

THIS FORM IS FURNISHED BY UNLOCK MLS FOR USE BY ITS PARTICIPANTS AND REPRESENTED SELLERS.

SECTION 5.008 OF THE TEXAS PROPERTY CODE REQUIRES A SELLER OF RESIDENTIAL REAL PROPERTY OF NOT MORE THAN ONE DWELLING UNIT TO DELIVER A COPY OF THE SELLER'S DISCLOSURE NOTICE, COMPLETE TO THE BEST OF THE SELLER'S BELIEF AND KNOWLEDGE, TO A PURCHASER ON OR BEFORE THE EFFECTIVE DATE OF A CONTRACT FOR THE SALE OF THE PROPERTY. IF A CONTRACT IS ENTERED INTO WITHOUT THE SELLER PROVIDING THE NOTICE, THE BUYER MAY TERMINATE THE CONTRACT FOR ANY REASON WITHIN SEVEN (7) DAYS AFTER RECEIVING THE NOTICE. IF INFORMATION REQUIRED BY THE NOTICE IS UNKNOWN TO THE SELLER, THE SELLER MAY INDICATE THAT FACT ON THE NOTICE AND THEREBY COMPLY WITH THE REQUIREMENTS OF SECTION 5.008 OF THE TEXAS PROPERTY CODE. **This form complies with and contains additional disclosures which exceed the minimum required by the Code.**

CONCERNING THE PROPERTY AT 110 High Lonesome Alpine
(Street Address and City)

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 PURCHASER 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, how long since Seller has occupied the Property? _____ (approximate date)

Seller ☒ is ☐ is not knowledgeable of the current condition of the Property.

The Property ☐ is ☒ is not currently leased and ☐ has ☒ has not been leased in the last two (2) years.

If leased, how long? _____

During the last year the Property ☐ has ☒ has not been vacant.

If yes, how long was the Property vacant? _____

1. FEATURES AND EQUIPMENT (Mark all appropriate items that **EXIST** and their **WORKING CONDITION**):

NOTE: This notice does not establish which items will or will not be conveyed.

The terms of the Contract will determine which items will and will not be conveyed.

Y = Yes, N = No, U = Unknown

Exists	Item	Working Condition			Additional Information	
☒	Bathroom Heater	☒	N	U	# 2	[E] [G]
☒	Cable TV Wiring	Y	N	U		
☒	Carport	Y	N	U	# of Spaces	Attached [Y] [N]
☒	Carbon Monoxide Alarm	☒	N	U	# 1	
☒	Central Air Conditioning	☒	N	U	# 1	[E] [G]
☒	Central Heating	☒	N	U	# 1	[E] [G] [HP]
☒	Central Vacuum	Y	N	U		
☒	Cook Top/Stove	☒	N	U	[E] [G] 5	# of Burners Other:
☒	Deck	Y	N	U	Wood []	Other []
☒	Dishwasher	☒	N	U		
☒	Disposal	☒	N	U		
☒	Dryer	☒	N	U	[E] [G]	[110V] [220V]
☒	Dryer Hookups	Y	N	U	[110V] [220V]	[G]
☒	Emergency Escape Ladder(s)	Y	N	U		
☒	Evaporative Cooler	Y	N	U	#	
☒	Fans	☒	N	U	Ceiling # 4	Attic # Exhaust # 2 Whole House #
☒	Fencing	☒	N	U	Full []	Partial ☒ Type: Front Property line
☒	Fire Alarm/Detection Equip.	Y	N	U	#	

Features and Equipment Continues Next Page

Initialed for Identification by Seller TPO, _____ and Buyer _____

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Seller's Disclosure Notice Concerning Property At:

