



**AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE (ACTRIS)  
SELLER'S DISCLOSURE NOTICE**

THIS FORM IS FURNISHED BY THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE FOR USE BY ITS PARTICIPANTS AND REPRESENTED SELLERS.

**NOTE: EFFECTIVE JANUARY 1, 1994, SECTION 5.008 OF THE TEXAS PROPERTY CODE REQUIRES A SELLER OF RESIDENTIAL REAL PROPERTY OF NOT MORE THAN ONE DWELLING UNIT TO DELIVER A COPY OF THE SELLER'S DISCLOSURE NOTICE, COMPLETE TO THE BEST OF THE SELLER'S BELIEF AND KNOWLEDGE, TO A PURCHASER ON OR BEFORE THE EFFECTIVE DATE OF A CONTRACT FOR THE SALE OF THE PROPERTY. IF A CONTRACT IS ENTERED INTO WITHOUT THE SELLER PROVIDING THE NOTICE, THE BUYER MAY TERMINATE THE CONTRACT FOR ANY REASON WITHIN SEVEN (7) DAYS AFTER RECEIVING THE NOTICE. IF INFORMATION REQUIRED BY THE NOTICE IS UNKNOWN TO THE SELLER, THE SELLER MAY INDICATE THAT FACT ON THE NOTICE AND THEREBY COMPLY WITH THE REQUIREMENTS OF SECTION 5.008 OF THE TEXAS PROPERTY CODE. This form complies with and contains additional disclosures which exceed the minimum required by the Code.**

CONCERNING THE PROPERTY AT 191 ColoVista Parkway Bastrop, Tx 78602  
(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, SELLER'S AGENTS, OR ANY OTHER AGENT.**

Seller  is  is not occupying the Property.  
 If unoccupied, how long since Seller has occupied the Property? \_\_\_\_\_  
 Seller  is  is not knowledgeable of the current condition of the Property.  
 The Property  is  is not currently leased and  has  has not been leased in the last two (2) years.  
 If leased, how long? \_\_\_\_\_  
 During the last year the Property  has  has not been vacant.  
 If yes, how long was the Property vacant? \_\_\_\_\_

**1. FEATURES AND EQUIPMENT (Mark all appropriate items that EXIST and their WORKING CONDITION):**

**NOTE: This notice does not establish which items will or will not be conveyed. ✓  
The terms of the Contract will determine which items will and will not be conveyed.**

**Y = Yes, N = No, U = Unknown**

Exists	Item	Working Condition			Additional Information	
	Bathroom Heater	Y	<input checked="" type="radio"/> N	U	#	[E] [G]
<input checked="" type="checkbox"/>	Cable TV Wiring	<input checked="" type="radio"/> Y	<input type="radio"/> N	U		
	Carport	Y	<input checked="" type="radio"/> N	U	# of Spaces	Attached [Y] [N]
	Carbon Monoxide Detector	Y	<input checked="" type="radio"/> N	U	#	
<input checked="" type="checkbox"/>	Central Air Conditioning	<input checked="" type="radio"/> Y	<input type="radio"/> N	U	# 2	<input checked="" type="radio"/> [E] [G]
<input checked="" type="checkbox"/>	Central Heating	<input checked="" type="radio"/> Y	<input type="radio"/> N	U	# 2	<input checked="" type="radio"/> [E] [G] <input checked="" type="radio"/> [HP]
<input checked="" type="checkbox"/>	Central Vacuum	<input checked="" type="radio"/> Y	<input type="radio"/> N	U		
<input checked="" type="checkbox"/>	Chimney	<input checked="" type="radio"/> Y	<input type="radio"/> N	U		
<input checked="" type="checkbox"/>	Cook Top/Stove	<input checked="" type="radio"/> Y	<input type="radio"/> N	U	<input checked="" type="radio"/> [E] [G]	# of Burners 4 Other:
	Deck	Y	<input type="radio"/> N	U	Wood [ ]	Other [ ]
<input checked="" type="checkbox"/>	Dishwasher	<input checked="" type="radio"/> Y	<input type="radio"/> N	U		
<input checked="" type="checkbox"/>	Disposal	<input checked="" type="radio"/> Y	<input type="radio"/> N	U	2013 New	
<input checked="" type="checkbox"/>	Dryer	<input checked="" type="radio"/> Y	<input type="radio"/> N	U	<input checked="" type="radio"/> [E] [G]	<input checked="" type="radio"/> [110V] [220V]
<input checked="" type="checkbox"/>	Dryer Hookups	<input checked="" type="radio"/> Y	<input type="radio"/> N	U	<input checked="" type="radio"/> [110V] [220V]	[G]
	Emergency Escape Ladder(s)	Y	<input checked="" type="radio"/> N	U		
	Evaporative Cooler	Y	<input checked="" type="radio"/> N	U	#	
<input checked="" type="checkbox"/>	Fans	<input checked="" type="radio"/> Y	<input type="radio"/> N	U	Ceiling # 7	Attic # Exhaust # 5 Whole House #

Features and Equipment Continues Next Page

Initialed for Identification by Seller MBH , \_\_\_\_\_ and Buyer \_\_\_\_\_ , \_\_\_\_\_

Seller's Disclosure Notice Concerning Property At:

