

# SANDWICHES

SANDWICHES SERVED ON KAISER ROLL WITH , MAYO, LETTUCE  
TOMATO, ONIONS & PICKLES. SERVED WITH CHIPS & COLE SLAW.

|                                 |                                                     |        |
|---------------------------------|-----------------------------------------------------|--------|
| ★DOUBLE DARE BURGER             | Stuffed with jalapeno peppers & pepper jack cheese. | \$8.25 |
| ★OAKS BURGER                    | 6 oz. burger- you add the extras.                   | \$6.25 |
| ★237 BURGER                     | Bacon, sour cream, red onions and cheddar.          | \$7.75 |
| ★BLEU BACON BURGER              | BBQ sauce, bacon, grilled onions & bleu cheese.     | \$8.25 |
| ★LIVE OAKS BURGER               | Mushrooms, jalapenos and pepper jack.               | \$7.75 |
| ★GREEN CHILE CHEDDAR BURGER     |                                                     | \$7.75 |
| VEGGIE BURGER                   | A healthy choice.                                   | \$7.75 |
| GRILLED CHICKEN BREAST SANDWICH | Grilled plain, BBQ, or cajun seasoned.              | \$7.75 |
| CHICKEN TENDER BASKET           | With waffle fries, slaw and country gravy.          | \$8.25 |
| SMOTHERED MEATLOAF SANDWICH     | With mashed potatoes and brown gravy.               | \$8.25 |

## PICK YOUR EXTRAS

|                                                                      |                                                 |
|----------------------------------------------------------------------|-------------------------------------------------|
| Salsa, Jalapenos or Sour Cream.....Add .75                           | Mushrooms, Bacon or Avocado slices.....Add 1.25 |
| American, Swiss, Mozzarella, Pepper Jack or Bleu Cheese.....Add 1.00 |                                                 |
| Waffle Fries Substituted for Chips.....Add 1.25                      | Sweet Potato Fries.....Add 2.00                 |

## KIDS MENU

your choice \$4.25

- PEANUT BUTTER & JELLY SANDWICH with chips
- ★ GRILLED CHEESE SANDWICH with chips
- MACARONI & CHEESE
- ★ SHRIMPSTERS with fries
- ★ CHICKEN STRIPS with fries
- 8" CHEESE PIZZA with one topping- \$6.25 ●

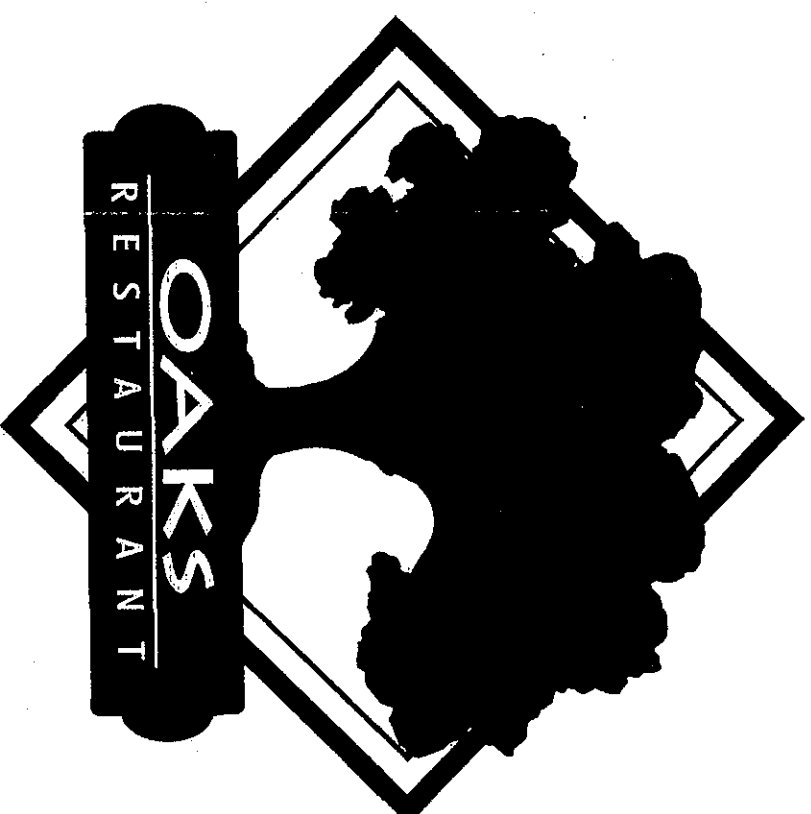
## DESSERTS

your choice- \$4.99

- BREAD PUDDING
- HOT FUDGE BROWNIE ALA MODE
- CHOCOLATE CAKE
- HOMEMADE PECAN PIE ALA MODE
- CHEESECAKE

## BEVERAGES

|              |                 |                |             |        |
|--------------|-----------------|----------------|-------------|--------|
| SOFT DRINKS  | ● ICED TEA      | ● COFFEE       | ● MILK      | \$2.00 |
| DRAFT BEER   | MUG \$2.00      | PITCHER \$9.00 |             |        |
| BOTTLED BEER | NON-ALC. \$2.00 | BEER \$2.00    | WINE \$4.00 |        |



W A R R E N T O N , T E X A S

**5507 HWY 237**

12 MILES SOUTH OF 290 ON HWY 237

**(979)249-5909**

Hours-

Thursday- 4:00-9:00

Friday & Saturday- 11:00- 9:30

Sunday- 11:00-8:00

Visit our website at

[www.oakfamilyrestaurant.com](http://www.oakfamilyrestaurant.com)

