TEXAS REALTORS
SELLER'S DISCLOSURE NOTICE

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A seller must disclose known material information concerning the condition of the Property. 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 8518 Fathom Cir #132, Austin, Texas 78750

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?☑ 12 years (approximate date) or ☐never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	✓		
Carbon Monoxide Det.			✓
Ceiling Fans	✓		
Cooktop/Range/Stove	✓		
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain		✓	
Gas Fixtures		✓	
Liquid Propane (LP) Gas:		✓	
-LP Community (Captive)		✓	
-LP on Property		✓	

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

Item	Y	N	U
Pump: ☐ sump ☐ grinder		✓	
Rain Gutters	✓		
Roof/Attic Vents			✓
Sauna		✓	
Smoke Detector	✓		
Smoke Detector – Hearing Impaired		✓	
Spa		✓	
Trash Compactor		✓	
TV Antenna		✓	
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System	✓		

Item	Y	N	U	Additional Information
Central A/C	✓			☑electric ☐gas number of units: 1
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: 1
Other Heat		✓		if yes describe:
Oven	✓			number of ovens: 1 ☑electric ☐gas ☐other:
Fireplace & Chimney	✓			☑wood ☐gas logs ☐mock ☐other:
Carport		✓		☐attached ☐not attached
Garage	✓			☑attached ☐not attached
Garage Door Openers	✓			number of units: 1 number of remotes: 2
Satellite Dish & Controls		✓		☐owned ☐leased from
Security System		✓		☐owned ☐leased from

Item	Y	N	U	Additional Information
Solar Panels		✓		□owned □leased from
Water Heater	✓			☑electric □gas □other: number of units: 1
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: Composition / Asphalt shingles Age: 15+ years, repairs in 2017 and 2021 (sent RowCal email to verify) (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? □yes ☑no □unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☑yes □no If yes, describe (attach additional sheets if necessary):

In June 2026, the property experienced a plumbing-related water leak originating near the upstairs bathroom vanity, resulting in water damage to portions of the walls, ceilings, flooring and bathroom.

A professional water-mitigation company performed emergency water remediation, including the use of commercial drying equipment, moisture monitoring and photographic documentation. Their drying report documented that several affected areas met drying goals; subsequent inspection identified residual moisture near the upstairs bathroom floor tile.

Emergency plumbing repairs were performed, and insurance-covered reconstruction is currently underway. The approved reconstruction scope includes replacement of affected bathroom flooring and underlying cement board, vanity, drywall, trim and interior finishes. Final reconstruction is ongoing as of October 2026. Additional moisture-clearance documentation has been requested.

Separately, approximately 75% of the property's rear fencing was replaced with new materials in 2026. The remaining fencing is in good condition, with no known repairs needed.

Additionally, there is some glazing on windows.

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
Basement		✓
Ceilings	✓	
Doors		✓
Driveways		✓
Electrical Systems		✓
Exterior Walls	✓	

Item	Y	N
Floors	✓	
Foundation / Slab(s)		✓
Interior Walls	✓	
Lighting Fixtures		✓
Plumbing Systems	✓	
Roof		✓

Item	Y	N
Sidewalks		✓
Walls / Fences	✓	
Windows		✓
Other Structural Components		✓

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

(Ceilings) 2017–2018: A roof leak caused water damage to the garage ceiling in August 2017. The HOA confirmed that the roof leak was repaired in September 2017. Garage repairs were completed in June 2018, including framing reinforcement around the attic access, replacement of the pull-down attic stairs, and replacement and painting of the garage ceiling drywall.

May 2023: A toilet drain leak caused ceiling water damage near the dining area. Rapalo Handyman Services removed affected ceiling drywall and wet pipe insulation, applied mold treatment, and installed, textured and painted new drywall.

June 2026: Water intrusion from the upstairs bathroom affected downstairs ceiling areas, including the living room. Professional mitigation was performed, with associated ceiling restoration included in the insurance reconstruction scope. Reconstruction remains ongoing as of October 2026.
(Exterior Walls) Exterior siding deterioration has been reported to the condominium association, including earlier maintenance concerns in 2017 and additional conditions identified in 2026.

