



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

256 Persimmon Point
Mason, TX 76856

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 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 |
|----------------------------|---|---|---|
| Cable TV Wiring | X | | |
| Carbon Monoxide Det. | X | | |
| Ceiling Fans | X | | |
| Cooktop | X | | |
| Dishwasher | X | | |
| Disposal | | X | |
| Emergency Escape Ladder(s) | | X | |
| Exhaust Fans | X | | |
| Fences | X | | |
| Fire Detection Equip. | X | | |
| French Drain | | X | |
| Gas Fixtures | | X | |
| Liquid Propane Gas: | X | | |
| -LP Community (Captive) | | | |
| -LP on Property | X | | |

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

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

| Item | Y | N | U | Additional Information | | | |
|---------------------------|---|---|---|------------------------|----------|-----|---|
| Central A/C | X | | | X | electric | gas | number of units: 2 |
| Evaporative Coolers | X | | | | | | number of units: |
| Wall/Window AC Units | X | | | | | | number of units: 1 |
| Attic Fan(s) | X | | | | | | if yes, describe: |
| Central Heat | X | | | X | electric | gas | number of units: |
| Other Heat | X | | | | | | if yes, describe: |
| Oven | X | | | | | | number of ovens: 1 electric gas other: |
| Fireplace & Chimney | X | | | | | | wood X gas logs mock other: |
| Carport | X | | | | | | attached not attached |
| Garage | X | | | X | attached | | not attached |
| Garage Door Openers | X | | | | | | number of units: 2 number of remotes: 2 |
| Satellite Dish & Controls | X | | | X | owned | | leased from: |
| Security System | X | | | | | | owned leased from: |

(TXR-1406) 07-10-23

Initiated by: Buyer: _____ and Seller: TB _____

Page 1 of 7

Concerning the Property at _____

256 Persimmon Point
Mason, TX 76856

| | | | | | |
|---------------------------------|---|---|-----------|-------------------|--|
| Solar Panels | X | X | owned | leased from: | |
| Water Heater | X | X | electric | gas | other: _____ |
| Water Softener | X | X | owned | leased from: | number of units: _____ |
| Other Leased Items(s) | | | | if yes, describe: | |
| Underground Lawn Sprinkler | X | X | automatic | manual | areas covered: _____ |
| Septic / On-Site Sewer Facility | X | | | | If yes, attach information about On-Site Sewer Facility (TXR-1407) |

Water supply provided by: _____ city X well MUD co-op unknown other: _____

Was the Property built before 1978? _____ yes X no unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: _____ Age: _____ (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 X 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 | | X | Floors | X | | Sidewalks | X | |
| Ceilings | X | | Foundation / Slab(s) | X | | Walls / Fences | X | |
| Doors | X | | Interior Walls | X | | Windows | X | |
| Driveways | X | | Lighting Fixtures | X | | Other Structural Components | X | |
| Electrical Systems | X | | Plumbing Systems | X | | | | |
| Exterior Walls | X | | Roof | X | | | | |

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

(TXR-1406) 07-10-23

Initiated by: Buyer: _____ and Seller: *JW* _____

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Real Estate Advisory Team, 124 S. Washington St, Fredericksburg TX 78624
Neal Rech

Phone: 830.997.3403 Fax: 830.990.8376

Persimmon Point

Produced with Lane Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lanewolf.com

Concerning the Property at _____

256 Persimmon Point
Mason, TX 76856

| | | | | |
|---|-------------------------------------|-------------------------------------|--|-------------------------------------|
| Previous Roof Repairs | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Termite or WDI damage needing repair | <input checked="" type="checkbox"/> |
| Previous Other Structural Repairs | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Single Blockable Main Drain in Pool/Hot Tub/Spa* | <input checked="" type="checkbox"/> |
| Previous Use of Premises for Manufacture of Methamphetamine | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | | |

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.

(TXR-1406) 07-10-23

Initiated by: Buyer: _____ and Seller: JB _____

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Real Estate Advisory Team, 724 S. Washington St. Fredericksburg TX 78624
Neal RechPhone: 830.990.8576 Fax: 830.990.8576 www.lwrl.com

Persimmon Point

Concerning the Property at _____

256 Persimmon Point
Mason, TX 76856

"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: Persimmon Point Property Owners Association

Manager's name: Barry Baswiril Phone: 713-202-8891

Fees or assessments are: \$ 300 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: Persimmon Point Road

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.