## STARTERS

|                                                                                  |                             |
|----------------------------------------------------------------------------------|-----------------------------|
| FRIED MOZZARELLA STICKS                                                          | \$7.25                      |
| 4 sticks wrapped in egg roll skins, with marinara sauce.                         |                             |
| HAYSTACK ONION RINGS                                                             | Small- \$4.25 Large- \$6.25 |
| FRIED WISCONSIN CHEESE CURDS                                                     | \$4.25                      |
| LORI'S OWN BUFFALO WINGS                                                         | \$7.25                      |
| 8 wings.. Mild, medium or hot. Served with celery sticks & bleu cheese dressing. |                             |
| FRIED PICKLES                                                                    | \$4.25                      |

## SOUPS & SALADS

|                                |                                                                                                                         |                         |                                     |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------|
| SOUP OF THE DAY                | By the cup..... \$3.25                                                                                                  | By the bowl..... \$4.25 | Texas Sized..... \$7.25             |
| SALAD BAR                      | One trip- \$4.50                                                                                                        | Unlimited trips- \$7.25 | One trip with a cup of soup- \$7.25 |
| ★BLACK & BLUE STEAK SALAD      | Grilled blackened sirloin slices with diced tomatoes, Bleu cheese crumbles & stocked with onion rings.                  |                         |                                     |
|                                | \$11.25                                                                                                                 |                         |                                     |
| GRILLED CHICKEN BREAST SALAD   | Sliced breast with diced tomatoes, red onion and grated Romano cheese.                                                  |                         |                                     |
|                                | \$9.25                                                                                                                  |                         |                                     |
| CRANBERRY ALMOND CHICKEN SALAD | Grilled chicken, tomatoes, dried cranberries, almonds, bleu cheese crumbles and red onion.                              |                         |                                     |
|                                | \$10.25                                                                                                                 |                         |                                     |
| COUNTRY CHICKEN TENDER SALAD   | Tomatoes, cucumbers, bacon, eggs, cheddar & onion.                                                                      |                         |                                     |
|                                | \$10.25                                                                                                                 |                         |                                     |
| TACO SALAD                     | Seasoned ground beef with tomatoes, black olives, jalapenos, cheddar, sour cream and tortilla strips. With spicy ranch. |                         |                                     |
|                                | \$10.25                                                                                                                 |                         |                                     |
| MEDITERRANEAN SALAD            | Tomatoes, cucumbers, olives, artichokes, pepperoncini, feta cheese, red onion and pepperoni.                            |                         |                                     |
|                                | \$10.25                                                                                                                 |                         |                                     |

## ALL YOU CAN EAT SPECIALS

| THURSDAY                                                                                  | FRIDAY                      | SUNDAY  |
|-------------------------------------------------------------------------------------------|-----------------------------|---------|
| BEER BATTERED FISH.....\$8.99                                                             | PEEL & EAT SHRIMP           |         |
| POPCORN SHRIMP.....\$10.99                                                                | Waffle fries and cole slaw. |         |
| CHICKEN FRIED STEAK                                                                       |                             |         |
| With your choice of two sides. Coleslaw, & choice of German potato salad or waffle fries. |                             |         |
|                                                                                           |                             | \$14.99 |

## DINNERSSELECTIONS

|                              |                                                          |              |
|------------------------------|----------------------------------------------------------|--------------|
| OAKS COUNTRY GRILLED CHICKEN | Tomato, bacon strips & colby jack cheese.                | \$10.99      |
| GRILLED CHICKEN BREAST       | 8 oz. seasoned breast. Heart smart!                      | \$9.99       |
| FIESTA CHICKEN BREAST        | Fresh salsa, avocado slices and cheddar cheese. Ole!     | \$10.99      |
| ★TWIN PORK CHOPS             | Boneless chops, served with a side of apple sauce.       | \$10.99      |
| FRESH CATCH OF THE DAY       | Ask your server.                                         | Market Price |
| ★BEEF SIRLOIN STEAK          | 8 oz. cut. Garnished with sauteed mushrooms.             | \$12.99      |
| ★HAMBURGER STEAK             | 8 oz. patty. Topped with grilled onions and brown gravy. | \$9.99       |
| MOM'S MEAT LOAF              | With brown gravy.                                        | \$9.99       |

## THE OAKS HOUSE SPECIAL

### BBQ BABY BACK RIBS

|                                                     |                       |
|-----------------------------------------------------|-----------------------|
| Finger-lick'n, lip-smack'n, fall-off-the-bone good! | Half rack.....\$12.99 |
|                                                     | Full rack.....\$18.99 |

|                       |                                                             |         |
|-----------------------|-------------------------------------------------------------|---------|
| FRIED SHRIMP          | Butterflied shrimp, hand breaded & fried to a golden brown. | \$13.99 |
| COCONUT SHRIMP        | Battered and coated with crunchy coconut breading.          | \$14.99 |
| CRUNCHY CAJUN SHRIMP  | Battered & coated in a spicy cajun-seasoned breading.       | \$13.99 |
| CHICKEN FRIED CHICKEN | A local favorite made to order. With country gravy.         | \$10.99 |
| CHICKEN FRIED STEAK   | Made fresh to order with country gravy.                     | \$9.99  |

ALL DINNERS INCLUDE: BREAD BASKET & YOUR CHOICE OF TWO SIDES.

