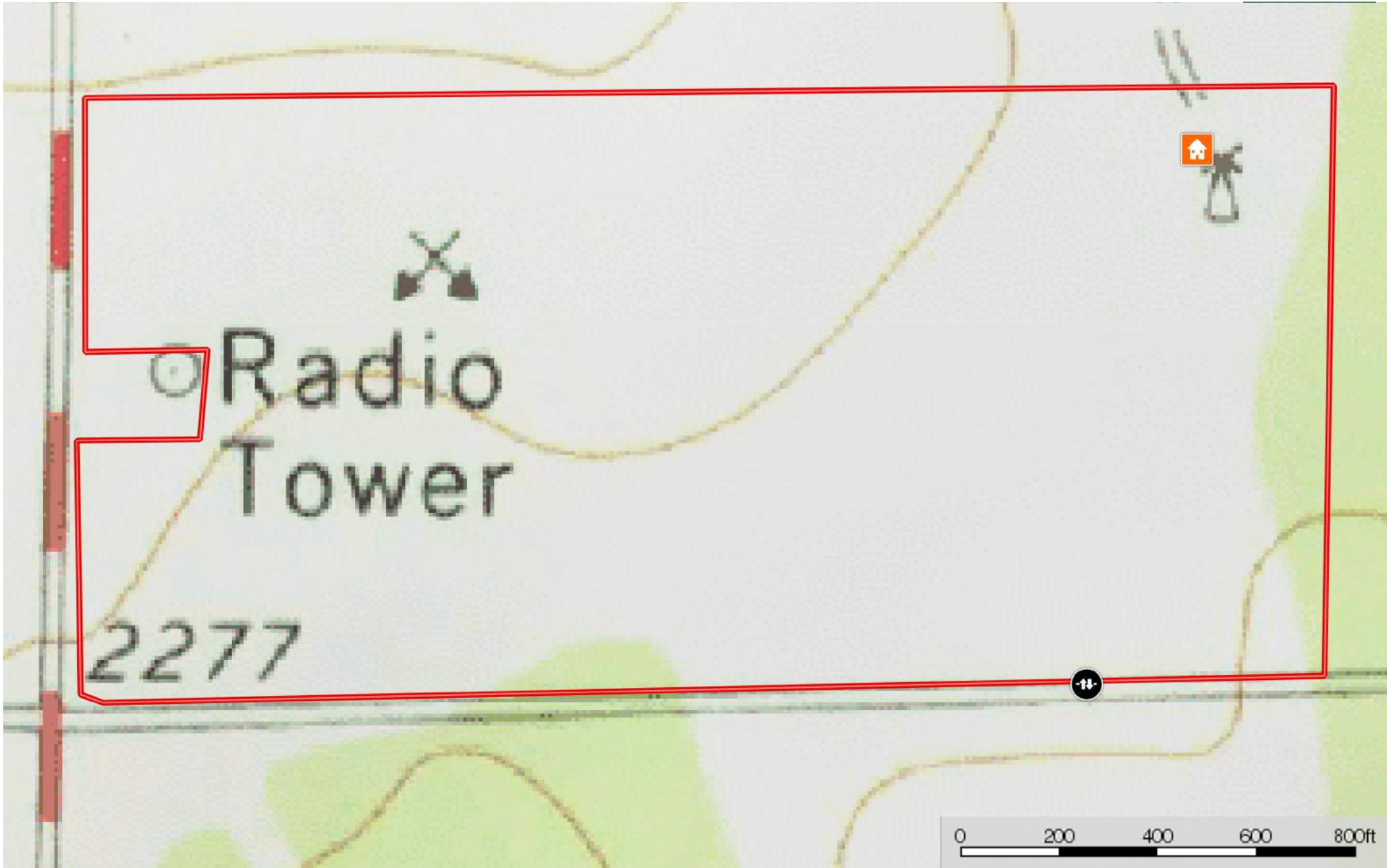


 House

 Gate

 Boundary



 House    Gate    Boundary



**FIELD NOTES DESCRIPTION OF A 32.27 ACRE TRACT OF LAND  
SITUATED ON RESERVATION ROAD IN KERR COUNTY, TEXAS**

BEING 32.27 ACRES OF LAND OUT OF THE W.G. COCKE SURVEY NO. 6, ABSTRACT NO. 1067, IN THE COUNTY OF KERR, STATE OF TEXAS, THE WEST PART OF THAT 66.22 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN FROM DAVID S. CHANEY ET UX TO POT OF A & A GOLD INVESTMENTS, LLC, DATED THE 18<sup>TH</sup> DAY OF APRIL, 2019, AND RECORDED IN CLERKS FILE NO. 19-02863, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" iron stake set in the East right-of-way line of State Highway No. 479, a 2.502 acre tract described in deed to the State of Texas recorded in Volume 2, Page 317, Easement Records of Kerr County, Texas, the Northwest corner of said 66.22 acre tract, for the Northwest corner hereof, the Southwest corner of the remainder of that 150.00 acre tract described in deed to David S. Chaney et ux recorded in Volume 1359, Page 293, Real Property Records of Kerr County, Texas, from which a concrete right-of-way marker bears 1902.13 ft. N 00° 27' 37" E;

**THENCE** with the North line of said 66.22 acre tract, N 89° 17' 08" E 1362.08 ft. to a set ½" iron stake, for the Northeast corner hereof, the Northwest corner of a 19.95 acre tract surveyed by me on January 31, 2020;

**THENCE** upon, over, and across said 66.22 acre tract, with the West line of said 19.95 acre tract, South at 1043.34 ft. passing a ½" iron stake set in the fenced North line of Reservation Road, leaving said fence and continuing for a total distance of 1061.54 ft. to a P-K nail set in the centerline of Reservation Road, the South line of said 66.22 acre tract, for the Southeast