

# TEXAS ASSOCIATION OF REALTORS®

# **INFORMATION ABOUT ON-SITE SEWER FACILITY**

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CONCERNING THE PROPERTY AT	1602 SILVER SADDLE DRIVE N KERRVILLE, TX 78028	
A. DESCRIPTION OF ON-SITE SEWER FACILITY	ON PROPERTY:	
(1) Type of Treatment System: Septic Tank	Aerobic Treatment	Unknown
(2) Type of Distribution System: DRANN F	, EZD	Unknown
(3) Approximate Location of Drain Field or Distribution of BACK YMD SEE D	ution System:	Unknown
(4) Installer:		🔀 Unknown
(5) Approximate Age: 24 y cvarcs	o (D	Unknown
B. MAINTENANCE INFORMATION:		
(1) Is Seller aware of any maintenance contract in If yes, name of maintenance contractor:  Phone:  Maintenance contracts must be in effect to open sewer facilities.)	act expiration date:	Yes No
(2) Approximate date any tanks were last pumped	17 2007	
(3) Is Seller aware of any defect or malfunction in If yes, explain:		Yes No
(4) Does Seller have manufacturer or warranty inf  C. PLANNING MATERIALS, PERMITS, AND CONT		Yes No
(1) The following items concerning the on-site sev planning materials permit for original in maintenance contract manufacturer inform	istallation $\square$ final inspection when OSS	SF was installed
(2) "Planning materials" are the supporting ma- submitted to the permitting authority in order to		
(3) It may be necessary for a buyer to ha transferred to the buyer.	ve the permit to operate an on-site	e sewer facility
(TAR-1407) 1-7-04 Initialed for Identification by Buyer	and Seller <u>KR</u> , <u>A</u>	Page 1 of 2
Southwest Partners & Global Pa, 850 FM 390 E Brenham TX 77833	Phone: 9794219996 Fax:	KERR   1602 Silver

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

Diane Alexander

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.

w	sage (gal/day) vithout water- aving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf) Single family dwelling (3 bedrooms; less than 2,500 sf) Single family dwelling (4 bedrooms; less than 3,500 sf) Single family dwelling (5 bedrooms; less than 4,500 sf) Single family dwelling (6 bedrooms; less than 5,500 sf) Mobile home, condo, or townhouse (1-2 bedroom) Mobile home, condo, or townhouse (each add'l bedroom)	225 300 375 450 525 225	180 240 300 360 420 180 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 Seller FRANK RENDA	6 - // - / / & Date	Katherine Render Signature of Seller KATHERINE RENDA	<i>6-11-1</i> Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