## SIDES

|                                   |                                |                |
|-----------------------------------|--------------------------------|----------------|
| Salad Bar- One trip               | Waffle Fries- Small- \$1.25    | Basket- \$3.25 |
| Dinner Salad- \$2.50              | German Potato Salad- \$2.25    |                |
| Cole Slaw- \$2.25                 | Garlic Mashed Potatoes- \$2.25 |                |
| Vegetable of the Day- \$2.25      | Applesauce- \$1.50             |                |
| Fried Okra- \$2.25                | Baked Potato- \$3.75           |                |
| Sweet Potato Fries- Small- \$2.25 | Basket- \$4.25                 |                |

★ Consuming raw or undercooked meats, poultry, shellfish, or eggs, may increase your risk of food borne illness. Sorry, no credit cards accepted. Checks accepted with ID. On parties of 6 or more, a 15% gratuity may be added.

CURVE DATA  
A-407831T REC. 0723327  
R-239487 FT. REC. 2290467 FT.  
R-239437E 14640 FT. REC. N237743E 14631 FT  
L-4641 FT. REC. 14633 FT)

STATE HWY. NO. 237

P.O.B. S. R. ST. NEAR A  
1/2 S. R. ST. S. R. ST.  
BENT 1/2 S. R. ST.

14575332W 13452 FT.  
14575706W 13448 FT.

0.670 OF AN ACRE

ENAMA DITMAR  
RESIDUAL OF B2.4 AC.  
(FORMERLY L.W. TEDD)  
VOL. 219, PG. 150 D.R.F.C.

HOUSE

RESTAURANT



# TEXAS ASSOCIATION OF REALTORS® 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 5609 Hwy 237  
Round Top, Tx 78954

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?  
☐ 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            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Carbon Monoxide Det.       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Ceiling Fans               | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Cooktop                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Dishwasher                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Disposal                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Emergency Escape Ladder(s) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Exhaust Fans               | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Fences                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Fire Detection Equip.      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| French Drain               | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Gas Fixtures               | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Natural Gas Lines          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| Item                    | Y                                   | N                        | U                        |
|-------------------------|-------------------------------------|--------------------------|--------------------------|
| Liquid Propane Gas:     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| -LP Community (Captive) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| -LP on Property         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Hot Tub                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Intercom System         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Microwave               | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Outdoor Grill           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Patio/Decking           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Plumbing System         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pool                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pool Equipment          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pool Maint. Accessories | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pool Heater             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

| Item                            | Y                                   | N                        | U                        | Additional Information                                                                                                                       |
|---------------------------------|-------------------------------------|--------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Central A/C                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>                                          |
| Evaporative Coolers             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | number of units: <u>1</u>                                                                                                                    |
| Wall/Window AC Units            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | number of units: <u>1</u>                                                                                                                    |
| Attic Fan(s)                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | if yes, describe: <u>1</u>                                                                                                                   |
| Central Heat                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>                                          |
| Other Heat                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | if yes, describe: <u>1</u>                                                                                                                   |
| Oven                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: <u>1</u> |
| Fireplace & Chimney             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: <u>1</u>       |
| Carport                         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> attached <input type="checkbox"/> not attached                                                                      |
| Garage                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> attached <input type="checkbox"/> not attached                                                                      |
| Garage Door Openers             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | number of units: <u>1</u> number of remotes: <u>1</u>                                                                                        |
| Satellite Dish & Controls       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>DISH</u>                                                   |
| Security System                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> owned <input type="checkbox"/> leased from <u>1</u>                                                                 |
| Water Heater                    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: <u>1</u> number of units: <u>1</u> |
| Water Softener                  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> owned <input type="checkbox"/> leased from <u>1</u>                                                                 |
| Underground Lawn Sprinkler      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <u>1</u>                                                   |
| Septic / On-Site Sewer Facility | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | if yes, attach Information About On-Site Sewer Facility (TAR-1407)                                                                           |

(TAR-1406) 9-01-11

Initialed by: Seller: [Signature] and Buyer: [Signature]

Page 1 of 5

Fayette Realty, Inc. 212 W. Fayette St. Fayetteville, TX 78940  
James King

Phone: (979) 378-4100 Fax: (979) 378-4101  
Produced with zipForm® by ziplogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

The Oaks

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: shingles Age: 5 months (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

☐ yes ☒ no ☐ unknownAre 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): \_\_\_\_\_**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           |   | <input checked="" type="checkbox"/> |
| Ceilings           |   | <input checked="" type="checkbox"/> |
| Doors              |   | <input checked="" type="checkbox"/> |
| Driveways          |   | <input checked="" type="checkbox"/> |
| Electrical Systems |   | <input checked="" type="checkbox"/> |
| Exterior Walls     |   | <input checked="" type="checkbox"/> |

| Item                 | Y | N                                   |
|----------------------|---|-------------------------------------|
| Floors               |   | <input checked="" type="checkbox"/> |
| Foundation / Slab(s) |   | <input checked="" type="checkbox"/> |
| Interior Walls       |   | <input checked="" type="checkbox"/> |
| Lighting Fixtures    |   | <input checked="" type="checkbox"/> |
| Plumbing Systems     |   | <input checked="" type="checkbox"/> |
| Roof                 |   | <input checked="" type="checkbox"/> |

| Item                        | Y | N                                   |
|-----------------------------|---|-------------------------------------|
| Sidewalks                   |   | <input checked="" type="checkbox"/> |
| Walls / Fences              |   | <input checked="" type="checkbox"/> |
| Windows                     |   | <input checked="" type="checkbox"/> |
| Other Structural Components |   | <input checked="" type="checkbox"/> |