corner hereof, the Southwest corner of said 19.95 acre tract;

**THENCE** with the centerline of Reservation Road, the South line of said 66.22 acre tract, S 88° 16' 27" W 1333.24 ft. to a point in the East right-of-way line of State Highway No. 479, the Southwest corner of said 66.22 acre tract, for the Southwest corner hereof;


**THENCE** with the East right-of-way line of State Highway No. 479, the West line of said 66.22 acre tract: 1) N 00° 42' 36" E 14.97 ft. to a TxDot. brass disk right-of-way marker; 2) N 42° 24' 01" W 67.50 ft. to a TxDot. brass disk right-of-way marker; and 3) N 01° 06' 15" E 414.57 ft. to a ½" iron stake set at the Southwest corner of that 1.435 acre tract described in deed to American Tower Mgmt. Co. recorded in Volume 1059, Page 368, Real Property Records of Kerr County, Texas;

**THENCE** with the common line between said 66.22 acre and 1.435 acre tracts; 1) S 88° 52' 08" E 249.79 ft. to a found iron pipe with brass disk marked "AT&T"; 2) N 01° 06' 12" E 249.85 ft. to a found iron pipe with brass disk marked "AT&T"; and 3) N 88° 52' 08" W at 255.8 ft. passing a found iron pipe with brass disk marked "AT&T", continuing for a total distance of 249.78 ft. to a ½" iron stake set in the East right-of-way line of State Highway No. 479;

**THENCE** with the East right-of-way line of State Highway No. 479, the West line of said 66.22 acre tract: 1) N 01° 06' 15" E 29.26 ft. to a TxDot. brass disk right-of-way marker; and 2) N 00° 27' 37" E 326.35 ft. to the PLACE OF BEGINNING, containing 32.27 acres of land, more or less, within these metes and bounds. A plat accompanies these field notes. Bearings based on True North per G.P.S.

The foregoing field notes represent a survey made on the ground under my direction.

