



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 1112 Kendall Jackson Comfort, Tx 78013

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	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	☒			Natural Gas Lines			☒	Pump: ☐ sump ☐ grinder			☒
Carbon Monoxide Det.			☒	Fuel Gas Piping:			☒	Rain Gutters			☒
Ceiling Fans	☒			-Black Iron Pipe			☒	Range/Stove			☒
Cooktop	☒			-Copper			☒	Roof/Attic Vents			☒
Dishwasher	☒			-Corrugated Stainless Steel Tubing			☒	Sauna			
Disposal	☒			Hot Tub	☒			Smoke Detector			☒
Emergency Escape Ladder(s)			☒	Intercom System			☒	Smoke Detector - Hearing Impaired			☒
Exhaust Fans	☒			Microwave	☒			Spa			☒
Fences	☒			Outdoor Grill	☒			Trash Compactor			☒
Fire Detection Equip.			☒	Patio/Decking	☒			TV Antenna			☒
French Drain			☒	Plumbing System	☒			Washer/Dryer Hookup	☒		
Gas Fixtures			☒	Pool	☒			Window Screens			☒
Liquid Propane Gas:	☒			Pool Equipment	☒			Public Sewer System			☒
-LP Community (Captive)			☒	Pool Maint. Accessories			☒				
-LP on Property	☒			Pool Heater	☒						

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

(TXR-1406) 07-10-23

Initialed by: Buyer: [Signature] and Seller: [Signature]

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Concerning the Property at _____

Solar Panels	☒	☐ owned ☐ leased from _____
Water Heater	☒	☒ electric ☐ gas ☐ other: _____ number of units: <u>2</u>
Water Softener	☒	☐ owned ☐ leased from _____
Other Leased Item(s)	☒	if yes, describe: _____
Underground Lawn Sprinkler	☒	☐ automatic ☐ manual areas covered: _____
Septic / On-Site Sewer Facility	☒	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: Metal Age: 8 Yes (approximate)Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☒ no ☐ unknownAre 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		☒	Floors		☒	Sidewalks		☒
Ceilings		☒	Foundation / Slab(s)		☒	Walls / Fences		☒
Doors		☒	Interior Walls		☒	Windows		☒
Driveways		☒	Lighting Fixtures		☒	Other Structural Components		☒
Electrical Systems		☒	Plumbing Systems		☒			
Exterior Walls		☒	Roof		☒			

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

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Initialed by: Buyer: MCHand Seller: MCH

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Concerning the Property at _____

Previous Roof Repairs	☒	Termite or WDI damage needing repair	☒
Previous Other Structural Repairs	☒	Single Blockable Main Drain in Pool/Hot Tub/Spa*	☒
Previous Use of Premises for Manufacture of Methamphetamine	☒		

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.

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"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: WOODRIDGE ESTATES

Manager's name: DETH Phone: 2103056512

Fees or assessments are: \$ 135 per YEAR 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: _____

☐ ☒ 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.

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Initialed by: Buyer: _____ and Seller: hcb

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- ☐ ☒ 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):

COW CREEK GROUNDWATER CONSERVATION DISTRICT

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
	<u>SEPTIC</u>		
	<u>INSPECT</u>		

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.

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Initialed by: Buyer: _____ and Seller: MCH

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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.

Man Hub 9-22-26 Sharon Horelica 9-22-26
Signature of Seller Date Signature of Seller Date

Printed Name: MARVINI HORELICA Printed Name: SHARON HORELICA

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 <https://publicsite.dps.texas.gov>. 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>BEE</u>	phone #: <u>866 226 3372</u>
Sewer: <u>BOY BEE SEPTIC</u>	phone #: <u>830 446 1968</u>
Water: <u>WELL</u>	phone #: <u>830 249 2948</u>
Cable: <u>HCTC</u>	phone #: <u>800 292 5457</u>
Trash: _____	phone #: <u>830-299-7500</u>
Natural Gas: <u>A/C + HEAT KCA SERVICE</u>	phone #: <u>210 698 8520</u>
Phone Company: <u>PEST CONTROL</u>	phone #: <u>210 718 6904</u>
Propane: <u>LEGACY</u>	phone #: <u>830 995 5015</u>
Internet: <u>MOW PEDRO</u>	phone #: <u>210 818 7323</u>
<u>MANITBAS AUDIO VISUAL</u>	<u>830 388 0270</u>
<u>POOL DAIN</u>	<u>210 508 2830</u>

