



## 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

**43031 Fm 1703**  
**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? 10 (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"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Carbon Monoxide Det.         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| Ceiling Fans                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Cooktop <del>gas range</del> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Dishwasher                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Disposal                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Emergency Escape Ladder(s)   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Exhaust Fans                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Fences                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Fire Detection Equip.        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| French Drain ?               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Gas Fixtures                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Liquid Propane Gas:          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| -LP Community (Captive) ?    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| -LP on Property              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

| Item                               | Y                                   | N                                   | U                                   |
|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Natural Gas Lines                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fuel Gas Piping:                   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| -Black Iron Pipe                   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| -Copper                            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| -Corrugated Stainless Steel Tubing | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Hot Tub                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Intercom System                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Microwave                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Outdoor Grill                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Patio/Decking                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Plumbing System                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Pool                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Pool Equipment                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Pool Maint. Accessories            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Pool Heater                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

| Item                              | Y                                   | N                                   | U                        |
|-----------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| Pump: sump grinder                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Rain Gutters                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Range/Stove                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Roof/Attic Vents                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Sauna                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Smoke Detector                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Smoke Detector - Hearing Impaired | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Spa                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Trash Compactor                   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| TV Antenna                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Washer/Dryer Hookup               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Window Screens                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Public Sewer System               | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |

| Item                        | Y                                   | N                                   | U                        | Additional Information                                                                                                   |
|-----------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Central A/C                 | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>                      |
| Evaporative Coolers         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | number of units: <u>          </u>                                                                                       |
| Wall/Window AC Units        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | number of units: <u>          </u>                                                                                       |
| Attic Fan(s)                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | if yes, describe: <u>          </u>                                                                                      |
| Central Heat                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>          </u>             |
| Other Heat                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | if yes, describe: <u>          </u>                                                                                      |
| Oven                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | number of ovens: <u>          </u> electric <input type="checkbox"/> gas other: <u>          </u>                        |
| Fireplace & Chimney         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock other: <u>1</u> |
| Carport                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> attached <input checked="" type="checkbox"/> not attached <u>to the shop</u>                    |
| Garage                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached <u>to the shop</u>                    |
| Garage Door Openers         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | number of units: <u>          </u> number of remotes: <u>          </u>                                                  |
| Satellite Dish & Controls ? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | owned <input type="checkbox"/> leased from: <u>          </u>                                                            |
| Security System             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | owned <input type="checkbox"/> leased from: <u>          </u>                                                            |

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: J.I.

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Concerning the Property at \_\_\_\_\_

|                                 |                                     |                                     |                                                                    |                                         |                                            |
|---------------------------------|-------------------------------------|-------------------------------------|--------------------------------------------------------------------|-----------------------------------------|--------------------------------------------|
| Solar Panels                    | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | owned                                                              | leased from:                            |                                            |
| Water Heater                    | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | electric                                                           | <input checked="" type="checkbox"/> gas | other: _____ number of units: 1 30 gallons |
| Water Softener                  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | owned                                                              | leased from:                            |                                            |
| Other Leased Items(s)           | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | if yes, describe: _____                                            |                                         |                                            |
| Underground Lawn Sprinkler      | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | automatic                                                          | manual                                  | areas covered _____                        |
| Septic / On-Site Sewer Facility | <input checked="" type="checkbox"/> | <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: METAL Age: 22 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                                   | Item                 | Y                                   | N                                   | Item                        | Y | N                                   |
|--------------------|---|-------------------------------------|----------------------|-------------------------------------|-------------------------------------|-----------------------------|---|-------------------------------------|
| Basement           |   | <input checked="" type="checkbox"/> | Floors               |                                     | <input checked="" type="checkbox"/> | Sidewalks                   |   | <input checked="" type="checkbox"/> |
| Ceilings           |   | <input checked="" type="checkbox"/> | Foundation / Slab(s) |                                     | <input checked="" type="checkbox"/> | Walls / Fences              |   | <input checked="" type="checkbox"/> |
| Doors              |   | <input checked="" type="checkbox"/> | Interior Walls       |                                     | <input checked="" type="checkbox"/> | Windows                     |   | <input checked="" type="checkbox"/> |
| Driveways          |   | <input checked="" type="checkbox"/> | Lighting Fixtures    | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Other Structural Components |   | <input checked="" type="checkbox"/> |
| Electrical Systems |   | <input checked="" type="checkbox"/> | Plumbing Systems     |                                     | <input checked="" type="checkbox"/> |                             |   |                                     |
| Exterior Walls     |   | <input checked="" type="checkbox"/> | Roof                 |                                     | <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                                   | Condition                                                             | Y | N                                   |
|----------------------------------------------|---|-------------------------------------|-----------------------------------------------------------------------|---|-------------------------------------|
| Aluminum Wiring                              |   | <input checked="" type="checkbox"/> | Radon Gas                                                             |   | <input checked="" type="checkbox"/> |
| Asbestos Components                          |   | <input checked="" type="checkbox"/> | Settling                                                              |   | <input checked="" type="checkbox"/> |
| Diseased Trees: oak wilt                     |   | <input checked="" type="checkbox"/> | Soil Movement                                                         |   | <input checked="" type="checkbox"/> |
| Endangered Species/Habitat on Property       |   | <input checked="" type="checkbox"/> | Subsurface Structure or Pits                                          |   | <input checked="" type="checkbox"/> |
| Fault Lines                                  |   | <input checked="" type="checkbox"/> | Underground Storage Tanks                                             |   | <input checked="" type="checkbox"/> |
| Hazardous or Toxic Waste                     |   | <input checked="" type="checkbox"/> | Unplatted Easements                                                   |   | <input checked="" type="checkbox"/> |
| Improper Drainage                            |   | <input checked="" type="checkbox"/> | Unrecorded Easements                                                  |   | <input checked="" type="checkbox"/> |
| Intermittent or Weather Springs              |   | <input checked="" type="checkbox"/> | Urea-formaldehyde Insulation                                          |   | <input checked="" type="checkbox"/> |
| Landfill                                     |   | <input checked="" type="checkbox"/> | Water Damage Not Due to a Flood Event                                 |   | <input checked="" type="checkbox"/> |
| Lead-Based Paint or Lead-Based Pt. Hazards   |   | <input checked="" type="checkbox"/> | Wetlands on Property                                                  |   | <input checked="" type="checkbox"/> |
| Encroachments onto the Property              |   | <input checked="" type="checkbox"/> | Wood Rot                                                              |   | <input checked="" type="checkbox"/> |
| Improvements encroaching on others' property |   | <input checked="" type="checkbox"/> | Active infestation of termites or other wood destroying insects (WDI) |   | <input checked="" type="checkbox"/> |
| Located in Historic District                 |   | <input checked="" type="checkbox"/> | Previous treatment for termites or WDI                                |   | <input checked="" type="checkbox"/> |
| Historic Property Designation                |   | <input checked="" type="checkbox"/> | Previous termite or WDI damage repaired                               |   | <input checked="" type="checkbox"/> |
| Previous Foundation Repairs                  |   | <input checked="" type="checkbox"/> | Previous Fires                                                        |   | <input checked="" type="checkbox"/> |

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Initialed by: Buyer: \_\_\_\_\_ and Seller: J.F.

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Concerning the Property at \_\_\_\_\_

|                                                             |                          |                                     |
|-------------------------------------------------------------|--------------------------|-------------------------------------|
| Previous Roof Repairs                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Previous Other Structural Repairs                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Previous Use of Premises for Manufacture of Methamphetamine | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|                                                  |                          |                                     |
|--------------------------------------------------|--------------------------|-------------------------------------|
| Termite or WDI damage needing repair             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Single Blockable Main Drain in Pool/Hot Tub/Spa* | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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 conditions?\*** (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- \_\_\_ ☒ 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 flooding due to a natural flood event.
- \_\_\_ ☒ Previous water penetration into a structure on the Property due to a natural flood.
- \_\_\_ ☒ Located \_\_\_ wholly \_\_\_ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- \_\_\_ ☒ Located \_\_\_ wholly \_\_\_ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- \_\_\_ ☒ Located \_\_\_ wholly \_\_\_ partly in a floodway.
- \_\_\_ ☒ Located \_\_\_ wholly \_\_\_ partly in a flood pool.
- \_\_\_ ☒ Located \_\_\_ wholly \_\_\_ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): None C

**\*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.

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Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: [Signature]

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Concerning the Property at \_\_\_\_\_

"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 6. 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).

**Section 7. 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): \_\_\_\_\_

**Section 8. 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 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 located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

Concerning the Property at \_\_\_\_\_

☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.

☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 9. 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 10. 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 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?** ☐ yes ☒ no

**Section 12. 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 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.*

Concerning the Property at \_\_\_\_\_

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 J. K. Lee Date \_\_\_\_\_ Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_  
Printed Name: John K. Lee 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.
- (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: _____           | phone #: _____               |
| Sewer: <u>SAPP</u>        | phone #: _____               |
| Water: <u>WALL</u>        | phone #: _____               |
| Cable: _____              | phone #: _____               |
| Trash: _____              | phone #: _____               |
| Natural Gas: _____        | phone #: _____               |
| Phone Company: <u>BBT</u> | phone #: <u>432-364-1000</u> |
| Propane: <u>W TX GAS</u>  | phone #: _____               |
| Internet: <u>BBT</u>      | phone #: <u>432-364-1000</u> |

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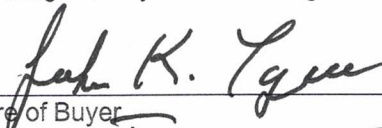
Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: J. K.

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Concerning the Property at \_\_\_\_\_

(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.

|                                                                                   |      |                     |      |
|-----------------------------------------------------------------------------------|------|---------------------|------|
|  |      | <u>4/15/25</u>      |      |
| Signature of Buyer                                                                | Date | Signature of Buyer  | Date |
| Printed Name: <u>John K. TYREE</u>                                                |      | 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.

2-10-2025



### 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.

### 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 or subagent 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

|                                                  |                |                                       |                      |
|--------------------------------------------------|----------------|---------------------------------------|----------------------|
| <b>Mountain View Properties</b>                  | <b>9010948</b> | <b>michelle@mtnviewproperties.com</b> | <b>(432)294-0245</b> |
| Licensed Broker /Broker Firm Name or             | License No.    | Email                                 | Phone                |
| Primary Assumed Business Name                    |                |                                       |                      |
| <b>Last Frontier Ent. LLC</b>                    | <b>9010948</b> | <b>michelle@mtnviewproperties.com</b> | <b>(432)294-0245</b> |
| Designated Broker of Firm                        | License No.    | Email                                 | Phone                |
| <b>Michelle Foster</b>                           | <b>582699</b>  | <b>michelle@mtnviewproperties.com</b> | <b>(432)294-0245</b> |
| Licensed Supervisor of Sales Agent/<br>Associate | License No.    | Email                                 | Phone                |
| <b>Michelle Foster</b>                           | <b>582699</b>  | <b>michelle@mtnviewproperties.com</b> | <b>(432)294-0245</b> |
| Sales Agent/Associate's Name                     | License No.    | Email                                 | Phone                |
| <i>MF</i>                                        |                | <i>4/15/25</i>                        |                      |
| Buyer/Tenant/Seller/Landlord Initials            |                | Date                                  |                      |

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



## 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.  
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### CONCERNING THE PROPERTY AT

43031 Fm 1703  
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: ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: ☐ Unknown
- (4) Installer: ☐ Unknown
- (5) Approximate Age: 22 yrs ☐ 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)<br/>without water-<br/>saving devices</u> | <u>Usage (gal/day)<br/>with water-<br/>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.

Signature of Seller J.K. Tyree Date 7/15/25  
**The John Kirkpatrick Tyree Revocable Living Trust**

Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_

Receipt acknowledged by:

Signature of Buyer \_\_\_\_\_ Date \_\_\_\_\_

Signature of Buyer \_\_\_\_\_ Date \_\_\_\_\_



# Brewster CAD Property Search

## Property Details

### Account

|               |       |                                  |
|---------------|-------|----------------------------------|
| Property ID:  | 29725 | Geographic ID: 97540003002700000 |
| Type:         | R     | Zoning:                          |
| Property Use: |       | Condo:                           |

### Location

|                       |                                     |
|-----------------------|-------------------------------------|
| Situs Address:        | Alpine,                             |
| Map ID:               |                                     |
| Legal Description:    | STRADLEY, BLOCK 3, LOT 27 PHASE: IV |
| Abstract/Subdivision: | 1138                                |
| Neighborhood:         |                                     |

### Owner

|                  |                                                                  |
|------------------|------------------------------------------------------------------|
| Owner ID:        | 38962                                                            |
| Name:            | THE JOHN KIRKPATRICK TYREE REVOCABLE LIVING TRUST                |
| Agent:           |                                                                  |
| Mailing Address: | P.O. BOX 907<br>ALPINE, TX 79830                                 |
| % Ownership:     | 100.0%                                                           |
| Exemptions:      | HS -<br>For privacy reasons not all exemptions are shown online. |

## Property Values

|                                 |         |
|---------------------------------|---------|
| Improvement Homesite Value:     | N/A (+) |
| Improvement Non-Homesite Value: | N/A (+) |
| Land Homesite Value:            | N/A (+) |
| Land Non-Homesite Value:        | N/A (+) |
| Agricultural Market Valuation:  | N/A (+) |
| Market Value:                   | N/A (=) |
| Agricultural Value Loss: ⓘ      | N/A (-) |
| Appraised Value: ⓘ              | N/A (=) |
| HS Cap Loss: ⓘ                  | N/A (-) |

**Circuit Breaker:** ⓘ

N/A (-)

**Assessed Value:**

N/A

**Ag Use Value:**

N/A

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:** THE JOHN KIRKPATRICK TYREE REVOCABLE LIVING TRUST %**Ownership:** 100.0%

| Entity | Description                         | Tax Rate | Market Value | Taxable Value | Estimated Tax |
|--------|-------------------------------------|----------|--------------|---------------|---------------|
| 2      | Brewster County                     | N/A      | N/A          | N/A           | N/A           |
| 4      | Big Bend Regional Hospital District | N/A      | N/A          | N/A           | N/A           |
| 21     | Alpine ISD                          | N/A      | N/A          | N/A           | N/A           |
| CAD    | Central Appraisal District          | N/A      | N/A          | N/A           | N/A           |

**Total Tax Rate:** N/A**Estimated Taxes With Exemptions:** N/A**Estimated Taxes Without Exemptions:** N/A

## Property Improvement - Building

**Description:** RES AVG QUALITY SIDING/SHINGL **Type:** conv code R **Living Area:** 2770.0 sqft  
**Value:** N/A

| Type    | Description                    | Class CD | Year Built | SQFT |
|---------|--------------------------------|----------|------------|------|
| LA      | RES GOOD QUALITY SIDING/SHINGL | RS3F     | 2003       | 2146 |
| PORCHES | AVERAGE QUALITY SLAB/ROOF      | RS3F     | 2003       | 348  |
| LA      | CARPORTS                       | RS2F     | 2003       | 624  |
| DG      | DET GARAGE                     | RS3F     | 2008       | 880  |
| CNPY    | PORCH                          | CNS1     | 2003       | 760  |

## Property Land

| Type | Description              | Acreage | Sqft       | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|--------------------------|---------|------------|-----------|-----------|--------------|-------------|
| SA1  | SUNNY GLEN ESTATES BUYER | 5.01    | 218,017.80 | 0.00      | 0.00      | N/A          | N/A         |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed  |
|------|--------------|-------------|--------------|-----------|-------------|-----------|
| 2025 | N/A          | N/A         | N/A          | N/A       | N/A         | N/A       |
| 2024 | \$353,093    | \$84,084    | \$0          | \$437,177 | \$74,126    | \$363,051 |
| 2023 | \$335,967    | \$70,070    | \$0          | \$406,037 | \$75,991    | \$330,046 |
| 2022 | \$305,900    | \$70,070    | \$0          | \$375,970 | \$75,928    | \$300,042 |
| 2021 | \$246,890    | \$37,538    | \$0          | \$284,428 | \$11,663    | \$272,765 |
| 2020 | \$219,109    | \$37,538    | \$0          | \$256,647 | \$8,679     | \$247,968 |
| 2019 | \$187,887    | \$37,538    | \$0          | \$225,425 | \$0         | \$225,425 |
| 2018 | \$187,887    | \$37,538    | \$0          | \$225,425 | \$0         | \$225,425 |
| 2017 | \$187,887    | \$37,538    | \$0          | \$225,425 | \$0         | \$225,425 |
| 2016 | \$187,887    | \$37,538    | \$0          | \$225,425 | \$3,123     | \$222,302 |

## Property Deed History

| Deed Date | Type  | Description | Grantor        | Grantee                                           | Volume | Page | Number |
|-----------|-------|-------------|----------------|---------------------------------------------------|--------|------|--------|
| 5/10/2022 | GRANT | GRANT       | TYREE JOHN K   | THE JOHN KIRKPATRICK TYREE REVOCABLE LIVING TRUST | 424    | 117  | 115442 |
| 8/3/2006  | WDVL  | WDVL        | STRADLEY JAMES | TYREE JOHN K                                      | 202    | 531  | 75953  |
| 4/11/2001 | WD    | WD          | K H OLSEN      | STRADLEY JAMES                                    | 132    | 459  |        |

## Estimated Tax Due

If Paid: 04/08/2025



| Year | Taxing Jurisdiction                 | Taxable Value | Base Tax   | Base Taxes Paid | Base Tax Due | Discount/Penalty & Interest | Attorney Fees | Amount Due |
|------|-------------------------------------|---------------|------------|-----------------|--------------|-----------------------------|---------------|------------|
| 2024 | Brewster County                     | \$348,051     | \$1,216.17 | \$1,216.17      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2024 | Alpine ISD                          | \$209,333     | \$2.43     | \$2.43          | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2024 | Big Bend Regional Hospital District | \$348,051     | \$230.03   | \$230.03        | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
|      | 2024 Total:                         |               | \$1,448.63 | \$1,448.63      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2023 | Brewster County                     | \$315,046     | \$1,154.80 | \$1,154.67      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2023 | Alpine ISD                          | \$179,442     | \$6.56     | \$1,523.13      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2023 | Big Bend Regional Hospital District | \$315,046     | \$208.22   | \$208.20        | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
|      | 2023 Total:                         |               | \$1,369.58 | \$2,886.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2022 | Brewster County                     | \$285,042     | \$1,127.47 | \$1,127.47      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2022 | Alpine ISD                          | \$212,445     | \$1,523.31 | \$1,523.31      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2022 | Big Bend Regional Hospital District | \$285,042     | \$237.27   | \$237.27        | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
|      | 2022 Total:                         |               | \$2,888.05 | \$2,888.05      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2021 | Brewster County                     | \$257,765     | \$1,086.56 | \$1,086.56      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2021 | Alpine ISD                          | \$209,322     | \$1,523.31 | \$1,523.31      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2021 | Big Bend Regional Hospital District | \$257,765     | \$258.08   | \$258.08        | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
|      | 2021 Total:                         |               | \$2,867.95 | \$2,867.95      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2020 | Brewster County                     | \$232,968     | \$907.65   | \$907.65        | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2020 | Alpine ISD                          | \$187,303     | \$1,523.31 | \$1,523.31      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2020 | Big Bend Regional Hospital District | \$232,968     | \$249.46   | \$249.46        | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
|      | 2020 Total:                         |               | \$2,680.42 | \$2,680.42      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |

|      |                                           |           |            |            |        |        |        |        |
|------|-------------------------------------------|-----------|------------|------------|--------|--------|--------|--------|
| 2019 | Brewster County                           | \$210,425 | \$817.71   | \$817.71   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2019 | Alpine ISD                                | \$167,882 | \$1,523.31 | \$1,523.31 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2019 | Big Bend<br>Regional Hospital<br>District | \$210,425 | \$233.06   | \$233.06   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2019 Total:                               |           | \$2,574.08 | \$2,574.08 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | Brewster County                           | \$210,425 | \$813.09   | \$813.09   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | Alpine ISD                                | \$167,882 | \$1,523.31 | \$1,523.31 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2018 | Big Bend<br>Regional Hospital<br>District | \$210,425 | \$234.51   | \$234.51   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2018 Total:                               |           | \$2,570.91 | \$2,570.91 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | Brewster County                           | \$210,425 | \$813.08   | \$813.08   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | Alpine ISD                                | \$167,882 | \$1,523.31 | \$1,523.31 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2017 | Big Bend<br>Regional Hospital<br>District | \$210,425 | \$254.19   | \$254.19   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2017 Total:                               |           | \$2,590.58 | \$2,590.58 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | Brewster County                           | \$207,302 | \$819.67   | \$819.67   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | Alpine ISD                                | \$164,759 | \$1,523.31 | \$1,523.31 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | Big Bend<br>Regional Hospital<br>District | \$207,302 | \$264.31   | \$264.31   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2016 Total:                               |           | \$2,607.29 | \$2,607.29 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | Brewster County                           | \$187,093 | \$697.29   | \$697.29   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | Alpine ISD                                | \$146,884 | \$1,523.21 | \$1,523.21 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | Big Bend<br>Regional Hospital<br>District | \$187,093 | \$227.32   | \$227.32   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2015 Total:                               |           | \$2,447.82 | \$2,447.82 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2014 | Brewster County                           | \$186,376 | \$694.62   | \$694.62   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2014 | Alpine ISD                                | \$156,188 | \$1,648.41 | \$1,648.41 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2014 | Big Bend<br>Regional Hospital<br>District | \$186,376 | \$226.45   | \$226.45   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2014 Total:                               |           | \$2,569.48 | \$2,569.48 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

|      |                                           |           |            |            |        |        |        |        |
|------|-------------------------------------------|-----------|------------|------------|--------|--------|--------|--------|
| 2013 | Brewster County                           | \$168,069 | \$643.08   | \$643.08   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2013 | Alpine ISD                                | \$139,762 | \$1,648.41 | \$1,648.41 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2013 | Big Bend<br>Regional Hospital<br>District | \$168,069 | \$210.09   | \$210.09   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2013 Total:                               |           | \$2,501.58 | \$2,501.58 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2012 | Brewster County                           | \$158,907 | \$575.56   | \$575.56   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2012 | Alpine ISD                                | \$131,516 | \$1,579.31 | \$1,579.31 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2012 | Big Bend<br>Regional Hospital<br>District | \$158,907 | \$198.63   | \$198.63   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2012 Total:                               |           | \$2,353.50 | \$2,353.50 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2011 | Brewster County                           | \$179,776 | \$610.88   | \$610.88   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2011 | Alpine ISD                                | \$150,298 | \$1,579.31 | \$1,579.31 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2011 | Big Bend<br>Regional Hospital<br>District | \$179,776 | \$217.97   | \$217.97   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2011 Total:                               |           | \$2,408.16 | \$2,408.16 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2010 | Brewster County                           | \$141,814 | \$457.31   | \$457.31   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2010 | Alpine ISD                                | \$116,133 | \$1,148.83 | \$1,148.83 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2010 | Big Bend<br>Regional Hospital<br>District | \$141,814 | \$173.86   | \$173.86   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2010 Total:                               |           | \$1,780.00 | \$1,780.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2009 | Brewster County                           | \$152,085 | \$503.86   | \$503.86   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2009 | Alpine ISD                                | \$125,376 | \$1,148.83 | \$1,148.83 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2009 | Big Bend<br>Regional Hospital<br>District | \$152,085 | \$191.32   | \$191.32   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2009 Total:                               |           | \$1,844.01 | \$1,844.01 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2008 | Brewster County                           | \$136,895 | \$457.59   | \$457.59   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2008 | Alpine ISD                                | \$111,705 | \$1,148.83 | \$1,148.83 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2008 | Big Bend<br>Regional Hospital<br>District | \$136,895 | \$177.47   | \$177.47   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2008 Total:                               |           | \$1,783.89 | \$1,783.89 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

|      |                                           |           |            |            |        |        |        |        |
|------|-------------------------------------------|-----------|------------|------------|--------|--------|--------|--------|
| 2007 | Brewster County                           | \$123,086 | \$411.43   | \$411.43   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2007 | Alpine ISD                                | \$99,277  | \$1,148.83 | \$1,148.83 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2007 | Big Bend<br>Regional Hospital<br>District | \$123,086 | \$157.80   | \$157.80   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2007 Total:                               |           | \$1,718.06 | \$1,718.06 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2006 | Brewster County                           | \$120,734 | \$389.97   | \$389.97   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2006 | Alpine ISD                                | \$97,161  | \$1,439.93 | \$1,439.93 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2006 | Big Bend<br>Regional Hospital<br>District | \$120,734 | \$154.08   | \$154.08   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2006 Total:                               |           | \$1,983.98 | \$1,983.98 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2005 | Brewster County                           | \$125,467 | \$406.62   | \$406.62   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2005 | Alpine ISD                                | \$102,420 | \$1,657.36 | \$1,657.36 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2005 | Big Bend<br>Regional Hospital<br>District | \$125,467 | \$163.17   | \$163.17   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2005 Total:                               |           | \$2,227.15 | \$2,227.15 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2004 | Brewster County                           | \$125,467 | \$406.62   | \$406.62   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2004 | Alpine ISD                                | \$102,420 | \$1,638.72 | \$1,638.72 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2004 | Big Bend<br>Regional Hospital<br>District | \$125,467 | \$166.70   | \$166.70   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2004 Total:                               |           | \$2,212.04 | \$2,212.04 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2003 | Brewster County                           | \$121,030 | \$415.86   | \$415.86   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2003 | Alpine ISD                                | \$98,427  | \$1,573.16 | \$1,573.16 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2003 | Big Bend<br>Regional Hospital<br>District | \$121,030 | \$166.97   | \$166.97   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2003 Total:                               |           | \$2,155.99 | \$2,155.99 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2002 | Brewster County                           | \$16,520  | \$56.76    | \$56.76    | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2002 | Alpine ISD                                | \$16,520  | \$263.06   | \$263.06   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2002 | Big Bend<br>Regional Hospital<br>District | \$16,520  | \$21.82    | \$21.82    | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2002 Total:                               |           | \$341.64   | \$341.64   | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

|      |                                           |          |          |          |        |        |        |        |
|------|-------------------------------------------|----------|----------|----------|--------|--------|--------|--------|
| 2001 | Brewster County                           | \$16,520 | \$59.42  | \$59.42  | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2001 | Alpine ISD                                | \$16,520 | \$261.99 | \$261.99 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 2001 | Big Bend<br>Regional Hospital<br>District | \$16,520 | \$21.66  | \$21.66  | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|      | 2001 Total:                               |          | \$343.07 | \$343.07 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

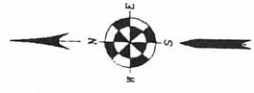
PLAT of a survey of all of Lot 27, Phase IV, Sunny Glen Estates, as the same appears in Plat Envelope 175 and 176, on file in the office of the County Clerk, Brewster County, Texas, and being out of Survey 2, Block 9, G.H. & S.A. Ry. Co. Surveys, Brewster County, Texas.

BEARINGS ARE BASED ON THE RECORD BEARINGS ALONG THE NORTH LINE OF LOT 27 AS MONUMENTED.

o = SET 1/2" IRON ROD WITH CAP MARKED "WALKER 4425"

⊙ = Found 1/2" iron rod with cap marked "RLS 1951" unless indicated otherwise.

— — — — — FENCE LINES SCALE: 1" = 100'

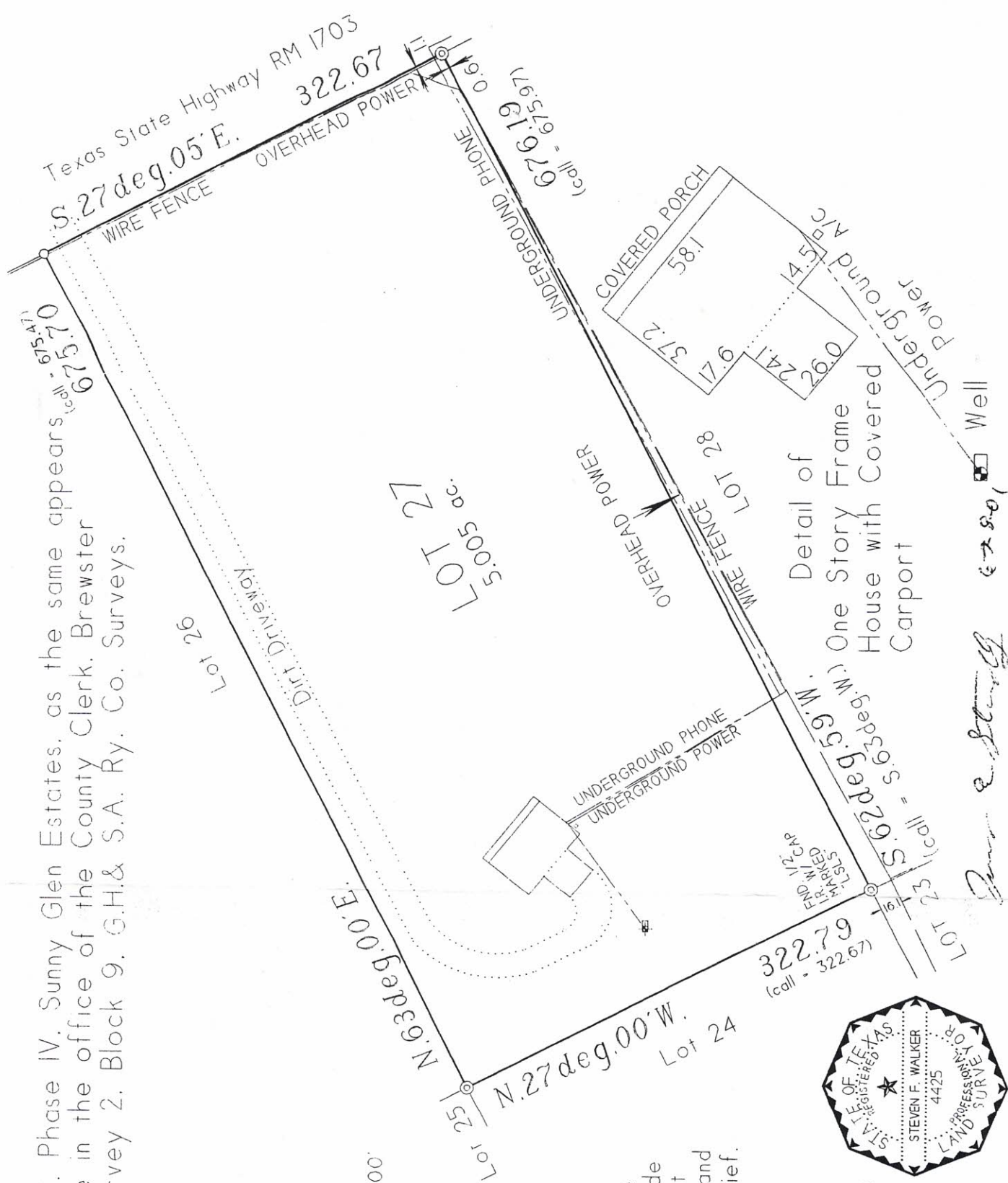


NOTE: According to the information depicted on the FIRM Map published by the Federal Emergency Management Agency, Community-Panel #480084 0200 C, dated March 21, 1991, this lot is in Zone C, areas of minimal flooding.

I hereby certify that this plat represents the results of an actual survey on the ground made by me or under my direct supervision and that the lines and corners found or set are true and correct to the best of my knowledge and belief.

*Steven F. Walker*

Steven F. Walker  
Registered Professional Land Surveyor #4425  
Licensed State Land Surveyor  
Date: June 13, 2001  
104 East Avenue "B"  
Alpine, TX 79830  
(915) 837-7272



*Don & Stacey 6-28-01*  
*Christina Bradley 6-28-01*