Dated this the 10<sup>th</sup> day of February, 2020

  
Eric N. Ashley  
Registered Professional Land Surveyor No. 4617  
Job No. 7686KC-0220 Firm No. 10032600  
Gold, Aubrey 32.27ac Reservation Rd.doc



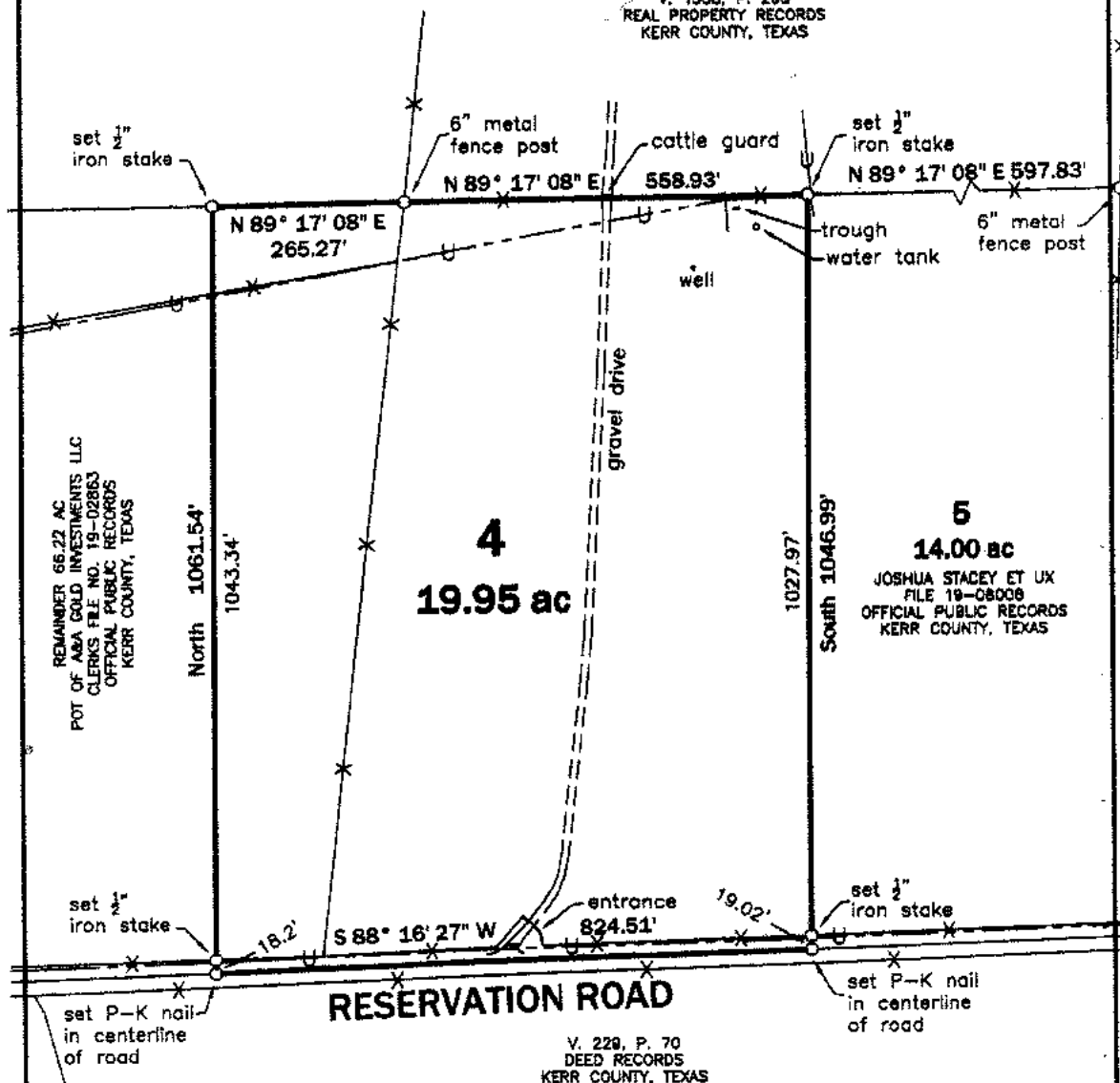


(TRUE NORTH PER G.P.S.)  
SCALE 1"=200'