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                                   |
|----------------------------------------------------------------------------------|---|-------------------------------------|
| Aluminum Wiring                                                                  |   | <input checked="" type="checkbox"/> |
| Asbestos Components                                                              |   | <input checked="" type="checkbox"/> |
| Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____ |   | <input checked="" type="checkbox"/> |
| Endangered Species/Habitat on Property                                           |   | <input checked="" type="checkbox"/> |
| Fault Lines                                                                      |   | <input checked="" type="checkbox"/> |
| Hazardous or Toxic Waste                                                         |   | <input checked="" type="checkbox"/> |
| Improper Drainage                                                                |   | <input checked="" type="checkbox"/> |
| Intermittent or Weather Springs                                                  |   | <input checked="" type="checkbox"/> |
| Landfill                                                                         |   | <input checked="" type="checkbox"/> |
| Lead-Based Paint or Lead-Based Pt. Hazards                                       |   | <input checked="" type="checkbox"/> |
| Encroachments onto the Property                                                  |   | <input checked="" type="checkbox"/> |
| Improvements encroaching on others' property                                     |   | <input checked="" type="checkbox"/> |
| Located in 100-year Floodplain                                                   |   | <input checked="" type="checkbox"/> |
| Located in Floodway                                                              |   | <input checked="" type="checkbox"/> |
| Present Flood Ins. Coverage<br>(If yes, attach TAR-1414)                         |   | <input checked="" type="checkbox"/> |
| Previous Flooding into the Structures                                            |   | <input checked="" type="checkbox"/> |
| Previous Flooding onto the Property                                              |   | <input checked="" type="checkbox"/> |
| Previous Fires                                                                   |   | <input checked="" type="checkbox"/> |
| Previous Use of Premises for Manufacture<br>of Methamphetamine                   |   | <input checked="" type="checkbox"/> |

| Condition                                                                | Y | N                                   |
|--------------------------------------------------------------------------|---|-------------------------------------|
| Previous Foundation Repairs                                              |   | <input checked="" type="checkbox"/> |
| Previous Roof Repairs                                                    |   | <input checked="" type="checkbox"/> |
| Other Structural Repairs                                                 |   | <input checked="" type="checkbox"/> |
| Radon Gas                                                                |   | <input checked="" type="checkbox"/> |
| Settling                                                                 |   | <input checked="" type="checkbox"/> |
| Soil Movement                                                            |   | <input checked="" type="checkbox"/> |
| Subsurface Structure or Pits                                             |   | <input checked="" type="checkbox"/> |
| Underground Storage Tanks                                                |   | <input checked="" type="checkbox"/> |
| Unplatted Easements                                                      |   | <input checked="" type="checkbox"/> |
| Unrecorded Easements                                                     |   | <input checked="" type="checkbox"/> |
| Urea-formaldehyde Insulation                                             |   | <input checked="" type="checkbox"/> |
| Water Penetration                                                        |   | <input checked="" type="checkbox"/> |
| Wetlands on Property                                                     |   | <input checked="" type="checkbox"/> |
| Wood Rot                                                                 |   | <input checked="" type="checkbox"/> |
| Active infestation of termites or other wood<br>destroying insects (WDI) |   | <input checked="" type="checkbox"/> |
| Previous treatment for termites or WDI                                   |   | <input checked="" type="checkbox"/> |
| Previous termite or WDI damage repaired                                  |   | <input checked="" type="checkbox"/> |
| Termite or WDI damage needing repair                                     |   | <input checked="" type="checkbox"/> |
| Single Blockable Main Drain in Pool/Hot Tub/Spa*                         |   | <input checked="" type="checkbox"/> |

(TAR-1406) 9-01-11

Initialed by: Seller: \_\_\_\_\_

and Buyer: \_\_\_\_\_

Page 2 of 5

Concerning the Property at \_\_\_\_\_

Round Top, Tx 78954

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 (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 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: \_\_\_\_\_

Manager's name: \_\_\_\_\_

Phone: \_\_\_\_\_

Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ and are: ☐ mandatory ☐ voluntaryAny 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: \_\_\_\_\_

☐ ☒ 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 connected to the property's public water supply that is able to be used for indoor potable purposes.

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

(TAR-1406) 9-01-11

Initialed by: Seller: \_\_\_\_\_

and Buyer: \_\_\_\_\_

Page 3 of 5

Concerning the Property at \_\_\_\_\_

Round Top, Tx 78954

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 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 10. 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 Seller to provide inaccurate information or to omit any material information.

Signature of Seller

Date

Signature of Seller

Date

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

(TAR-1406) 9-01-11

Initialed by: Seller: \_\_\_\_\_, \_\_\_\_\_ and Buyer: \_\_\_\_\_, \_\_\_\_\_

Page 4 of 5

Concerning the Property at \_\_\_\_\_

5609 Hwy 237  
Round Top, Tx 78954

**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](http://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: <u>Fayette Electric</u> | phone #: _____ |
| Sewer: _____                      | phone #: _____ |
| Water: <u>Fayette Water</u>       | phone #: _____ |
| Cable: <u>Dixie</u>               | phone #: _____ |
| Trash: _____                      | phone #: _____ |
| Natural Gas: _____                | phone #: _____ |
| Phone Company: _____              | phone #: _____ |
| Propane: _____                    | 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: _____      |            |

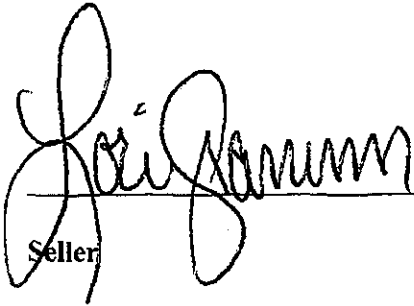
## NOTICE TO PURCHASER

TO PURCHASER SHOWN BELOW:

The real property described below, which you are about to purchase is located in the FAYETTE COUNTY GROUND WATER CONSERVATION DISTRICT, Fayette County, Texas. The district has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds. As of this date, the most recent rate of taxes levied by the district on real property located in the district is \$.01 on each \$100.00 dollars of assessed valuation. The total amount of bonds which has been approved by the voters and which have been or may, at this date, be issued is \$-0-. The purpose of this district is to provide water control and improvement services within the district through the issuance of bonds payable from property taxes and user charges. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned by the district. The legal description of the property which you are acquiring is as follows:

ABS A103 Townsend N L B, 167 Acres, Comm Rest +

ABS A103 Townsend N L B, 252 Acres, HSE, STG

  
\_\_\_\_\_  
Seller

\_\_\_\_\_  
Seller

The undersigned purchaser hereby acknowledges receipt of the foregoing notice prior to executing a contract to purchase the real property described in such notice.