110 High Lonesome
Alpine, TX 79830

Exists	Item	Working Condition			Additional Information
<u>N</u>	Fireplace(s) & Chimney	Y	N	U	Woodburning [] Mock [] Other []
<u>N</u>	Fireplace Logs	Y	N	U	#
<u>N</u>	French Drain	Y	N	U	
<u>N</u>	Fuel Gas Piping	Y	N	U	Black Iron Pipe [] Corrugated Stainless Steel [] Copper []
<u>Y</u>	Garage	<u>Y</u>	N	U	Attached: <u>[Y]</u> [N] <u>2</u> # Spaces
<u>Y</u>	Garage Door Opener	<u>Y</u>	N	U	# <u>1</u>
<u>Y</u>	Garage Remote Control(s)	<u>Y</u>	N	U	# <u>2</u>
<u>Y</u>	Gas Fixtures	<u>Y</u>	N	U	# <u>2</u>
<u>Y</u>	Gas Lines	<u>Y</u>	N	U	[NAT] <u>[LP]</u>
<u>N</u>	Gazebo	Y	N	U	
<u>N</u>	Grinder Pump	Y	N	U	
<u>N</u>	Hot Tub	Y	N	U	
<u>N</u>	Ice Machine	Y	N	U	
<u>N</u>	Intercom System	Y	N	U	
<u>Y</u>	Lawn Sprinkler System	<u>Y</u>	N	U	Full [] Partial <u>[X]</u> Automatic [] Manual [] <u>front beds</u>
<u>Y</u>	Liquid Propane Gas	<u>Y</u>	N	U	LP Community (Captive) [] LP on Property <u>[X]</u>
<u>Y</u>	Microwave	<u>Y</u>	N	U	
<u>Y</u>	Outdoor Grill	<u>Y</u>	N	U	[NAT] <u>[LP]</u> [E]
<u>Y</u>	Oven	<u>Y</u>	N	U	<u>[E]</u> [G]
<u>Y</u>	Patio	<u>Y</u>	N	U	Covered <u>[X]</u> Uncovered <u>[X]</u>
<u>Y</u>	Plumbing System	<u>Y</u>	N	U	
<u>Y</u>	Pool	<u>Y</u>	N	U	Inground <u>[X]</u> Above Ground [] Other []
<u>Y</u>	Pool Equipment	<u>Y</u>	N	U	
<u>Y</u>	Pool Heater	<u>Y</u>	N	U	
<u>N</u>	Portable Storage Buildings	Y	N	U	#
<u>N</u>	Public Sewer System	Y	N	U	
<u>Y</u>	Rain Gutters	<u>Y</u>	N	U	Full <u>[X]</u> Partial []
<u>Y</u>	Range	Y	N	U	[E] [G]
<u>Y</u>	Refrigerator	<u>Y</u>	N	U	# <u>1</u>
<u>Y</u>	Roof Attic Vents	Y	<u>N</u>	U	
<u>N</u>	Satellite Dish	Y	N	U	Owned [] Leased []
<u>N</u>	Sauna	Y	N	U	#
<u>Y</u>	Security System	Y	N	U	Owned [] Leased [] Mo. Lease \$
<u>Y</u>	Septic System/Tank	<u>Y</u>	N	U	Date Last Pumped:
<u>Y</u>	Smoke Detector(s)	<u>Y</u>	N	U	# <u>3</u> Hearing Impaired [Y] [N]
<u>Y</u>	Solar Panels	<u>Y</u>	N	U	Owned <u>[X]</u> Leased [] <u>well pump</u>
<u>Y</u>	Spa	<u>Y</u>	N	U	# <u>1</u>
<u>N</u>	Space Heater	Y	N	U	# [E] [G]
<u>N</u>	Speakers	Y	N	U	
<u>N</u>	Specialty Wiring	Y	N	U	Audio [] Data [] Speakers [] Visual []
<u>N</u>	Sump Pump	Y	N	U	#
<u>N</u>	Trash Compactor	Y	N	U	#
<u>N</u>	TV Antenna	Y	N	U	#
<u>Y</u>	Wall/Window A/C	<u>Y</u>	N	U	# <u>1 mini split in room off garage</u>
<u>Y</u>	Washer	<u>Y</u>	N	U	
<u>Y</u>	Washer Hookups	<u>Y</u>	N	U	
<u>Y</u>	Water Heater	<u>Y</u>	N	U	# [E] <u>[G]</u> [Solar]
<u>Y</u>	Water Softener	Y	N	U	Owned [] Leased [] Mo. Lease/Service Chg \$
<u>Y</u>	Window Screens	Y	N	U	# Type:
	Other:	Y	N	U	

Roof type TPO Age: 3 (approx.)