Signature of Buyer

Date



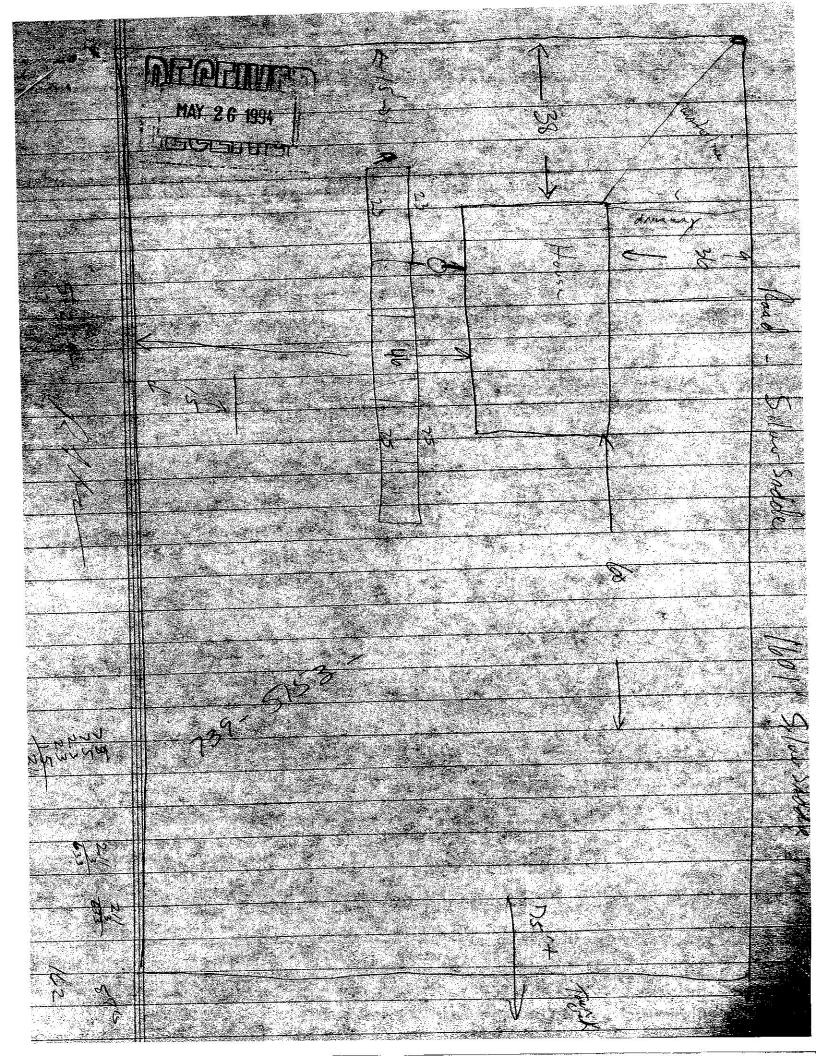


### **SELLER'S DISCLOSURE NOTICE**

INCERNING THE PROPERTY AT $\_$	1602 SILVER SADDLE DRIVE N	N KERRVILLE
	(Street Add	ress and City)
S THIS NOTICE IS A DISCLOSURE OF SELL D IS NOT A SUBSTITUTE FOR ANY INSPEC ANY KIND BY SELLER OR SELLER'S AGEI	FIONS OR WARRANTIES THE PURCHASER	IF THE PROPERTY AS OF THE DATE SIGNED BY SELLE MAY WISH TO OBTAIN, OBTAIN, IT IS NOT A WARRANT ER OR SELLER'S AGENTS.
ller <b>x</b> is □ is not occupying the Pro	perty. If unoccupied, how long since	Seller has occupied the Property? 1291
The Property has the items checked below	[Write Yes (Y), No (N), or Unknown (U)]:	
- X Range	Oven	Microwave
Dishwasher		Disposal
Washer/Dryer Hookups	Window Screens	N Rain Gutters
Security System	Fire Detection Equipment	Intercom System
	Smoke Detector	200
	Smoke Detector-Hearing Impaired	
	Carbon Monoxide Alarm	
	_ <i>t</i> Emergency Escape Ladder(s)	
N TV Antenna DISH	Cable TV Wiring	Satellite Dish
Ceiling Fan(s)	Attic Fan(s)	Exhaust Fan(s)
Central A/C	Central Heating	_ <b>N</b> Wall/Window Air Conditioning
Plumbing System		N Public Sewer System
	<u>M</u> Outdoor Grill	Fences
_N Pool	_N_ Sauna	N Spa N Hot Tub
Pool Equipment	N Pool Heater	Automatic Lawn Sprinkler System
Fireplace(s) & Chimney (Wood burning)	·	Fireplace(s) & Chimney (Mock)
Natural Gas Lines		Gas Fixtures
Liquid Propane Gas	LP Community (Captive)	LP on Property
Garage: Attached	Not Attached	N Carport
Garage Door Opener(s): >	Electronic	Control(s)
Water Heater: Y	Gas	Electric
Water Supply: N City PRIVATE	Well MUD	Со-ор
Roof Type: SHING CES		Age: 2 4=34-25 (approx.)
Are you (Seller) aware of any of the at	pove items that are not in working condi-	ition that have known defects or that are in need or
repair? Yes No Unknown. If yes, t	hen describe. (Attach additional sheets if nec	tion, that have known defects, or that are in need cessary):