191 ColoVista Parkway  
Bastrop, Tx 78602,

Exists	Item	Working Condition			Additional Information	
		Y	N	U	Full [ ]	Partial [ ] Type:
<input checked="" type="checkbox"/>	Fencing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Full [ ]	Partial [ <input checked="" type="checkbox"/> ] Type: WROUGHT IRON
	Fire Alarm/Detector	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	# <del>1</del>	
<input checked="" type="checkbox"/>	Fireplace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	# 1	
	Fireplace Logs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	# 1	
	French Drain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attached: [ <input type="checkbox"/> ] [ <input type="checkbox"/> ] # Spaces 2	
<input checked="" type="checkbox"/>	Garage Door Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	# 1	
<input checked="" type="checkbox"/>	Garage Remote Control(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	# 2	
	Gas Lighting Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	#	
	Gas Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[NAT] [LP]	
	Gazebo	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	Grinder Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Ice Machine	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Intercom System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	Lawn Sprinkler System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Full [ <input checked="" type="checkbox"/> ] Partial [ ] Automatic [ <input checked="" type="checkbox"/> ] Manual [ <input checked="" type="checkbox"/> ]	
	Liquid Propane Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	LP Community (Captive) [ ] LP on Property [ ]	
<input checked="" type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Mock Fireplace	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	With Chimney [ ] Without Chimney [ ]	
<input checked="" type="checkbox"/>	Outdoor Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[NAT] [ <input checked="" type="checkbox"/> ] [LP] [E]	
<input checked="" type="checkbox"/>	Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[E] [G]	
<input checked="" type="checkbox"/>	Patio	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Covered [ <input checked="" type="checkbox"/> ] Uncovered [ ] 81 FEET	
<input checked="" type="checkbox"/>	Plumbing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Inground [ ] Above Ground [ ] Other [ ]	
	Pool Accessories	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Pool Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Pool Maintenance Equip.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Portable Storage Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	#	
<input checked="" type="checkbox"/>	Public Sewer System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	Rain Gutters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Full [ ] Partial [ <input checked="" type="checkbox"/> ]	
<input checked="" type="checkbox"/>	Range	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	[E] [G]	
	Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	# 2	
<input checked="" type="checkbox"/>	Roof Attic Vents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Satellite Dish System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owned [ ] Leased [ ]	
	Sauna	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	#	
	Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owned [ ] Leased [ ] Mo. Lease \$	
	Septic System/Tank	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Date Last Pumped:	
<input checked="" type="checkbox"/>	Smoke Detector(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	# 5 Hearing Impaired [Y] [N]	
	Spa/Hot Tub	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	# 1 JACUZZI - MASTER BATH	
	Spa Heater	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	# 1 [E] [G] [Solar] MASTER BATH	
	Space Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	# [E] [G]	
	Speakers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Specialty Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Audio [ ] Data [ ] Speakers [ ] Visual [ ] 220 TO 864 SPA	
	Sump Pump	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	#	
	Trash Compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	#	
	TV Antenna	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	#	
	Wall/Window A/C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	#	
	Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	Washer Hookups	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<input checked="" type="checkbox"/>	Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	# 2 [E] [G] [Solar]	
	Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owned [ ] Leased [ ] Mo. Lease/Service Chg \$	
<input checked="" type="checkbox"/>	Window Screens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	# 6 Type: METAL	
	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Initialed for Identification by Seller \_\_\_\_\_, \_\_\_\_\_ and Buyer \_\_\_\_\_, \_\_\_\_\_



191 ColoVista Parkway  
Bastrop, Tx 78602,

Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

Explain all No [N] or Unknown [U] answers. Attach additional sheets as necessary. \_\_\_\_\_

The seller excludes the following items from the sale: Refrigs-washer-dryer-Built in couch Pillows - These ARE ALL negotiable work bench in garage - negotiable

**2. UTILITY PROVIDERS and HOMEOWNERS' ASSOCIATION (Fill in names of Suppliers with Telephone Numbers):**

WATER Supply: MUD #1 Ph: 512-402-1990 GAS Supply: NA Ph: \_\_\_\_\_  
 City  Well  Private  MUD  Utility  Tank  Bottle  Co-Op  
 WCID  Co-Op  Other \_\_\_\_\_ Tank/Bottle Mo. Lease \$ \_\_\_\_\_

WASTEWATER: \_\_\_\_\_ Ph: 512-402-1990 HOA/CONDO ASSOC: ALLIANCE ASS. MAN  
 City  Co-Op  MUD  Other  Mandatory  Voluntary  
 Septic Association Fee \$ 717 per ANNUAL

ELECTRICITY: Bluebonnet Ph: 800-842-7708 HOA's Administrative Transfer Fee of \$ \_\_\_\_\_  
 CABLE TV: Time Warner Ph: 800-892-2253 (Fee(s) above shall include all costs of transfer of ownership)  
 SOLID WASTE PROVIDER: \_\_\_\_\_ Manager's Name: \_\_\_\_\_  
 Manager's Telephone: 512-3472-852

**3. PROPERTY DEFECTS/MALFUNCTIONS:**

Are you (Seller) aware of any known defects/malfunctions in any of the following? Mark Yes [Y] if you are aware and mark No [N] if you are not aware.