\_\_\_\_\_  
Purchaser

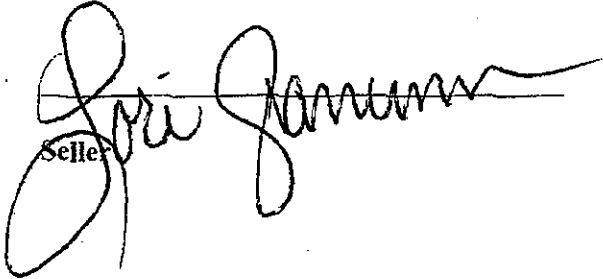
\_\_\_\_\_  
Purchaser

## NOTICE TO PURCHASER

TO PURCHASER SHOWN BELOW:

The real property described below, which you are about to purchase is located in the Lee-Fayette Counties Cummins Creek Water Control and Improvement District, Fayette County, Texas. The district has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds. As of this date, the most recent rate of taxes levied by the district on real property located in the district is \$.0209 on each \$100.00 dollars of assessed valuation. The total amount of bonds which has been approved by the voters and which have been or may, at this date, be issued is none. The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property which you are acquiring is as follows:

ABS A103 Townsend N. L. 2. 67 Acres, Comm  
Rest + ABS A103 Townsend N. L. 2. 252 Acres  
HSE, etc.

  
Seller

\_\_\_\_\_  
Seller

The undersigned purchaser hereby acknowledges receipt of the foregoing notice prior to executing a contract to purchase the real property described in such notice.

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser



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.  
©Texas Association of REALTORS®, Inc. 2010

CONCERNING THE PROPERTY AT: 5507 Hwy 237 Round Top, Tx 78954

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:

**Aware**      **Not  
Aware**

- |                                                                                                                                                                                                                                                                   |                          |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
| (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<br>nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous<br>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<br>affected the Property, including but not limited to previous environmental conditions<br>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<br>to the Property? .....                                                                                                                                                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(TAR-1408) 1-26-10      Initialed by Seller or Landlord: [Signature] and Buyer or Tenant: \_\_\_\_\_ Page 1 of 4

Fayette Realty, Inc. 212 W. Fayette St. Fayetteville, TX 78940  
Phone: (979)378-4100

Fax: (979)-378-4101

James King

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

The Oaks

- |                                                                                                                                                                                                                           | <u>Aware</u>             | <u>Not<br/>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<br/>Aware</u>     | <u>Not<br/>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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) exterior walls? .....                                                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) fireplaces and chimneys? .....                                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? ..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (e) windows, doors, plate glass, or canopies .....                                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(TAR-1408) 1-26-10 Initialed by Seller or Landlord: \_\_\_\_\_ and Buyer or Tenant: \_\_\_\_\_ Page 2 of 4

|                                                                                                                                                                    | <u>Aware</u>             | <u>Not</u><br><u>Aware</u>          | <u>Not</u><br><u>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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (5) <u>Other Systems or Items:</u>                                                                                                                                 |                          |                                     |                                     |
| (a) security or fire detection systems? .....                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| (b) porches or decks? .....                                                                                                                                        | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (c) gas lines? .....                                                                                                                                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| (d) garage doors and door operators? .....                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" 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.) \_\_\_\_\_

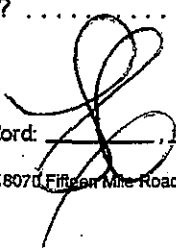
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

|                                                                                                        | <u>Aware</u>             | <u>Not</u><br><u>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 type="checkbox"/>            |

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

|                                                                                                                                                                           | <u>Aware</u>                        | <u>Not<br/>Aware</u>                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| (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 checked="" type="checkbox"/> | <input 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<br>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<br>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.)

cracks between 1st dining room & main  
entrance - repaired and sealed

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: Lori Granum

By: [Signature]

By (signature): \_\_\_\_\_

Printed Name: Owner

Title: \_\_\_\_\_ Date: 8/29/13

Buyer or Tenant: \_\_\_\_\_

By: \_\_\_\_\_

By (signature): \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_

By (signature): \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_

By (signature): \_\_\_\_\_

Printed Name: \_\_\_\_\_

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.

## A 5x5 grid of graph paper. In the center, there is a faint pencil sketch of a cat's face. The sketch is composed of several curved lines, with the most prominent ones forming the outline of the head and the shape of the ears. The sketch is centered within the grid, spanning approximately the middle two columns and the middle two rows.

A label of 1. New 415 is enclosed.

Areas of present termite activity above and below

Areas to be treated, drilled, rodded, trenched or baited 5/10/01 on 10/10/01

(Example: Use an "X" for drilled, "O" for trenched and "R" for rodded)

(Refer to Definition of Treatment)

☐ Pier & Beam

 Slab

☐ Partial☐ Spot

## Baits

☐ Physical Barrier☐ Other (specify) \_\_\_\_\_

(Square Footage)

Printed Name Ben E. Howard

Date 4-1-2

5393

TPCL No.

