

222 N Harris
Bellville, TX 77418

Concerning the Property at _____

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 TAR-1906 concerning lead-based paint hazards).

Roof Type: COMPOSITION Age: 6 MO. (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):

POOL HEATER - DISCONNECTED GAS LINE TO HEATER - UN-AWARE IF HEATER WORKS OR NOT

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):

LIGHT OVER KITCHEN SINK NOT WORKING

A COUPLE FENCE BOARDS NEED REPAIRED/REPLACED

EXISTING CRACKS IN DRIVALL DUE TO NORMAL SETTLING W/ OLDER HOMES

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 Pt. Hazards		☒
Encroachments onto the Property		☒
Improvements encroaching on others' property		☒
Located in 100-year Floodplain		☒
Located in Floodway		☒
Present Flood Ins. Coverage (If yes, attach TAR-1414)		☒
Previous Flooding into the Structures		☒
Previous Flooding onto the Property		☒
Located in Historic District		☒
Historic Property Designation		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒

Condition	Y	N
Previous Foundation Repairs		☒
Previous Roof Repairs <u>NEW ROOF</u>	☒	
Other Structural Repairs		☒
Radon Gas		☒
Settling	☒	
Soil Movement		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks		☒
Unplatted Easements		☒
Unrecorded Easements		☒
Urea-formaldehyde Insulation		☒
Water Penetration <u>BEFORE NEW ROOF</u>	☒	☒
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		☒
Previous Fires		☒
Termite or WDI damage needing repair		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*	☒	

Concerning the Property at _____

222 N Harris
Bellville, TX 77418

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

SHALL LEAK IN CEILING OF HUB ROOM BY BACK DOOR AND CEILING OF FRONT PORCH
NEW ROOF ELIMINATED THESE LEAKS

APPEARS ONLY ONE DRAIN IN BOTTOM OF POOL

*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 (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

— X

Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.

— X

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

Name of association: _____

Manager's name: _____

Phone: _____

Fees or assessments are: \$ _____ per _____ 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.

— X

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: _____

— X

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

— X

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

— X

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

— X

Any condition on the Property which materially affects the health or safety of an individual.

— X

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).

— X

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.

— X

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

— X

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

Concerning the Property at _____

222 N Harris
Bellville, TX 77418

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

Section 6. Seller ☒ has _____ has not attached a survey of the Property.

Section 7. 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 8. 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 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? ___ yes ☒ no

Section 10. 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 11. 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.

Concerning the Property at _____

222 N Harris
Bellville, TX 77418

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.

Signature of Seller

Date

Signature of Seller

Date

Printed Name: RACHELLE MERRACAPPA 8.13.17

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 www.txdps.state.tx.us. 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 you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric: CITY OF BELLVILLE

Sewer: CITY OF BELLVILLE

Water: CITY OF BELLVILLE

Cable: DIRECT TV

Trash: CITY OF BELLVILLE

Natural Gas: CITY OF BELLVILLE

Phone Company: _____

Propane: _____

phone #: 979-865-3136

phone #: _____

phone #: _____

phone #: _____

phone #: _____

phone #: _____

phone #: _____

phone #: _____

- (5) 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

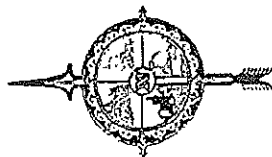
Printed Name: _____

Printed Name: _____

BOUNDARY AND IMPROVEMENT SURVEY PLAT

OF
0.375 ACRE

IN THE
CITY OF BELLVILLE
JOHN NICHOLS LEAGUE, A-73
AUSTIN COUNTY, TEXAS



SCALE: 1" = 30'



Land Joy Fricke
Called 14,595 Sq. Ft.
Clerk's File No. 981934
O.R.A.C.T.

N 24° 55' 00" E 92.00'
(called N 24° 55' 00" E 92.00')
O.R.A.C.T.

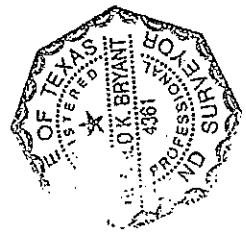
Ervin Krueger, Jr.
Called Part of Outlot 19
Vol. 472, Pg. 573,
D.R.A.C.T.