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Seller's Disclosure Notice Concerning Property At:

110 High Lonesome
Alpine, TX 79830

Describe any known defects or repairs needed in connection with any of the above items. (Attach additional sheets if necessary):

Seller excludes the following items from the sale:

2. UTILITY PROVIDERS and HOMEOWNERS' ASSOCIATION (Fill in names of Suppliers with Telephone Numbers):

WATER Supply: _____ Ph: _____
[] City [x] Well [x] Private [] MUD
[] WCID [] Co-Op [x] Other Rain Water

GAS Supply: West TX Gas 432-837-2518
[] Utility [x] Tank [] Bottle [] Co-Op
Tank/Bottle Mo. Lease \$ _____

WASTEWATER: _____ Ph: _____
[] City [] Co-Op [] MUD [] Other
[x] Septic

HOA/CONDO ASSOC: Sierra La Bana
[x] Mandatory [] Voluntary
Association Fee \$ 50.00 per Acre

ELECTRICITY: TXU Ph: 800-702-1859

HOA's Administrative Transfer Fee of \$ _____
(Fee(s) above shall include all costs of transfer of ownership)

CABLE TV: _____ Ph: _____

Manager's Name: Dave Pumas

SOLID WASTE PROVIDER: _____ Ph: _____

Manager's Telephone: 817-253-9890

3. PROPERTY DEFECTS/MALFUNCTIONS:

Community - Sierra La Bana

Are you (Seller) aware of any known defects/malfunctions in any of the following? Mark Yes [Y] if you are aware and mark No [N] if you are not aware.

Exists	Item	Defect/ Malfunction		Exists	Item	Defect/ Malfunction	
N	Basement	Y	N	Y	Lighting Fixtures	Y	N
N	Ceilings	Y	N	N	Outbuildings	Y	N
N	Driveway(s)	Y	N	Y	Plumbing	Y	N
Y	Electrical System(s)	Y	N	N	Potable Drinking Water	Y	N
Y	Exterior Doors	Y	N	N	Retaining Wall(s)	Y	N
Y	Exterior Walls	Y	N	Y	Roof	Y	N
Y	Fences	Y	N	Y	Septic/On-Site Sewer System	Y	N
Y	Floors	Y	N	N	Sidewalks	Y	N
Y	Foundation: Slab [x] Pier & Beam []	Y	N	N	Stucco	Y	N
N	Greywater System	Y	N		Conventional [] Synthetic [] Type:		
N	Intercom System	Y	N	Y	Underground Electrical Lines	Y	N
Y	Interior Doors	Y	N	Y	Windows	Y	N
Y	Interior Walls	Y	N	Y	Other: <u>Breeze Block walls</u>	Y	N

If the answer to any of the above in #3 is Yes [Y], explain. (Attach additional sheets if necessary):

No defect - But shrinkage restraint cracks in exposed concrete floors.

Describe any other structural or property defects or malfunctions: (Attach additional sheets if necessary):

Initialed for Identification by Seller

TPD, _____ and Buyer _____

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4. CURRENT CONDITIONS OF THE PROPERTY:

Are you (SELLER) aware of any of the following? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Active Termites	Y	☒	Landfill	Y	☒
Wood-Destroying Insects	Y	☒	Subsurface Structure(s)	Y	☒
Termite or Wood Rot Damage	Y	☒	Pit(s)	Y	☒
Termite Damage	Y	☒	Underground Spring(s)	Y	☒
Termite Treatment	Y	☒	Intermittent/Weather Spring(s)	Y	☒
Water Damage not due to Flood Event	Y	☒	Underground Storage Tank(s)	☒	☒
Water Penetration of Structure	Y	☒	Endangered Species/Habitat on Property	Y	☒
Structural or Roof Repair	Y	☒	Hazardous or Toxic Waste	Y	☒
Asbestos Components	Y	☒	Diseased Trees	Y	☒
Urea Formaldehyde Insulation	Y	☒	Fence Lines Not Corresponding to Property Boundary	Y	☒
Radon Gas	Y	☒	Wetlands on Property	Y	☒
Lead-Based Paint or Lead-Based Paint Hazards	Y	☒	Unrecorded Easement(s)	Y	☒
Aluminum Wiring	Y	☒	Underground Electrical Line(s)	Y	☒
Foundation Repair	Y	☒	Dampness in Crawl Spaces	Y	☒
Improper Drainage	Y	☒	Water Heater Leak(s)	Y	☒
Settling or Soil Movement	Y	☒	HVAC System Leak(s): Overflow Pan/Other Defect	Y	☒
Fault Lines	Y	☒	Single Blockable Main Drain in Pool/Hot Tub/Spa*	Y	☒

If the answer to any of the above is Yes [Y], explain. (Attach additional sheets if necessary):

Septic Tank underground

* A single blockable main drain may cause a suction entrapment hazard for an individual.

