Docusign Envelope ID: C7FF1F29-65A9-81BB-81F5-2BD59F9B393D

05-04-2026

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

EQUAL HOUSING OPPORTUNITY

SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 204 Ranger Dr, Boerne, TX 78006
(Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☐ is ☒ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? 10/13/2026

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

_____Range	_____Oven	_____Microwave
_____Dishwasher	_____Trash Compactor	_____Disposal
_____Washer/Dryer Hookups	_____Window Screens	_____Rain Gutters
_____Security System	_____Fire Detection Equipment	_____Intercom System
	_____Smoke Detector	
	_____Smoke Detector-Hearing Impaired	
	_____Carbon Monoxide Alarm	
	_____Emergency Escape Ladder(s)	
_____TV Antenna	_____Cable TV Wiring	_____Satellite Dish
_____Ceiling Fan(s)	_____Attic Fan(s)	_____Exhaust Fan(s)
_____Central A/C	_____Central Heating	_____Wall/Window Air Conditioning
_____Plumbing System	_____Septic System	_____Public Sewer System
_____Patio/Decking	_____Outdoor Grill	_____Fences
_____Pool	_____Sauna	_____Spa _____Hot Tub
_____Pool Equipment	_____Pool Heater	_____Automatic Lawn Sprinkler System
_____Fireplace(s) & Chimney (Wood burning)		_____Fireplace(s) & Chimney (Mock)
_____Natural Gas Lines		_____Gas Fixtures

_____Liquid Propane Gas: _____LP Community (Captive) _____LP on Property

_____Fuel Gas Piping: _____Black Iron Pipe _____Corrugated Stainless Steel Tubing _____Copper

Garage: _____Attached _____Not Attached _____Carport

Garage Door Opener(s): _____Electronic _____Control(s)

Water Heater: _____Gas _____Electric

Water Supply: _____City _____Well _____MUD _____Co-op

Roof Type: _____ Age: _____ (approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? ☐ Yes ☐ No ☐ Unknown. If yes, then describe. (Attach additional sheets if necessary): _____

We are providing the disclosure we received from the prior seller when we purchased the property.

Seller does not make any representations or warranties with respect to the prior disclosure.

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?* ☐ Yes ☐ No ☒ Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary): _____

We are providing the disclosure we received from the prior seller when we purchased the property.

Seller does not make any representations or warranties with respect to the prior disclosure.

* 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

_____ Interior Walls	_____ Ceilings	_____ Floors
_____ Exterior Walls	_____ Doors	_____ Windows
_____ Roof	_____ Foundation/Slab(s)	_____ Sidewalks
_____ Walls/Fences	_____ Driveways	_____ Intercom System
_____ Plumbing/Sewers/Septics	_____ Electrical Systems	_____ Lighting Fixtures

_____ Other Structural Components (Describe): _____

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

We are providing the disclosure we received from the prior seller when we purchased the property.
Seller does not make any representations or warranties with respect to the prior disclosure.

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

_____ Active Termites (includes wood destroying insects)	_____ Previous Structural or Roof Repair
_____ Termite or Wood Rot Damage Needing Repair	_____ Hazardous or Toxic Waste
_____ Previous Termite Damage	_____ Asbestos Components
_____ Previous Termite Treatment	_____ Urea-formaldehyde Insulation
_____ Improper Drainage	_____ Radon Gas
_____ Water Damage Not Due to a Flood Event	_____ Lead Based Paint
_____ Landfill, Settling, Soil Movement, Fault Lines	_____ Aluminum Wiring
_____ Single Blockable Main Drain in Pool/Hot Tub/Spa*	_____ Previous Fires
	_____ Unplatted Easements
	_____ Subsurface Structure or Pits
	_____ Previous Use of Premises for Manufacture of Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

We are providing the disclosure we received from the prior seller when we purchased the property.

Seller does not make any representations or warranties with respect to the prior disclosure.

* A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (if you are aware) ☐ No (if you are not aware). If yes, explain (attach additional sheets if necessary).

We are providing the disclosure we received from the prior seller when we purchased the property.

Seller does not make any representations or warranties with respect to the prior disclosure.

6. Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.

_____ 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 water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

_____ 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 if necessary): **We are providing the disclosure we received from the prior seller when we purchased the property. Seller does not make any representations or warranties with respect to the prior disclosure.**

*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 of 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.

7. 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):

Filed hail storm damage claim in 2021with USAA.

*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).

8. 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):

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

N Homeowners' Association or maintenance fees or assessments.

N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

N Any lawsuits directly or indirectly affecting the Property.

N Any condition on the Property which materially affects the physical health or safety of an individual.

N 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.

N Any portion of the property that is located in a groundwater conservation district or a subsidence district.

N Any conservation easements located on the Property.
"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

N The Property is presently covered by insurance.

N The Property is presently covered by windstorm insurance.

N Seller has been unable to insure the Property for any reason.

N A private road on or adjoining the Property for which Seller is financially responsible for maintaining.

N Any aboveground or underground storage tanks on the Property. (If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements.)

N Any aboveground storage tanks on the Property that hold 500 gallons or more and have stored petroleum products or other chemicals.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

We are providing the disclosure we received from the prior seller when we purchased the property.

Seller does not make any representations or warranties with respect to the prior disclosure.

10. 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 maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

11. 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.

Signed by:
katie Collins, Authorized Signer
DocuSigned by:

Signature of Seller Date

Signature of Seller Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser Date

Signature of Purchaser Date

TREC TEXAS REAL ESTATE COMMISSION

This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC NO. 55-1. This form replaces 55-0.