



TEXAS ASSOCIATION OF REALTORS® 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.

CONCERNING THE PROPERTY AT 4900 Goeckmann Lane, Fredericksburg, TX 78627
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?
☐ _____ 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	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring				Liquid Propane Gas:	Y			Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		N	
Carbon Monoxide Det.		N		-LP Community (Captive)		N		Rain Gutters	Y		
Ceiling Fans	Y			-LP on Property	Y			Range/Stove	Y		
Cooktop	Y	N		Hot Tub		N		Roof/Attic Vents	Y		
Dishwasher	Y			Intercom System	Y			Sauna		N	
Disposal	Y			Microwave	Y			Smoke Detector	Y		
Emergency Escape Ladder(s)			N	Outdoor Grill			N	Smoke Detector - Hearing Impaired		N	
Exhaust Fans	Y			Patio/Decking			N	Spa		N	
Fences	Y			Plumbing System				Trash Compactor		N	
Fire Detection Equip.	Y			Pool	Y			TV Antenna		N	
French Drain		N		Pool Equipment	Y			Washer/Dryer Hookup	Y		
Gas Fixtures	Y			Pool Maint. Accessories	Y			Window Screens	Y		
Natural Gas Lines		N		Pool Heater			N	Public Sewer System		N	

Item	Y	N	U	Additional Information
Central A/C	Y			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>5</u>
Evaporative Coolers		N		number of units: _____
Wall/Window AC Units		N		number of units: _____
Attic Fan(s)			U	if yes, describe: _____
Central Heat	Y			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>5</u>
Other Heat		N		if yes, describe: _____
Oven	Y			number of ovens: <u>1</u> <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	Y			<input type="checkbox"/> wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport	Y	N		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	Y			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers		N		number of units: _____ number of remotes: _____
Satellite Dish & Controls	Y			<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System	Y			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	Y			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>3</u>
Water Softener	Y			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler	Y			<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility	Y			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 9-01-11

Initialed by: Seller: JS, TC and Buyer: _____

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Concerning the Property at 4900 Goehmann Lane, Fredericksburg, Tx 78621

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 TAR-1906 concerning lead-based paint hazards).

Roof Type: slate Age: 11 yrs (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

☐ yes ☒ no ☐ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

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

Item	Y	N
Basement		N
Ceilings		N
Doors		N
Driveways		N
Electrical Systems		N
Exterior Walls		N

Item	Y	N
Floors		N
Foundation / Slab(s)		N
Interior Walls		N
Lighting Fixtures		N
Plumbing Systems		N
Roof		N

Item	Y	N
Sidewalks		N
Walls / Fences		N
Windows		N
Other Structural Components		N

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		N
Asbestos Components		N
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		N
Endangered Species/Habitat on Property		N
Fault Lines		N
Hazardous or Toxic Waste		N
Improper Drainage		N
Intermittent or Weather Springs		N
Landfill		N
Lead-Based Paint or Lead-Based Pt. Hazards		N
Encroachments onto the Property		N
Improvements encroaching on others' property		N
Located in 100-year Floodplain		N
Located in Floodway		N
Present Flood Ins. Coverage (If yes, attach TAR-1414)		
Previous Flooding into the Structures		N
Previous Flooding onto the Property		N
Previous Fires		N
Previous Use of Premises for Manufacture of Methamphetamine		N

Condition	Y	N
Previous Foundation Repairs		N
Previous Roof Repairs		N
Other Structural Repairs		N
Radon Gas		N
Settling		N
Soil Movement		N
Subsurface Structure or Pits		N
Underground Storage Tanks <u>LP</u>	Y	
Unplatted Easements		N
Unrecorded Easements		N
Urea-formaldehyde Insulation		N
Water Penetration		N
Wetlands on Property		N
Wood Rot		N
Active infestation of termites or other wood destroying insects (WDI)		N
Previous treatment for termites or WDI		N
Previous termite or WDI damage repaired		N
Termite or WDI damage needing repair		N
Single Blockable Main Drain in Pool/Hot Tub/Spa*		N