5. PREVIOUS CONDITIONS OF THE PROPERTY:

Are you (SELLER) aware of the following previously defective conditions? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Previous Flooding into the Structure	Y	☒
Previous Flooding onto the Property	Y	☒
Previous Fires	Y	☒
Previous Foundation Repairs	Y	☒
Previous Roof Repairs	Y	☒
Previous Structural Repair	Y	☒
Previous Treatment for Termites or Wood-Destroying Insects	Y	☒
Previous Termite or Wood-Destroying Insect Damage Repaired	Y	☒
Previous Use of Premises for Manufacture of Methamphetamine	Y	☒

Other Conditions:

If the answer to any of the above is Yes [Y], explain. (Attach additional sheets if necessary):

6. Are you (Seller) aware of any of the following conditions?*

Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Present flood insurance coverageN Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoirN Previous water penetration into a structure on the property due to a natural flood eventInitialed for Identification by Seller TPS, _____ and Buyer _____, _____

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Write Yes (Y) if you are aware and check wholly or partly as applicable, write No (N) if you are not aware.

N Located () wholly () partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)

N Located () wholly () partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))

N Located () wholly () partly in a floodway.

N Located () wholly () partly in a flood pool

N Located () wholly () partly in a reservoir

If the answer to any of the above is yes, attach Form TXR 1414 and explain. (Attach additional sheets if necessary):

* 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.

7. 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, attach Form TXR 1414 and explain. (Attach additional sheets if 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).

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110 High

8. 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, attach form TXR 1414 and explain. (Attach additional sheets if necessary): _____

9. SYSTEMS IN NEED OF REPAIR:

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):

10. MISCELLANEOUS CONDITIONS:

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 code in effect at the time of construction? |
| ☒ | ☐ | Any "common area" facilities, i.e., pools, tennis courts, walkways, or other areas, co-owned in undivided interest with others? |
| ☒ | ☐ | Are there any optional charges or user fees for "common area" facilities? If yes, describe: _____ |
| ☒ | ☐ | Any notices of violations of deed restrictions or governmental ordinances, zoning, use, or impervious cover limitations affecting the condition or use of the Property? |
| ☒ | ☐ | Any lawsuits or other legal proceedings directly or indirectly affecting the Property or Seller's ability to convey property, e.g., bankruptcy, probate, guardianship, etc.? |
| ☒ | ☐ | Any condition of the Property which materially affects the physical health or safety of an individual? |
| ☒ | ☐ | Features of the Property shared in common with adjoining landowners, e.g., walls, fences, and driveways, whose use of responsibility for maintenance may have an effect on the Property? |
| ☒ | ☐ | Any encroachments of improvements on the subject Property onto another property or of improvements on another property onto the subject Property, easements, (recorded or unrecorded), or similar matters that may affect your interest in the Property? |
| ☒ | ☐ | Landfill - compacted or otherwise - on the Property or any portion thereof? |
| ☒ | ☐ | Any settling from any cause or slippage, sliding or other soil problems? |
| ☒ | ☐ | Damage to the Property or any of the structures from fire, earthquake, floods or landslides? |
| ☒ | ☐ | Any future highway, freeway, or air traffic patterns which affects the Property? |
| ☒ | ☐ | Any future annexation plans which affect the Property? |
| ☒ | ☐ | Within the previous 12 months, has there been an equity loan on the Property? If Yes, date ____/____/____ |
| ☒ | ☐ | Any pending flood plain changes known? |
| ☒ | ☐ | Any ordinances that restrict flood coverage or rebuilding any portion of the structure to its previous use? |
| ☒ | ☐ | Previous FEMA claim paid? |
| ☒ | ☐ | Death on the Property other than death caused by: natural causes, suicide, or accident unrelated to the Property's condition? |
| ☒ | ☐ | Was the dwelling built before 1978? Unknown ☐ |
| ☒ | ☐ | Any repairs or treatment, other than routine maintenance, made to the Property to eliminate environmental hazards such as asbestos, radon, lead-based paint, urea formaldehyde, or mold? |

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Seller's Disclosure Notice Concerning Property At:

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- ☐ ☒ Any historic preservation restriction or ordinance or archeological designation associated with the Property?
- ☐ ☒ Any IRS or tax redemption periods which will affect the sale of the Property?
- ☐ ☒ Any rainwater harvesting system connected to the property's public water supply?
- ☐ ☒ Any portion of the property that is located in a groundwater conservation district or subsidence district?
- ☐ ☒ Any other item(s) of concern?

