

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

GF No. _____

Date: _____

Name of Affiant(s): Garry Ullrich, Perry Sheppard

Address of Affiant: Tract 17, Antelope Draw Ranch, Menard, TX 76859

Description of Property: _____

Menard County, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared _____,

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."): We are selling this property

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since Dec 23, 2019 there have been no:
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
b. changes in the location of boundary fences or boundary walls;
c. construction projects on immediately adjoining property(ies) which encroach on the Property;
d. conveyances, replatlings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): None

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

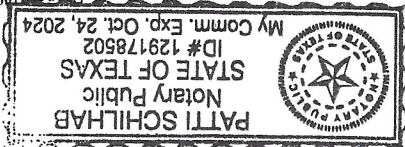
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Garry Ullrich

Perry Sheppard

SWORN AND SUBSCRIBED this 15 day of March

Notary Public



Phone: 210-971-0095

Fax: _____

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

Connie L. McCord

RE/MAX Associates, 300 E Sonterra Blvd B1 #1180 San Antonio TX 78258

(TXR-1907) 02-01-2010



This Disclosure Statement is not intended as a substitute for any inspections or warranties that a prospective buyer of the Property may wish to obtain in conjunction with the negotiation of a contract with Owner. It is recommended by Broker that any prospective buyer obtain independent inspections of the Property by professionals of such party's choice, including, but not limited to, an environmental site assessment of the Property.

THIS DISCLOSURE STATEMENT pertains to certain property located at Tract 17, Antelope Draw Ranch, Menard, TX 76859 (The "Property") more particularly described on Exhibit A attached hereto, and is hereby submitted by Gary Ulirich, Perry Sheppard

("Owner") to RE/MAX Associates Connie L. McCord ("Broker") for Broker's use in connection with its marketing of the Property to prospective buyers.

Owner hereby authorizes Broker to provide a copy of this Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the Property. This information is intended to be a disclosure only and is not intended to be a part of any contract between Owner and a prospective buyer or a warranty of any kind by the Owner to a prospective buyer.

The answers or responses appearing in this Disclosure Statement are being made by the Owner to Broker and such responses or answers shall not be deemed or construed as being representations of the Broker to prospective buyers of the Property. The information provided herein is current as of March 13 2021

and does not reflect any changed condition occurring after such date. Owner agrees to be as accurate as possible in responding to the applicable inquiries herein set forth, and to the extent that Owner is either uncertain about or has no knowledge of the information requested, then the applicable response is so noted. Owner acknowledges that this Disclosure Statement may be the basis for such prospective buyer determining whether or not to cause independent inspection, investigations, tests or environmental site assessments to be conducted with respect to the Property by real estate professionals. "These statements do not apply to any residence on the Property. For a residence, use the Sellers Disclosure Notice form."

Owner is ☐ is not ☐ occupying the Property. If Owner is not occupying the Property, how long since Owner has occupied the Property?

A. DEFECTS/MALFUNCTIONS:

Is Owner aware of any significant or material defects/malfunctions in any of the following? ☐ Yes ☒ No. If yes, check appropriate

space(s):
☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Exterior Walls
☐ Foundation ☐ Slab(s) ☐ Driveways ☐ Sidewalks
☐ Plumbing/Sewers/Septics ☐ Heating/Air Conditioning Systems
☐ Insulation ☐ Walls/Fences ☐ Other Structural Components
☐ Roof(s) ☐ Paint ☐ Electrical Systems
☐ Windows ☐ Doors ☐ Water Penetration

Describe:

If any of the above items is checked, explain (attach additional sheets if necessary.):

B. GENERAL INFORMATION:

Is Owner aware of any of the following:

1. Feature of the property shared in common with adjoining landowners, such as walls, roofs, fences and driveways, whose use or responsibility for maintenance may have an effect on the Property.
2. Any encroachments, easements or similar matters that may affect the Property.
3. Any settling from any cause, or slippage, sliding, or other soil problems as related to structures.
4. Major damage to the Property or any of the structures from fire, earthquake, floods, or ground shifting.
5. Neighborhood noise problems or other nuisances affecting the Property.
6. Deed restrictions or obligations affecting the Property.
7. Any notices of abatement or citations against the Property.
8. Any lawsuits against Owner threatening to or affecting Property.

If the answer to any of the above questions is "yes," explain. (Attach additional sheets if necessary):

Yes No Unknown
☐ ☒ ☐
☐ ☒ ☐
☐ ☒ ☐
☐ ☒ ☐
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☐ ☒ ☐
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☐ ☒ ☐

C. FLOODING AND DRAINAGE: Is any part of the Property in a 100-year flood plain? ☒ Yes ☐ No ☐ Unknown. If yes, what part of

the Property is within the flood plain: _____
Has the Property ever flooded? ☒ Yes ☐ No ☐ Unknown. If yes, give dates and information: _____

Are there any drainage problems? ☒ Yes ☐ No ☐ Unknown. If yes, explain: _____

Are there any flowing or intermittent springs or streams on the Property? ☒ Yes ☐ No ☐ Unknown. If yes, please explain: _____

