



**SELLER'S DISCLOSURE NOTICE:  
UNIMPROVED RESIDENTIAL LAND**

THIS FORM IS FURNISHED BY THE FOUR RIVERS ASSOCIATION OF REALTORS®. LEGAL COUNSEL HAS REVIEWED IT FOR VOLUNTARY USE BY MEMBERS. ONLY MEMBERS OF A BOARD OR ASSOCIATION OF REALTORS® ARE AUTHORIZED TO USE THIS FORM.

Concerning the Property at: (Address or Legal Description): \_\_\_\_\_  
FM 621 San Marcos, TX 78666 ABS: 1SUR: GEORGE ALLEN 21.4700 AC

This notice is a Disclosure of Seller's knowledge of condition of Property as of date signed by seller and is not a substitute for any inspections or warranties Buyer may wish to obtain. This is not a warranty of any kind by Seller, Seller's agent(s), or any other agent.

1.  Yes  No Is Title To Property in Seller's Name?  
If Not Who Has The to Property? Carolyn L. Cason Revocable Trust  
Carolyn L. Cason + Gerald J. Cason Co-Trustees
2.  Yes  No Seller Resides In County Where Property is Located?  
 Yes  No Seller Has Personal Knowledge of Property?

Nearest publicly maintained road is (mark all applicable):

Paved or Blacktop  Gravel  Unpaved  Adjoining Property  Accessed Through Private Property

3. Mark below (Y) for Yes, (N) for No, or (U) for Unknown for presence of conditions Affecting Property:


- |                                     |                                     |                          |   |                                     |                                     |                                     |   |
|-------------------------------------|-------------------------------------|--------------------------|---|-------------------------------------|-------------------------------------|-------------------------------------|---|
| Y                                   | N                                   | U                        |   | Y                                   | N                                   | U                                   |   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Cemetery or Any Burial Grounds  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Radon Gas                                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Diseased Trees on Property  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Underground Tanks                           |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Endangered Species/Habitat on Property  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Flooded in 1972                             |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Geologic Fault Lines  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Flooded in 1998                             |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Soil Movement   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Flooded in 2002                             |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hazardous or Toxic Waste  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Other Previous Flooding                     |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Lead-Based Paint Hazards  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Intermittent or Weather or Artesian Springs |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | On Current or Prior Landfill  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Wetlands on Property                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Located in 100-Year Flood Plain? If Yes, Approx. Percent of Area in Flood Plain: <u>45%</u> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Mining or Quarrying                         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | % <input type="checkbox"/> Located Over Aquifer Recharge Zone                               |                                     |                                     |                                     |   |

If Yes to any above, please explain: \_\_\_\_\_

Flooded in 1998 - water breached bank, rose onto property approximately 10-15 ft less so in 2002

4. Is Seller aware of any of the following:

- |                                     |                                     |                          |   |  |
|-------------------------------------|-------------------------------------|--------------------------|---|--|
| Y                                   | N                                   | U                        |   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Survey Available  |  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Plat or Subdivision Layout Plan   | If Yes, Filed in Public Record: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Deed Restrictions, Covenants, or Other Obligations Affecting the Property |  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Restrictions or Limitations on Use Recorded in Public Records             |  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Unrecorded Private Restrictions or Limitations on Use                     |  |

Initials for identification: Sellers-  09/29/22 4:28 PM CDT dotloop verified

Buyers-  09/29/22 4:28 PM CDT dotloop verified

Concerning the Property At: FM 621 San Marcos, TX 78666

(Section 4 Continued)

Y N U

- Features Shared In Common with Adjoining Landowners Whose Use or Maintenance Responsibility Could Affect Property (such as Walls, Fences, Driveways, Roofs, Wells, Meters, etc.)
- Encroachments, Easements or Similar Matters that May Affect Property
- Zoning, "Setback," or Other Violations or Non-Conforming Uses that Could Affect Property
- Is Property Currently Subject to Annexation by any Municipality
- Is Property Within the Extraterritorial Jurisdiction (ETJ) of any municipality
- Any Old or Uncapped Wells On Property If so: [ ]Water [ ]Oil or Gas
- Other    Any Environmental Studies or Reports
- "Roll Back Taxes" Applicable If Buyer Changes Uses of Property
- Notices of Abatement or Citations Against Property
- Tax Exemptions You (Seller) Claim For Property  
W"Yes," Explain: Aggricultural
- Violent Crime or Death on Property (Except Deaths Caused by Natural Causes, Suicide or Accidents Not Related to the Property)
- Property Owners/Homeowners Association Fees or Assessments. If Yes, Complete the Following:  
 Mandatory  Voluntary Amount \$ \_\_\_\_\_ er  Month  Quarter  Year

Name of Assn: N/A Manager's Name: N/A

Address of Property Owner's Assn: N/A Phone N/A

Y N U

- Municipal Utility District (MUD) with Authority Over Property

Unpaid Fees or Assessments for Property: [ ]Yes Amount \$ N/A None

If Yes, Name of District N/A

If You Answered Yes to Any Question in this Section, Please Explain:

Property has held ag exemption since 1996. If property use changes, roll back taxes apply. Market values have been protected on several occasions to reflect market.

5. Utilities Available on Site: (A = Available in Area, O = On Site, N = None, U = Unknown)

A O N U

- Natural Gas
- Electric
- Telephone
- Cable TV
- Sewer System
- Septic Tank
- Water (Detail Below)
- Propane Tanks If Propane Tanks Present: Owned, or Rented
- Other N/A

Names of Utility Providers (If Utilities On-Site or Available in Area):

Electric: Bluebonnet Electric Natural Gas: \_\_\_\_\_

Telephone: 800.842.7708 Garbage: Superior Disposal

Initials for identification: Sellers- \_\_\_\_\_



Buyers- \_\_\_\_\_

Cable TV: Spectrum Propane Gas: Martindale Guadalupe Gas Co.

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(Section 5 Continued)

Sewer:

If Sewer System, Name of Provider: Staples Farmers Corporation Phone \_\_\_\_\_  
Septic System:  In Place  Required  Allowed  Not Allowed  Size of Field \_\_\_\_\_

Water:

If Water System, Name of Provider: Crystal Clear

Water System:  City  Well  Municipal  Co-Op  Private  MUD  
 Investor Owned Utility  None Available  Unknown

If Well on Property: N/A

Approx. Depth \_\_\_\_\_ Approx. Gallons Per Minute Flow \_\_\_\_\_ Potable/Consumable? \_\_\_\_\_

Water Source: \_\_\_\_\_ (Company, Aquifer, Etc., If Known)

**NOTICE TO SELLER:** If any of the above information changes or you wish to amend the statements above, it is your responsibility to do so prior to this form becoming a part of a purchase contract.

Carolyn Cason dotloop verified 09/29/22 4:28 PM CDT ZHGZ-GZMV-ZIBG-KOQ0  
Seller Carolyn & Cason 10/3/2022 Date Seller \_\_\_\_\_ Date

**NOTICE TO BUYER:** The Listing Broker, Patti McDaniel, Keller Williams Heritage  
and Other Broker, \_\_\_\_\_, advise you that this Seller's Notice was compiled by Seller, as of the date signed. The Listing Broker and Other Broker 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 PRIOR TO CLOSING.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice

Carolyn Cason dotloop verified 09/29/22 4:28 PM CDT DGDR-YNPA-PQGD-XETU  
Buyer \_\_\_\_\_ Date Buyer \_\_\_\_\_ Date

Initials for identification: Sellers-  \_\_\_\_\_ Buyers- \_\_\_\_\_  
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