— X — X — FENCE LINE  
- - - U - - - OVERHEAD UTILITY LINE

SURVEY PLAT OF A 19.95 ACRE TRACT OF LAND OUT OF THE W.G. COCKE SURVEY NO. 6, ABSTRACT NO. 1067, IN THE COUNTY OF KERR, STATE OF TEXAS, PART OF THAT 66.22 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM DAVID S. CHANEY ET UX TO POT OF A & A GOLD INVESTMENTS, LLC, DATED THE 18TH DAY OF APRIL, 2019, AND RECORDED IN CLERKS FILE NO. 19-02863, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

REMAINDER 150.00 AC  
DAVID S. CHANEY ET UX  
V. 1358, P. 293  
REAL PROPERTY RECORDS  
KERR COUNTY, TEXAS



THIS PLAT AND THE ACCOMPANYING FIELD NOTES REPRESENT A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

DATED THIS 31st DAY OF JANUARY, 2020

*Eric N. Ashley*  
ERIC N. ASHLEY FIRM REG. NO. 10032800  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4617 JOB NO. 7888KC-0120  
GOLD, AUBREY 19.95AC JAN2020.DWG

**Tract 4**  
**FIELD NOTES DESCRIPTION OF A 19.95 ACRE TRACT OF LAND**  
**SITUATED ON RESERVATION ROAD IN KERR COUNTY, TEXAS**

**SURVEY PLAT OF A 19.95 ACRE TRACT OF LAND OUT OF THE W.G. COCKE SURVEY NO. 6, ABSTRACT NO. 1067, IN THE COUNTY OF KERR, STATE OF TEXAS, PART OF THAT 66.22 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM DAVID S. CHANEY ET UX TO POT OF A & A GOLD INVESTMENTS, LLC, DATED THE 18TH DAY OF APRIL, 2019, AND RECORDED IN CLERKS FILE NO. 19-02863, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½" iron stake set in the fenced South line of the remainder of that 150.00 acre tract described in deed to David S. Chaney et ux recorded in Volume 1358, Page 293, Real Property Records of Kerr County, Texas, the North line of said 66.22 acre tract, for the Northeast corner hereof, the Northwest corner of that 14.00 acre tract described in Warranty Deed with Vendor's Lien to Joshua Stacey and Noel Stacey recorded in Clerk's File No. 19-08008, Official Public Records of Kerr County, Texas, from which a 6" metal fence corner post at the Northeast corner of said 66.22 acre tract bears 597.83 ft. N 89° 17' 08" E;

**THENCE** upon, over, and across said 66.22 acre tract, with the West line of said 14.00 acre tract, South at 1027.97 ft. passing a ½" iron stake set in the fenced North line of Reservation Road, leaving said fence and continuing for a total distance of 1046.99 ft. to a P-K nail set in asphalt of Reservation Road, the South line of said 66.22 acre tract, for the Southeast corner hereof, the Southwest corner of said 14.00 acre tract;

**THENCE** with the approximate centerline of Reservation Road, the South line of said 66.22 acre tract, S 88° 16' 27" W 824.51 ft. to a set P-K nail, for the Southwest corner hereof;

**THENCE** upon, over, and across said 66.22 acre tract, North at 18.2 ft. passing a ½" iron stake set in fence in the North line of Reservation Road, continuing for a total distance of 1061.54 ft. to a ½" iron stake set in the North line of said 66.22 acre tract, the South line of said Chaney tract, for the Northwest corner hereof;

**THENCE** with the North line of said 66.22 acre tract, the South line of said Chaney tract: 1) N 89° 17' 08" E 265.27 ft. to a 6" metal fence post; and 2) generally along a fence, N 89° 17' 08" E 558.93 ft. to the PLACE OF BEGINNING, containing 19.95 acres of land, more or less, within these metes and bounds. A plat accompanies these field notes. Bearings based on True North per G.P.S.

