



NOTICE REGARDING SURVEYS

A survey may identify the location of boundaries, major improvements, fence lines, drives, encroachments, easements, and other items on the property. Broker/Agent advises buyers to obtain a current survey prepared by a licensed surveyor that is acceptable to the buyer, title company, and lender early enough in the transaction to help the buyer identify any encroachments, encumbrances to title, or restrictions. Purchase contracts promulgated by the Texas Real Estate Commission typically contain a provision under which the buyer may obtain, or be provided with, a survey and the right to object to encumbrances and other potential issues disclosed in the survey. Surveys provided sellers may not be accurate or updated despite representations to the contrary made by the sellers. Moreover, any survey provided by sellers to buyers likely was not prepared on the buyers' behalf, and the surveyor who prepared such a survey likely is not liable to the buyer for any errors on the survey.

Sellers are not required to allow buyers to use their existing surveys for the purpose of closing the purchase and sale of property. If a seller agrees to allow a buyer to use an existing survey, the seller typically must sign a T-47 Residential Real Property Affidavit and deliver it along with the existing survey to the title company handling the closing of the transaction. Buyers, title companies, lenders, and other parties may rely on such surveys and/or T-47 Residential Real Property Affidavits in making decisions regarding matters associated with making loans, issuing title insurance, and closing on the purchase and sale of property.

DISCLAIMER:

American Real Estate ERA Powered and its agents ("Broker/Agent") are not licensed surveyors and are not qualified to conduct, interpret, or review the accuracy of any survey. Accordingly, Broker/Agent cannot and do not make any representations or warranties concerning any matter reflected on a survey. By your signature below, you acknowledge that you have not relied on, either directly or indirectly, any written or oral statements regarding any matter related to any survey made by Broker/Agent, and will not rely on any such statements made by Broker/Agent after executing this Notice Regarding Surveys unless Broker/Agent specifically agree in a signed writing that you may rely on any such future statements.

Broker/Agent strongly recommend that you take measures you feel are necessary to satisfy yourself concerning the sufficiency of any survey used in the purchase and sale of property which include, but are not limited to, hiring a licensed surveyor to perform a new survey of the property.

Seller's Initials  

Buyer's Initials _____



ADDITIONAL INFORMATION:

If you are concerned or desire additional information, please call the Texas Board of Professional Land Surveying at 512-239-5263 or visit its website at <http://txls.texas.gov>.

Buyer <div style="border: 1px solid black; padding: 2px; margin: 5px 0;"> <small>AuthentisIGN</small> <i>Nicholas Ryan Lunardini</i> </div> 03/19/26	Buyer <div style="border: 1px solid black; padding: 2px; margin: 5px 0;"> <small>AuthentisIGN</small> <i>Sarah Elizabeth Johnson</i> </div> 03/19/26
Seller Date	Seller Date

NOTICE PURSUANT TO 22 TEX. ADMIN. CODE § 537.11

This Notice Regarding Surveys was prepared by attorney John G. George, Jr. (TBN: 24051944) for sole use by American Real Estate ERA Powered. This form is approved for use in single family residential real estate, farm and ranch, unimproved property, and condominium transactions. Use of this form is restricted to transactions in which the principals to the transaction also execute one of the following Texas Real Estate Commission (“TREC”) contracts/forms: 1) One to Four Family Residential Contract (Resale) (TREC No. 20-14); 2) Farm and Ranch Contract (TREC No. 25-12); 3) Residential Condominium Contract (Resale) (TREC No. 30-13); or 4) Unimproved Property Contract (TREC No. 9-13).

THIS FORM IS NOT A MANDATORY TREC FORM AND TREC RULES PROHIBIT REAL ESTATE LICENSE HOLDERS FROM PRACTICING LAW AND DIRECTLY OR INDIRECTLY OFFERING, GIVING, OR ATTEMPTING TO GIVE LEGAL ADVICE.

IT IS STRONGLY RECOMMENDED FOR YOU TO SEEK LEGAL COUNSEL CONCERNING THE INTERPRETATION AND USE OF THIS FORM, INCLUDING ADVICE ABOUT HOW THIS FORM IMPACTS YOUR LEGAL RIGHTS. THE ATTORNEY WHO DRAFTED THIS FORM IS NOT YOUR ATTORNEY AND IS NOT PROVIDING YOU ANY LEGAL ADVICE.