In June 2026, following removal of interior drywall during water mitigation, an opening in the exterior siding/building envelope was observed, allowing daylight to be visible from inside the wall cavity. The issue was reported to HOA management, RowCal, under work orders #112952 and #122110.

In July 2026, RowCal's inspection confirmed that one previously identified siding panel had been repaired but identified additional damaged areas requiring repair or replacement. These included the inside corner of the rear bump-out and adjoining wall, the siding panel base and trim to the right of the rear double doors, and panels above the double doors and nearby roofline. Some areas exhibited water damage.

Approval for the remaining repairs has been the subject of ongoing correspondence with the HOA management company and Board as of October 2026.
(Floors) In June 2026, a water leak originating from the upstairs bathroom vanity caused water intrusion affecting portions of the upstairs bathroom, adjacent bedrooms and flooring, as well as downstairs living areas. Big Guys Restoration performed professional water mitigation. Subsequent moisture readings identified residual moisture beneath or near the upstairs bathroom tile.

The Paul Davis reconstruction scope includes replacement of the upstairs bathroom flooring and underlying cement board, along with flooring restoration/replacement in the upstairs bedrooms, closets and hallway. Some downstairs flooring had also been newly installed during the 2026 renovation before the water incident. Reconstruction remains underway as of October 2026, and final moisture verification has been requested.
(Interior Walls) **Interior Walls — YES**

In June 2026, a water leak originating in the upstairs bathroom caused water damage to interior drywall and insulation in multiple areas of the property, including the upstairs bedroom, bathroom and downstairs dining/living area.

Big Guys Restoration completed professional water mitigation, including removal and disposal of approximately 64 square feet of water-damaged drywall and 64 square feet of wet insulation, antimicrobial treatment of approximately 64 square feet of affected surfaces, and drying using commercial air movers and dehumidifiers.

The affected areas were documented through mitigation photographs and moisture monitoring. Subsequent insurance-covered reconstruction through Paul Davis Restoration includes restoration of affected drywall, insulation, trim, texture and paint. Reconstruction is ongoing as of October 2026.
(Plumbing System) In June 2026, following a water leak associated with improper disconnection of an upstairs bathroom faucet during countertop renovations, a licensed plumber inspected the plumbing system. The plumber found no evidence of leaks in the concealed copper piping but identified two bathroom shutoff valves that did not close completely, along with missing protective nail guards and inadequate pipe bracing.

Emergency measures were completed to stop the water intrusion. Replacement of both shutoff valves is included in the current Paul Davis reconstruction scope pending completion as of October 2026.
(Walls/Fences) 2017: Replaced approximately 30 linear feet of privacy fencing between Units 132 and 133, including the gate, using new cedar fencing materials. Work was completed in June 2017.

October 2026: Replaced remaining 2/3 of the rear cedar fencing with new materials and completed associated gate repairs. The remaining fencing replaced in 2017 was retained because it was in good condition.

Exterior siding: See separate disclosure under "Exterior Walls" regarding the outstanding siding repairs and ongoing HOA coordination.

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
Aluminum Wiring		✓
Asbestos Components		✓
Diseased Trees: ☐ oak wilt ☐		✓
Endangered Species/Habitat on Property		✓
Fault Lines		✓
Hazardous or Toxic Waste		✓
Improper Drainage		✓
Intermittent or Weather Springs		✓
Landfill		✓
Lead-Based Paint or Lead-Based Paint Hazards		✓
Encroachments onto the Property		✓
Improvements encroaching on others' property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Foundation Repairs		✓
Previous Roof Repairs or Replacement	✓	
Previous Other Structural Repairs	✓	
Previous Use of Premises for Manufacture of Methamphetamine		✓
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining		✓
Alkali-Silica Reaction (ASR) or "Concrete Cancer"		✓