Concerning the Property at 4900 Goehmann Lane, Fredericksburg, TX

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

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

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following (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 or not in compliance with building codes in effect at the time.
- ☐ ☒ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: _____
Manager's name: _____ Phone: _____
Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary
Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☐ no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- ☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____
- ☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- ☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- ☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- ☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.
- ☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- ☐ ☒ Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Concerning the Property at 4900 Gochmann Lane, Fredericksburg, Texas

Section 6. Seller ☐ has ☒ has not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. 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 9. 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: _____

Section 10. 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 Jackie Hill Currie Date 9-22-11
Printed Name: Jackie Hill Currie Signature of Seller _____ Date _____
Printed Name: _____

(TAR-1406) 9-01-11

Initialed by: Seller: jc and Buyer: _____

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Concerning the Property at 4900 Gochmann Lane, Fredericksburg TX
78624

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 www.txdps.state.tx.us. 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 you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

- (4) The following providers currently provide service to the property:

Electric: <u>QTEC</u>	phone #: <u>830-997-2126</u>
Sewer: <u>Septic</u>	phone #: <u>on site septic</u>
Water: <u>Culligan</u>	phone #: <u>830 997 5539</u>
Cable: <u>Direct-Dish Network</u>	phone #: <u>830 895 3115</u>
Trash: <u>we TAKE TO Dump</u>	phone #: <u>TRASH available by</u>
Natural Gas: <u>off</u>	phone #: <u></u>
Phone Company: <u>Verizon</u>	phone #: <u>800 837 4966</u>
Propane: <u>Hill Country Propane</u>	phone #: <u>997-8621</u>

- (5) 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: _____	

THE STATE OF TEXAS, *
COUNTY OF GILLESPIE. *

Field notes of a survey of 73.77 acres of land, more or less, made at the request Mary Cronin. Said land is situated in Gillespie County, Texas, being part of the Mathilde Rivera Survey No. 27, Abstract No. 575, and being part of that 119.3 acre tract of land described in a conveyance to Mary Hudspeth Cronin by A.P. Chaney, et ux, dated September 28, 1994, found of record in Volume 274, pages 915-921 of the Real Property Records of Gillespie County, Texas.

Said 73.77 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a point in a southerly fence projection on the North bank of the Pedernales River, for the S.E. corner of that 50.7 acre tract of land described in a conveyance to Kandue, Inc., found of record in Volume 192, pages 290-293 of the Deed Records of Gillespie County, Texas, for the S.W. corner of said 119.3 acre Cronin tract, for the S.W. corner of this tract of land;

THENCE with said fence projection along the East line of said 50.7 acre tract and a West line of said 119.3 acre tract, N. 0 deg. 37 min. 15 sec. E., at 29 feet a pipe fence corner post bears West 2.3 feet, at 285.4 feet passing a pipe high fence corner post on line, continuing along the general course of said fence, 1262.55 feet in all to a pipe high fence corner post in the approximate South line of Goehmann Lane (county road), for a corner of said 119.3 acre tract, for a corner of this tract of land;

THENCE with a West line of said 119.3 acre tract, N. 3 deg. 33 min. E. 15.7 feet to a point in a cattleguard in the centerline of Goehmann Lane, for the S.E. corner of that 5.06 acre tract of land described in a conveyance to Carl G. Fuller, et ux, found of record in Volume 108, pages 772-775 of said Deed Records, for a corner of this tract of land, from which a nail found set in the centerline of Goehmann Lane bears S. 83 deg. 56 min. W. 3.5 feet and another nail bears S. 83 deg. 56 min. W. 199.8 feet;