	the Property at	1602 SILVER SADDLE D KERRVILLE, TX 780		Page 2	8/7/2017
ler's Disclosure Notice Concerning	ine i roperty at	(Street Address and Cit		raye z	0///2017
Does the property have working sm Health and Safety Code? Yes	oke detectors installe	d in accordance with the sm own. If the answer to th	oke detector is question i	requirements is no or ur	of Chapter 766 aknown, explai
(Attach additional sheets if necessary)					1 130.5
				<u> </u>	
* Chapter 766 of the Health and Sa accordance with the requirement location, and power source requi unknown above or contact your! for the hearing impaired if: (1) the buyer gives the seller written everificative date, the buyer makes a locations for the installation. The smoke detectors to install.	s of the building code rements. If you do not ocal building official for buyer or a member of vidence of the hearing a written request for the	in effect in the area in which the know the building code required from more information. A buyer must the buyer's family who will rest impairment from a licensed to seller to install smoke detection.	ne dwelling is liberents in effection as require a side in the dwell physician; and pressors for the hea	ocated, includ ct in your area eller to install ling is hearing d (3) within 1 ring impaired	ing performance i, you may chec smoke detector impaired; (2) the 0 days after the and specifies the
Are you (Seller) aware of any know if you are not aware.	n defects/malfunctions	s in any of the following? Wr	ite Yes (Y) if	you are awa	re, write No (N
N Interior Walls	<u>/\/</u> Cei	lings			
Exterior Walls	_/Y Doc	ors		W Window	ws
/≾/ Roof	_ <b>/</b> _For	undation/Slab(s)		Sidewa	alks
Walls/Fences	_N_ Driv	veways	h	A Interco	m System
/Y_ Plumbing/Sewers/Septics	<u> </u>	ctrical Systems		iX_Lightin	a Fixtures
Other Structural Components (E	Describe):				
Other Structural Components (E					
	s, explain. (Attach additions) dowing conditions? Writed	tional sheets if necessary): te Yes (Y) if you are aware, wri	te No (N) if you or Roof Repai c Waste	J are not awar	e.
If the answer to any of the above is yes  Are you (Seller) aware of any of the fol  Active Termites (includes wood  Termite or Wood Rot Damage N  Previous Termite Damage  Previous Termite Treatment	s, explain. (Attach additions) dowing conditions? Writed	tional sheets if necessary):  te Yes (Y) if you are aware, wri  Previous Structura  N Hazardous or Toxi N Asbestos Component	te No (N) if you or Roof Repai c Waste	J are not awar	e.
Are you (Seller) aware of any of the fol  Active Termites (includes wood  Termite or Wood Rot Damage N  Previous Termite Damage  Previous Termite Treatment  Previous Flooding	s, explain. (Attach additions) dowing conditions? Writed	tional sheets if necessary):  te Yes (Y) if you are aware, wri  Previous Structura  N Hazardous or Toxio N Asbestos Component N Urea-formaldehyde	te No (N) if you or Roof Repai c Waste	J are not awar	e.
If the answer to any of the above is yes  Are you (Seller) aware of any of the fol  Active Termites (includes wood  Termite or Wood Rot Damage N  Previous Termite Damage  V Previous Termite Treatment  V Previous Flooding  Improper Drainage	s, explain. (Attach additions) dowing conditions? Writed	tional sheets if necessary):  te Yes (Y) if you are aware, wri  Previous Structura  N Hazardous or Toxi  N Asbestos Compone  N Urea-formaldehyde  N Radon Gas  Lead Based Paint	te No (N) if you or Roof Repai c Waste	J are not awar	e.
If the answer to any of the above is yes  Are you (Seller) aware of any of the fol  Active Termites (includes wood  Termite or Wood Rot Damage N  Previous Termite Damage  Previous Termite Treatment  Previous Flooding  Improper Drainage  Water Penetration	s, explain. (Attach additions) dowing conditions? Writed	tional sheets if necessary):  te Yes (Y) if you are aware, wri  Previous Structura  Hazardous or Toxio  Asbestos Componi  Urea-formaldehyde  N Radon Gas  Lead Based Paint  N Aluminum Wiring	te No (N) if you or Roof Repai c Waste	J are not awar	e.
If the answer to any of the above is yes  Are you (Seller) aware of any of the fol  Active Termites (includes wood  Termite or Wood Rot Damage N  Previous Termite Damage  Previous Termite Treatment  Previous Flooding  IN Improper Drainage  Water Penetration  N Located in 100-Year Floodplain	s, explain. (Attach additions? Write destroying insects)	tional sheets if necessary):  te Yes (Y) if you are aware, write Yes (Y) if you are aware, write Yes (Y) if you are aware, write Yes (Y) asbestos Component Yes (Y) Radon Gas  Y Lead Based Paint Yes Aluminum Wiring  Y Previous Fires	te No (N) if you or Roof Repai c Waste ents a Insulation	J are not awar	e.
Are you (Seller) aware of any of the fold when the fold was a constant of t	s, explain. (Attach additions? Write destroying insects) Reeding Repair	tional sheets if necessary):  te Yes (Y) if you are aware, wri  Previous Structura  Hazardous or Toxi  Asbestos Compone  Urea-formaldehyde  Radon Gas  Lead Based Paint  Aluminum Wiring  Previous Fires  Unplatted Easeme	te No (N) if you or Roof Repai c Waste ents e Insulation	J are not awar	e.
Are you (Seller) aware of any of the fold of the Active Termites (includes wood of the Termite or Wood Rot Damage of the Previous Termite Damage of the Previous Termite Treatment of the Previous Flooding of the Previous Flooding of the Water Penetration of the Present Flood Insurance Covers of the Active Termite and the Present Flood Insurance Covers of the Active Termites and the Present Flood Insurance Covers of the Active Termites and the Present Flood Insurance Covers of the Active Termites and the Present Flood Insurance Covers of the Active Termites (includes wood and the Flood Insurance Covers of the Active Termites (includes wood and the Flood Insurance Covers of the Active Termites (includes wood and the Flood Insurance Covers of the Active Termites (includes wood and Insurance Covers of the Flood Insurance Covers of the Active Termites (includes wood and Insurance Covers of the Flood Insurance Covers of the Active Termites (includes wood and Insurance Covers of the	s, explain. (Attach additions? Write destroying insects) Reeding Repair	tional sheets if necessary):  te Yes (Y) if you are aware, write Yes (Y) Asbestos Component Yes (Y) Asbestos	te No (N) if you or Roof Repair to Waste ents e Insulation	Jare not award	e. oo;≈ 201€
Are you (Seller) aware of any of the fold when the fold was a constant of t	s, explain. (Attach additions? Write destroying insects) Reeding Repair	tional sheets if necessary):  te Yes (Y) if you are aware, wri  Previous Structura  Hazardous or Toxi  Asbestos Compone  Urea-formaldehyde  Radon Gas  Lead Based Paint  Aluminum Wiring  Previous Fires  Unplatted Easeme	te No (N) if you or Roof Repair to Waste ents e Insulation	Jare not award	e. oo;≈ 201€
Are you (Seller) aware of any of the fold of the Active Termites (includes wood of the Termite or Wood Rot Damage of the Previous Termite Damage of the Previous Termite Treatment of the Previous Flooding of the Previous Flooding of the Water Penetration of the Present Flood Insurance Covers of the Active Termite and the Present Flood Insurance Covers of the Active Termites and the Present Flood Insurance Covers of the Active Termites and the Present Flood Insurance Covers of the Active Termites and the Present Flood Insurance Covers of the Active Termites (includes wood and the Flood Insurance Covers of the Active Termites (includes wood and the Flood Insurance Covers of the Active Termites (includes wood and the Flood Insurance Covers of the Active Termites (includes wood and Insurance Covers of the Flood Insurance Covers of the Active Termites (includes wood and Insurance Covers of the Flood Insurance Covers of the Active Termites (includes wood and Insurance Covers of the	s, explain. (Attach additions? Write destroying insects) Reeding Repair age	tional sheets if necessary):  te Yes (Y) if you are aware, write Yes (Y) Asbestos Component Yes (Y) Asbestos Component Yes (Y) Radon Gas  Y Lead Based Paint Yes (Y) Aluminum Wiring Yes (Y) Previous Fires  Unplatted Easeme Yes (Y) Subsurface Structument Yes (Y) Previous Use of Previous Use of Previous Use (Y)	te No (N) if you or Roof Repair waste ents a Insulation ents the reference or Pits mises for Manuf.	Jare not awarding / VCW R	e. oo;≈ 201€