**White Copy - Office**

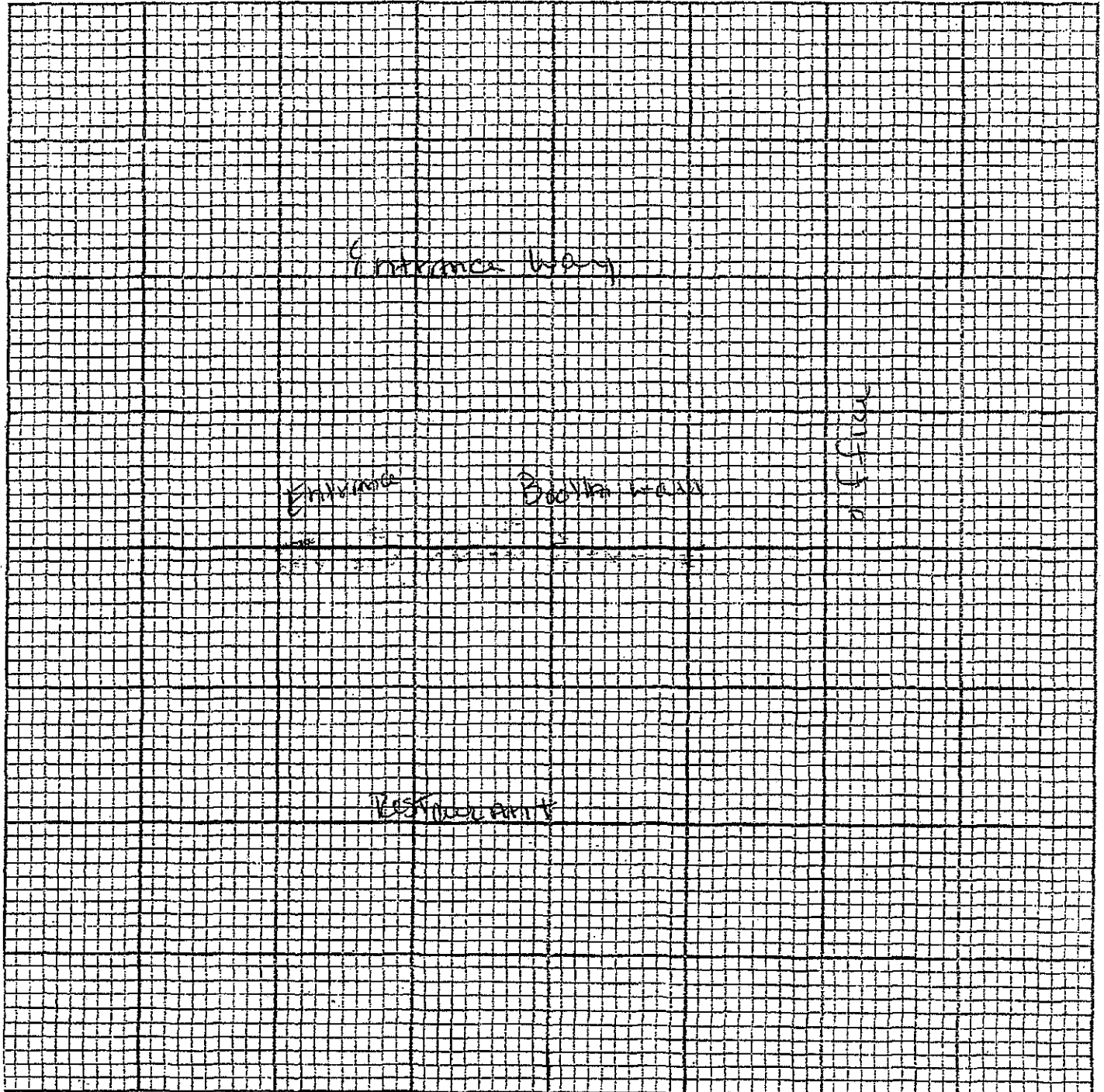
**Yellow Copy - Customer**

# Graph Legend

Each block equals 1 foot unless otherwise noted

| Symbol | Symbol Meaning                                         |
|--------|--------------------------------------------------------|
| AS     | Location of Active Subterranean Termites Infestation   |
| IS     | Location of Inactive Subterranean Termites Infestation |
| D      | Drywood Termites                                       |
| CC     | Conducive Condition                                    |
| G      | Wood to ground contact                                 |
| K      | Debris under or around structure                       |
| N      | Heavy Foliage                                          |
| R      | Wooden fence in contact with structure                 |
| I      | Form board left in place                               |
| L      | Footing too low or soil line too high                  |
| O      | Planter box abutting structure                         |
| T      | Insufficient ventilation                               |
| J      | Excessive moisture                                     |
| M      | Wood rot                                               |

| Symbol | Symbol Meaning                                  |
|--------|-------------------------------------------------|
| Q      | Wood pile in contact with the structure         |
| TT     | Tub trap                                        |
| IA     | Inaccessible area                               |
| TTE    | Trench and Treat Exterior                       |
| X      | Denotes holes to be drilled and treated         |
| CJ     | Cold Joint (intersection of two concrete slabs) |
| LT     | Area not treated at owner's request             |
| TTI    | Trench and treat interior                       |
| WS     | Wooden stilts                                   |
| CR     | Cracked slab/beam                               |
| SH     | Shower                                          |
| SF     | Subflooring/wood over concrete                  |
| OT     | Other                                           |





# TEXAS ASSOCIATION OF REALTORS®

## INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.  
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5507 Hwy 237

Round Top, Tx 78954

### CONCERNING THE PROPERTY AT

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: drop line ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: field behind restaurant ☐ Unknown
- (4) Installer: Mark Holmgren ☐ Unknown
- (5) Approximate Age: 2003 ☐ 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: Nathan Moya  
Phone: 979 218 6720 contract expiration date: 1/2/14  
*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? septic 3/13 Septic 12/12
- (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.