THENCE with a West line of said 119.3 acre tract, being the approximate centerline of a drainage ditch, N. 0 deg. 01 min. 50 sec. E., at 1647.57 feet passing the S.E. corner of that 5.02 acre tract of land described in a conveyance to Joe R. Davis, et ux, found of record in Volume 109, pages 55-58 of said Deed Records from which a 1/2 inch steel bar found set at a fence corner post bears N. 89 deg. 12 min. W. 10.37 feet and a 1/2 inch steel bar found set at a fence corner post in the East line of Pedernales Estates Road bears N. 89 deg. 12 min. W. 515.7 feet, 1856.0 feet in all to a point in a westerly fence projection, for the S.W. corner of that 108.331 acre tract of land described in Contract of Sale and Purchase to Felix E. Neffendorf found of record in Volume 77, pages 312-314 of said Deed Records, for the N.W. corner of said 119.3 acre tract, for the N.W. corner of this tract of land;

THENCE with said fence projection along the occupational South line of said 108.331 acre tract and a North line of said 119.3 acre tract, S. 80 deg. 42 min. 10 sec. E., at 11.0 feet a fence corner post at the beginning of a fence, continuing along the general course of said

fence, at 1218.3 feet a steel post at an angle point in said fence, continuing with a projection of said fence, 1394.9 feet in all to a 1/2 inch steel bar set in a drainage ditch in the West line of that 100 acre tract of land described in a conveyance to Edwin Kusenberger found of record in Volume 56, page 37 of said Deed Records, and in a West line of that 1.5 acre road easement TRACT II of land described in a conveyance found of record in Volume 220, pages 422-426 of said Real Property Records, for the S.E. corner of said 108.331 acre tract, for the N.N.E. corner of said 119.3 acre tract, for the N.E. corner of this tract of land;

THENCE with the West lines of said 1.5 acre tract and said 100 acre tract and with an East line of said 119.3 acre tract, S. 0 deg. 00 min. 45 sec. W., at 940.3 feet a 1/2 inch steel bar set for the S.W. corners of said 1.5 and 100 acre tracts, and for the N.W. corner of that 0.4 acre easement tract of land described in a conveyance found of record in Volume 119, pages 653-654 of said Deed Records, for a reentrant corner of said 119.3 acre tract, 973.72 feet in all to a 1/2 inch steel bar set, for a southeasterly corner of this tract of land;

THENCE as follows:

- S. 29 deg. 06 min. 10 sec. W. 246.0 feet to a 1/2 inch steel bar set;
- S. 8 deg. 13 min. 50 sec. W. 307.1 feet to a 1/2 inch steel bar set on the North side of Goehmann Lane;
- S. 3 deg. 26 min. 10 sec. E., crossing Goehmann Lane, at 586.3 feet a 1/2 inch steel bar set, 597.8 feet in all to a point of the North bank of the Pedernales River, for the S.E. corner of this tract of land;

THENCE up the meanders of the North bank of the Pedernales River as follows:

