

SQUARE FOOTAGE DISCLOSURE

This disclosure is made to Buyer and Seller applies to improved residential real estate. Check applicable boxes below.

Property Address: 2550 Lermann, New Braunfels, Tx 78132

1. Licensee Measurement

Listing Licensee Has Has Not measured the square footage of the residence according to the following standard, methodology or manner:

<u>Standard/Methodology/Manner</u>	<u>Date Measured</u>	<u>Square Footage</u>
<input type="checkbox"/> Exterior measurement	_____	_____
<input type="checkbox"/> FHA	_____	_____
<input type="checkbox"/> ANSI	_____	_____
<input type="checkbox"/> Local standard _____	_____	_____
<input type="checkbox"/> Other _____	_____	_____

2. Other source of Measurement:

Listing Licensee Is Is Not providing information on square footage of the residence from another source(s) as indicated below:

<u>Source of Square Footage Information</u>	<u>Date</u>	<u>Square Footage</u>
<input type="checkbox"/> Prior appraisal (Date of document)	_____	_____
<input type="checkbox"/> Building plans (Date of document)	_____	_____
<input checked="" type="checkbox"/> Assessor's office (Date obtained)	<u>07/06/2022</u>	<u>3369</u>
<input type="checkbox"/> Other _____	_____	_____

Measurement is for the purpose of marketing, may not be exact and is not for loan, valuation or other purpose. **If exact square footage is a concern, the property should be in dependently measured before the end of the option period.**

Buyer and Seller are advised to verify this information. Any independent measurement or investigation shall be completed on or before the end of the option period of the contract.

The undersigned acknowledge receipt of this disclosure.

Robert J. Janca
 Seller _____
 Date

Glenda F. Janca
 Seller _____
 Date

Buyer _____
Date

Buyer _____
Date

Property Address: 2550 Lermann, New Braunfels, TX 78132

NOTICE REGARDING OAK WILT IN CENTRAL TEXAS

NOTICE: There may be Oak Wilt on the property that you area 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 Texas A&M University. This program involves the use of cultural and chemical controls.

Live Oak, Shumard Red Oak, Southern Red Oak Oak, Spanish Oak, Blackjack Oak, Pin Oak and Water Oak are native oak 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 to a month 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 infected, seldom die.

OUR EXPERTISE:

- ✓ We cannot, and do not 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 inspections 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 the Texas County Agricultural Extension Service for Comal County at (830)620-3440 or your local County Extension Agent.
- ✓ You may access other information on the internet at:
<http://texasoakwilt.org/howto/introduction.html>
- ✓ For a color brochure:
http://www.texasoakwilt.org/Documents/Stewardship/TFS_OakWilt_v4.pdf

<i>Robert J. Janca</i>	dotloop verified 07/07/22 7:00 PM CDT JXTD-RREG-DYHF-DRKB
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SELLER SIGNATURE _____ DATE _____

<i>Glenda F. Janca</i>	dotloop verified 07/07/22 7:03 PM CDT YSDH-QUUY-ZRZR-E615
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SELLER SIGNATURE _____ DATE _____

BUYER SIGNATURE _____ DATE _____

BUYER SIGNATURE _____ DATE _____