(TAR-1407) 1-7-04

Initialed for Identification by Buyer \_\_\_\_\_ and Seller \_\_\_\_\_

Page 1 of 2

Fayette Realty, Inc. 212 W. Fayette St. Fayetteville, TX 78940  
Phone: (979) 378-4100

Fax: (979) 378-4101

James King

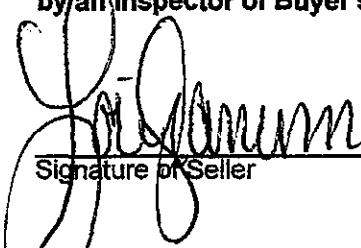
Produced with ZipForm® by ZipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

The Oaks

**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.

| <u>Facility</u>                                           | <u>Usage (gal/day)<br/>without water-<br/>saving devices</u> | <u>Usage (gal/day)<br/>with water-<br/>saving devices</u> |
|-----------------------------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------|
| 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 Seller8/29/13  
\_\_\_\_\_  
Date\_\_\_\_\_  
Signature of Seller\_\_\_\_\_  
Date

Receipt acknowledged by:

\_\_\_\_\_  
Signature of Buyer\_\_\_\_\_  
Date\_\_\_\_\_  
Signature of Buyer\_\_\_\_\_  
Date

149

**Moy Backhoe & Septic Service, LP**

P.O. Box 354  
Anderson, TX 77830  
979-218-6720

Fayette County

**Aerobic Maintenance Contract**Owner: Lori Granum (Oaks Restaurant)Aerobic Type and Size: 1000 gpd Tex Jet

Site Address:

Mailing Address (if different):

5507 Hwy 237  
Roundtop, TX 78954  
  

I, the authorized maintenance provider, agree to the following with prepayment of service contract.

Service period/ Minimum number of inspections: 1 yr 3 inspectionsBeginning on/ Ending on: 2-1-13 to 1-31-14

Inspections will be performed on the system located at the above stated address and will include the following:

1. A visual inspection of effluent for coloring and odor.
2. Inspection of aeration chamber.
3. Sampling of chlorine residual.
4. Inspection of any mechanical and/or electrical components.
5. If any malfunctions are found and cannot be fixed at time of service, the homeowner will be notified when the repairs can be completed.

Additional services, replacement of out-of-warranty parts, waste removal in system, or other services offered by service provider can be done, with written notice, for an additional charge. Response time will be within 24 hours.

**IMPORTANT:****\*HOMEOWNER MUST MAINTAIN CHLORINE SUPPLY FOR THE SYSTEM.**

\*This maintenance/service agreement does not cover the cost of service calls, labor or materials which are required due to "misuse or abuse" of the system or out of warranty; failure to maintain electrical power to the system; sewage flows exceeding the hydraulic/organic design capabilities; disposal of non biodegradable materials, chemicals, solvents, grease, oil, paint, etc.; or any usage contrary to the requirements listed in the owners manual or as advised by the installer.

Maintenance Service Provider  
Nathan Moy  
Installer II OS0019894  
Maintenance Provider MP0000151

Signature of Homeowner

Date:

Lori Granum  
1-10-13

CK# 18057

COUNTY of



FAYETTE

FAYETTE COUNTY  
Official Receipt

290060

permit to install

Received of

Oaks Restaurant

4 23 20 03

Three hundred dollars

\$ 300.00

Dollars

For

Permit Valid from date of issue 2002-63-004

CHECK NO. 8586 OR CASH ☒

INSTRUCTIONS: This form is to be issued in triplicate -- the original detached and given to remitter, second copy remitted to County Auditor, and third copy left in book. Do not erase on this form. If an error is made, void the receipt and leave all copies intact.

