



## 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 19300 Bear Grass Drive Elgin TX 78621-3511

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?  \_\_\_\_\_ (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="radio"/>	<input type="radio"/>	<input type="radio"/>
Carbon Monoxide Det.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ceiling Fans	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Cooktop	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Dishwasher	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Disposal	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Emergency Escape Ladder(s)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Exhaust Fans	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fences	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire Detection Equip.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
French Drain	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Gas Fixtures	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Liquid Propane Gas:	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
-LP Community (Captive)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
-LP on Property	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

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

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

Item	Y	N	U	Additional Information
Central A/C	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Evaporative Coolers	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	number of units: _____
Wall/Window AC Units	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	number of units: _____
Attic Fan(s)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	if yes, describe: _____
Central Heat	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 70000 BTU
Other Heat	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	if yes describe: _____
Oven	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	number of ovens: _____ <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	number of units: 1 number of remotes: _____
Satellite Dish & Controls	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____

Solar Panels	<input checked="" type="radio"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	<input checked="" type="radio"/>	<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____
Water Softener	<input checked="" type="radio"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)	<input checked="" type="radio"/>	if yes, describe: _____
Underground Lawn Sprinkler	<input checked="" type="radio"/>	<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: Entire lawn
Septic / On-Site Sewer Facility	<input checked="" type="radio"/>	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: \_\_\_\_\_ Age: \_\_\_\_\_ (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="radio"/>	Floors		<input checked="" type="radio"/>	Sidewalks		<input checked="" type="radio"/>
Ceilings		<input checked="" type="radio"/>	Foundation / Slab(s)		<input checked="" type="radio"/>	Walls / Fences		<input checked="" type="radio"/>
Doors		<input checked="" type="radio"/>	Interior Walls		<input checked="" type="radio"/>	Windows		<input checked="" type="radio"/>
Driveways		<input checked="" type="radio"/>	Lighting Fixtures		<input checked="" type="radio"/>	Other Structural Components		<input checked="" type="radio"/>
Electrical Systems		<input checked="" type="radio"/>	Plumbing Systems		<input checked="" type="radio"/>			<input checked="" type="radio"/>
Exterior Walls		<input checked="" type="radio"/>	Roof		<input checked="" type="radio"/>			<input checked="" type="radio"/>

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="radio"/>	Radon Gas		<input checked="" type="radio"/>
Asbestos Components		<input checked="" type="radio"/>	Settling		<input checked="" type="radio"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/>		<input checked="" type="radio"/>	Soil Movement		<input checked="" type="radio"/>
Endangered Species/Habitat on Property		<input checked="" type="radio"/>	Subsurface Structure or Pits		<input checked="" type="radio"/>
Fault Lines		<input checked="" type="radio"/>	Underground Storage Tanks		<input checked="" type="radio"/>
Hazardous or Toxic Waste		<input checked="" type="radio"/>	Unplatted Easements		<input checked="" type="radio"/>
Improper Drainage		<input checked="" type="radio"/>	Unrecorded Easements		<input checked="" type="radio"/>
Intermittent or Weather Springs		<input checked="" type="radio"/>	Urea-formaldehyde Insulation		<input checked="" type="radio"/>
Landfill		<input checked="" type="radio"/>	Water Damage Not Due to a Flood Event		<input checked="" type="radio"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="radio"/>	Wetlands on Property		<input checked="" type="radio"/>
Encroachments onto the Property		<input checked="" type="radio"/>	Wood Rot		<input checked="" type="radio"/>
Improvements encroaching on others' property		<input checked="" type="radio"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="radio"/>
Located in Historic District		<input checked="" type="radio"/>	Previous treatment for termites or WDI		<input checked="" type="radio"/>
Historic Property Designation		<input checked="" type="radio"/>	Previous termite or WDI damage repaired		<input checked="" type="radio"/>
Previous Foundation Repairs		<input checked="" type="radio"/>	Previous Fires		<input checked="" type="radio"/>

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

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

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):

**\*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.

"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: Goodwin Association

Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_

Fees or assessments are: \$ 30 per Month 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: \_\_\_\_\_

Walkways and nature trail

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.

- 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):

Walkways and nature trails are maintained by the HOA

**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.*

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.

Brandon Merecka 03/25/2024  
Signature of Seller Date

Baleigh Merecka 03/19/2024  
Signature of Seller Date

Printed Name: Brandon Merecka

Printed Name: Baleigh Merecka

**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 [www.txdps.state.tx.us](http://www.txdps.state.tx.us). 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: <u>Gexa</u>	phone #: _____
Sewer: <u>City of Elgin</u>	phone #: _____
Water: <u>City of Elgin</u>	phone #: _____
Cable: _____	phone #: _____
Trash: <u>City of Elgin</u>	phone #: _____
Natural Gas: <u>Center Point</u>	phone #: _____
Phone Company: _____	phone #: _____
Propane: <u>NA</u>	phone #: _____
Internet: <u>Spectrum</u>	phone #: _____

(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.

