

## NOTICE REGARDING OAK WILT IN CENTRAL TEXAS

### ADDENDUM TO EARNEST MONEY CONTRACT BETWEEN THE UNDERSIGNED PARTIES CONCERNING THE PROPERTY AT 673 Lake Ridge Road, Kerrville, TX 78028

#### THERE MAY BE OAK WILT ON THE PROPERTY YOU ARE ABOUT TO PURCHASE

OAK WILT is one of the most destructive tree diseases in the United States. The disease has killed more than 1 million trees in Central Texas. Oak Wilt is caused by the fungus *Ceratocystis fagacearum*. The spores of the fungus invade and clog the tree's water conducting system, called xylem.

Oak Wilt has been found in many Texas counties and in almost every city in Central Texas. It can be a problem wherever Live Oaks tend to be the predominant tree. It does not matter whether they are transplanted or naturally grown. An individual tree's age, size or previous health status does not make it more or less likely to contract or die from Oak Wilt.

All varieties of oak trees are susceptible to Oak Wilt. Some varieties tend to be more susceptible than others

#### OUR EXPERTISE:

- We cannot make representations or guarantees because we are not trained in identifying the condition of trees and their diseases and have no expertise in the area of plant diseases.

#### THEREFORE, WE RECOMMEND:

- you take whatever other measure you feel is necessary to satisfy yourself about the condition of the property and its surroundings.
- you accompany the inspectors and other experts during their inspections and ask any questions you have.

Other Information: If you are concerned or desire additional information, you may call your County Agricultural Extension Service, or on the internet go to [www.texasoakwilt.org](http://www.texasoakwilt.org).

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Buyer

Date

<i>S. Morris</i>	<i>3/27/19</i>
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Seller

Date

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Buyer

Date

<i>Jeffery N. Morris</i>	<i>3/27/19</i>
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Seller

Date



## INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 673 Lake Ridge Road, 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: sprinkler (150 linear feet of supply line & heads) ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: NW of the Septic System ☐ Unknown
- (4) Installer: On-SITE @ J.A.T., LLC (Lane Wolters, R.S.) ☐ Unknown
- (5) Approximate Age: 12 years (started up in June 2006) ☐ 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: Environmental Systems Maint. LLC (Permit # 5333)  
Phone: 830. 792. 3950 contract expiration date: 8/1/2019  
(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? 1/6/2017 (2nd time) ; 2/9/12 (1st time) (~5-6 yrs when needed 3rd)
- (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.

**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.

\_\_\_\_\_  
Signature of Seller Date

S. Morris 3/27/19  
Signature of Seller Date

Receipt acknowledged by:

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

Tiffany N. Morris 3/27/19  
Signature of Buyer Date