NA

Exists	Item	Defect/ Malfunction	Exists	Item	Defect/ Malfunction
	Basement	<del>X</del> (N)	✓	Potable Drinking Water	Y (N)
✓	Ceilings	<del>X</del> (N)		Retaining Wall(s)	<del>X</del> (N)
✓	Driveway(s)	<del>X</del> (N)	✓	Roof	Y (N)
✓	Electrical System(s)	Y (N)		Overlay Shingles: [Y] (N)	
✓	Exterior Doors	Y (N)		Roof Approximate Age: <u>6</u> Yrs <u>6</u>	
✓	Exterior Walls	Y (N)		Roof Type: <u>Composition</u>	
✓	Floors	Y (N)		Septic System: Type:	Y (N)
✓	Foundation: Slab [ <input checked="" type="checkbox"/> ] Pier & Beam [ ]	Y (N)		Sidewalks	Y (N)
✓	Interior Doors	Y (N)	✓	Stucco	<del>X</del> (N)
✓	Interior Walls	Y (N)		Conventional [ <input checked="" type="checkbox"/> ] Synthetic [ ] Type:	
✓	Lighting Fixtures	Y (N)	✓	Underground Electrical Lines	<del>X</del> (N)
	Outbuildings	Y (N)	✓	Wastewater System	Y (N)
✓	Plumbing	Y (N)	✓	Windows	<del>X</del> (N)

If the answer to any of the above in #3 is Yes [Y], explain. Attach additional sheets as necessary.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Describe any other Property Defects/Malfunctions:

NONE

\_\_\_\_\_  
 \_\_\_\_\_

Initialed for Identification by Seller \_\_\_\_\_, \_\_\_\_\_ and Buyer \_\_\_\_\_, \_\_\_\_\_



Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

**4. CURRENT CONDITIONS OF THE PROPERTY:**

Are you (SELLER) aware of any of the following? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Active Termites	Y	<input checked="" type="radio"/> N	Fault Lines	Y	<input checked="" type="radio"/> N
Wood-Destroying Insects	Y	<input checked="" type="radio"/> N	Landfill	Y	<input checked="" type="radio"/> N
Termite or Wood Rot Needing Repair	Y	<input checked="" type="radio"/> N	Subsurface Structure(s)	Y	<input checked="" type="radio"/> N
Termite Damage	Y	<input checked="" type="radio"/> N	Pit(s)	Y	<input checked="" type="radio"/> N
Termite Treatment	Y	<input checked="" type="radio"/> N	Underground Spring(s)	Y	<input checked="" type="radio"/> N
Water Penetration of Structure	Y	<input checked="" type="radio"/> N	Intermittent/Weather Spring(s)	Y	<input checked="" type="radio"/> N
Structural or Roof Repair	Y	<input checked="" type="radio"/> N	Underground Storage Tank(s)	Y	<input checked="" type="radio"/> N
Asbestos Components	Y	<input checked="" type="radio"/> N	Endangered Species/Habitat on Property	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N
Urea Formaldehyde Insulation	Y	<input checked="" type="radio"/> N	Hazardous or Toxic Waste	Y	<input checked="" type="radio"/> N
Radon Gas	Y	<input checked="" type="radio"/> N	Diseased Trees	Y	<input checked="" type="radio"/> N
Lead-Based Paint	Y	<input checked="" type="radio"/> N	Fence Lines Not Corresponding to Property Boundaries	<input checked="" type="radio"/> Y	<input checked="" type="radio"/> N
Aluminum Wiring	Y	<input checked="" type="radio"/> N	Wetlands on Property	Y	<input checked="" type="radio"/> N
Foundation Repair	Y	<input checked="" type="radio"/> N	Unplatted Easement(s)	Y	<input checked="" type="radio"/> N
Flooding of Land	Y	<input checked="" type="radio"/> N	Underground Electrical Line(s)	Y	<input checked="" type="radio"/> N
Improper Drainage or Ponding	Y	<input checked="" type="radio"/> N	Dampness in Crawl Spaces	Y	<input checked="" type="radio"/> N
Located in 100-Year Flood Plain	Y	<input checked="" type="radio"/> N	Water Heater Leak(s)	Y	<input checked="" type="radio"/> N
Present Flood Insurance Coverage <small>*Attach TAR Form 1414 if answer is Yes</small>	Y*	<input checked="" type="radio"/> N	HVAC System Leak(s) – Overflow Pan or Other Defect	Y	<input checked="" type="radio"/> N
Settling or Soil Movement	Y	<input checked="" type="radio"/> N	Single Blockable Main Drain in Pool/Hot Tub/Spa*	Y	<input checked="" type="radio"/> N
			Other Conditions	Y	<input checked="" type="radio"/> N

If the answer to any of the above is Yes [Y], explain. Attach additional sheets \_\_\_\_\_

*Property in Houston had Habitat  
Fence is with in property lines*

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

**5. PREVIOUS CONDITIONS OF THE PROPERTY:**

Are you (SELLER) aware of the following previously defective conditions? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Previous Flooding into the Structure	Y	<input checked="" type="radio"/> N
Previous Flooding onto the Property	Y	<input checked="" type="radio"/> N
Previous Fires	Y	<input checked="" type="radio"/> N
Previous Foundation Repairs	Y	<input checked="" type="radio"/> N
Previous Roof Repairs	Y	<input checked="" type="radio"/> N
Previous Treatment for Termites or Wood-Destroying Insects	Y	<input checked="" type="radio"/> N
Previous Termite or Wood-Destroying Insect Damage Repaired	Y	<input checked="" type="radio"/> N
Previous Use of Premises for Manufacture of Methamphetamine	Y	<input checked="" type="radio"/> N

*NA  
New Building*

Other Conditions: \_\_\_\_\_

If the answer to any of the above is Yes [Y], explain. Attach additional sheets as necessary.