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

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

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)[

11-07-2022

ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION (NOT FOR USE WITH CONDOMINIUMS) ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT



19300

Bear Grass Drive

Elgin

TX 78621-3511

(Street Address and City)

Goodwin & Associates

(855)289-6007

(Name of Property Owners Association, (Association) and Phone Number)

A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code.

(Check only one box):

- 1. Within \_\_\_ days after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer.
2. Within \_\_\_ days after the effective date of the contract, Buyer shall obtain, pay for, and deliver a copy of the Subdivision Information to the Seller.
3. Buyer has received and approved the Subdivision Information before signing the contract. Buyer \_\_\_ does \_\_\_ does not require an updated resale certificate.
4. Buyer does not require delivery of the Subdivision Information.

The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the party obligated to pay.

B. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer.

C. FEES AND DEPOSITS FOR RESERVES: Buyer shall pay any and all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed \$ 300.00 and Seller shall pay any excess. This paragraph does not apply to: (i) regular periodic maintenance fees, assessments, or dues (including prepaid items) that are prorated by Paragraph 13, and (ii) costs and fees provided by Paragraphs A and D.

D. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer does not require the Subdivision Information or an updated resale certificate, and the Title Company requires information from the Association (such as the status of dues, special assessments, violations of covenants and restrictions, and a waiver of any right of first refusal), Buyer \_\_\_ Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information.

NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole responsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the Property which the Association is required to repair, you should not sign the contract unless you are satisfied that the Association will make the desired repairs.

Buyer

Seller Brandon Merecka

Authentisign Brandon Merecka

Buyer

Seller Baleigh Merecka

Authentisign Baleigh Merecka



The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-10. This form replaces TREC No. 36-9.





APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)  
FOR VOLUNTARY USE

10-10-11

### NON-REALTY ITEMS ADDENDUM

TO CONTRACT CONCERNING THE PROPERTY AT

19300                      Bear Grass Drive                      Elgin                      TX 78621-3511  
(Address of Property)

**A.** For an additional sum of \$ 0.00 and other and good valuable consideration, Seller shall convey to Buyer at closing the following personal property (specify each item carefully, include description, model numbers, serial numbers, location, and other information):

Washer & Dryer

- B.** Seller represents and warrants that Seller owns the personal property described in Paragraph A free and clear of all encumbrances.
- C.** Seller does not warrant or guarantee the condition or future performance of the personal property conveyed by this document.

Authentisign  
*Brandon Merecka*

Buyer

Seller **Brandon Merecka**

Authentisign  
*Baleigh Merecka*

Buyer

Seller **Baleigh Merecka**

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

# Exclusions List

These items are not included in the sale of the home

Water Softener System

Refrigerator

AuthentiSIGN  
*Brandon Merecka*

03/25/24

Brandon Merecka

AuthentiSIGN  
*Baleigh Merecka*

03/19/24

Baleigh Merecka



**Landmark**  
SURVEYING, LP  
2205 E. 5<sup>th</sup> Street  
Austin, Texas 78702  
Firm Registration No. 100727-00  
Phone: (512) 328-7411 Fax (512) 328-7413

**INVOICE NUMBER 02900**

DATE: June 24, 2022

JOB NUMBER: 94-0004-01-01

TO: D. R. Horton America's Builder  
10700 Pecan Park Blvd., Suite 200  
Austin, TX 78750

Telephone: (512) 345-4663  
Facsimile: (512) 533-1429

PROJECT NAME:

**19300 BEAR GRASS DRIVE  
PO #211134**

STATEMENT OF CHARGES FOR PROFESSIONAL SERVICES RENDERED ON REFERENCED PROJECT

NO.	ITEM	AMOUNT
	<p style="text-align: center;"><i><u>Professional Land Surveying Services</u></i></p> <p><i>LOT 1, BLOCK G, PEPPERGRASS, PHASE 1C, BASTROP COUNTY, TEXAS</i></p>	<p>\$ 625.00</p>
	<p><b>TOTAL AMOUNT DUE - POC</b></p>	<p><b>\$ 625.00</b></p>

