

PLAT OF SURVEY
JOHN H. MOORE 1/2 LEADGE
Abst. No. 71
LOT 2
BLOCK 505
FAISON AND LIGON ADDITION
Vol. 1, Pg. 27, P.R.F.C.T.
Vol. 1029, Pg. 415, O.P.R.F.C.T.
CITY OF
La GRANGE, TEXAS

EXHIBIT "B"

LEGEND

RIGHT OF MARKER	●
1/2 INCH IRON ROD W/CAP SET	●
IRON ROD FOUND	●
OVERHEAD ELECTRIC	—○—
POWER POLE	○
WATER METER	●
WIRE / WOOD FENCE	—x—
RECORD DIMENSIONS	()

GENERAL NOTES:

1. Backs of bearings called S 68°00'00" W, for the south line of Lot 2, Block 505, FAISON and LIGON ADDITION to the City of La Grange, Texas as described in Volume 1029, Page 415, Official Public Records of Fayette County, Texas.

2. Katewanda and Building Base per title commitment supplied by Bette Abstract Company (La Grange, Texas), CLS # FA-28-159, effective date: October 31, 2006. No further research of the Fayette County Deed Records was performed by STAR SURVEYING regarding these encumbrances.

3. This survey does not provide any determination concerning wetlands, flood lines, toxic waste, or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.

4. The location of the subject tract on the F.L.M.A. Flood Insurance Rate Map, Community Pool No. 43149CR245C, Effective date of October 17, 2006, indicates that the subject tract is within Zone "X" (area determined outside the annual 1% chance flood plain). This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions flooding can occur and flood heights may be increased by man-made or natural causes.

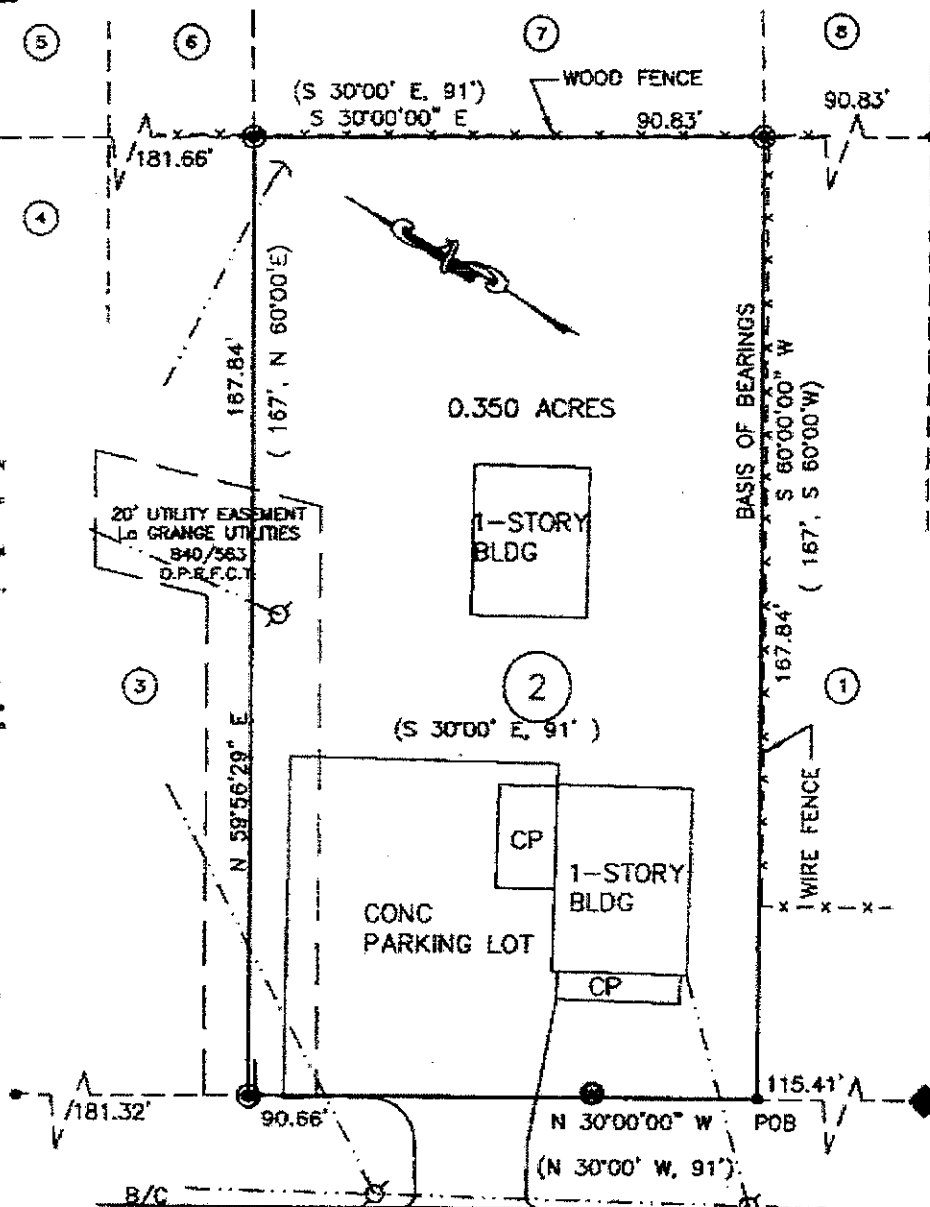
5. Fences shown hereon are graphic only, with dimensions line shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicate which side of the property line the fence is on.

