09-01-2023



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNIN	IG THE PROPERTY AT _	220 Monterey Oak Tr		Georgetown		
		(St	reet Address and C	ity)		
SELLER AND IS		NY INSPECTIONS OR WARRAI		PROPERTY AS OF THE DATE SIGNED BY HASER MAY WISH TO OBTAIN. IT IS NOT A		
Seller [] is [is not occupying the Pro	perty. If unoccupied, how lor	ıg since Seller h	nas occupied the Property? 1 year		
	rty has the items checked be	low [Write Yes (Y), No (N), or U]:		
Y Rang	je	Y Oven	Υ	Microwave		
Y Dishv	washer	N Trash Compactor	Ϋ́	Disposal		
	her/Dryer Hookups	Window Screens	Y	Rain Gutters		
N Secu	ırity System	N Fire Detection Equipment		NIntercom System		
		Smoke Detector				
		N Smoke Detector-Hearing II	mpaired			
		N Carbon Monoxide Alarm				
NI		Emergency Escape Ladde	r(s)			
$\frac{N}{V}$ TV A	ntenna	Cable TV Wiring	IN	Satellite Dish		
Y Ceilir	ng Fan(s)	N Attic Fan(s)	Y	Exhaust Fan(s)		
Y Centr	ral A/C	Central Heating	N	Wall/Window Air Conditioning		
Y Plum	nbing System	N Septic System	Y	Public Sewer System		
Y Patio)/Decking	N Outdoor Grill	Y	Fences		
N N Pool		N Sauna	N	Spa N Hot Tub		
	Equipment	N Pool Heater	Y	Automatic Lawn Sprinkler System		
	place(s) & Chimney		<u>N</u>	Fireplace(s) & Chimney (Mock)		
N	od burning)		N			
Natur	ral Gas Lines N	N	_	Gas Fixtures		
TJ Liquid	· [] —	munity (Captive) LP on Prop	· II			
— Y	Gas Piping: Black Iron Pi		Ν	Copper		
Garage:	Attached Y	Not Attached	Y Carport			
Garage Doo	or Opener(s):	nic	Y Control(s)			
Water Heate	Υ	N N	Electric	N a		
Water Supp	· — ·	Well	MUD	Со-ор		
Roof Type:	Shingle		Age	e:(approx.)		
• ,			-	, that have known defects, or that are in		
need of repa	air? [_] Yes [XNo [_] Unknowr	n. If yes, then describe. (Attach add	itional sheets if nec	essary):		