S 66° 57' 00" E 168.99'
(called S 67° 00' 00" E 172.50')
O.R.A.C.T.

0.375 ACRE
Called 0.379 Acres
Vol. 640, Pg. 223,
O.R.A.C.T.

N 63° 54' 00" W 169.23'
(called N 63° 54' 00" W 169.50')
(Basis of Bearings)

Miguel R. Villalobos
Rastdue of Called 14,035 Sq. Ft.
Clerk's File No. 007967,
O.R.A.C.T.



- NOTES:
- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
 - 2) THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY BELLVILLE ABSTRACT COMPANY UNDER G.P.# 92334 DATED FEBRUARY 11, 2004.
 - 3) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID.
 - 4) FENCES MEASURED BOUNDARY.
 - 5) SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS, CONDITIONS AND ENCUMBRANCES WHICH MAY BE APPLICABLE ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR AUSTIN COUNTY, TEXAS.
 - 6) THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 4601 SC150 C, EFFECTIVE DATE JANUARY 17, 1990.

I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ORIGINAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT NO DELEGATE ENCUMBRANCES WERE FOUND, EXCEPT AS SHOWN HEREON.

RONALD K. BRYANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4361

3-15-04

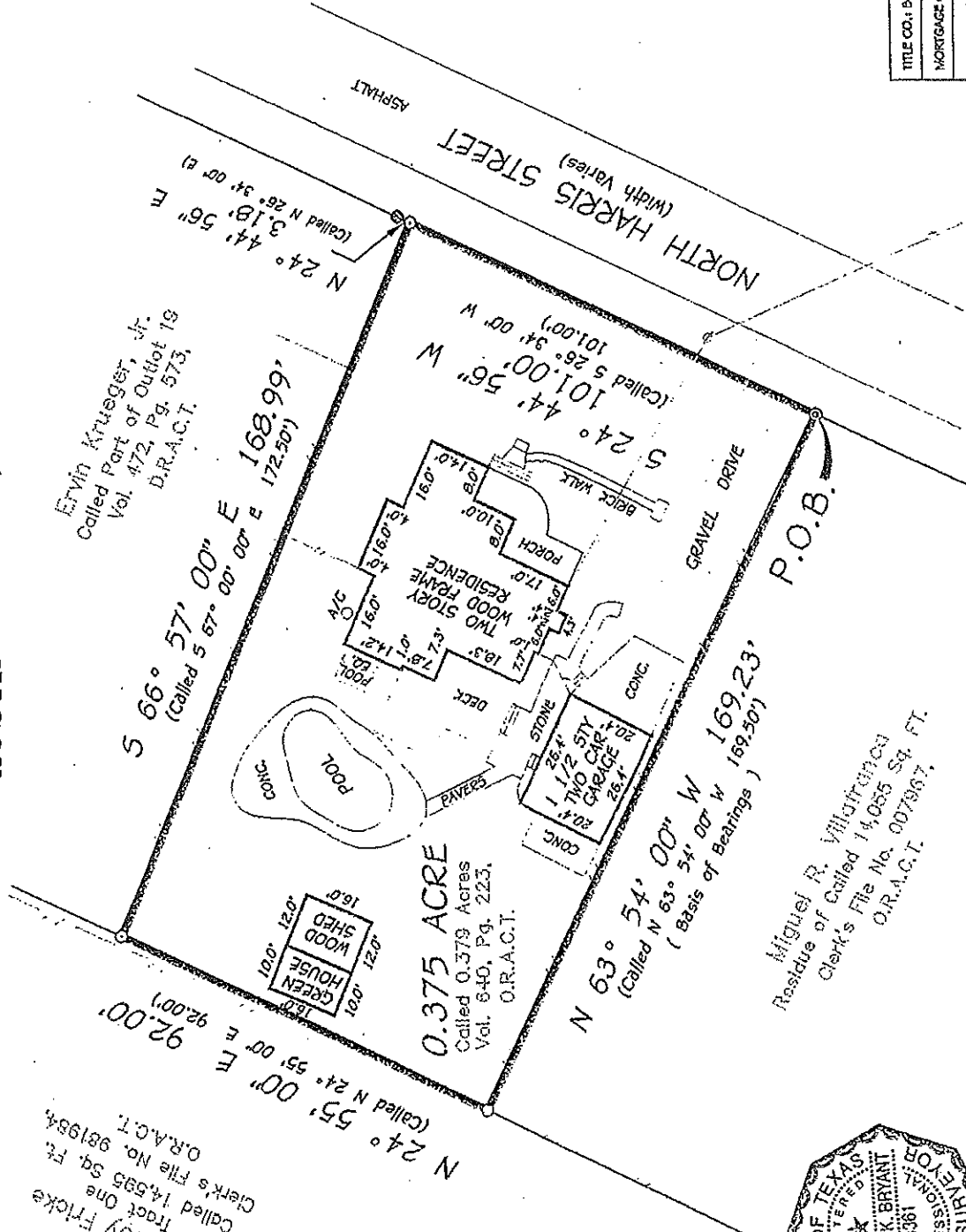


Exhibit A

METES AND BOUNDS
DESCRIPTION
OF
0.375 ACRE
IN THE
CITY OF BELLVILLE
JOHN NICHOLS LEAGUE, ABSTRACT 73
AUSTIN COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 0.375 acre of land, more or less, in the City of Bellville, John Nichols League, Abstract 73, Austin County, Texas, same being all of that certain called 0.379 acre parcel as described by deed recorded in Volume 640, Page 223 of the Official Records of Austin County, Texas, said 0.375 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 3/8 inch iron rod with cap found for corner, same being in the common northwesterly margin of North Harris Street (width varies), same being the common northeast corner of the residue of that certain called 14,055 square foot parcel as described by deed recorded in Clerk's File No. 007967 of the Official Records of Austin County, Texas, and same being the POINT OF BEGINNING and southeast corner of the tract herein described;