**6. SYSTEMS IN NEED OF REPAIR:**

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 as necessary.

Initialed for Identification by Seller \_\_\_\_\_, \_\_\_\_\_ and Buyer \_\_\_\_\_, \_\_\_\_\_

Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

7. MISCELLANEOUS CONDITIONS:

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 or not in compliance with building code in effect at the time of construction?
- [Y]  [N] Any "common area" facilities, i.e., pools, tennis courts, walkways, or other areas, co-owned in undivided interest with others?
- [Y]  [N] Are there any optional charges or user fees for "common area" facilities? If yes, describe: \_\_\_\_\_ .
- [Y]  [N] Any notices of violations of deed restrictions or governmental ordinances, zoning, use, or impervious cover limitations affecting the condition or use of the Property?
- [Y]  [N] Any lawsuits or other legal proceedings directly affecting the Property or Seller's ability to convey property, e.g., bankruptcy, probate, guardianship, etc.?
- [Y]  [N] Any condition of the Property which materially affects the physical health or safety of an individual?
- [Y]  [N] Features of the Property shared in common with adjoining landowners, e.g., walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the Property?
- [Y]  [N] Any encroachments of improvements on the subject Property onto another property or of improvements on another property onto the subject Property, easements, (recorded or unrecorded), or similar matters that may affect your interest in the Property?
- [Y]  [N] Landfill – compacted or otherwise – on the Property or any portion thereof?
- [Y]  [N] Any settling from any cause or slippage, sliding or other soil problems?
- [Y]  [N] Damage to the Property or any of the structures from fire, earthquake, floods or landslides?
- [Y]  [N] Any future highway, freeway, or air traffic patterns which affects the Property?
- [Y]  [N] Any future annexation plans which affect the Property?
- [Y]  [N] Within the previous 12 months, has there been an equity loan on the Property? If Yes, date \_\_\_\_/\_\_\_\_/\_\_\_\_
- [Y]  [N] Any pending flood plain changes known?
- [Y]  [N] Any ordinances that restrict flood coverage or rebuilding any portion of the structure to its previous use?
- [Y]  [N] Previous FEMA claim paid?
- [Y]  [N] Death on the Property other than death caused by: natural causes, suicide, or accident unrelated to the Property's condition?
- [N] Was the dwelling built before 1978? Unknown [ ]
- [Y]  [N] Any repairs or treatment, other than routine maintenance, made to the Property to eliminate environmental hazards such as asbestos, radon, lead-based paint, urea formaldehyde, or mold?
- [Y]  [N] Any historic preservation restriction or ordinance or archeological designation associated with the Property?
- [Y]  [N] Any IRS or tax redemption periods which will affect the sale of the Property?
- [Y]  [N] Any rainwater harvesting system connected to the property's public water supply?
- [Y]  [N] Any other item(s) of concern?

\_\_\_\_\_  
\_\_\_\_\_  
If the answer to any of the above is Yes [Y], explain. Attach additional sheets as necessary.  
\_\_\_\_\_

Initialed for Identification by Seller \_\_\_\_\_, \_\_\_\_\_ and Buyer \_\_\_\_\_, \_\_\_\_\_

Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

8. AD VALOREM TAXES:

Check any Tax Exemption(s) which you (SELLER) currently claim for the Property:

- Homestead       Over 65       Disabled       Disabled Veteran       Wildlife Management
- Agricultural       Unknown       None       Other \_\_\_\_\_

Have you or a third party on your behalf ever supplied information regarding property defects or condition at the Appraisal District?  Yes  No

Have you ever testified or had an agent testify on your behalf in a valuation hearing at an Appraisal District Value Protest Hearing?  Yes  No If so, which Appraisal District? \_\_\_\_\_

Is property located in a Statutory Tax District?  Yes  No

9. INSPECTIONS AND DISCLOSURES:

Have you (SELLER) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or engineers or otherwise permitted by law to perform inspections in the past four (4) years?  Yes  No

Chapter 6-7 of the Austin City Code requires an energy audit be completed for certain properties before the time of sale. Has an energy audit been completed on the Property within the last 10 years?  Yes  No  N/A

If Yes to either of these questions, list the information below and attach copies of the reports:

<u>Date of Inspection</u>	<u>Name of Document</u>	<u>Author of Report</u>	<u>Number of Pages</u>

Is a previous Seller's Disclosure available?  Yes  No If so, please attach.

Is a current Survey available?  Yes  No If so, please attach. Date of Current Survey: \_\_\_/\_\_\_/\_\_\_

If yes, attach survey with notarized T-47 Affidavit.

10. SMOKE DETECTORS:

Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\*  Yes  No  Unknown 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.

