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410 E. Fayette St.
Concerning the Property at _____ Fayetteville, TX 76840Section 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-attached 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 706 of the Health and Safety Code? ☒ unknown ☐ no ☐ yes If no or unknown, explain. (Attach additional sheets if necessary): _____

Chapter 706 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.

Martha Wilcox 5/24/10
Signature of Seller _____ Date _____
Printed Name: Martha L. Wilcox _____ Printed Name: _____

(TAR-1408) 1-01-10 Initialed by Seller: MM and Buyer: _____ Page 4 of 5

410 E. Fayette St.

Concerning the Property at Fayetteville, TX 78940**ADDITIONAL NOTICES TO BUYER:**

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric: <u>Bluebonnet Electric Coop</u>	phone #: _____
Sewer: <u>City of Fayetteville</u>	phone #: _____
Water: <u>" " "</u>	phone #: _____
Cable: _____	phone #: _____
Trash: <u>City of Fayetteville ? (Dump) ?</u>	phone #: _____
Natural Gas: <u>—</u>	phone #: _____
Phone Company: <u>—</u>	phone #: _____
Propane: <u>—</u>	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: _____	

(TAR-1406) 1-01-10

0.617 ACRES OF LAND OUT OF THE ALEXANDER THOMPSON LEAGUE ABSTRACT NO. 98, IN FAYETTE COUNTY, TEXAS, AND BEING THE ALL OF LOTS 116 AND 118, BLOCK 33 OF THE CITY OF FAYETTEVILLE, A SUBDIVISION IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 130 PAGE 184 AND VOLUME 240 PAGE 13, BOTH OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THOSE LOTS CONVEYED TO CHRISTIAN D. CONWAY AND MICHAEL CONWAY IN A DEED AS RECORDED IN VOLUME 1288 PAGE 601 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS.

