



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



### SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 1212 CR 337 LaVernia  
(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 OR SELLER'S AGENTS.

Seller  is  is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? Never occupied Property.

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- |  |  |  |
|--|--|--|
| <u>Y</u> Range                                 | <u>Y</u> Oven                            | <u>Y</u> Microwave                       |
| <u>Y</u> Dishwasher                            | <u>N</u> Trash Compactor                 | <u>N</u> Disposal                        |
| <u>Y</u> Washer/Dryer Hookups                  | <u>U</u> Window Screens                  | <u>N</u> Rain Gutters                    |
| <u>N</u> Security System                       | <u>U</u> Fire Detection Equipment        | <u>N</u> Intercom System                 |
|  | <u>U</u> Smoke Detector                  |  |
|  | <u>Y</u> Smoke Detector-Hearing Impaired |  |
|  | <u>N</u> Carbon Monoxide Alarm           |  |
|  | <u>N</u> Emergency Escape Ladder(s)      |  |
| <u>U</u> TV Antenna                            | <u>U</u> Cable TV Wiring                 | <u>N</u> Satellite Dish                  |
| <u>Y</u> Ceiling Fan(s)                        | <u>U</u> Attic Fan(s)                    | <u>U</u> Exhaust Fan(s)                  |
| <u>Y</u> Central A/C                           | <u>Y</u> Central Heating                 | <u>N</u> Wall/Window Air Conditioning    |
| <u>Y</u> Plumbing System                       | <u>Y</u> Septic System                   | <u>N</u> Public Sewer System             |
| <u>Y</u> Patio/Decking                         | <u>N</u> Outdoor Grill                   | <u>Y</u> Fences                          |
| <u>N</u> Pool                                  | <u>N</u> Sauna                           | <u>N</u> Spa <u>      </u> Hot Tub       |
| <u>N</u> Pool Equipment                        | <u>N</u> Pool Heater                     | <u>N</u> Automatic Lawn Sprinkler System |
| <u>Y</u> Fireplace(s) & Chimney (Wood burning) |  | <u>Y</u> Fireplace(s) & Chimney (Mock)   |
| <u>U</u> Natural Gas Lines                     |  | <u>N</u> Gas Fixtures                    |

U Liquid Propane Gas:        LP Community (Captive)        LP on Property

U Fuel Gas Piping:        Black Iron Pipe        Corrugated Stainless Steel Tubing        Copper

Garage:  Attached        Not Attached        Carport

Garage Door Opener(s):  Electronic        Control(s)

Water Heater:        Gas  Electric

Water Supply:        City  Well        MUD        Co-op

Roof Type: composition shingle Age: approx 6-7 years (approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair?  Yes  No  Unknown. If yes, then describe. (Attach additional sheets if necessary):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Seller's Disclosure Notice Concerning the Property at

LaVernia, TX 78121

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(Street Address and City)

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? \* [ ] Yes [ ] No [x] Unknown. If the answer to this question is 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

Unknown Sellers have never occupied property

- Interior Walls, Exterior Walls, Roof, Walls/Fences, Plumbing/Sewers/Septics, Other Structural Components (Describe):, Ceilings, Doors, Foundation/Slab(s), Driveways, Electrical Systems, Floors, Windows, Sidewalks, Intercom System, Lighting Fixtures

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

4. 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.

unknown

- Active Termites (includes wood destroying insects), Termite or Wood Rot Damage Needing Repair, Previous Termite Damage, Previous Termite Treatment, Improper Drainage, Water Damage Not Due to a Flood Event, Landfill, Settling, Soil Movement, Fault Lines, Single Blockable Main Drain in Pool/Hot Tub/Spa\*, Previous Structural or Roof Repair, Hazardous or Toxic Waste, Asbestos Components, Urea-formaldehyde Insulation, Radon Gas, Lead Based Paint, Aluminum Wiring, Previous Fires, Unplatted Easements, Subsurface Structure or Pits, Previous Use of Premises for Manufacture of Methamphetamine

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

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

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair?  Yes (if you are aware)  No (if you are not aware). If yes, explain. (attach additional sheets if necessary).

unknown

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.

Present flood insurance coverage

Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir

Previous water penetration into a structure on the property due to a natural flood event

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

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

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

u 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, 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 of 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, explain (attach additional sheets as necessary):

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

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, explain (attach additional sheets as necessary):

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

NO Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

NO Homeowners' Association or maintenance fees or assessments.

NO Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

NO Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

NO Any lawsuits directly or indirectly affecting the Property.

NO Any condition on the Property which materially affects the physical health or safety of an individual.

NO 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.

NO 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 is yes, explain. (Attach additional sheets if necessary):

10. 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 maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

11. 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.

Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_  
Heirs to Mildred Radtke Estate: Cathy D. Floyd, Darlene E. Irwin

Marlin Tanneberger 05-19-2025  
Melvin Eddie Mueller 5/20/2025  
Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_  
Violet Tanneberger, Marlin Tanneberger, Melvin Eddie Mueller

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Signature of Purchaser \_\_\_\_\_ Date \_\_\_\_\_



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. 55-0. This form replaces OP-H.

### ADDENDUM

PROPERTY: 1212 CR 337, LaVernia, TX 78121

**1) Property Legal Description**

**being that same 32.74 acre tract described by metes and bounds as the "First Tract" partitioned to Mildred Radtke in that certain partitioned deed dated October 25, 1974, and recorded at Volume 470, Page 760 of the deed records of Wilson County, Texas**

Lined area for additional text or notes.

Date: 5/16/22

VIDLET MATHILDE TAMMEBERGER, INDEPENDENT EXECUTRIX OF THE ESTATE OF DELBERT LYNDON TAMMEBERGER  
Violet Mathilde Tanneberger

Signature

Date: 05-19-2025

Marlin Tanneberger

Signature

Date: 4/22/2025    05/14/2025

Signed by: Cathy Diane Floyd    Darlene E. Irwin  
Signature

Date: 5/20/2025

Melvin Eddie Mueller

Signature

**Addendum**

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

Date: April 22, 2025 GF No. \_\_\_\_\_

Name of Affiant(s): Cathy D. Floyd, Darlene E. Irwin, Violet Tanneberger, Marlin Tanneberger, Melvin Eddie Mueller

Address of Affiant: 1212 CR 337, La Vernia, TX,

Description of Property: The land, including all buildings and improvements, located at 1212 County Road 337, LaVernia, Wilson County, Texas, 78121,  
County WILSON, 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 July 8, 2024 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:) NONE

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.

signed by Cathy Diane Floyd Darlene E. Irwin 05/12/25  
Cathy D. Floyd, Darlene E. Irwin

Marlin Tanneberger 05-19-2025  
Melvin Eddie Mueller 5/20/2025

Violet Tanneberger 5/14/25  
Violet Tanneberger, Marlin Tanneberger, Melvin Eddie Mueller  
MATHILAE INDEPENDENT EXECUTRIX OF THE ESTATE OF DELBERT LYNDON TANNEBERGER

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of Notarized copy to be signed at closing by all heirs

Notary Public \_\_\_\_\_

(TXR-1907) 02-01-2010