$166,229	\$895.15	\$895.15	\$0.00	\$0.00	\$0.00	\$0.00

2016	Brewster County	\$166,229	\$657.27	\$657.27	\$0.00	\$0.00	\$0.00	\$0.00
2016	Alpine ISD	\$166,229	\$2,071.21	\$2,071.21	\$0.00	\$0.00	\$0.00	\$0.00
2016	Big Bend Regional Hospital District	\$166,229	\$211.94	\$211.94	\$0.00	\$0.00	\$0.00	\$0.00
2016 Total:			\$3,835.57	\$3,835.57	\$0.00	\$0.00	\$0.00	\$0.00

SURVEY PLAT

LOT 7, BLOCK 10, CARPENTER ADDITION 2ND FILING TO THE CITY OF ALPINE
 ENVELOPE 120, PLAT RECORDS OF BREWSTER COUNTY, TEXAS
 2000 N. ENFIELD RD. ALPINE, TEXAS



READ AND APPROVED

2/20/2022



LINE	BEARING	DISTANCE
L1	N 61°29'39" E	11.56'
(L1)	----	11.56'
L2	N 71°30'00" W	26.28'
(L2)	----	27.44'

CURVE	ARC LENGTH	RADIUS	CH. BEARING	CH. LENGTH
C1	41.41'	1868.15'	S 62°39'47" W	41.40'
(C1)	40.55'	1868.15'	----	----
C2	89.97'	1444.55'	N 23°23'07" W	89.95'
(C2)	90'	1444.55'	----	----

AN INDEPENDENT EXHAUSTIVE SEARCH OF THE PUBLIC RECORD HAS NOT BEEN CONDUCTED. EASEMENTS/RESTRICTIONS NOT SHOWN HEREON MAY AFFECT THIS TRACT.

LEGEND

- ⊙ BOLT FOUND
 - ⊙ IRON PIPE FOUND
 - IRON ROD FOUND [CAPPED AS NOTED]
 - ⊗ "X" CHISEL IN CONCRETE FOUND
 - CAPPED IRON ROD SET [MUELLER]
 - UTILITY POLE
 - OHU— OVERHEAD UTILITY
 - x-x- FENCE
 - () RECORD INFORMATION
- BEARING BASIS: AS SHOWN



ACCORDING TO FEMA FIRM MAP PANEL 4800850001B, DATED 11/16/1990, THIS TRACT APPEARS TO LIE WITHIN ZONE AE [BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED].

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL ON THE GROUND SURVEY AND THAT THE LINES AND CORNERS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Kevin Mueller
 5-9-2022

KEVIN MUELLER
 105 N. COCKRELL ST.
 (432) 538-2115
 KEVIN.MUELLER@SAWTOOTHSSURVEY.COM

SAW TOOTH SURVEY
 P.O. BOX 1751
 ALPINE, TX 79831