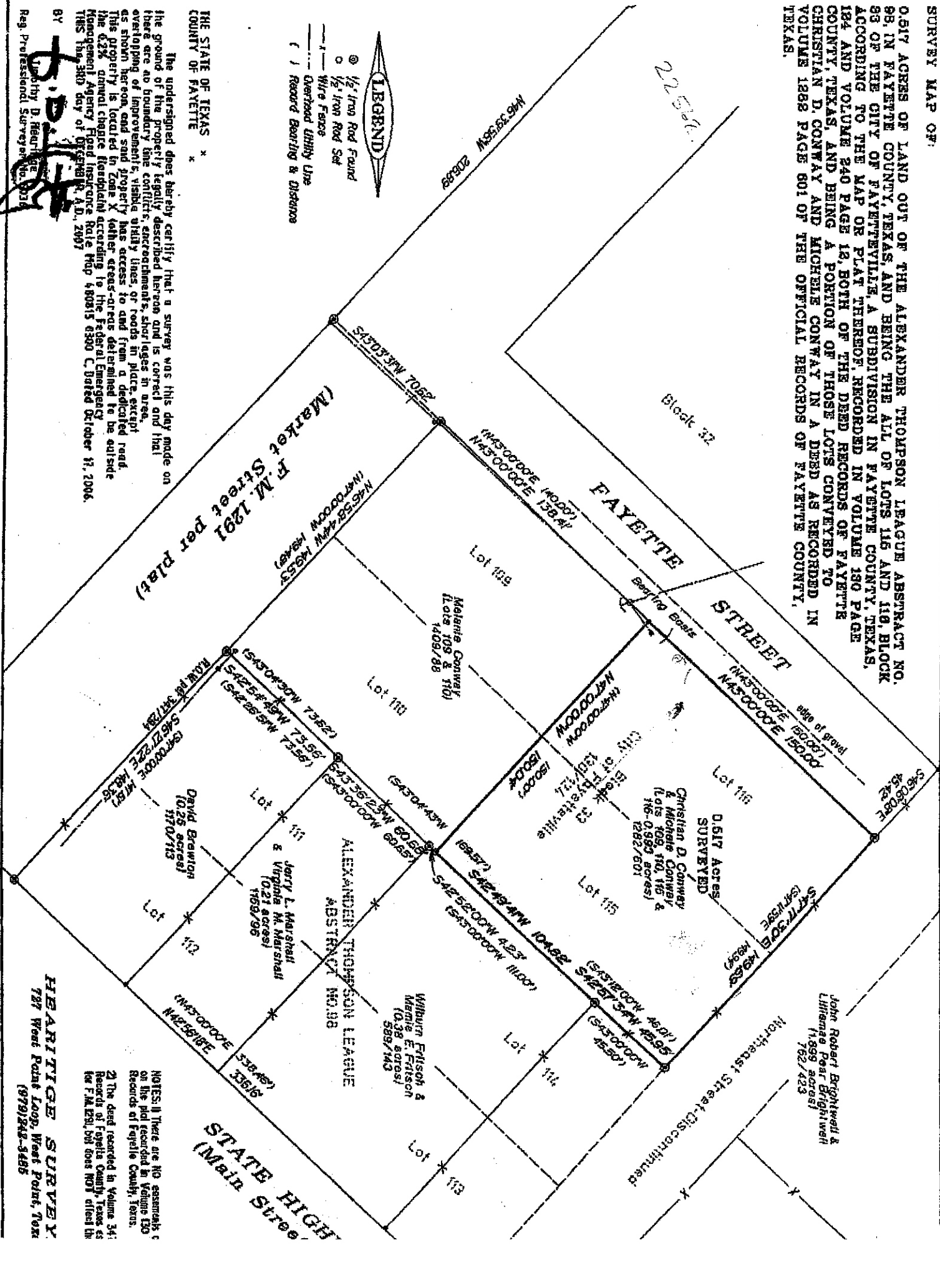
LEGEND

- ⊙ 1/2" Iron Rod Found
- 1/2" Iron Rod Set
- Wire Fence
- - - Overhead Utility Line
- () Record Bearing & Distance

THE STATE OF TEXAS *
COUNTY OF FAYETTE *

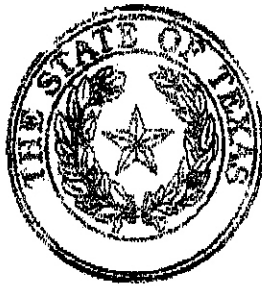
The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines or roads in place, except as shown hereon, and said property has access to and from a dedicated road. This property is located in Zone X (other areas-around delineated to be outside the 6.25% annual change floodplain) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480815 6500 C, dated October 11, 2006. THIS DAY 3RD day of December, A.D., 2007

BY **D. D. HARRIS**
Ljuberty D. Harris, Jr.
Reg. Professional Surveyor No. 30314



NOTES: 1) There are NO easements on the plat recorded in Volume 130 Records of Fayette County, Texas.
2) The deed recorded in Volume 341 Records of Fayette County, Texas as the F.M.L.S. 051 does NOT affect the

HARRIS SURVEY
727 West Palm Loop, West Palm, Tex
(879) 242-3485



Certificate of Registration

Texas Residential Construction Commission

Hereby Certifies that

**Chardonay Farms Saddlebreds, LLC
Chardonay Farms Country Cottages
4050 FM 2714
Round Top, TX 78954**

*Has Met the Statutory Requirements
As a*

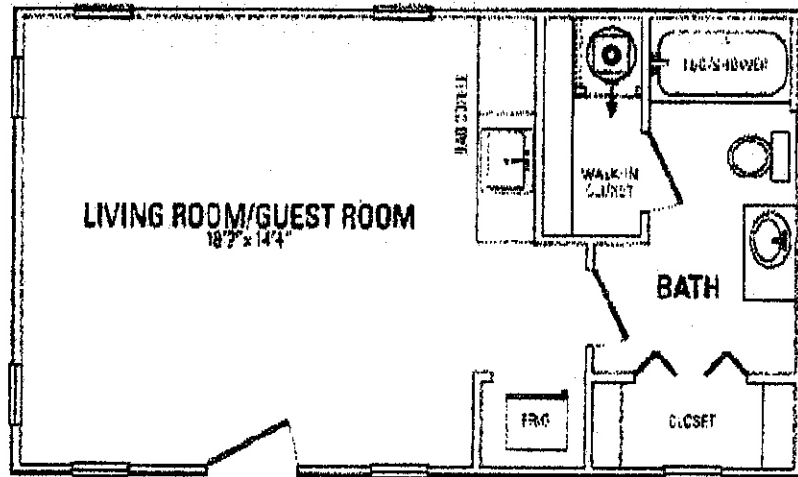
**Registered Builder
No. 38092**

*In the State of Texas
Issued on*

Monday, October 22, 2007


Patrick Cordero, Chairman


A. Duane Waddill, Executive Director



426 sq. ft *

*Does not include area for porch, deck, or other exterior features.

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:

410 E. Fayette St.

Fayetteville, TX 78940

Martha Wiley

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 Cummings 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 \$.0200 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:

410 E. Fayette St.

Fayetteville, TX 78940

Martha Wilson

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**