The foregoing field notes represent a survey  
made on the ground under my direction.

Dated this the 31<sup>st</sup> day of January, 2020

  
Eric N. Ashley  
Registered Professional Land Surveyor No. 4617  
Job No. 7686KC-0120 Firm No. 10032600  
Gold, Aubrey TR5 Reservation Rd.doc



## **Deed Restrictions for**

### **52.22 Acres at 4714 Reservation Rd. Harper, TX 78631**

1. No manufactured or modular homes may be placed on the property.
2. The property may not be used for commercial purposes.
3. No portion of the property may be used as a pig farm.
4. The property may not be subdivided into tracts less than Ten (10) acres.



## SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

4714 Reservation Rd. NW

Harper, TX 78631

CONCERNING THE PROPERTY AT

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 BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller \_\_\_ is \_\_\_ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? (approximate date) or \_\_\_ never occupied the Property

### Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring		X	
Carbon Monoxide Det.	X		
Ceiling Fans	X		
Cooktop	X		
Dishwasher		X	
Disposal		X	
Emergency Escape Ladder(s)		X	
Exhaust Fans		X	
Fences		X	
Fire Detection Equip.	X		
French Drain		X	
Gas Fixtures		X	
Natural Gas Lines		X	

Item	Y	N	U
Liquid Propane Gas:		X	
-LP Community (Captive)		X	
-LP on Property		X	
Hot Tub		X	
Intercom System		X	
Microwave	X		
Outdoor Grill		X	
Patio/Decking		X	
Plumbing System		X	
Pool		X	
Pool Equipment		X	
Pool Maint. Accessories		X	
Pool Heater		X	

Item	Y	N	U
Pump: sump grinder		X	
Rain Gutters		X	
Range/Stove	X		
Roof/Attic Vents		X	
Sauna		X	
Smoke Detector	X		
Smoke Detector - Hearing Impaired		X	
Spa		X	
Trash Compactor		X	
TV Antenna		X	
Washer/Dryer Hookup	X		
Window Screens	X		
Public Sewer System		X	

Item	Y	N	U	Additional Information
Central A/C		X		<del>electric</del> gas number of units: <u>Mitsubishi mini split - 2</u>
Evaporative Coolers		X		number of units:
Wall/Window AC Units		X		number of units:
Attic Fan(s)		X		if yes, describe:
Central Heat		X		electric gas number of units:
Other Heat	X			if yes, describe: <u>Mitsubishi mini split - 2</u>
Oven	X			number of ovens: electric gas other:
Fireplace & Chimney		X		wood gas logs mock other:
Carport		X		attached not attached
Garage		X		attached not attached
Garage Door Openers		X		number of units: number of remotes:
Satellite Dish & Controls	X			owned leased from:
Security System		X		owned leased from:
Solar Panels		X		owned leased from:
Water Heater	X			electric gas other: number of units:
Water Softener		X		owned leased from:
Other Leased Items(s)		X		if yes, describe:

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_ and Seller: B.R.R.

Page 1 of 6

Concerning the Property at \_\_\_\_\_

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	automatic manual areas covered:
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: \_\_\_ city ☒ well \_\_\_ MUD \_\_\_ co-op \_\_\_ unknown \_\_\_ other: \_\_\_\_\_

Was the Property built before 1978? \_\_\_ yes ☒ no \_\_\_ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Metal Age: 6 months (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? \_\_\_ yes ☒ no \_\_\_ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? \_\_\_ yes ☒ no If yes, describe (attach additional sheets if necessary):

N/A

**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): N/A

**Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: oak wilt	<input checked="" type="checkbox"/>	
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

Concerning the Property at \_\_\_\_\_

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

Oak will on property and surrounding area

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?** ☐ yes ☐ no If yes, explain (attach additional sheets if necessary): \_\_\_\_\_