**PLEASE RETURN ONE COPY OF INVOICE WITH PAYMENT**

# STANDARD LAND SURVEY

Address 19300 BEAR GRASS DRIVE

Lot 1, Block G, PEPPERGRASS PHASE 1C a subdivision in

TRAVIS & BASTROP Counties, Texas of record in Document Nos. 202100044 & 7/89-A\* of the Official Public Records of TRAVIS & BASTROP Counties, Texas. Scale 1"=30'

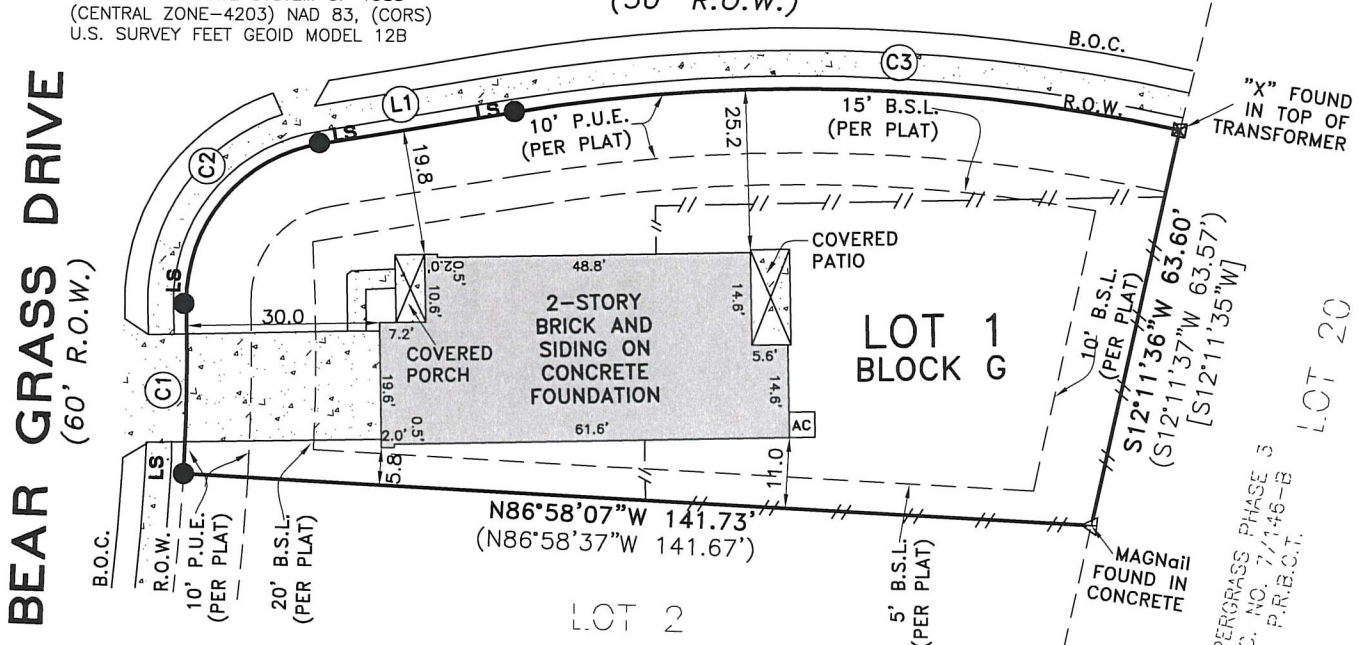


\*ALSO KNOWN AS:  
PLAT CABINET 7, PAGES 89A & 89B, PLAT RECORDS OF BASTROP COUNTY

THIS LOT IS IN BASTROP COUNTY, PER PLAT

**BASIS OF BEARING**  
TEXAS COORDINATE SYSTEM OF 1983  
(CENTRAL ZONE-4203) NAD 83, (CORS)  
U.S. SURVEY FEET GEOID MODEL 12B

## OPEN WAGON TRAIL (50' R.O.W.)



### LEGEND

- LS ● 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "LANDMARK SURVEYING"
- R.O.W. RIGHT-OF-WAY
- B.O.C. BACK OF CURB
- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- CONCRETE IMPROVEMENTS
- AC AIR CONDITIONER PAD
- //— WOOD FENCE
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
- (---) RECORD INFORMATION
- [---] ADJOINER INFORMATION

LINE	BEARING	DISTANCE
(L1)	N80°18'44"E	29.78'
	(N80°18'33"E	29.84')

### CURVE TABLE

CURVE	BEARING	CHORD DISTANCE	ARC LENGTH	RADIUS
(C1)	N00°41'55"E (N00°42'52"E	26.70' 26.59'	26.70' 26.59'	330.00'
(C2)	N39°37'10"E (N39°21'28"E	32.69' 32.77'	35.60' 35.74'	25.00'
(C3)	S88°47'04"E (S88°44'55"E	104.46' 104.40'	105.11' 105.04'	275.00'