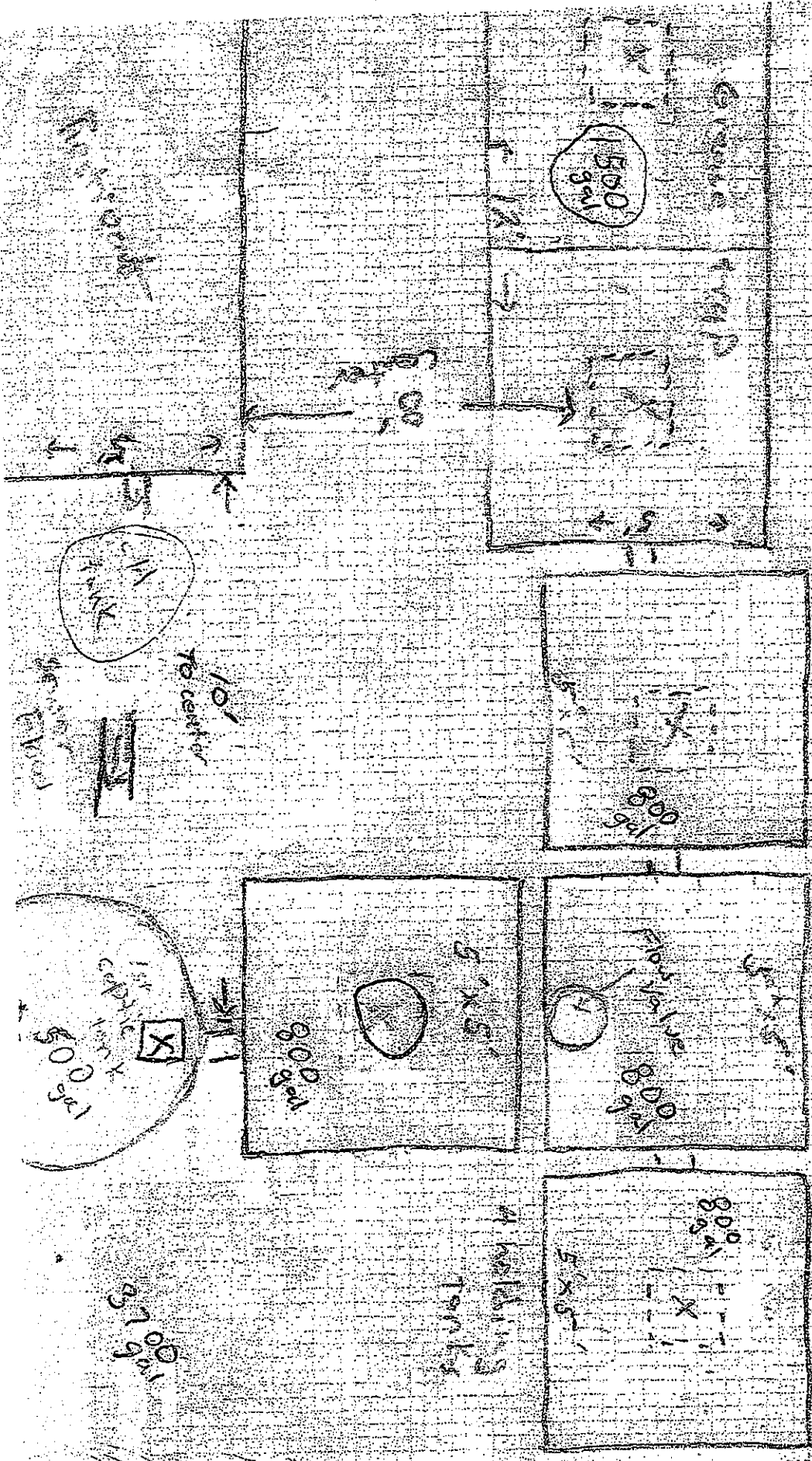
Co Permit  
ISSUING DEPARTMENT OR OFFICE

NR

RECEIVED BY

Septic layout

8-31-0



THE COUNTY OF FAYETTE  
STATE OF TEXAS

OFFICIAL RECORDS  
FAYETTE COUNTY, TEXAS

**CERTIFICATION OF OSSF REQUIRING MAINTENANCE**

According to Texas Natural Resource Conservation Commission Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Fayette County, Texas.

I.

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Natural Resource Conservation Commission (TNRCC) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), §5.012 and §5.013, gives the TNRCC primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The TNRCC, under the authority of the TWC and the Texas Health and Safety Code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TNRCC requires a deed authority. This deed certification is not a representation or warranty by the TNRCC of the suitability of this OSSF, nor does it constitute any guarantee by the TNRCC that the appropriate OSSF was installed.

II.

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as: (legal description from deed-not physical address)

• 0.70 of an Acre  
In Fayette County of Nathaniel  
Townsend League, Abstract 103

This property is owned by

Lori Granum

This OSSF must be covered by a continuous maintenance contract. All maintenance on this OSSF must be performed by an approved maintenance company, and a signed maintenance contract must be submitted to Fayette County Designated Representative, within 30 days after the property has been transferred.

The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from Fayette County.

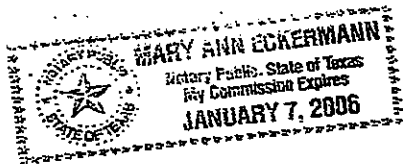
WITNESS BY HAND(S) ON THIS 11 DAY August, 2003.  
Lori E. Granum Lori Granum

Print or Type Name of Owner(s)

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 11 DAY OF August, 2003.

Mary Ann Eckermann  
 Notary Public, State of Texas



Mary Ann Eckermann  
 Notary's Printed Name

\$11.00 Paid  
 Filed By & Return:  
 Lori Granum  
 5507 Hwy 237  
 Round Top, Texas 78954

Commission Expires: 1-07-2006

STATE OF TEXAS  
 I hereby certify that this instrument was FILED on the date and  
 at the time stamped herein by me; and was duly RECORDED in  
 the Volume and Page of the Indexed RECORDS of Fayette  
 County, Texas as stamped herein by me, on

COUNTY OF FAYETTE

AUG 20 2003

FILED  
 1:30 pm  
 AUG 20 2003



Carolyn Kubos Roberts  
 COUNTY CLERK, FAYETTE COUNTY, TEXAS

Carolyn Kubos Roberts  
 CAROLYN KUBOS ROBERTS  
 CO. CLERK, FAYETTE CO., TEXAS

RESTAURANT

<sup>HOOD</sup>  
New Ansul System installed

12/27/2012

Hood System Cleaned  
5/1/2013

Riser installed on Septic  
covers

2/7/2013

Sep.



House

New Roof  
Vincent's

3/2013

Central Heat & Air  
Leons

1/2010

House ~~3~~ BTIC Pumped

4/21/2010

New Windows

Leons 10/2010



## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you**, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12166, Austin, Texas 78711-2166, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

Fayette Realty, Inc. PO Box 308 Fayetteville, TX 78940  
Phone: 979.378.4100

Fax: 979.378.4101

Joe Babin

Untitled

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)