Seller's Disclosure Notice Concerni	ng the Property at	220 Monterey Oak Trail Georgetown, TX 78628	09-01-2 Page 2
	Yes [] No [] Unk	(Street Address and City) in accordance with the smoke detections. If the answer to this question	
installed in accordance with the recincluding performance, location, and effect in your area, you may check require a seller to install smoke detwill reside in the dwelling is hearing a licensed physician; and (3) within	puirements of the build power source require unknown above or con- ectors for the hearing impaired; (2) the buyer 10 days after the effect aired and specifies the	e-family or two-family dwellings to hing code in effect in the area in verse. If you do not know the batact your local building official for mimpaired if: (1) the buyer or a member gives the seller written evidence or ive date, the buyer makes a written locations for the installation. The paroble detectors to install.	which the dwelling is located, building code requirements in lore information. A buyer may be of the buyer's family who if the hearing impairment from request for the seller to install
Are you (Seller) aware of any known if you are not aware.	defects/malfunctions in	any of the following? Write Yes (Y) i	f you are aware, write No (N)
Y Interior Walls N Exterior Walls N Roof Walls/Fences N Root Walls/Fences	N Ceiling N Doors N Founda N Drivew	ation/Slab(s)	N Floors N Windows N Sidewalks N Intercom System
N Other Structural Components (De	escribe):	2 holes on m	N Lighting Fixtures
Other Structural Components (Definition of the answer to any of the above is yes, Are you (Seller) aware of any of the folion o	explain. (Attach addition	al sheets if necessary): 2 holes on many all sheets if necessary): 2 holes on many all sheets if necessary): No (N) if you are aware, write No (N) if you No Previous Structural or Roof Rep	aster bedroom TV wall.
Other Structural Components (Definition of the answer to any of the above is yes, Are you (Seller) aware of any of the follows and the follows are considered by the follows are consider	explain. (Attach addition owing conditions? Write Yestroying insects)	res (Y) if you are aware, write No (N) if you was aware aware or Roof Rep Hazardous or Toxic Waste	aster bedroom TV wall.
Other Structural Components (De De D	explain. (Attach addition owing conditions? Write Yestroying insects)	res (Y) if you are aware, write No (N) if you will be a structural or Roof Rep N Hazardous or Toxic Waste Asbestos Components	aster bedroom TV wall.
Other Structural Components (Descriptions) If the answer to any of the above is yes, Are you (Seller) aware of any of the follows and the follows are considered by the follows are cons	explain. (Attach addition owing conditions? Write Yestroying insects)	res (Y) if you are aware, write No (N) if you was aware aware or Rep Hazardous or Toxic Waste No (N) are aware or Toxic Waste No (N) are aware or Toxic Waste No (N) are aware or Toxic Waste No (N) are are a second	aster bedroom TV wall.
Other Structural Components (Descriptions) If the answer to any of the above is yes, Are you (Seller) aware of any of the follows a component of the follows are of any of the follows are yes, Notice Termites (includes wood of the follows are of any of the follows are of any of the follows are yes, Notice Termites (includes wood of the follows are	explain. (Attach addition owing conditions? Write Yestroying insects)	res (Y) if you are aware, write No (N) if you are aware, write No (N) if you are aware or Roof Rep N	aster bedroom TV wall.
Other Structural Components (Descriptions) If the answer to any of the above is yes, Are you (Seller) aware of any of the follows and the follows are of any of the follows are yes, Are you (Seller) aware of any of the follows are of any of the follows are of any of the follows are yes, Are you (Seller) aware of any of the follows are yes, Are you (Seller) aware of any of the follows are yes, Previous Termites (includes wood of the follows are yes) Previous Termite Damage Previous Termite Treatment Improper Drainage Water Damage Not Due to a Floor	explain. (Attach addition wing conditions? Write Yestroying insects) eeding Repair	res (Y) if you are aware, write No (N) if you Note that the previous Structural or Roof Report Hazardous or Toxic Waste Note Hazardous Components Urea-formaldehyde Insulation Note Hazardous Components Urea-formaldehyde Urea-formald	aster bedroom TV wall.
Other Structural Components (Descriptions) If the answer to any of the above is yes, Are you (Seller) aware of any of the follow t	explain. (Attach addition wing conditions? Write Y estroying insects) eeding Repair	res (Y) if you are aware, write No (N) if you are aware, write	aster bedroom TV wall.
Other Structural Components (Descriptions) If the answer to any of the above is yes, Are you (Seller) aware of any of the follows: N	explain. (Attach addition wing conditions? Write Yestroying insects) eeding Repair od Event Fault Lines	al sheets if necessary): 2 holes on many all sheets (N) if you are aware, write No (N) if you need to have a work and the necessary): 2 holes on many all sheets (N) if you are aware, write No (N) if you need to have a work and the necessary): 2 holes on many all sheets (N) if you are aware, write No (N) if you need to have a work and the necessary): 2 holes on many all sheets (N) if you are aware, write No (N) if you need to have a work and the need to have a	aster bedroom TV wall.
Other Structural Components (Descriptions) If the answer to any of the above is yes, Are you (Seller) aware of any of the follow the follow of the follow	explain. (Attach addition wing conditions? Write Yestroying insects) eeding Repair od Event Fault Lines	al sheets if necessary): 2 holes on management of the state of the sta	aster bedroom TV wall.
Other Structural Components (Descriptions) If the answer to any of the above is yes, Are you (Seller) aware of any of the follow the follow of the follow	explain. (Attach addition wing conditions? Write Yestroying insects) eeding Repair od Event Fault Lines	al sheets if necessary): 2 holes on many all sheets if necessary): 2 holes on many all sheets if necessary): 2 holes on many all sheets on many al	aster bedroom TV wall. but are not aware.