11. MAJOR REPAIRS OR IMPROVEMENTS MADE:

Have you (SELLER) made, or had made, major repairs or improvements (costing \$500 or more) to the Property during the time you have owned the Property?  Yes  No

Are you (SELLER) aware of major repairs or improvements made by previous owners?  Yes  No *NA*

If Yes to either, please explain. (Attach additional sheet(s) as necessary.) \_\_\_\_\_

*I-OWNER - A/C conditioning - motor 2013 Repaired  
Replaced disposal 2013*

Initialed for Identification by Seller \_\_\_\_\_, \_\_\_\_\_ and Buyer \_\_\_\_\_, \_\_\_\_\_



Seller's Disclosure Notice Concerning Property At: \_\_\_\_\_

12. INSURANCE CLAIMS:

In the last 5 years have you (SELLER) filed an insurance claim related to this property?  Yes  No  
If there was a monetary settlement, were the funds used to make the repair?  Yes  No

13. GOVERNMENT OR OTHER PENDING OR RECEIVED NOTICES:

SELLER has not received any notices, either oral or written, regarding the need for repair or replacement or any portion of the Property from any governmental agency, appraiser, inspector, mortgage lender, repair service or others, except:

*Not Received*

SELLER has not received any notices from any governmental agency or private company of pending condemnation on any portion of the Property, except:

*Not Received*

14. ADDITIONAL DISCLOSURE FORMS ATTACHED:  Yes  No

- Addendum for Seller's Disclosure of Information on Lead-Based Paint (TAR 1906)
- Environmental Assessment, Threatened or Endangered Species, and Wetlands Addendum (TAR 1917)
- Energy Audit
- Information About On-Site Sewer Facility (TAR 1407)
- §49.452 Notice to Purchase (TREC OP-C)  Yes  No
- Information About Special Flood Hazard Areas (TAR 1414)
- Relocation Addendum (TAR 1941)
- Other \_\_\_\_\_

THE ABOVE DISCLOSURES ARE TRUE AND CORRECT TO THE BEST KNOWLEDGE OF THE SELLER(S). SELLER acknowledges that the statements in this Disclosure are true to the best of the Seller's belief and that no person, including the Broker(s) and their Agent(s) has instructed or influenced Seller to provide inaccurate information or to omit any material information.

*Mary F. Hay*  
\_\_\_\_\_  
Seller's Signature

\_\_\_\_\_  
Seller's Signature

**Mary Blake Hay**  
\_\_\_\_\_  
Printed Name

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

*FEB. 27, 2014*  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Initialed for Identification by Buyer \_\_\_\_\_ , \_\_\_\_\_

Seller's Disclosure Notice Concerning Property At: 191 ColoVista Parkway  
Bastrop, Tx 78602,

**THE UNDERSIGNED BUYER HEREBY ACKNOWLEDGES  
RECEIPT OF A COPY OF THIS STATEMENT.**

**NOTICES TO BUYER:**

LISTING BROKER, RE/MAX Bastrop Area, AND OTHER BROKER,  
\_\_\_\_\_, ADVISE YOU THAT THE SELLER'S  
DISCLOSURE NOTICE WAS COMPLETED BY SELLER, AS OF THE DATE SIGNED.

**THE LISTING BROKER AND THE OTHER BROKER HAVE RELIED ON THIS NOTICE AS TRUE AND CORRECT  
AND HAVE NO REASON TO BELIEVE IT TO BE FALSE OR INACCURATE.**

**THE TEXAS DEPARTMENT OF PUBLIC SAFETY MAINTAINS A DATABASE THAT CONSUMERS 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. FOR INFORMATION CONCERNING PAST  
CRIMINAL ACTIVITY IN CERTAIN AREAS OR NEIGHBORHOODS, CONTACT THE LOCAL POLICE  
DEPARTMENT.**

**IF THE PROPERTY IS LOCATED IN A COASTAL AREA THAT IS SEWARD 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.**

**YOU ARE STRONGLY ADVISED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR  
TO CLOSING. ALL INSPECTION REPORTS FURNISHED BY THE SELLER ARE PROVIDED FOR INFORMATION  
PURPOSES ONLY AND ARE NOT INTENDED TO BE A SUBSTITUTE FOR AN INSPECTION PERFORMED BY AN  
INSPECTOR OF BUYER'S CHOICE.**

**BUYER ACKNOWLEDGES THAT THEY HAVE BEEN STRONGLY ADVISED TO HAVE THE PROPERTY  
INSPECTED BY THEIR OWN INDEPENDENT INSPECTOR(S).**

**THE DISCLOSURE NOTICE CONTAINS NO ESTIMATE OF THE NUMBER OF SQUARE FEET OF SPACE WITHIN  
THE RESIDENCE AND BROKERS MAKE NO REPRESENTATIONS REGARDING SUCH AREA. IF SQUARE  
FOOTAGE IS IMPORTANT TO BUYER, BUYER SHOULD HAVE IT MEASURED BY A PROFESSIONAL.**

**THE UNDERSIGNED BUYER ACKNOWLEDGES RECEIPT OF THE FOREGOING NOTICE.**

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



## SPECIAL FEATURES

ALL ROOMS have FULL view of GOLF COURSE—front and back. SPACIOUS home with Picture windows to ceiling across ENTIRE back of house facing GOLF COURSE and trees.

FOURTEEN foot Ceilings in Great Room—6 inch thick walls—All interior painted with outdoor High gloss enamel paint (never needs painting). 14 foot ceilings in great room . Massive Solid oak book case and cabinets in great room.

MEXICAN TILE throughout home. Step down to sunroom. POCKET doors in all rooms (12) means no wasted space. No halls.

LARGE OPEN KITCHEN- Solid Oak Stained cabinets and Drawers—Appliance Garage—Tile and Stone Counters. Walk- in Pantry (12' x 4') Built-in Microwave and Oven (self cleaning) Large Island— 8 ½ ' X 3' -Tile top—lower drawers & cabinets.

MASTER BEDROOM --His and Hers separate bathrooms—built in dressers—cabinets- mirrors everywhere —Extra Large Her's walk in Closet ( 15 x 6) - Jacuzzi with heater. Stone Counters .Extra large Stone shower open to each side .

ALL BEDROOMS- Baths & Walk in Stone Showers. Floor to ceiling Book cases in guest bedroom.

OFFICE - 11' X 11'—Counters on 3 sides— Built in File Cabinets — upper and lower cabinets-and more built ins.

GARAGE---6 foot counters and sink—upper and lower cabinets and drawers—Surfaced floor-Monterey drab walls — 12' x 5 storage room —Floor to ceiling Shelves — Looks like a kitchen. Wonderful garage.

PATIO- 81' X 10' —Pebble stone surface. Totally Covered —extra for Grill- Dog Door in kitchen.

This home has no sunlight coming in due to overhangs. Energy efficient air and heat. Because of mexican tile---6" walls---Enamel on walls—no attic —This is a truly efficient house. This house has Huge amounts of storage and is in MINT condition-Looks like newly constructed.

**T-47 Residential Real Property Affidavit**  
**(May be Modified as Appropriate for Commercial Transactions)**

Date: \_\_\_\_\_

GF No. \_\_\_\_\_

Name of Affiant(s): Mary Blake Hay,

Address of Affiant: 191 ColoVista Drive, Bastrop, TX 78602

Description of Property: ColoVista Country Club Section One, Lot 8, Acres .7910  
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 duly 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.":

2. We are familiar with the Property and with 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 the 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 Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since December 21, 2006 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. conveyance, 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): Driveway in front and wrought iron fence within property lines in back.

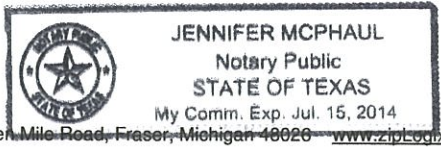
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to the Title Company or the title insurance 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.

Mary Blake Hay  
Mary Blake Hay

SWORN AND SUBSCRIBED this 17<sup>th</sup> day of March, 2014

Notary Public [Signature]



SCALE: 1" = 50'

• 5/8" IRON ROD FOUND

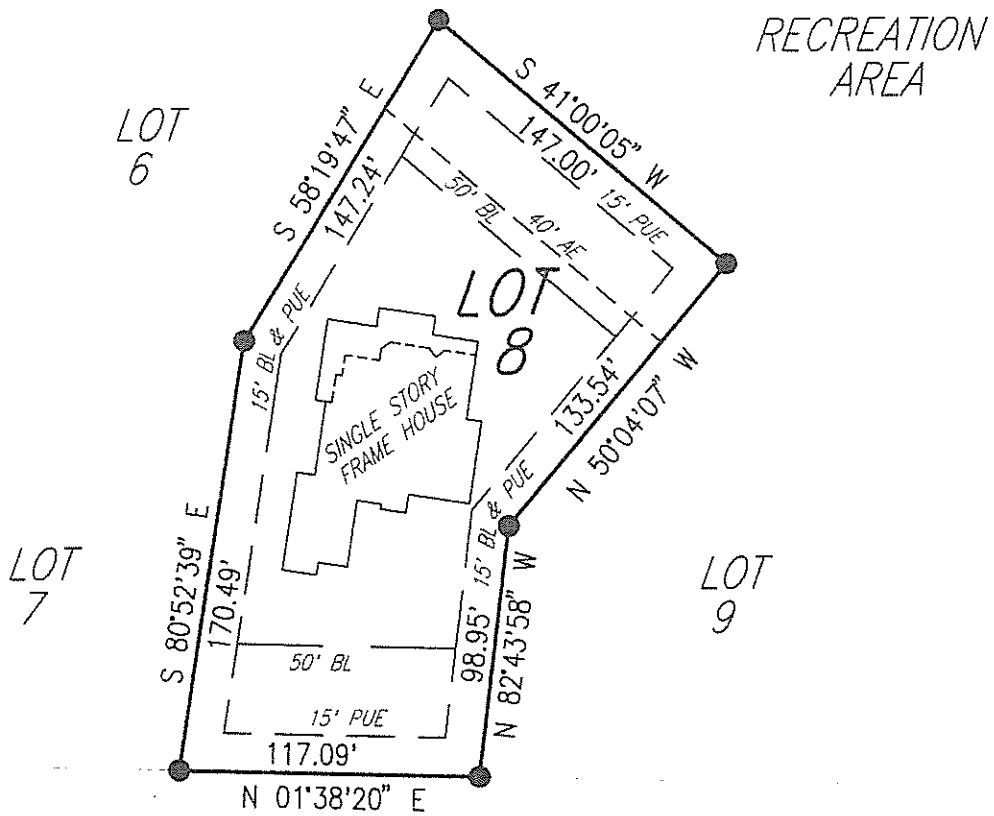
EASEMENT ABBREVIATIONS:

- AE - AERIAL EASEMENT AS PER RESTRICTIONS
- AQUA - AQUA WATER SUPPLY Corp AS PER PLAT
- BL - BUILDING SETBACK LINE AS PER PLAT & RESTRICTIONS
- PUE - PUBLIC UTILITY EASEMENT AS PER PLAT & RESTRICTIONS

RESTRICTIONS:

787/387 & 824/499 BCDP  
3/21A BCPP

# COLOVISTA COUNTRY CLUB SECTION 1



NOTES:

THE FOLLOWING DO NOT AFFECT THIS TRACT:

- ROW EASEMENT - 539/766 BCDP
- UTILITY EASEMENT - 539/766 BCDP

COLOVISTA PARKWAY

No portion of this tract lies within a SPECIAL FLOOD HAZARD AREA designated as such by the Department of Housing and Urban Development, Federal Insurance Administration, as shown on FEMA Number: 48021C 0179 C for BASTROP COUNTY, TEXAS.

Effective Date 08/19/91

This Tract lies in Zone(s) X.

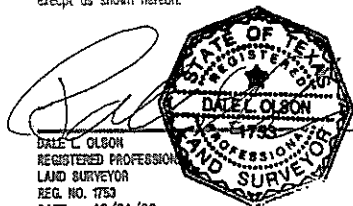
Base Flood Elevation: N/A

WARNING:

This Flood Statement, as determined by a H.U.D.-F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the Improvements thereon will be free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may increase by Man-Made or Natural Causes.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR

The undersigned does hereby certify that this survey was, this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has access to and from a dedicated road way, except as shown hereon.



DALE L. OLSON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
REG. NO. 1753  
DATE: 12/21/08

## DALE L. OLSON

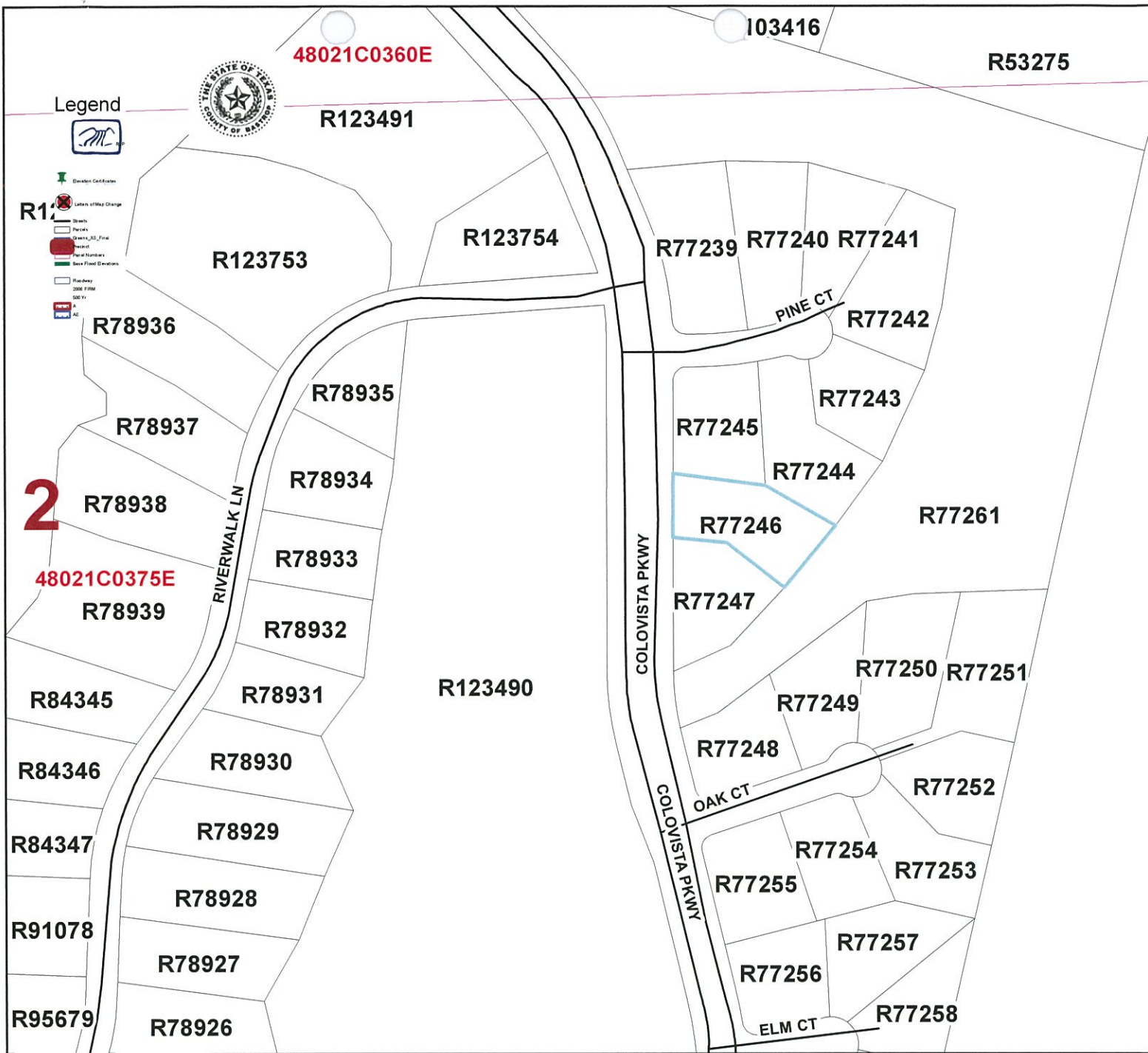
REGISTERED PROFESSIONAL LAND SURVEYOR  
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT  
of LOT 8, COLOVISTA COUNTRY CLUB,  
SECTION 1, a Subdivision in Bastrop  
County as recorded in Plat Cabinet 3,  
Page 21A, Bastrop County Plat Records.