Seller's Disclosure Notice Concerning the Property at <a href="KERRVILLE">KERRVILLE</a> , TX 78028 Pag (Street Address and City)  5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair?   Yes No (if you are not aware) If yes, explain. (Attach additional sheets if necessary):	s (if you are aware)
Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of renair?	s (if you are aware)
No (if you are not aware) If yes, explain. (Attach additional sheets if necessary):	s (it you are aware)
yes, espearing material effects in necessary).	
Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.	
Room additions, structural modifications, or other alterations or repairs made without necessary compliance with building codes in effect at that time.	permits or not in
M Homeowners' Association or maintenance fees or assessments.	
Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in und others.	livided interest with
Any lawsuits directly or indirectly affecting the Property.	
Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the	he Property.
MAny condition on the Property which materially affects the physical health or safety of an individual.	
Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a put an auxiliary water source.	olic water supply as
Any portion of the property that is located in a groundwater conservation district or a subsidence district.	
If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):	
	<del>-</del>
If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Du (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune may be required for repairs or improvements. Contact the local government with ordinance authority adjacent to public beaches for more information.	ne Protection Act
This property may be located near a military installation and may be affected by high noise or air installation zones or other operations. Information relating to high noise and compatible use zones is available in the Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may the Internet website of the military installation and of the county and any municipality in which the military installation and of the county and any municipality in which the military installation and of the county and any municipality in which the military installation and of the county and any municipality in which the military installation and of the county and any municipality in which the military installation and of the county and any municipality in which the military installation and may be affected by high noise or air installation zones.	e most recent Air
1	?
	la 6-11-18
gnature of Seller Date Signature of Seller RANK RENDA KATHERINE RENDA	Date
NATHENINE RENDA	
e undersigned purchaser hereby acknowledges receipt of the foregoing notice.	
gnature of Purchaser Date Signature of Purchaser	Data
gnature of Purchaser Date Signature of Purchaser	Date



