

### SQUARE FOOTAGE DISCLOSURE

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

Property Address: 447 Madrona Dr, 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>02/23/2023</u>	<u>1845</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 independently 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.

<i>Christopher J. Weber</i>	dotloop verified 03/06/23 4:56 PM CST CBMD-CAHH-FEBS-SOBB
Seller	Date

_____
Seller
Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

## OAK WILT NOTICE OF DISCLOSURE

**447 Madrona Dr, New Braunfels, Tx 78132**

**ADDRESS**

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

Oak wilt, one of the most destructive tree diseases in the United States, is killing oak trees in central Texas at epidemic proportions.

**What is Oak Wilt?** Oak wilt is an infectious disease caused by the fungus *Bretziella fagacearum*, which invades and disables the water-conducting system in oaks. Symptoms vary by tree species, but generally consist of leaf discoloration, wilt, defoliation and death.

**What causes oak wilt?** The disease is spread from diseased to healthy trees from insects or by connection between tree roots. All oaks can be infected by the fungus that causes oak wilt; however, some oak species are affected more than others.

The successful management of oak wilt depends on correct diagnosis and an understanding of how the pathogen and different oak species interact.

Members of the red oak group, particularly Texas red oak (aka Spanish oak), Shumard oak, blackjack oak, and water oak are the most susceptible of the fungus and may play a unique role in the establishment of new oak wilt infections.

**WHAT WE KNOW:**

- As Brokers and Real Estate representatives, we are not experts and do not make any representations or guarantees as we are not trained in identifying the conditions of trees and their diseases and have no knowledge in the area of the plant diseases.

**WE RECOMMEND:**

- Take any and all steps needed to satisfy yourself, as to the property condition and its surroundings.
- That you accompany the inspections and other experts during their inspections.

Ask any and all questions you have about the property. Locate and research local arborists in the immediate area.

**MORE INFORMATION:**

Check out the following links:

<http://texasoakwilt.org/about>

<http://www.texasoakwilt.org>

<i>Christopher J. Weber</i>	dotloop verified 03/06/23 4:56 PM CST FO3A-VJUB-G9YX-UXBT
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SELLER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

Counties with Confirmed Oak Wilt Occurrences (2019)