If the answer to any of the above is Yes [Y], explain. (Attach additional sheets if necessary):

11. AD VALOREM TAXES:

Check any Tax Exemption(s) which you (SELLER) currently claim for the Property:

- ☐ Homestead ☐ Over 65 ☐ Disabled ☐ Disabled Veteran ☐ Wildlife Management
- ☐ Agricultural ☐ Unknown ☒ None ☐ Other _____

Have you or a third party on your behalf ever supplied information regarding property defects or condition at the Appraisal District? ☐ Yes ☒ No

Have you ever testified or had an agent testify on your behalf in a valuation hearing at an Appraisal District Value Protest Hearing? ☐ Yes ☒ No

Is the property located in a Statutory Tax District (e.g. MUD, WCID, or River Authority)? ☐ Yes ☒ No

If Yes, which Statutory Tax District? _____

12. INSPECTIONS AND DISCLOSURES:

Have you (SELLER) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or engineers or otherwise permitted by law to perform inspections in the past four (4) years? ☐ Yes ☒ No

Chapter 6-7 of the Austin City Code requires an energy audit be completed for certain properties before the time of sale. Has an energy audit been completed on the Property within the last 10 years? ☐ Yes ☐ No ☐ N/A

If Yes to either of these questions, list the information below and attach copies of the reports:

<u>Date of Inspection</u>	<u>Name of Document</u>	<u>Author of Report</u>	<u>Number of Pages</u>
---------------------------	-------------------------	-------------------------	------------------------

Is a previous Seller's Disclosure available? ☐ Yes ☒ No If so, please attach.

Is a current Survey available? ☒ Yes ☐ No Date of Current Survey: 10/10/23

If yes, attach survey with notarized T-47 Affidavit.

13. SMOKE DETECTORS:

Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☒ Yes ☐ No ☐ Unknown 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.

Initialed for Identification by Seller Tpo, _____ and Buyer _____, _____

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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.

14. MAJOR REPAIRS OR IMPROVEMENTS MADE:

Have you (SELLER) made, or had made, major repairs or improvements (costing \$500 or more) to the Property during the time you have owned the Property? ☒ Yes ☐ No

Are you (SELLER) aware of major repairs or improvements made by previous owners?

☐ Yes ☒ No

If Yes to either, please explain. (Attach additional sheets if necessary):

See Attached

15. INSURANCE CLAIMS:

In the last 5 years have you (SELLER) filed an insurance claim related to this property? ☐ Yes ☒ No
If there was a monetary settlement, were the funds used to make the repair? ☐ Yes ☒ No

16. GOVERNMENT OR OTHER PENDING OR RECEIVED NOTICES:

SELLER has not received any notices, either oral or written, regarding the need for repair or replacement or any portion of the Property from any governmental agency, appraiser, inspector, mortgage lender, repair service or others, except:

SELLER has not received any notices from any governmental agency or private company of pending condemnation or any portion of the Property, except:

17. ADDITIONAL DISCLOSURE FORMS ATTACHED:

- ☐ Addendum for Seller's Disclosure of Information on Lead-Based Paint (TXR 1906)
☐ Environmental Assessment, Threatened or Endangered Species, and Wetlands Addendum (TXR 1917)
☒ Energy Audit
☒ Information About On-Site Sewer Facility (TXR 1407)
☐ §49.452 Notice to Prospective Buyer (TREC OP-C)
☐ Information About Special Flood Hazard Areas (TXR 1414)
☐ Relocation Addendum (TXR 1941)
☐ Other

THE ABOVE DISCLOSURES ARE TRUE AND CORRECT TO THE BEST KNOWLEDGE OF THE SELLER(S). SELLER acknowledges that the statements in this Disclosure are true to the best of the Seller's belief and that no person, including the Broker(s) and their Agent(s) has instructed or influenced Seller to provide inaccurate information or to omit any material information.



Seller's Signature

Tyler R. O'Brien

Printed Name

9-16-24

Date

Seller's Signature

Printed Name

Date

Initialed for Identification by Buyer 

THE UNDERSIGNED BUYER HEREBY ACKNOWLEDGES
RECEIPT OF A COPY OF THIS STATEMENT.

NOTICES TO BUYER:

LISTING BROKER, Agave Realty, AND OTHER BROKER,
_____, ADVISE YOU THAT THE SELLER'S
DISCLOSURE NOTICE WAS COMPLETED BY SELLER, AS OF THE DATE SIGNED.

THE LISTING BROKER AND THE OTHER BROKER HAVE RELIED ON THIS NOTICE AS TRUE AND CORRECT AND
HAVE NO REASON TO BELIEVE IT TO BE FALSE OR INACCURATE.

THE TEXAS DEPARTMENT OF PUBLIC SAFETY MAINTAINS A DATABASE THAT CONSUMERS MAY SEARCH, AT
NO COST, TO DETERMINE IF REGISTERED SEX OFFENDERS ARE LOCATED IN CERTAIN ZIP CODE AREAS. TO
SEARCH THE DATABASE, VISIT WWW.TXDPS.STATE.TX.US. FOR INFORMATION CONCERNING PAST
CRIMINAL ACTIVITY IN CERTAIN AREAS OR NEIGHBORHOODS, CONTACT THE LOCAL POLICE
DEPARTMENT.

IF THE PROPERTY IS LOCATED IN A COASTAL AREA THAT IS SEWARD 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.

THIS PROPERTY MAY BE LOCATED NEAR A MILITARY INSTALLATION AND MAY BE AFFECTED BY HIGH
NOISE OR AIR INSTALLATION COMPATIBLE USE 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.

YOU ARE STRONGLY ADVISED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR
TO CLOSING. ALL INSPECTION REPORTS FURNISHED BY THE SELLER ARE PROVIDED FOR INFORMATION
PURPOSES ONLY AND ARE NOT INTENDED TO BE A SUBSTITUTE FOR AN INSPECTION PERFORMED BY AN
INSPECTOR OF BUYER'S CHOICE.

BUYER ACKNOWLEDGES THAT THEY HAVE BEEN STRONGLY ADVISED TO HAVE THE PROPERTY INSPECTED
BY THEIR OWN INDEPENDENT INSPECTOR(S).

THE DISCLOSURE NOTICE CONTAINS NO ESTIMATE OF THE NUMBER OF SQUARE FEET OF SPACE WITHIN
THE RESIDENCE AND BROKERS MAKE NO REPRESENTATIONS REGARDING SUCH AREA. IF SQUARE
FOOTAGE IS IMPORTANT TO BUYER, BUYER SHOULD HAVE IT MEASURED BY A PROFESSIONAL.