THENCE, leaving said common northwesterly margin and with said common line, North 63 degrees 54 minutes 00 seconds West, a distance of 169.23 feet (called North 63 degrees 54 minutes 00 seconds West, 169.50 feet) (Basis of Bearings) to a 1/2 inch iron rod found for corner, same being the common northwest corner of the residue of said called 14,055 square foot parcel, same being in the common southeasterly line of that certain Tract One called 14,595 square foot parcel as described by deed recorded in Clerk's File No. 981984 of the Official Records of Austin County, Texas, and same being the southwest corner of the tract herein described;

THENCE, with said common line, North 24 degrees 55 minutes 00 seconds East, a distance of 92.00 feet (called North 24 degrees 55 minutes 00 seconds East, 92.00 feet) to a 1/2 inch iron rod set for corner, same being the common southwest corner of that certain called part of Outlot 19 as described by deed recorded in Volume 472, Page 573 of the Deed Records of Austin County, Texas, and same being the northwest corner of the tract herein described;

THENCE, with said common line, South 66 degrees 57 minutes 00 seconds East, a distance of 168.99 feet (called South 67 degrees 00 minutes 00 seconds East, 172.50 feet) to a 1/2 inch iron rod set for corner, same being in the common northwesterly margin of said North Harris Street, same being the common southeast corner of said called part of Outlot 19, and same being the northeast corner of the tract herein described, from which a 3/4 inch iron pipe found for reference bears North 24 degrees 44 minutes 56 seconds East, a distance of 3.18 feet (called North 26 degrees 34 minutes 00 seconds East), and same being in the southeasterly line of said called part of Outlot 19;

THENCE, with said common northwesterly margin and said common line, South 24 degrees 44 minutes 56 seconds West, a distance of 101.00 feet (called South 26 degrees 34 minutes 00 seconds West, 101.00 feet) to the POINT OF BEGINNING of the tract herein described and containing 0.375 acre of land, more or less.

PROJECT NO. 04146
March 15, 2004