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: MCK

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INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 1112 Kendall Jackson, Comfort, TX 78013

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Leach Field ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Front of house ☐ Unknown
- (4) Installer: ☒ Unknown
- (5) Approximate Age: ~2008 ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
(Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? Nov 2021
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☒ planning materials ☒ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TXR 1407) 1-7-04

Initialed for Identification by Buyer

and Seller

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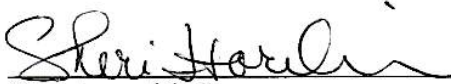
Seller: Williams, Sam, Address: 13510 Valley Jackson RD, #1, San Antonio, TX 78219

Fina Amerson

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) rules in 30 TAC 285.91(3) on 09/05/2025. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

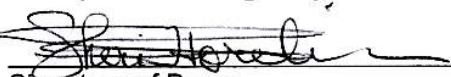
<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.


Signature of Seller
SHARON LYNN HORELICA
Date 8-22-26


Signature of Seller
MARVIN CHARLES HORELICA
Date 8-22-26

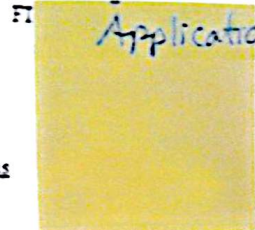
Receipt acknowledged by:


Signature of Buyer
Date

Signature of Buyer
Date

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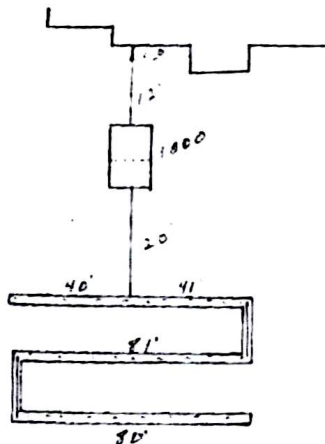


SEPTIC FORM
Private Sewage Facility (Licensed) in Kendall County, Texas

APPLICANT INFORMATION:

Property Owner Robert Lovato Installer/Lic. # Robbie 21093
(Licensee)
Subdivision or Location 1112 Kendall Jackson
No. Bedrooms 3 or Sq. Ft. of House 2154 of Gal/Day 240
Application rate for surface irrigation _____ loading rate based on soil type .2
Class No. TII Trench Req. Sq. Ft. 1200 Aerobic Type _____
Gallon Capacity Req. for Concrete Septic Tank 1000 2 compartment
Installed: Length 242 Width 3
Sq. Ft. 1210 Bed _____ Trench -

Remarks: _____
(Sketch of Approximate Distances, Not To Scale.)



The County of Kendall, The Texas Department of Health, or their agents or designees, makes no representation that facilities herein licensed will provide satisfactory service to the premises served. It will be the licensee's responsibility to make any changes or modifications which operating experience may show to be necessary in order for these facilities to provide satisfactory service. Septic distances meet minimum Texas Department of Health separation distances in most instances. Some renovations may be less if repaired or replaced in the same general area as the pre-existing system being renovated.

PERMIT (LICENSE) GRANTED AND APPROVED THIS DATE 4-8-08

Sanford J. Jennings
Designated Representative

MC Hub
Sharon Horelin



Busy B Septic
Services LLC

Septic Tank
Pumped
11/8/21
Receipt

Form Information

Form Name Busy B Septic Service Invoice
Submitted by Jake V
Date/Time 11/08/21 10:33 AM CST
Address 155 Westwood Drive, Comfort, TX 78013

Details

Date 08-Nov-2021
Customer Name Bob Lavato
Service Address 1112 Kendall Jackson
Site at Arrival



At 11/08/21 09:48 AM CST 1112 Kendall Jackson Comfort,
TX 78013

System Serviced



At 11/08/21 09:48 AM CST 1112 Kendall Jackson Comfort,
TX 78013

Service Type	Conventional Under 1000
Service Price	\$450.00
Additional Services	
Additional Service Fee	\$0.00
Discount	\$0.00
Tips	\$0.00
Amount Due	450.00
Credit Card Percent	
Credit Card Fee	0.00
Credit Card Subtotal	450.00

MC #
Sh