Condition	Y	N
Radon Gas		✓
Settling		✓
Soil Movement		✓
Unplatted Easements		✓
Unrecorded Easements		✓
Urea-formaldehyde Insulation		✓
Water Damage Not Due to a Flood Event	✓	
Wetlands on Property		✓
Wood Rot		✓
Active infestation of termites or other wood destroying insects (WDI)		✓
Previous treatment for termites or WDI		✓
Previous termite or WDI damage repaired		✓
Termite or WDI damage needing repair		✓
Previous Fires		✓
Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓
Subsurface Structure or Pits		✓
Underground Storage Tanks**		✓
Aboveground Storage Tanks**		✓
Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**		✓
Conservation Easements***		✓

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

(Previous Roof Repair) In 2017, a roof leak affecting the garage was reported and subsequently repaired, as confirmed in writing by HOA management on September 5, 2017. Following the February 2021 winter storm (Uri), the condominium association coordinated roof inspections for damage from fallen limbs and ice damming. The HOA's May 2021 annual meeting presentation confirmed that related repairs had been completed. Roof maintenance and repairs are managed by the condominium association.
(Previous Other Repair) In June 2018, HOA-coordinated repairs were completed to the garage following a 2017 roof leak. Work included framing reinforcement around the attic access, replacement of the pull-down attic stairs, and replacement and painting of the garage ceiling drywall.

See "Water Damage Not Due to a Flood Event" for additional details regarding this incident and subsequent water-damage repairs in 2023 and 2026.
(Water Damage) **2017–2018 – Garage Roof Leak and Repairs:** In August 2017, rainwater entered through a roof leak, causing water damage to the garage ceiling. The condominium HOA confirmed that the roof leak was repaired in September 2017. The HOA subsequently approved interior garage repairs, which were completed in June 2018, including framing reinforcement around the attic access, replacement of the pull-down attic stairs, and replacement and painting of the garage ceiling drywall.

2023 – Toilet Drain Leak and Ceiling Repairs: In May 2023, a toilet drain leak caused water damage to ceiling drywall and pipe insulation. Rapalo Handyman Services removed the affected materials, applied mold treatment, installed new

drywall, and completed texturing and painting. Repairs were completed and paid in May 2023.

2026 – Upstairs Bathroom Water Loss and Reconstruction: In June 2026, water damage occurred following the improper handling of a disconnected upstairs bathroom faucet during countertop renovation preparations. Mr. Rooter Plumbing investigated and attributed the water loss to the disconnected faucet rather than concealed plumbing leakage. Emergency plumbing measures were performed to stop further water intrusion. Big Guys Restoration provided professional water mitigation, including commercial drying equipment and moisture monitoring. Insurance-covered reconstruction through Paul Davis Restoration includes restoration and replacement of affected flooring, bathroom components, walls, ceilings, and interior finishes. Reconstruction is ongoing as of October 2026, with final moisture verification and completion documentation requested.

*A single blockable main drain may cause a suction entrapment hazard for an individual.
**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.
***"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.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property in need of repair that has not been previously disclosed in this notice? ☐yes ☑no If yes, explain (attach additional sheets if necessary):

Section 5. Insurance. (Indicate Yes (Y) or No (N))	**Y**	**N**
The Property is presently covered by insurance.	✓	
The Property is presently covered by flood insurance.*		✓
The Property is presently covered by windstorm insurance.	✓	
You (Seller) have been unable to insure the Property for any reason.		✓

*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).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

(Q1) The property is insured under an individual condominium insurance policy through Progressive (ASI Lloyds), policy #TXL573705, renewed in June 2026. The Oak Shadows Condominium Association also maintains a separate master insurance policy for the condominium community.

A water-damage claim was filed under the individual policy in June 2026 (claim #1632932-264402), as disclosed elsewhere in this notice.
(Q3) The property is covered by a condominium insurance policy through Progressive, underwritten by ASI Lloyds (Policy #TXL573705), which includes windstorm and hail coverage with a $500 deductible. The current policy period is June 13, 2026, through June 13, 2027.