Encumbrance(s) and Building Base(s) of Record:

18a. Fayette County Groundwater Conservation District created by District order filed April 5, 2004, recorded in Volume 1246, Page 142, Official Records of Fayette County, Texas, and revised in Volume 1384, Page 493, Official Records of Fayette County, Texas, together with all rights incident thereto. Does affect this lot-for sketch.

18b. Encumbrance, right of ways and other matters affecting the City of La Grange, Fayette County, Texas, as shown on plat recorded in Volume 1, Page 27, Map or Plat Records of Fayette County, Texas. Does affect this lot-for sketch (Jefferson St. right of way).

18c. Right of Way Encumbrance dated December 16, 1991, created by Kenneth Ulrich and wife Beverly Ulrich, to La Grange Utilities, recorded in Volume 248, Page 563, Deed Records of Fayette County, Texas, together with all rights incident thereto. Does affect this lot-for sketch.



STAR SURVEYING
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Field Notes
LOT 2
BLOCK 505
FAISON AND LIGON ADDITION

FIELD NOTES FOR 0.350 ACRES WITHIN THE JOHN H. MOORE 1/4 LEAUGE, ABSTRACT No. 71, BEING LOT 2, BLOCK 505, FAISON AND LIGON ADDITION TO THE CITY OF LA GRANGE, TEXAS, AS SHOWN ON THE PLAT OF THE FAISON AND LIGON ADDITION RECORDED IN VOLUME 1, PAGE 27, PLAT RECORDS OF FAYETTE COUNTY, TEXAS, AND AS CONVEYED FROM KENNETH WAYNE ULLRICH TO BEVERLY JEAN ULLRICH IN VOLUME 1029, PAGE 415, OFFICIAL PUBLIC RECORDS OF FAYETTE COUNTY, TEXAS, AS SHOWN ON THE ATTACHED DRAWING AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a called and found 1/4-inch iron rod at the southwest corner of the said Lot 2, Block 505, Faison and Ligon Addition, being on the east line of SH 77 aka Jefferson Street (having a 80' width) which bears N 30°00'00" W, 115.41 feet from a found TXDOT concrete right of way marker,

THENCE, N 30°00'00" W, 90.66 feet, with the said east line of SH 77, to a set 1/4-inch iron rod with cap (marked "RPLS 5394") at the northwest corner of the said Lot 2, Block 505, Faison and Ligon Addition, which bears S 30°00'00" E, 181.32 feet from a found 3/8-inch iron rod for the northwest corner of the said Block 505, Faison and Ligon Addition,

THENCE, N 59°56'29" E, 167.84 feet, to a set 1/4-inch iron rod with cap (marked "RPLS 5394") for the northeast corner of the said Lot 2, Block 505, Faison and Ligon Addition, which bears S 30°00'00" E, 181.66 feet from a found 1/4-inch iron rod at the northeast corner of Lot 4 of the said Block 505, Faison and Ligon Addition,

THENCE, S 30°00'00" E, 90.83 feet, to a to a set 1/4-inch iron rod with cap (marked "RPLS 5394") for the southeast corner of the said Lot 2, Block 505, Faison and Ligon Addition, which bears N 30°00'00" W, 90.83 feet from a found 1/4-inch iron rod at the southeast corner of Lot 1 of the said Block 505, Faison and Ligon Addition,

THENCE, S 60°00'00" W, 167.84 feet, to the point of beginning, **CONTAINING 0.350 ACRES**, more or less in Fayette County, Texas.

With all bearing based upon a S 27°36'52" W, per GPS observation for the easterly line of this tract, called S 28°58'00" W as recorded in Volume 1573, Page 213, Official Public Records of Bastrop County, Texas.

I, James W. Starcher, do hereby certify that this survey was made upon the ground under my direct supervision during November of 2008.


James W. Starcher
Texas Registered Professional Land Surveyor No. 5394

11/18/2008
date





TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL PROPERTY CONDITION STATEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT: 820 N. Jefferson, La Grange, TX 78945

THIS IS A DISCLOSURE OF THE UNDERSIGNED'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT.

PART I - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:	<u>Aware</u>	<u>Not Aware</u>
(1) any of the following environmental conditions on or affecting the Property:		
(a) radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) asbestos components:		
(i) friable components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) non-friable components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) urea-formaldehyde insulation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) endangered species of their habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) wetlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) underground storage tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) leaks in any storage tanks (underground or above-ground)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) hazardous materials or toxic waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) open or closed landfills on or under the surface of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) any activity relating to drilling or excavation sites for oil, gas, or other minerals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) any part of the Property lying in a special flood hazard area (A or V Zone)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) any improper drainage onto or away from the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) any fault line or near the Property that materially and adversely affects the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) outstanding mineral rights, exceptions, or reservations of the Property held by others?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) air space restrictions or easements on or affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(8) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(TAR-1408) 1-26-10 Initialed by Seller or Landlord: MM and Buyer or Tenant: _____ Page 1 of 4

Fayette Realty, Inc. PO Box 308 Fayetteville, TX 78940
Phone: 979 378 4100

Fax: 979 378 4101

Joe Babin

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

820 N. Jefferson

- | | <u>Aware</u> | <u>Not
Aware</u> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
| (9) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) pending changes in zoning, restrictions, or in physical use of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (12) lawsuits affecting title to or use or enjoyment of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (13) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (14) common areas or facilities affiliated with the Property co-owned with others? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (15) an owners' or tenants' association or maintenance fee or assessment affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, name of association: _____ | | |
| Name of manager: _____ | | |
| Amount of fee or assessment: \$ _____ per _____ | | |
| Are fees current through the date of this notice? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> unknown | | |
| (16) subsurface structures, hydraulic lifts, or pits on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (17) intermittent or weather springs that affect the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (18) any material defect in any irrigation system, fences, or signs on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (19) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.) _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

PART 2 – Complete only if Property is Improved

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

- | | <u>Aware</u> | <u>Not
Aware</u> | <u>Not
Appl.</u> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|
| (1) <u>Structural Items:</u> | | | |
| (a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) exterior walls? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) fireplaces and chimneys? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) windows, doors, plate glass, or canopies | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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- | | <u>Aware</u> | <u>Not
Aware</u> | <u>Not
Appl.</u> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (2) <u>Plumbing Systems:</u> | | | |
| (a) water heaters or water softeners? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) supply or drain lines? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) faucets, fixtures, or commodes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) private sewage systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) pools or spas and equipments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) sprinkler systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) water coolers? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) private water wells? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (i) pumps or sump pumps? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) <u>HVAC Systems:</u> any cooling, heating, or ventilation systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (4) <u>Electrical Systems:</u> service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (5) <u>Other Systems or Items:</u> | | | |
| (a) security or fire detection systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) porches or decks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) gas lines? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) garage doors and door operators? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) loading doors or docks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (f) rails or overhead cranes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (g) elevators or escalators? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (h) parking areas, drives, steps, walkways? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) appliances or built-in kitchen equipment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.) _____

B. Are you (Seller or Landlord) aware of:

- | | <u>Aware</u> | <u>Not
Aware</u> |
|--------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
| (1) any of the following water or drainage conditions materially and adversely affecting the Property: | | |
| (a) ground water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) water penetration? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) previous flooding or water drainage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) soil erosion or water ponding? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(TAR-1408) 1-26-10 Initialed by Seller or Landlord: MM and Buyer or Tenant: _____, _____ Page 3 of 4

- | | Aware | Not
Aware |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
| (2) previous structural repair to the foundation systems on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) settling or soil movement materially and adversely affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (4) pest infestation from rodents, insects, or other organisms on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (5) termite or wood rot damage on the Property needing repair? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (6) mold to the extent that it materially and adversely affects the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (7) mold remediation certificate issued for the Property in the previous 5 years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>if yes, attach a copy of the mold remediation certificate.</i> | | |
| (8) previous termite treatment on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (9) previous fires that materially affected the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) modifications made to the Property without necessary permits or not in compliance
with building codes in effect at the time? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) any part, system, or component in or on the Property not in compliance with
the Americans with Disabilities Act or the Texas Architectural Barrier Statute? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If you are aware of any conditions described under Paragraph B, explain. *(Attach additional information, if needed.)*

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: Maryellen McMahon

Buyer or Tenant: _____

By: _____

By: _____

By (signature): 

By (signature): _____

Printed Name: Maryellen McMahon

Printed Name: _____

Title: _____ Date: 4-7-13

Title: _____ Date: _____

By: _____

By: _____

By (signature): _____

By (signature): _____

Printed Name: _____

Printed Name: _____

Title: _____ Date: _____

Title: _____ Date: _____

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement 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.**