

SURV

NOTES:
1) THIS TRACT IS SUBJECT TO A 10' WIDE INGRESS/EGRESS EASEMENT ALONG THE WEST PROPERTY LINE AS RECORDED IN VOLUME 132, PAGE 41, DEED RECORDS OF BLANCO COUNTY, TEXAS.

2) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS SURVEY PLAT.
3) THIS TRACT MAY BE SUBJECT TO A 15' WIDE UTILITY EASEMENT, BEING 7.5' EITHER SIDE OF THE CENTERLINE OF A BURIED UTILITY CABLE, TO PEDERNALTES ELECTRIC COOPERATIVE, INC. AS RECORDED IN VOLUME 346, PAGE 478, OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY TEXAS, ALONG WITH RIGHTS OF INGRESS/EGRESS. THERE IS NO VISIBLE EVIDENCE OF ANY UNDERGROUND UTILITIES CROSSING THIS TRACT.

4) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48031C0225C, DATED FEB. 6, 1991, *PANEL NOT PRINTED-NO SPECIAL FLOOD HAZARD AREAS

TO:
PURCHASER: JNL REAL ESTATE,LLC (A CORPORATION)
TITLE CO: GUARDIAN TITLE COMPANY/
G.F. NO: 2007046
911 ADDRESS: 635 COTTONTAIL TRAIL
LENDER/LENDER:

I, DANIEL R. (DICKY) EDWARDS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING FEBRUARY, 2007, OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND EXCEPT AS SHOWN OR NOTED, THERE ARE NO VISIBLE DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADWAYS, AND THAT SAID PROPERTY HAS ACCESS TO A PUBLIC RIGHT OF WAY.

DANIEL R. (DICKY) EDWARDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5472 STATE OF TEXAS

Daniel R. Edwards

DATE
2/21/07

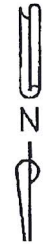


ABSTRACT NO. 702
F.M. 165

SCALE 1"=100'

LEGEND

- () RECORD INFORMATION
- 1/2" DEEP ROD FOUND
- Ø UTILITY POLE
- ← GUY ANCHOR
- OVERHEAD UTILITY LINES
- ▨ WOOD PORCH
- X- WIRE FENCE
- - - - CEDAR FENCE



SURVEY PLAT
OF
5.01 ACRES

OUT OF THE
MANUAL J. JONES

SURVEY NO. 43
ABSTRACT NO. 702

BLANCO COUNTY, TEXAS

HAYS COUNTY LAND SURVEYING
P.O.B. 991

WIMBERLEY, TEXAS 78676

512-847-3827

JOB NO: 07-1244

**SELLER'S DISCLOSURE OF PROPERTY CONDITION**

(SECTION 5.008, TEXAS PROPERTY CODE)

CONCERNING THE PROPERTY AT 635 Cotton Tail
(Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☐ is ☒ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? Seller never occupied. It has been a rental property. Tenant just moved out.

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<u>Y</u> Range	<u>Y</u> Oven	<u>N</u> Microwave
<u>U</u> Dishwasher	<u>N</u> Trash Compactor	<u>U</u> Disposal
<u>Y</u> Washer/Dryer Hookups	<u>Y</u> Window Screens	<u>N</u> Rain Gutters
<u>N</u> Security System	<u>N</u> Fire Detection Equipment	<u>N</u> Intercom System
<u>N</u> TV Antenna	<u>Y</u> Smoke Detector	<u>U</u> Satellite Dish
<u>Y</u> Ceiling Fan(s)	<u>N</u> Smoke Detector-Hearing Impaired	<u>U</u> Exhaust Fan(s)
<u>Y</u> Central A/C	<u>N</u> Carbon Monoxide Alarm	<u>N</u> Wall/Window Air Conditioning
<u>Y</u> Plumbing System	<u>N</u> Emergency Escape Ladder(s)	<u>N</u> Public Sewer System
<u>Y</u> Patio/Decking	<u>U</u> Cable TV Wiring	<u>Y</u> Fences
<u>N</u> Pool	<u>N</u> Attic Fan(s)	<u>N</u> Spa ___ Hot Tub
<u>N</u> Pool Equipment	<u>Y</u> Central Heating	<u>N</u> Automatic Lawn Sprinkler System
<u>N</u> Fireplace(s) & Chimney (Woodburning)	<u>Y</u> Septic System	<u>N</u> Fireplace(s) & Chimney (Mock)
<u>Y</u> Gas Lines (Nat./LP)	<u>N</u> Outdoor Grill	<u>N</u> Carport
<u>N</u> Garage: ___ Attached ___ Not Attached	<u>N</u> Sauna	<u>Y</u> Water Supply ___ City <input checked="" type="checkbox"/> Well ___ MUD ___ Co-op
<u>N</u> Garage Door Opener(s): ___ Electronic Controls	<u>N</u> Pool Heater	
	<u>Y</u> Water Heater: ___ Gas ___ Electric	

Roof Type: Metal Age: 5 years (approx)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects or that are in need of repair? ☐ Yes ☒ No ☐ Unknown If yes, then describe. (Attach additional sheets if necessary):

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? ☐ Yes ☐ No ☒ Unknown

If the answer to the question above is no or unknown, explain. (Attach additional sheets if necessary):

It has smoke detectors & I think they comply but I don't know exactly what Chapter 766 says.

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(Street Address and City)

3. Are you (Seller) aware of any known defects/malfunctions in any of the following?

Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Interior Walls	<u>N</u> Ceilings	<u>N</u> Floors
<u>N</u> Exterior Walls	<u>N</u> Doors	<u>N</u> Windows
<u>N</u> Roof	<u>N</u> Foundation/Slab(s)	<u>N</u> Basement
<u>N</u> Walls/Fences	<u>N</u> Driveways	<u>N</u> Sidewalks
<u>N</u> Plumbing Sewers/Septics	<u>N</u> Electrical Systems	<u>N</u> Lighting Fixtures
<u>N</u> Other Structural Components (Describe) _____		

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Active Termites (includes wood destroying insects)	<u>N</u> Termite or Wood Rot Damage Needing Repair	<u>N</u> Previous Termite Damage
<u>N</u> Previous Termite Treatment	<u>N</u> Previous Flooding	<u>N</u> Improper Drainage
<u>Y</u> Water Penetration	<u>N</u> Located in 100-Year Floodplain	<u>N</u> Present Flood Insurance Coverage
<u>N</u> Previous Structural or Roof Repair	<u>N</u> Hazardous or Toxic Waste	<u>N</u> Asbestos Components
<u>N</u> Urea-formaldehyde Insulation	<u>N</u> Radon Gas	<u>N</u> Lead Based Paint
<u>N</u> Aluminum Wiring	<u>N</u> Previous Fires	<u>N</u> Unplatted Easements
<u>N</u> Landfill, Settling, Soil Movement, Fault Lines		<u>N</u> Subsurface Structure or Pits
<u>N</u> Previous Use of Premises for Manufacture of Methamphetamine		

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (if you are aware) ☒ No (if you are not aware). If yes, then describe. (Attach additional sheets if necessary)

6. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

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

N Homeowners' Association or maintenance fees or assessments.

N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

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

N Any lawsuits directly or indirectly affecting the Property.

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

If the answer to any of the above is yes explain. (Attach additional sheets if necessary):

The water to the washing machine was left on. It got water inside the house. There was some mold and other water damage that was fixed at the time JML bought the property.

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7. 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.

6/14/10

Date



JML Real Estate LLC

Signature of Seller

Date

Signature of Seller

The undersigned purchaser hereby acknowledges receipt of the foregoing notice and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.

Date

Signature of Purchaser

Date

Signature of Purchaser