293 Σ This plac of MURSESHOR DUKS, was submitted to and considered by the Planning and Zuning Committee of the City of Karrvilla. Taxas, and was approved by taild Committees on the 18 th. day of January, A.D. 1979. 56.65 A strip of land 20 feet wide is reserved instrument to 15, 8loct 1, and Lot 15, 8loct 1, and Lot 15, 8loct 10 feet 15 and Lot 15, 8lock 1, and Lot 15, 8lock 1, and Lot 15, 8lock 10 feet 1, as shown so the pixt. HORSESHOE CAKS
20.07 ACRES IN
KERR COUNTY TEXAS
SCALE 1"\*100 FEET 177 PHILIP Grains is content of the procurety based on lats plats. The processry consortable 20.07 series of defection between the series of length and content of definitions between the Self-land for the content of definition between the SEG March 10.18 and 10.2 series out of degrad Series for SEG March 10.18 and 10.2 series of degrad series for SEG March 10.2 series of S JANUARY 10, 1979 Approved by the Commissioner's Court of Kern Count Court and was filled for rebond on the St th. Add Logic Lips, as 2000 of Color to, and was recorded of Jacuary. A D 1375, at 3155 of Color to a. B Page 182 of the P145 Seconds of Kern County. Te Ermile M. Maenkar County Clerk of Marr County, Texas M. A. Heddle -- Chelwen Plantag and Coning Comission 1770 THE SATE OF LEGERS. Service we, the understand authority, a factory habits in and for the THE CONTY OF SERVICE AND A SERVICE AND ASSESSED ASSESSED ASSESSED. THE CONTY OF SERVICE ASSESSED ASSESSED. 136. DESCRIPTION 6 Given under my hand and seal of office this loth day of January, A.O. 1919. <u>-</u> An exament is provided for all electric, talephone, cabinstitute match from an other little, postere, if of ever wide along and adjacent to the back fine of all not are of the electric to the back fine of the cabin of the electric to the back fine of the cabin of the electric to the back fine of the electric to the back fine of the other little of each its. B- 80 (11. 1) 1884 3 1,11.61 Sharron L. Saulther Hotary Public, Kerr County, Texas 1) 707 \*\* SCALE KEKENIT 77.19 • 28 BLOCK 1070 1100 To foot wide assement for wallboay. BUILDING LIMIT LIME: There shall be a baristing ital! Time, or set back line, 25 feet from the front line of all lots. \* (\*\*) \* (\*\*) THE STATE OF TERMS.

THE COURT OF EAST.

THE C Charles B. Sammer S. Shangaren S. Charles B. Sammer Shanka B. Sammer S. Shanka Sammer S. Shanka Burnyad on the ground by Loui Doningen. Rejissens Professions Espiene 16:1633 Hystograp dolis Carroport Miz.22; a Chemie Siste Lead Surveyor and Campt Surveyor The Touro, Tasa, Loui Charles D. Dohinges, Registered Pails Surveyor (C.)?] All tracts will be limited to single finily deallings 8 All roads wave 50 foot wide right of way.
All have 6 inch compacted store base, with
asphalt parement 1/2 inch thick and concrains curbe each side, 30 feet back to
back of curbs. CERTIFICATE OF AUTHENTICATION & DEGICATION A 0 0 1 E CURVE 'A" Englisher No. 1633 Taxes 78025 247-7074 519 AHSLE RADIUS LENGTH LONG CHOND URYE DATA 1 58 11606 SILYER 2091 SI 181 T 0 W H

# **Environmental Systems Maintenance**

714 Mountain Dr. Kerrville, Texas 78028 Phone: 830-792-3950

Fax: 830-792-3252

#### To whom it concerns:

Our company performed an inspection of a conventional septic system located in Silver Saddle for the buyer Frank Renda
The following items were noted for correction:

1. Have tank pumped

A hydraulic load test was performed on the system and no pooling was seen in the drain field area.

At the time of the inspection the septic system was performing as designed and only the listed issues where noted.

Thank you,

Bennie Harvill