D. ENVIRONMENTAL MATTERS:

1. **UNDERGROUND TANKS AND PIPELINES:** Are there now or has there ever been any tanks, drums, pipelines or other

containers containing or transporting gas, oil, chemicals or other hazardous substances or materials upon or buried underground
anywhere on or in the Property? ☒ Yes ☐ No ☐ Unknown. If yes, Number: _____ Size: _____ Age: _____

Location: _____

In current use? ☒ Yes ☐ No ☐ Unknown. Registered with Registration Department, Petroleum Storage Tank Division, Texas
Water Commission (512/371-6200)? ☐ Yes ☐ No ☐ Unknown. Type of material(s) stored in tank(s): _____

What is the source of your information: _____

2. **HAZARDOUS MATERIALS:** Are there now or has there ever been any other hazardous substances or materials (including
residues from toxic substances) on or in the Property? ☒ Yes ☐ No ☐ Unknown. If yes, material: _____

When: _____
Location: _____

What is the source of your information? _____

3. **CHEMICALS:** Has there been any storage or manufacturing of chemical materials or pollutants on the Property? ☒ Yes ☐ No

When: _____

4. **MINING OR DUMPING:** Has the Property ever been used as a quarry, mine, dump site or landfill? ☒ Yes ☐ No ☐ Unknown.

If yes, please explain: _____

What is the source of your information? _____

5. **WASTE SITES:** Have there ever been any chemical or waste disposal sites on or in close proximity to the Property: ☐ Yes

☒ No ☐ Unknown. Explain: _____

6. **ENDANGERED SPECIES:** Do you know of the existence of any threatened or endangered species, as listed by the Texas
Parks and Wildlife Department or U.S. Fish and Wildlife Service, or their habitat on the Property? ☒ Yes ☐ No ☐ Unknown. If
yes, explain and give the location: _____

7. **OTHER:** Are there any other environmental hazards or conditions which presently contaminate or otherwise detrimentally affect
the Property that are not otherwise mentioned herein, but that Owner has reason to believe might be violative of applicable
federal, state or local environmental statutes or regulations (including, but not limited to, the Comprehensive Environmental

Response, Compensation and Liability Act of 1980, as amended)? ☒ Yes ☐ No ☐ Unknown. Explain: _____

_____ (attach additional sheets if needed).

E. WATER SYSTEM: Has the Owner ever had the water system(s) serving the Property tested? ☒ Yes ☐ No ☐ Unknown. If yes,

tested by: _____

Dated tested: _____

☐ Satisfactory ☐ Satisfactory with Notation ☐ Unsatisfactory. Has Owner ever had water test
with an "Unsatisfactory" or "Satisfactory with Notation" result? ☐ Yes ☐ No ☐ Unknown. If yes, please explain: _____

1. **PROBLEMS:**

F. SPECIAL CONDITIONS AFFECTING PROPERTY OF WHICH A PROSPECTIVE BUYER SHOULD BE GENERALLY AWARE THAT ARE NOT OTHERWISE SET FORTH HEREIN:

FARM, RANCH & RURAL ACREAGE OWNERS DISCLOSURE STATEMENT concerning Tract 17, Antelope Draw Ranch, Menard, TX 76859

The information herein is complete, true and correct to the best of Owner's knowledge and belief as of the date signed by the Owner. This Disclosure Statement is not intended as a substitute for any inspections or warranties that a prospective buyer of the Property may wish to obtain in conjunction with the negotiation of a contract with Owner. It is recommended by Broker that any prospective buyer obtain independent inspections of the Property by professionals of such party's choice including, but not limited to an environmental site assessment of the Property.

OWNERS DISCLOSURE STATEMENT - COMMERCIAL & FARM, RANCH & RURAL ACREAGE Tract 17, Antelope Draw Ranch, Menard, TX 76859 (PROPERTY ADDRESS)

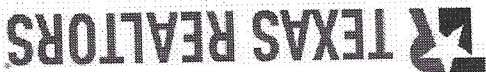
The information herein contained is complete, true and correct to the best of the Owner's knowledge and belief as of the date signed by the Owner.

OWNER: Gary Ulrich DATE: March 13, 2021
OWNER: Perry Sheppard DATE: March 15, 2021

BUYER(S) AND OWNER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND OWNER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS OWNER'S DISCLOSURE STATEMENT.

BUYER: _____
DATE: _____



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.

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Tract 17, Antelope Draw Ranch
Menard, TX 76859

CONCERNING THE PROPERTY AT

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

(1) Type of Treatment System: ☐ Septic Tank ☐ Aerobic Treatment ☐ Unknown

(2) Type of Distribution System: Leach Lines ☐ Unknown

(3) Approximate Location of Drain Field or Distribution System: Near main Bath house ☐ Unknown

(4) Installer: Owners ☐ Unknown

(5) Approximate Age: 3 months ☐ 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? _____

(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☒ Yes ☐ No

If yes, explain: _____

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.

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____ and Seller DL, JS

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.

Facility		Usage (gall/day)	Usage (gall/day)
		without water-saving devices	with water-saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	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.

Receipt acknowledged by:

Signature of Seller <i>Gary Ulrich</i>	Signature of Seller <i>Perry Sheppard</i>
Date <i>March 13, 2021</i>	Date <i>3-15-2021</i>

Signature of Buyer _____

Date _____

Signature of Buyer _____

Date _____