(TXR-1406) 07-10-23

Initiated by: Buyer: _____ and Seller: JP _____

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Real Estate Advisory Team, 731 S. Washington St. Fredericksburg TX 78624
Neal Reh

Phone: 8309973400 Fax: 8309968574
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St Suite 2200, Dallas, TX 75201 www.lonewolf.com

Persimmon Point

256 Persimmon Point
Mason, TX 76856

Concerning the Property at _____

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): _____

Hickory Underground Water 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 |
|-----------------|------|-------------------|--------------|
| | | | |
| | | | |
| | | | |
| | | | |

*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.

(TXR-1406) 07-10-23

Initiated by: Buyer: _____ and Seller: *AP* _____

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Real Estate Advisory Team, 734 S. Washington St. Fredericksburg TX 78624
Neal RechPhone: 830.992.8576
Produced with Lone Wolf Transactions (UpForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lonestar.com

Persimmon Point

Concerning the Property at 256 Persimmon Point
Mason, TX 76856

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.

✓/o Thomas A. Ball 1/13/2026
 Signature of Seller Date Signature of Seller Date
 Printed Name: TA Ball 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: <u>CTEC</u> | phone #: _____ |
| Sewer: _____ | phone #: _____ |
| Water: _____ | phone #: _____ |
| Cable: <u>DISH NETWORK</u> | phone #: _____ |
| Trash: _____ | phone #: _____ |
| Natural Gas: _____ | phone #: _____ |
| Phone Company: <u>Frontier</u> | phone #: _____ |
| Propane: _____ | phone #: _____ |
| Internet: <u>STARLINK</u> | phone #: _____ |

Concerning the Property at 256 Persimmon Point
Mason, TX 76856

(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: _____ | |

(TXR-1406) 07-10-23

Initiated by: Buyer: _____ and Seller: BS _____

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Real Estate Advisory Team, 734 S. Washington St. Fredericksburg, TX 78624
Neal Black

Produced with Long Well Transactions (eoForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 830.973.400

Fax: 830.990.8576

www.ciclf.com



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

256 Persimmon Point
Mason, TX 76856

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

(1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown

(2) Type of Distribution System: *Spay Field* Unknown

(3) Approximate Location of Drain Field or Distribution System: *Down hill from house* Unknown

(4) Installer: _____ Unknown

(5) Approximate Age: *5 years* 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? *5 years*

(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

Initiated for Identification by Buyer _____ and Seller *TB* _____

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Real Estate Advisory Team, 734 S. Washington St. Fredericksburg, TX 78624
Neal Tech

Phone: 830.997.3400 Fax: 830.998.8576
Produced with Lone Wolf Transactions (2dForm Edition) 717 N Harwood St Suite 2200, Dallas, TX 75201 www.lonetech.com

Persimmon Point

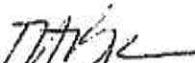
Information about On-Site Sewer Facility concerning

256 Persimmon Point
Mason, TX 76656

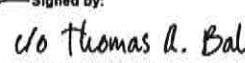
D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

| Facility | Usage (gal/day) without water- saving devices | Usage (gal/day) with water- saving devices |
|---|---|--|
| 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
B Flying Ranch, LLC

Date

Signed by:

c/o Thomas A. Ball
Signature of Seller
c/o Thomas A. Ball

1/13/2026

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

(TXR-1407) 1-7-04

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INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

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CONCERNING THE PROPERTY AT

256 Persimmon Point
Mason, TX 76856

A. FLOOD AREAS:

- (1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.
- (2) A property that is in a special flood hazard area is designated on flood insurance rate maps with a zone beginning in a "V" or "A". Both V-Zone and A-Zone areas indicate a high risk of flooding.
- (3) Some properties may also lie in the "floodway" which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

B. AVAILABILITY OF FLOOD INSURANCE:

- (1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.
- (2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.
- (3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.
- (4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

C. GROUND FLOOR REQUIREMENTS:

- (1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.
- (2) Federal, state, county, and city regulations:
 - (a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.
 - (b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.
- (3) The first floor of all homes must now be built above the base flood elevation.
 - (a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

Information about Special Flood Hazard Areas concerning _____

256 Persimmon Point
Mason, TX 76856

(b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.

(c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.

(4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:

(a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters;

(b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and

(c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

D. COMPLIANCE:

(1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.

(2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.

(3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.

(4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.

(5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.

(a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.

(b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.

(c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

Information about Special Flood Hazard Areas concerning _____

256 Persimmon Point
Mason, TX 76856

E. ELEVATION CERTIFICATE:

The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.

Receipt acknowledged by:

Signed by:

W/ Thomas A. Ball

E63074313AE34AF...

Signature

1/13/2026

Date

Signature

Date