SCALE: 1" = 50.00'  
DRAFTSMAN: K. Goehrs  
DATE: 12/21/08

RICK JUAREZ





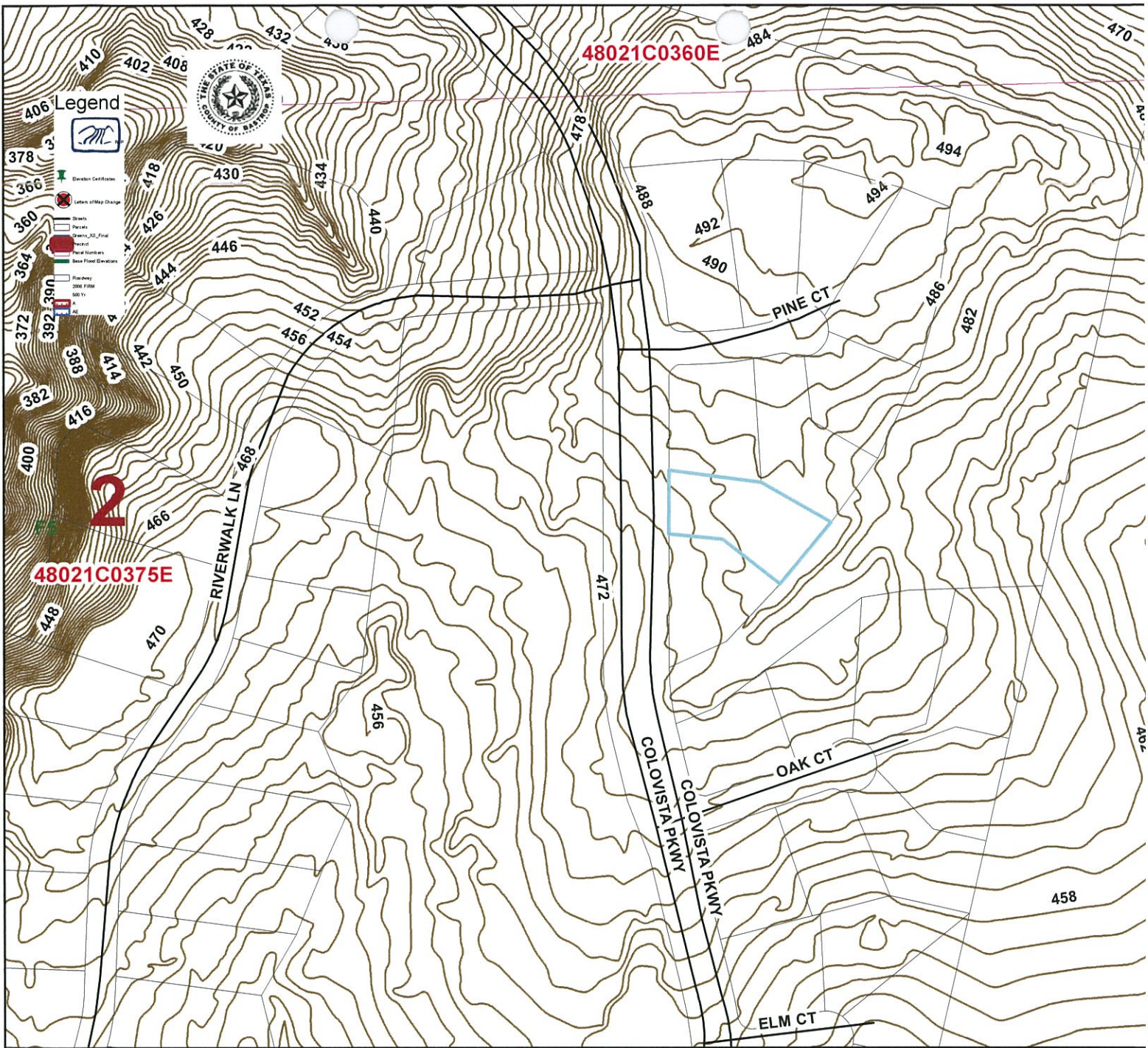
200 Feet



**DISCLAIMER:** Bastrop County provides this map "as is" and assumes no liability for its accuracy. This product is for informational purposes only and is not intended for use in any legal proceeding. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

**FLOOD WARNING:** The flood insurance rate maps and other data used in evaluating flood hazards are considered reasonable and accurate based on the best available data. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. No identified flood hazard area will be free from flooding or flood damage. Floodplain representation shall not create liability on the part of any person.





200 Feet



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