### NOTES

- ONLY THOSE BUILDING SETBACK LINES SHOWN OR REFERENCED ON THE RECORD SUBDIVISION PLAT ARE SHOWN HEREON. THEREFORE, OTHER BUILDING SETBACK LINES THAT MAY AFFECT THIS LOT ARE NOT SHOWN HEREON.
- A TITLE COMMITMENT WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THEREFORE, ONLY EASEMENTS SHOWN OR REFERENCED ON THE RECORD SUBDIVISION PLAT ARE SHOWN HEREON.
- BUILDING SETBACK LINES MAY ALSO BE AFFECTED BY LOCAL ZONING ORDINANCES, RESTRICTIVE COVENANTS, ETC. THAT ARE NOT SHOWN HEREON.

### RESTRICTIVE COVENANTS AND EASEMENTS

Those recorded Document Nos. 202021490 and 202021491, Official Public Records of Bastrop County, Texas, and Document Nos. 2020237660 and 2020237661, Official Public Records of Travis County, Texas, and those set out on the plat recorded in Plat Cabinet 7, Page 89A & 89B, Plat Records of Bastrop County, Texas, and Document No. 202100044, Official Public Records of Travis County, Texas, DO AFFECT the subject lot.

10.b. All easements, building setback lines, restrictions and dedications as set out on the plat recorded in Plat Cabinet 7, Page 89A & 89B of the Plat Records of Bastrop County, Texas, and Document No. 202100044, Official Public Records of Travis County, Texas, DO AFFECT the subject lot.

10.c. All easements, building setback lines, covenants, conditions, restrictions, charges and assessments payable to Peppergrass Association of Homeowners, as set forth by instrument recorded in Document Nos. 202021490 and 202021491 of the Official Public Records of Bastrop County, Texas, and Document Nos. 2020237660 and 2020237661, Official Public Records of Travis County, Texas, together with all amendments, DO AFFECT the subject lot.

10.d. Notice regarding Ordinance No. 2020-01-07-03 regarding Agreement and Development Plan for Peppergrass Planned Development District recorded in: Document No. 202003802. Official Public Records of Bastrop County, Texas DOES AFFECT the subject lot.

A title commitment was not available at the time of this survey. All easements of which I have knowledge are shown or depicted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon. No additional research of easements was performed by Landmark Surveying, LP, for this survey.

The property described hereon is contained within Flood Zone "X" as identified on FIRM Map No. 48453C0510H, effective date September 26, 2008 as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

Visible utilities within existing easements are not shown hereon.

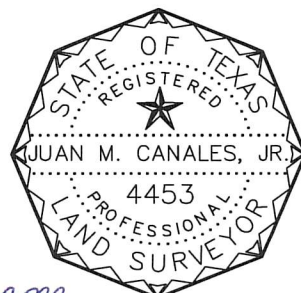
I HEREBY STATE that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area boundary line conflicts, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

AS SURVEYED BY:  
LANDMARK SURVEYING, LP  
TEXAS FIRM REGISTRATION NO. 100727-00

*Juan M. Canales, Jr.*

JUAN M. CANALES, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4453  
STATE OF TEXAS  
SURVEYED: JUNE 25, 2022

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR.



06-29-2022  
Date

REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN. COPIES WITHOUT THE ORIGINAL SIGNATURE ARE VOID.



2205 EAST 5TH STREET  
AUSTIN, TEXAS 78702  
PH: (512)328-7411 FAX: (512)328-7413  
TEXAS FIRM REGISTRATION NO. 100727-00  
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CLIENT: D.R. HORTON, AMERICA'S BUILDER  
DATE: JUNE 25, 2022  
OFFICE: F. MALDONADO  
CREW: K. DUNN, K. KIZABI  
F.B.: 1923/42  
DISK: T:\DR HORTON\DR HORTON SURVEYS\PEPPERGRASS\PEPPERGRASS Ph 1C\TITLES\1G\_PPG-1C\_Title.dwg

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 03/19/2024 GF No. \_\_\_\_\_  
Name of Affiant(s): Brandon Merecka  
Address of Affiant: Baleigh Merecka  
Description of Property: PEPPERGRASS PHASE 1C, BLOCK G, LOT 1, ACRES 0.205  
County Bastrop, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TEXAS, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.") **Affiants are the owners of the property.**
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since 06/09/2022 there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
  - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): **None**

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Brandon Merecka Authentisign Baleigh Merecka  
Baleigh Merecka

Brandon Merecka

SWORN AND SUBSCRIBED this 19th day of March, 2024.

Notary Public  
(TXR 1907) 02-01-2010