N/A

**Section 5. Are you (Seller) aware of any of the following conditions?\*** (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

- | Y                                   | N                        |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Present flood insurance coverage (if yes, attach TXR 1414).  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous flooding due to a natural flood event (if yes, attach TXR 1414).  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway (if yes, attach TXR 1414).   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a reservoir.  |

If the answer to any of the above is yes, explain (attach additional sheets as necessary): \_\_\_\_\_

N/A

\*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Concerning the Property at \_\_\_\_\_

**Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?** ☐ yes ☒ no If yes, explain (attach additional sheets as necessary): N/A

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

**Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property?** ☐ yes ☒ no If yes, explain (attach additional sheets as necessary): N/A

**Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

Y N

☒ ☒

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

☒

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: N/A

Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_

Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ and are: ☐ mandatory ☐ voluntary

Any unpaid fees or assessment for the Property? ☐ yes (\$ \_\_\_\_\_) ☒ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☒

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: \_\_\_\_\_

☒

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

☒

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☒

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

☒

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

☒

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

☒

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

☒

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

☒

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): N/A

Concerning the Property at \_\_\_\_\_

N/A

Section 9. Seller \_\_\_\_\_ has \_\_\_\_\_ has not attached a survey of the Property.

Section 10. 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
July 17, 2020	CBSE Installation	Tish Hulet Environmental Health Dept. Final Construction Inspection	Unknown

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property.  
A buyer should obtain inspections from inspectors chosen by the buyer.

Section 11. 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 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? \_\_\_\_\_ yes ☒ no

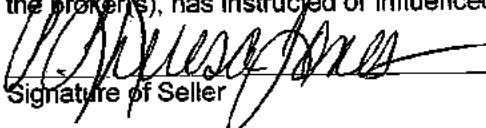
Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? \_\_\_\_\_ yes ☒ no If yes, explain: \_\_\_\_\_ N/A

Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? \_\_\_\_\_ unknown \_\_\_\_\_ no ☒ yes. If no or unknown, explain.  
(Attach additional sheets if necessary): \_\_\_\_\_

\*Chapter 766 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.



Date



Date

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Concerning the Property at \_\_\_\_\_

**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](http://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 the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:


Electric: \_\_\_\_\_  
Sewer: \_\_\_\_\_  
Water: \_\_\_\_\_  
Cable: \_\_\_\_\_  
Trash: \_\_\_\_\_  
Natural Gas: \_\_\_\_\_  
Phone Company: \_\_\_\_\_  
Propane: \_\_\_\_\_  
Internet: \_\_\_\_\_

phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_

- (7) 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: \_\_\_\_\_

 B. R. R.



## INFORMATION ABOUT ON-SITE SEWER FACILITY

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### CONCERNING THE PROPERTY AT

4714 Reservation Rd. NW  
Harper, TX 78631

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Standard ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Right of guest house, approximately 150-200 ft away ☐ Unknown
- (4) Installer: Shaleah Hill, OS 33594, Vasek Water Company ☐ Unknown
- (5) Approximate Age: 6 months, permit issued 6/30/20 ☐ 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? N/A
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No  
If yes, explain: NO
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

#### C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

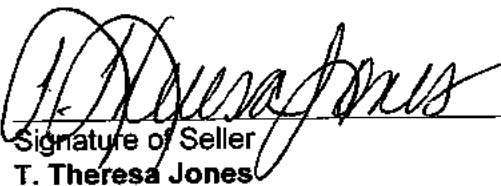
- (1) The following items concerning the on-site sewer facility are attached:  
☐ planning materials ☒ permit for original installation ☒ final inspection when OSSF was installed  
☐ maintenance contract ☐ manufacturer information ☐ warranty information
- (2) "Planning materials" are the supporting materials 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.

 12/16/2020  
Signature of Seller Date  
T. Theresa Jones

 12/16/2020  
Signature of Seller Date  
Bertoldo R. Rodriguez

Receipt acknowledged by:

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

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