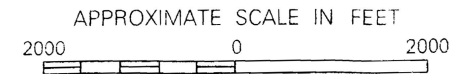
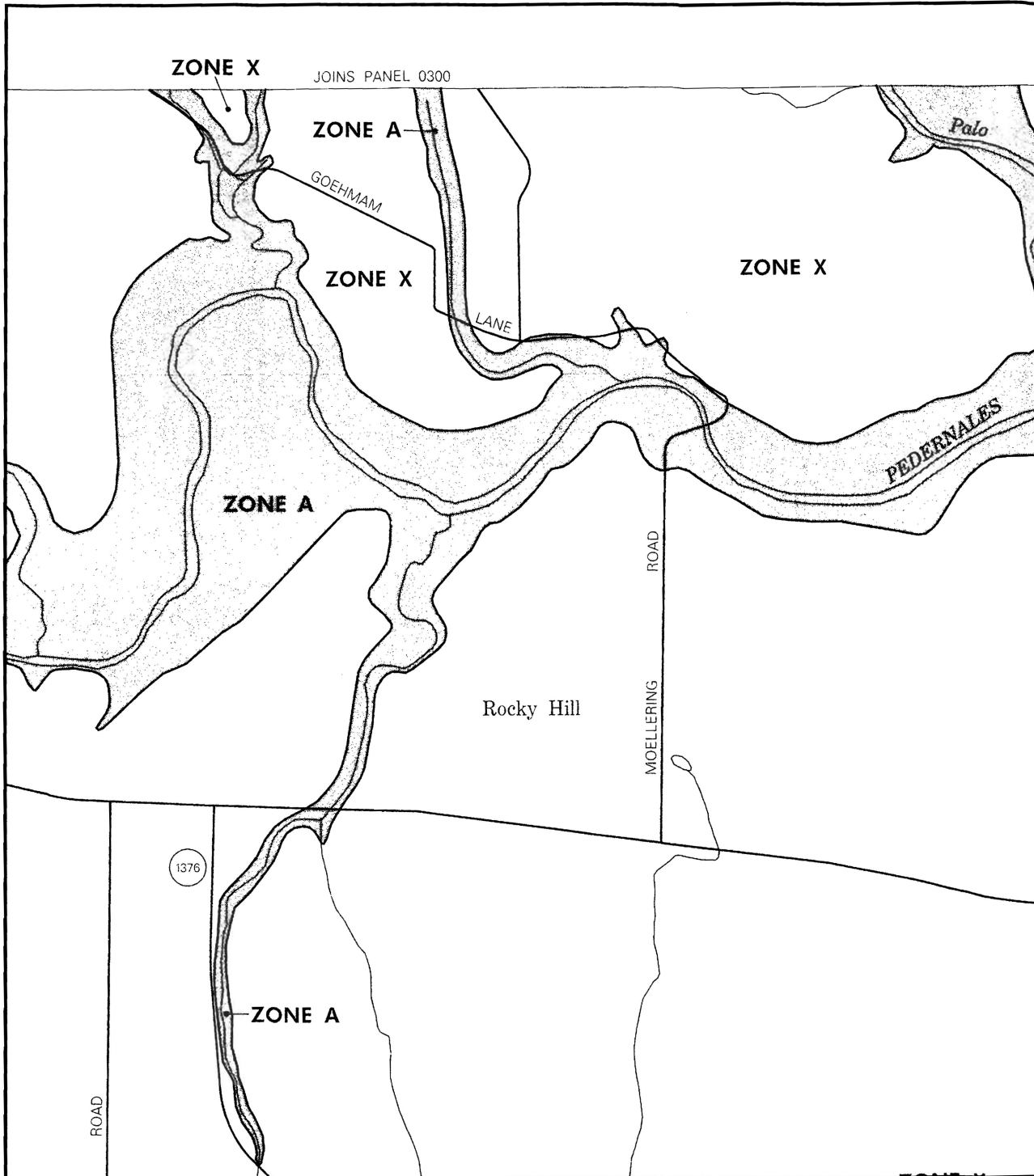
- S. 87 deg. 21 min. W. 115.9 feet;
- S. 75 deg. 27 min. W. 122.4 feet;
- S. 74 deg. 02 min. W. 282.4 feet;
- S. 62 deg. 34 min. W. 229.1 feet;
- S. 50 deg. 50 min. W. 234.9 feet;
- S. 47 deg. 53 min. W. 117.0 feet;
- S. 36 deg. 59 min. W. 155.8 feet;
- S. 37 deg. 43 min. W. 314.6 feet to the place of BEGINNING.

Surveyed September 20, 1994--Revised May 26, 1997

I, Carey Bonn, Registered Professional Land Surveyor, hereby certify that the foregoing field notes and accompanying plat represent a survey made on the ground under my supervision.



Carey Bonn
 Carey Bonn
 Reg. Prof. Land Surveyor No. 4447



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
 GILLESPIE COUNTY,
 TEXAS AND
 INCORPORATED AREAS

PANEL 475 OF 525
 (SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS: COMMUNITY	NUMBER	PANEL	SUFFIX
GILLESPIE COUNTY, UNINCORPORATED AREAS	480096	0475	C

MAP NUMBER
48171C0475 C

EFFECTIVE DATE:
OCTOBER 19, 2001



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov