

Notice Regarding Oak Wilt In Central Texas

Notice: There may be Oak Wilt on the property that you are about to purchase.

Oak wilt is a disease that has long been recognized as causing massive tree loss in the Texas Hill Country. It has now been identified in 55 Texas Counties. Losses vary with location, with the greatest losses occurring in the Hill Country. A management program has been developed by the Research and Extension faculty at the Texas A&M University. This program involves the use of cultural and chemical controls.

Live Oak, Shumard Red Oak, Southern Red Oak, Spanish Oak, Blackjack Oak, Pin Oak, and Water Oak are the native species that are susceptible to the oak wilt fungus. They are members of the Red Oak group and will normally die in a few weeks after symptoms are observed. Members of the white oak group, including Bur Oaks, White Oaks, and Post Oaks rarely become infected. They have a high level of resistance and, when affected, seldom die.

OUR EXPERTISE:

- We cannot make representations or guarantees because we are not trained in identifying the condition of trees and their diseases and have no expertise in the area of plant diseases.

THEREFORE, WE RECOMMEND:

- That you take whatever other measures you feel are necessary to satisfy yourself about the condition of the property and its surroundings.
- That you accompany the inspectors and other experts during their inspections and ask any questions you have about the property.

OTHER INFORMATION:

- If you are concerned or desire additional information, you may call your County Agricultural Extension Service. If you have access to the Internet, you can obtain this and more information at:
www.texasoakwilt.org (12/19/07)

Keller Williams Realty

By: _____
Prospective Purchaser

Date: _____
Prospective Purchaser

For Your Protection: You Might Need a New Survey

Name of Buyer(s) : _____

Name of Seller(s) : _____

Property Address :

Information for Buyer(s) Consideration

A Survey is an external inspection of the property designed to identify boundary lines, fence lines, and other permanent structures on the property. The Survey will also identify the boundary lines and fence lines of all adjacent properties.

In the Texas Real Estate Commission (TREC) contract form #20-9 *One to Four Family Residential Contract* and form #25-7 *Farm and Ranch Contract*, written in Paragraph 6, *Title Policy and Survey*, the title insurance policy lists standard printed exceptions as to discrepancies, conflicts, and shortages in area or boundary lines, etc. **Buyer, at Buyer's expense, may have the exception amended to read "shortages in area".**

Accepting a Survey from the Seller(s) to use in the closing of your home purchase may leave you liable.

Information for Seller(s) Consideration

Texas Law does not require Seller(s) to allow Buyer(s) the use of their existing Survey for the purpose of closing the sale of their property. If the Seller(s) agrees to allow the Buyer(s) to use the existing Survey, the Seller(s) must sign a Residential Real Property Affidavit T-47 and deliver it along with the old survey. This Affidavit is the Texas Association of Realtors® (TAR) form #1907.

Why Is This A Seller(s) Concern?

The Texas Courts have deemed that a Surveyor's liability is limited to the customer to whom it provided the Survey. The Seller(s) may be held liable for any error(s) on the Survey they give to the potential Buyer(s) due to the fact they have now made the Surveyor a third party to the transaction.

I/We understand the importance of having an independent Survey. I/We have considered our options and are aware of the inherent risks.

--	--

Buyer

Date

--	--

Buyer

Date

Notice Regarding School Boundaries in the San Antonio and the Surrounding Areas

Notice: School boundaries are subject to change and may affect your school attendance area.

Due to the increasing growth in San Antonio and the surrounding areas, especially the north quadrant, the affected school districts may move the attendance boundaries of their schools. The school information provided to you by the Multiple Listings Service (MLS) is meant to reflect the current boundaries. It in no way predicts or guarantees future boundaries for any school.

OUR EXPERTISE:

- We cannot make representation or guarantees concerning future changes to school boundaries because the School Boards of each district are constantly monitoring the population growth rates of their schools and making changes when necessary.

THEREFORE, WE RECOMMEND:

- That you take an active position in finding out which school districts and subdivisions have boundary issues.
- That you contact the school district that represents your prospective property to learn what the issues are.

Other information: If you are concerned or desire additional information, you may contact the school districts at the following numbers.

Alamo Heights ISD http://www.ahisd.net/	(210) 824-2438	Navarro ISD http://www.nisd.us/	(830) 372-1930
Boerne ISD http://www.boerne-isd.net/	(830) 357-2000	New Braunfels ISD http://www.nblisd.org/	(830) 643-5700
Comal ISD http://www.comalisd.org/	(830) 221-2000	North East ISD http://www.neisd.net/	(210) 407-0000
East Central ISD http://www.ecisd.net/	(210) 648-7861	Northside ISD http://www.nisd.net/	(210) 397-8500
Edgewood ISD http://www.eisd.net/	(210) 444-4500	Randolph Field ISD http://www.rfisd.net/	(210) 357-2300
Floresville ISD http://www.fisd.us/	(830) 393-5300	San Antonio ISD http://www.saisd.net/main/	(210) 554-2200
Fort Sam Houston ISD http://www.fshisd.net/	(210) 368-8700	Schertz-Cibolo-Universal City ISD http://www.scuc.txed.net/	(210) 945-6200
Harlandale ISD http://www.harlandale.net/	(210) 989-4300	Seguin ISD http://www.seguin.k12.tx.us/	(830) 401-8600
Judson ISD http://www.judsonisd.org/	(210) 945-5100	Somerset ISD http://sisdtx.sharpschool.com/	(866) 852-9858
La Vernia ISD http://www.lvisd.org/	(830) 779-6600	Southside ISD http://www.southsideisd.org/	(210) 882-1600
Lackland ISD http://www.lacklandisd.net/	(210) 357-5000	South San Antonio ISD http://www.southsanisd.net/	(210) 977-7000
Medina Valley ISD http://www.mvisd.com/	(830) 931-2243	Southwest ISD http://www.swisd.net/	(210) 622-4300

BY: _____

Prospective Purchaser

Date: _____

Prospective Purchaser