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Are you (Seller) aware of any item, equipment, or system in or on the No (if you are not aware). If yes, explain. (attach additional sheets if		
Are you (Seller) aware of any of the following conditions?* Write Yes (Y N Present flood insurance coverage) if you are aware, write No (N) if you	u are not aware.
N Previous flooding due to a failure or breach of a reservoir or a co		ter from a reservoir
Previous water perietration into a structure on the property due to		
Write Yes (Y) if you are aware, and check wholly or partly as applicable	, write No (N) if you are not aware.	
N Located Wholly partly in a 100-year floodplain (Special	Flood Hazard Area-Zone A, V, A99,	AE, AO, AH, VE, or AR)
N Located wholly partly in a 500-year floodplain (Modera	te Flood Hazard Area-Zone X (shad	ed))
N Located Wholly I partly in a floodway		
N Located [] wholly [] partly in a flood pool		
N Located [] wholly [] partly in a reservoir		
If the answer to any of the above is yes, explain (attach additional shee	ts if necessary):	
"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which (C) may include a regulatory floodway flood pool, or reservoing.	h is considered to be a high ris	_
(A) is identified on the flood insurance rate map as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;	the United States Army Corps of the United States Army Corps o	hich is designated to be a moderate erating level of the es of ederal Emergency which d for the discharge e elevation of more
(A) is identified on the flood insurance rate map as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which (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 conthe map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance or risk of flooding. "Flood pool" means the area adjacent to a reservoir that lies reservoir and that is subject to controlled inundation under the manager Engineers. "Flood insurance rate map" means the most recent flood Management Agency under the National Flood Insurance Act of 1968 (4 "Floodway" means an area that is identified on the flood insurance includes the channel of a river or other watercourse and the adjace of a base flood, also referred to as a 100-year flood, without cumul than a designated height. "Reservoir" means a water impoundment project operated by	th is considered to be a high ristr. I moderate flood hazard area, we of flooding, which is considered above the normal maximum openent of the United States Army Corp. The map published by the F42 U.S.C. Section 4001 et seq.) are map as a regulatory floodway, not land areas that must be reserved atively increasing the water surface the United States Army Corps of face area of land. The hany insurance provider, including the control of the states are a state of the control of the	hich is designated to be a moderate erating level of the es of Federal Emergency which d for the discharge e elevation of more f Engineers that is
(A) is identified on the flood insurance rate map as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which (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 an on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance or risk of flooding. "Flood pool" means the area adjacent to a reservoir that lies reservoir and that is subject to controlled inundation under the manager Engineers. "Flood insurance rate map" means the most recent flood Management Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency under the National Flood Insurance Act of 1968 (Amangement Agency u	the is considered to be a high rist. I moderate flood hazard area, we of flooding, which is considered above the normal maximum openent of the United States Army Corp. Thazard map published by the F42 U.S.C. Section 4001 et seq.) rate map as a regulatory floodway, not land areas that must be reserve atively increasing the water surface the United States Army Corps of face area of land. The united States Army Corps of face area of land. The united States are considered in the united States are considered and including the considered additional sheets as necessary derally regulated or insured lenes and the united states are considered in the united states are consider	hich is designated to be a moderate erating level of the sof Federal Emergency which d for the discharge e elevation of more f Engineers that is the National): ders are required to hav encourages homeowners i

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).	Are y	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 compliance with building cod	· ·	erations or repairs made without neces	sary permits or not in		
	<u>Y</u>	_ Homeowners' Association or	maintenance fees or assessn	nents.			
	N	Any "common area" (faciliti _with others.	es such as pools, tennis co	ourts, walkways, or other areas) co-owne	ed in undivided interest		
	NN	Any notices of violations of d Property.	eed restrictions or governmen	tal ordinances affecting the condition or us	e of the		
		_ Any lawsuits directly or indire	ectly affecting the Property.				
	N	_Any condition on the Propert	y which materially affects the	physical health or safety of an individual.			
	NN	Any rainwater harvesting sy_supply as an auxiliary water		ty that is larger than 500 gallons and th	at uses a public water		
		_ Any portion of the property th	nat is located in a groundwater	conservation district or a subsidence distr	ict.		
0.	high (Chap	tide bordering the Gulf of Moter 61 or 63, Natural Resou	lexico, the property may be irces Code, respectively) and	the Gulf Intracoastal Waterway or within subject to the Open Beaches Act or the danger and a beachfront construction certificate or local government with ordinance auth	ne Dune Protection Act dune protection permit		
— Au	This zones Install the Ir locate	s or other operations. Inform lation Compatible Use Zone nternet website of the milita ed.	r a military installation and ration relating to high noise Study or Joint Land Use Stury installation and of the co	may be affected by high noise or air ins and compatible use zones is available udy prepared for a military installation an ounty and any municipality in which the	in the most recent Air d may be accessed on		
Le	na	<i>Webb</i> of Seller	09/24/2025	0, , , , , , , , ,			
.ena	a Web		Date owledges receipt of the forego	Signature of Seller ping notice.	Date		
Sign	ature o	of Purchaser	Date	Signature of Purchaser	Date		



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. 55-0. This form replaces OP-H.

TREC No. 55-0