THE UNDERSIGNED BUYER ACKNOWLEDGES RECEIPT OF THE FOREGOING NOTICE

Buyer's Signature

Buyer's Signature

Date

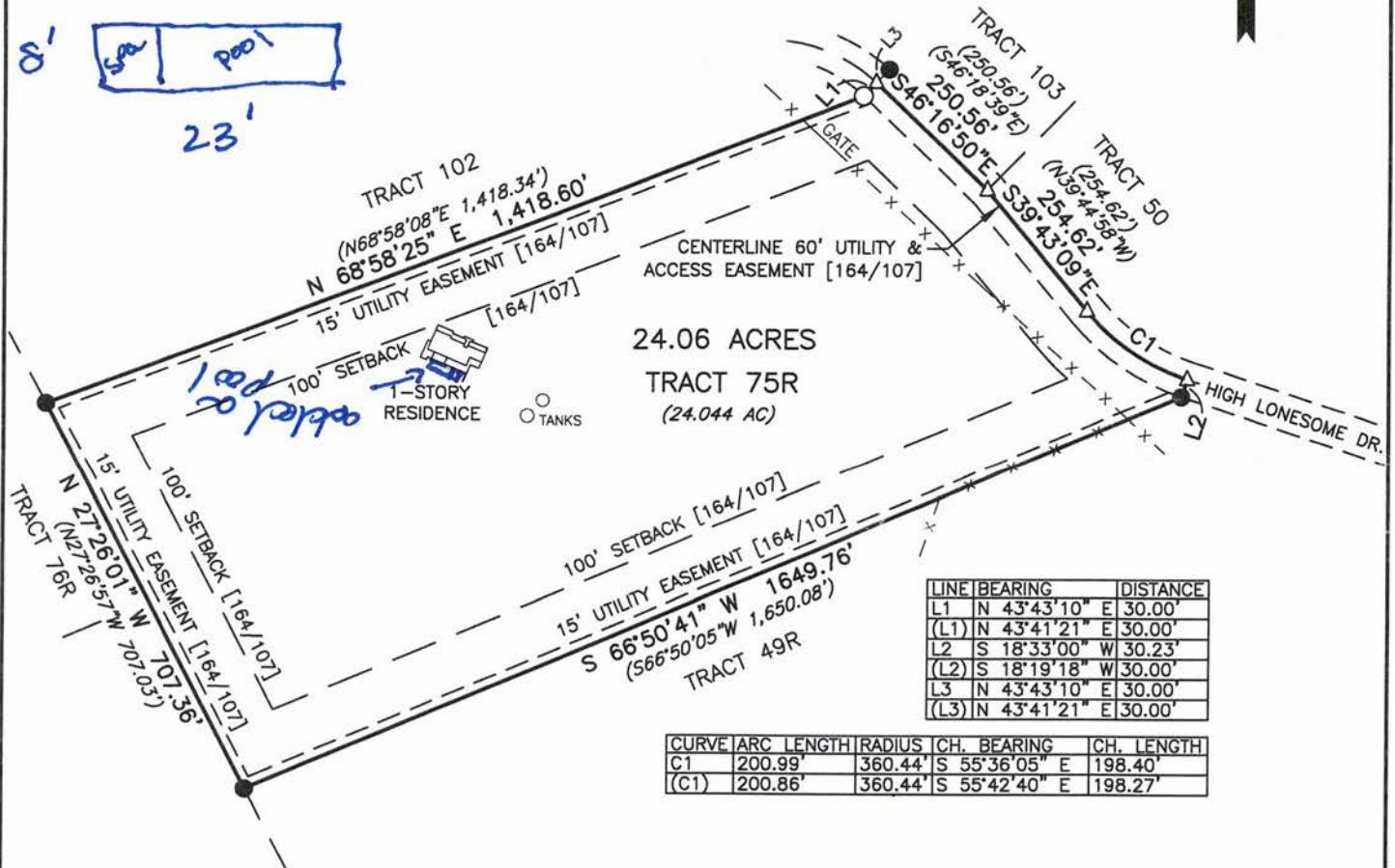
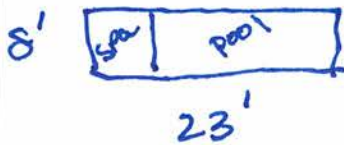
Date

Initialed for Identification by Seller TBO, _____

Page 9 of 9

TRACT 75R, SIERRA LA RANA SUBDIVISION, AS DESCRIBED IN VOLUME 179, PAGE 715
OFFICIAL PUBLIC RECORDS OF BREWSTER COUNTY, TEXAS
110 HIGH LONESOME DR. ALPINE, TEXAS

Pool Dimensions



Jgh -9-24-23

LEGEND

- IRON ROD FOUND [CAPPED AS NOTED]
 ○ CAPPED IRON ROD SET [5911]
 Δ CALCULATED POINT
 - x - x - FENCE
 () RECORD INFORMATION
 BEARING BASIS: WGS 84



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.

K. H.

10-10-2023

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

Improvements 110 High Lonesome

Pool and Spa	\$	45,000.00
Well	\$	40,000.00
Gravel Drive	\$	7,000.00
Landscape /Irrigation	\$	2,000.00
Outdoor Kitchen	\$	10,000.00
Seal Exterior concrete	\$	7,500.00
Rebuild Breeze block walls	\$	8,500.00
Repaint Exterior	\$	4,500.00
Repaint Interior	\$	4,500.00
New Light Fixtures	\$	7,500.00
New plumbing fixtures	\$	4,000.00
New Slide in Range	\$	6,500.00
New appliances	\$	6,500.00
Run gas to Range	\$	1,950.00
Added Vented venthood	\$	1,800.00
Pine ceiling on screen porch	\$	4,000.00
Tile screen porch	\$	3,000.00
New tile backsplash Kitchen	\$	2,200.00
New cabinet hardware	\$	800.00
New door hardware	\$	500.00
Wallpaper	\$	9,800.00
Shower doors in Master	\$	3,500.00
Tinted windows	\$	3,000.00
Open Up Kitchen wall	\$	3,000.00
Total	\$	187,050.00

TPO

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: 9-16-24 GF No. _____
Name of Affiant(s): Tyler OBrien
Address of Affiant: 116 High Lonesome
Description of Property: Tract 75R Sierra La Rana
County Brewster, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

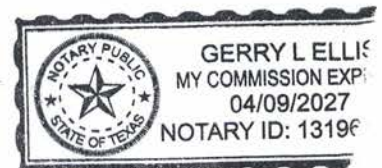
1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since 10/10/23 there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:)

- added a pool 8x23
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
 6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

SWORN AND SUBSCRIBED this 24 day of September, 2024.