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? ☑yes ☐no If yes, explain:

In June 2026, a property damage claim was filed with Progressive/ASI Lloyds (claim #1632932-264402) following a plumbing-related water loss originating near the upstairs bathroom vanity. The loss affected flooring, drywall, ceilings and other interior finishes. Professional water mitigation was performed by Big Guys Restoration, followed by insurance-related reconstruction through Paul Davis Restoration. The damage, mitigation and reconstruction are described elsewhere in this disclosure. No other historical insurance claims.

Section 7. 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 8. 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	
☐	☑	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
☐	☑	Previous flooding due to a natural flood event.
☐	☑	Previous water penetration into a structure on the Property due to a natural flood.
☐	☑	Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
☐	☑	Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
☐	☑	Located ☐ wholly ☐ partly in a floodway.
☐	☑	Located ☐ wholly ☐ partly in a flood pool.
☐	☑	Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 9. 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 10. 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.
☐	☑	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property
☐	☑	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
☐	☑	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
☐	☑	Any condition on the Property which materially affects the health or safety of an individual.

☑ ☐ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

☐ ☑ Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

☐ ☑ The Property is located in a propane gas system service area owned by a propane distribution system retailer.

☐ ☑ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above items in Section 10 is yes, explain (attach additional sheets if necessary):

(Environmental Hazards) Attached are the professional water mitigation estimate and photographic documentation from Big Guys Restoration, June 2026. These documents identify the affected areas and extent of precautionary antimicrobial treatment performed as part of the water-damage mitigation. No mold detection was reported to the seller.

☑ ☐ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: RowCal

Manager's name: Kat Campo Phone: 512-580-4212

Fees or assessments are: $ 350 per Month and are: ☑mandatory ☐voluntary

Any unpaid fees or assessments for the Property? ☐yes ($ _____) ☑no

If the Property is in more than one association, provide information about the other associations or attach information to this notice:

(Home Owner Association) The property is part of Oak Shadows Condominiums HOA, managed by RowCal, with monthly assessments of $350 as of October 2026. HOA fees include water, sewer, trash collection, front landscaping and common-area maintenance, as well as association management and administration. The association also maintains insurance for covered condominium/common-property risks. Maintenance and repair responsibilities for individual exterior components are governed by the HOA's CC&Rs and operating policies.
(More than one Association) n/a

☐ ☑ Any common area (facilities such as pool, 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:

Section 11. Within the last 4 years, have you (Seller) received any written inspection reports or evaluations of the Property prepared by persons who regularly provide such inspections or evaluations and who are licensed, certified, or otherwise legally authorized to perform them, including but not limited to general home, roof, HVAC, plumbing, electrical, structural/foundation, pool/spa, mold, termite or other wood-destroying insect, environmental, or other specialized inspections? ☑yes ☐no If yes, attach copies of any such reports and indicate the number of reports attached: 4

Note: A buyer should not rely on prior reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Notice to Seller: Under Texas law, you are required to disclose all known material facts, defects, needed repairs, and adverse conditions affecting the Property. Failure to disclose known material information about the Property may result in legal liability.

Section 12. 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 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☐unknown ☐no ☑yes. If no

or unknown, explain. (Attach additional sheets if necessary):

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Sellers to provide inaccurate information or to omit any material information.

Sierra Evans 11-01-2026

Signature of Seller Date | Signature of Seller Date

Printed Name: Sierra Evans | Printed Name:

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:	Austin Energy	phone #:	(512) 494-9400
Sewer:	Austin Water / HOA Managed	phone #:	(512) 494-9400
Water:	Austin Water / HOA Managed	phone #:	(512) 494-9400
Cable:		phone #:	
Trash:	HOA / RowCal	phone #:	(512) 580-4212
Natural Gas:	Texas Gas	phone #:	(800) 700-2443
Phone Company:		phone #:	
Propane:		phone #:	
Internet:		phone #:	
Security System:		phone #:	

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer Date | Signature of Buyer Date

Printed Name: | Printed Name: