



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.
©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT

**2576 FM 2318
DE LEON, TX 76444**

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ Buchanan size 10002c
- (2) Type of Distribution System: ☒ Unknown
- (3) Approximate Location of Drain Field or Distribution System: West of main house ☐ Unknown
- (4) Installer: Scott Sledge ☐ Unknown
- (5) Approximate Age: 5 1/2 years ☐ 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: _____
Phone: _____ contract expiration date: _____
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? have not been pumped
- (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.**

Information about On-Site Sewer Facility concerning

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) without water- saving devices</u>	<u>Usage (gal/day) with water- 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.

Diane DePrang 3/2/18
 Signature of Seller Date
DIANE DEPRANG

Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

**ADDENDUM FOR RESERVATION OF OIL, GAS, AND OTHER MINERALS****ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT****2576 FM 2318****DE LEON**

(Street Address and City)

NOTICE: For use ONLY if Seller reserves all or a portion of the Mineral Estate.

- A. "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, but DOES include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property.
- B. *Subject to Section C below*, the Mineral Estate owned by Seller, if any, will be conveyed unless reserved as follows (check one box only):
- ☒ (1) Seller reserves all of the Mineral Estate owned by Seller.
- ☐ (2) Seller reserves an undivided _____ interest in the Mineral Estate owned by Seller. *NOTE: If Seller does not own all of the Mineral Estate, Seller reserves only this percentage or fraction of Seller's interest.*
- C. Seller ☐ does ☒ does not reserve and retain implied rights of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals. *NOTE: Surface rights that may be held by other owners of the Mineral Estate who are not parties to this transaction (including existing mineral lessees) will NOT be affected by Seller's election. Seller's failure to complete Section C will be deemed an election to convey all surface rights described herein.*
- D. If Seller does not reserve all of Seller's interest in the Mineral Estate, Seller shall, within 7 days after the Effective Date, provide Buyer with the contact information of any existing mineral lessee known to Seller.

IMPORTANT NOTICE: The Mineral Estate affects important rights, the full extent of which may be unknown to Seller. A full examination of the title to the Property completed by an attorney with expertise in this area is the only proper means for determining title to the Mineral Estate with certainty. In addition, attempts to convey or reserve certain interest out of the Mineral Estate separately from other rights and benefits owned by Seller may have unintended consequences. Precise contract language is essential to preventing disagreements between present and future owners of the Mineral Estate. If Seller or Buyer has any questions about their respective rights and interests in the Mineral Estate and how such rights and interests may be affected by this contract, they are strongly encouraged to consult an attorney with expertise in this area.

CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate licensees from giving legal advice. READ THIS FORM CAREFULLY.

Buyer

Seller **DIANE DEPRANG**

Buyer

Seller

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 44-2. This form replaces TREC No. 44-1.

2576 FM #2318
De Leon, Texas 76444

36.9 Acres (28 coastal grass & 9 wooded, sandy loam soil)
Large oak and pecan trees that are centuries old: Beautiful views
Wildlife: Deer, Turkey, Hogs, Etc. (One Nice Deer Blind)
Ag exemption current

1 Water well (12-15 GPM) Line runs to house and guest house
1 Cistern (2,500 gallon metal) Behind house @ garage
Security system installed with cameras
Dish TV satellite

All utilities are underground lines:

County Water (Comanche County WSC) House & Guest House

Electric (CECA)

Well Water (Piped From Front of Property to Back) House & Guest House

Telephone & Internet (Totalcom) House & Guest House

Corrals (Pipe)

Livestock shed (Metal)

Diesel tank with stand (500 Gallon)

New metal well house

Septic tank (Large size for house and guest house)

3 Tanks

Custom rock roads and drives throughout

Low water crossing (Concrete) New @ front of property

All fenced (For Cattle, Livestock)

Pastures are cut and baled for coastal hay. (3 Pastures)

New Gate w/Solar Opener (@ front entrance)

New Custom Metal Home: 2+ Bedroom, 2 ½ Bath, wrap around porch with metal railing, back porch enclosed for possible sun room/bunk room with many windows, custom pecan cabinets throughout, granite counter tops throughout, tile flooring, tall ceilings, especially in large open living and kitchen area. Wood burning fireplace, all KitchenAid appliances, huge kitchen pantry with formal dining room and bar area. Laundry room, Office nook for desk and computer, large walk-in closets, seven ceiling fans, AC/Heat all electric.

New Custom 3 Car Garage: (Large Metal: 40 x 30)

New Custom Metal Guest House with Barn. Includes (700 SF APT.) 1 Bedroom, bath with laundry, kitchen, living room and dining area. Refrigerator, stove, microwave, washer & dryer, and 2 ceiling fans. AC/Heat all electric. Nice covered front porch and large covered carport on back (6 cars).

100% of owned minerals will be conveyed with acceptable offer. Equipment possibly sold with property, priced separately. Well maintained property!

Itemized Expenses:

Land: 36.9 AC	\$ 121,500.00
House: (2000 SF, Enclosed Porch 500 SF, Garage 1200 SF (Wrap-Around Porch with railing 1700 SF)	\$ 340,000.00
Guest House/Barn: (Apt. 700 SF, Barn 800 SF)	\$ 87,000.00
Solar Gate & Opener (New)	\$ 9,500.00
Low Water Crossing (Concrete)	\$ 15,000.00
Trenching for Underground Utilities	\$ 15,000.00
Rock Roads and Drives	\$ 110,000.00
Cistern (Metal 2,500 Gallon)	\$ 1,800.00
Electric (Underground)	\$ 20,000.00
Shed (Metal)	\$ 3,000.00
Diesel Fuel Tank w/Stand (500 Gallon)	\$ 1,500.00
Road and Tank Repairs	\$ 8,500.00
Well House (New)	\$ 2,500.00
Corrals (Pipe) ??	\$ 7,000.00
Septic Tank	\$ 7,000.00
Security System w/4 Cameras	\$ 800.00
Dish Satellite	\$ 650.00

Total: \$ 750,750.00 **

Equipment: All Low Mileage (To Sell Separately)
These are new prices:

Tractor: John Deere 5055-E w/Cab (2015) (Includes front bucket loader, shredder, 2 hay spears)	\$ 40,000.00
Tiller	\$ 2,700.00
Gator (2013/two seat with powered lift on back bed)	\$ 10,500.00
John Deere D160 Lawn Mower (46")	\$ 2,500.00
Total:	<u>\$ 55,700.00 **</u>