Gerry L Ellis
Notary Public





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

110 High Lonesome
Alpine, TX 79830

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Leach Field ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: 50ft+ west of garage ☐ Unknown
- (4) Installer: Busler mills ☐ Unknown
- (5) Approximate Age: 5 years ☐ 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? _____
- (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.

Information about On-Site Sewer Facility concerning _____

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.

 9-16-24
Signature of Seller Date

Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS



THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS ON THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

CONCERNING THE PROPERTY AT: 110 High Lonesome Alpine
(Street Address and City)

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

- A. **"Groundwater"** means water percolating below the surface of the earth. Groundwater is usually found in subsurface reservoirs or aquifers and is accessed by Water Wells.
[Note: Unless severed from the surface estate, Groundwater is owned by the surface landowner who may be able to access the Groundwater by drilling a Water Well in compliance with the law and rules of the applicable Groundwater District, if any.]
- B. **"Groundwater District"** means a local or regional Groundwater Conservation District, Underground Water Conservation District, Subsidence District, or other special district or authority that regulates the drilling or operation of Water Wells.
[Note: Not all land in Texas is subject to a Groundwater District.]
- C. **"Surface Water"** means water in lakes, rivers, creeks, streams, and in the bays, estuaries, and arms of the Gulf of Mexico.
- D. **"Surface Water Rights"** means a permit, certified filing, or certificate of adjudication administered by the Texas Commission on Environmental Quality (TCEQ) that authorizes the diversion, impoundment, or use of Surface Water.
[Note: Not all diversions, impoundments, or uses of Surface Water require a Surface Water Right.]
- E. **"Water Well"** means an artificial excavation that is drilled or dug for the purpose of exploring for or producing Groundwater.
[Note: The drilling and operation of a Water Well may be regulated, restricted, or prohibited in a Groundwater District. Subdividing a property may impact rights related to drilling or operating a Water Well. A Water Well may be owned and operated by individuals, groups, cooperatives, associations, or other entities.]

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

- A. Is any portion of the Property located in a Groundwater District? ☒ Yes ☐ No ☐ Unknown
If yes, identify the district and its website: Brewster County Groundwater Conservation District
www.westtexasgroundwater.com
- B. Is Seller aware of one or more Water Wells on the Property? ☒ Yes ☐ No
If yes:
(1) The total number of Water Wells known to Seller is 1
(2) The number of Water Wells known to Seller that are currently in use is 1
(3) The number of Water Wells known to Seller that are not currently in use and have been capped, covered, plugged, or abandoned is 0
(4) Identify any registrations or permits (by number) from a Groundwater District for the Water Wells on the Property: _____
- C. If the answer to 2B is yes, complete the following to the extent known.
☒ (1) All Water Wells on the Property are owned or operated solely by Seller for the sole benefit of the Property.
☐ (2) The following Water Wells: (i) are owned or operated by the person identified; (ii) benefit the identified beneficiary; and (iii) are governed by the identified agreements or understandings (attach additional sheets for each Water Well):
Water Well: _____
Owners/Operators: _____
Beneficiary: _____
Agreement or Understanding: _____

Initialed for identification by Buyer _____ and Seller _____

TREC No. 61-0
TXR 1425

110 High Lonesome

(Address of Property)

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

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

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

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

A. Does Seller own any Surface Water Right associated with the Property ☐ Yes ☒ No
If yes:

(1) Identify the applicable Surface Water Right by its permit, filing, or certification of adjudication number: _____

(2) If more than one person owns an interest in any Surface Water Right identified in 3A(1), identify each person and their respective ownership interest: _____

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

Notices to Buyer and Seller:

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

DocuSigned by:
Tyler O'Brien

7/6/2026

Seller 649030AD4CD...

Date

Seller

Date

Tyler OBrien

Buyer

Date

Buyer

Date



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



PATIO
38'9" x 28'11"

COVERED PATIO
21'7" x 11'6"

PATIO
18'1" x 19'7"



1st floor