



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.**

CONCERNING THE PROPERTY AT _____

**4008 FM 1115
Waelder, TX 78959-5024**

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	✓		
Carbon Monoxide Det.	✓		
Ceiling Fans	✓		
Cooktop		✓	
Dishwasher	✓		
Disposal		✓	
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain		✓	
Gas Fixtures		✓	
Natural Gas Lines		✓	

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

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

Item	Y	N	U	Additional Information
Central A/C	✓			✓ electric gas number of units: <u>1</u>
Evaporative Coolers		✓		number of units: _____
Wall/Window AC Units		✓		number of units: _____
Attic Fan(s)		✓		if yes, describe: _____
Central Heat	✓			✓ electric gas number of units: <u>1</u>
Other Heat		✓		if yes, describe: _____
Oven	✓			number of ovens: _____ electric <u>✓</u> gas other: _____
Fireplace & Chimney	✓			✓ wood gas logs mock other: _____
Carport	✓			attached <u>✓</u> not attached
Garage		✓		attached not attached
Garage Door Openers		✓		number of units: _____ number of remotes: _____
Satellite Dish & Controls	✓			owned leased from: <u>DIRECTV</u>
Security System		✓		owned leased from: _____
Solar Panels		✓		owned leased from: _____
Water Heater	✓			✓ electric gas other: _____ number of units: <u>1</u>
Water Softener	✓			✓ owned leased from: _____
Other Leased Items(s)		✓		if yes, describe: _____

(TXR-1406) 09-01-19

Initialed by: Buyer: _____, _____ and Seller: RAY VAN

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4008 FM 1115

Waelder, TX 78959-5024

Concerning the Property at _____

Underground Lawn Sprinkler	<input 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: GALVALUME Age: 6 yrs. (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): _____**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 type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

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

(TXR-1406) 09-01-19

Initialed by: Buyer: _____, _____ and Seller: Ramy UCM

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

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Waelder, TX 78959-5024

Concerning the Property at _____

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

*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): _____

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

- ☒ ☐ Present flood insurance coverage (if yes, attach TXR 1414).
- ☒ ☐ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☒ ☐ Previous flooding due to a natural flood event (if yes, attach TXR 1414).
- ☒ ☐ Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- ☒ ☐ Located ☒ wholly ☐ 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).
- ☒ ☐ Located ☐ wholly ☒ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☒ ☐ Located ☐ wholly ☐ partly in a floodway (if yes, attach TXR 1414).
- ☒ ☐ Located ☐ wholly ☐ partly in a flood pool.
- ☒ ☐ Located ☐ wholly ☐ partly in a reservoir.

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

See ATTACHED FEMA MAP

*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.

(TXR-1406) 09-01-19

Initialed by: Buyer: _____, _____ and Seller: RAM JAM

Concerning the Property at _____

4008 FM 1115
Waelder, TX 78959-5024

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): _____

*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): _____

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: _____

Manager's name: _____

Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntaryAny 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): _____

~~FAYETTE COUNTY GROUND WATER CONSERVATION DISTRICT~~

~~"Notice to Purchaser"~~

Initialed by: Buyer: _____

and Seller: RAM, UCM

Concerning the Property at _____

4008 FM 1115
Waelder, TX 78959-5024

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
Foundation Transfer	Warrenty		(1)
Hy-Tech	Foundation Company	713-686-1733, 85252510	(4)
Stephen M. Schilder, P.E.	Consultant-SMS Engineering	See attached	(3)

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: _____

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.

Signature of Seller: Richard Murdoch Date: 12-15-2021 Signature of Seller: Veronica Murdoch Date: 12-15-2021
Printed Name: Richard Murdoch Printed Name: Veronica Murdoch

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: RAM, VCM

Concerning the Property at _____

4008 FM 1115
Waelder, TX 78959-5024**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. 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: FAYETTE ELECTRIC CO-OP
 Sewer: _____
 Water: FAYETTE WATER SUPPLY CORP.
 Cable: DIRECTV
 Trash: N/A
 Natural Gas: N/A
 Phone Company: N/A
 Propane: TX. PROPANE
 Internet: HUGHES NET

phone #: 979-968-3181

phone #: _____

phone #: 979-968-6475

phone #: _____

phone #: _____

phone #: _____

phone #: _____

phone #: _____

phone #: _____

DS

RM

DS

VM

- (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: _____

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: RM, VM

"Putting Your Home Back in Place"

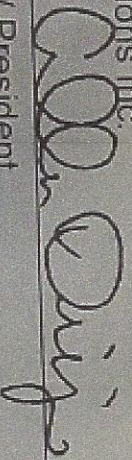
FOUNDATION REPAIR WARRANTY

Hy-Tech Foundations Inc. warrants to Richard & Veronica Murdoch that should settlement in excess of 1" in 30" (one inch in thirty feet) occur where pilings are installed as shown on the contract for the property at, 4008 FM 1115, in the City of Waelder, State of Texas. The adjusting will be done at no additional cost to the owner, so long as all of the provisions of the contract are met. This repair work was completed on October 25, 2010.

In event change of ownership of this property occurs, assignment of this warranty to a new owner must be accomplished within (30) days of the transfer of title. Give this document to the buyer at closing. We must receive this statement, with a copy of the Deed, received at closing along with the \$500.00 transfer fee. Please contact me to make the arrangements.

SHOULD ASSIGNMENT NOT BE PROPERLY MADE, THIS WARRANTY IS VOID.

HyTech Foundations Inc.



Cullen Dieringer/ President

PO Box 55690 Houston, Texas 77255

Office 713-686-1733 Fax 713-688-4481

office@hytechfoundation.com

Stephen M. Schilder, P. E., Consultant
SMS Engineering
P.O. Box 927
Katy, Texas 77492

October 17, 2013

Attn: Gary Godwin
~~15200 Memorial Drive, Unit 2803~~
Houston, Texas 77079

Re: Foundation Inspection
4008 FM 1115
Waelder Texas 78959

Dear Mr. Godwin:

On October 12, 2013 I performed an inspection of the residence at 4008 FM 1115, in Waelder Texas 78959.

The purpose of the visit was to investigate the integrity of the existing foundation and to certify its efficacy to support a new superstructure.

According the client, the intent for this remodel project is to remove the entire superstructure down to the foundation slab surface and then rebuild the residence with a similar but slightly modified floor plan on the existing foundation.

For the purposes of this report the residence faces south. This house was built in 1993 according to the Fayette County Appraisal District (FCAD).

My opinions are based on my onsite observations and measurements, as well as my experience as a licensed professional structural engineer.

OBSERVATIONS & DISCUSSION

This existing one story residence is a wood frame structure with a sheetrock interior and brick exterior supported by a conventionally reinforced slab on grade. The west end of the existing residence was originally an attached two car garage. The recessed slab at the garage floor was

capped and the space converted to a den. The roof is a low pitch wood frame with a composition shingle cover. A detached garage is located west of the house. The landscaping is mature. No irrigation system was evident. Several large trees are near to the rear of the house. A large oak tree is located near to the northeast corner and overhangs the roof. A second large oak tree was located in the same general area north of the house.

Visual observations were made throughout the interior and exterior of the residence. Some evidence of earlier movement was observed in the residence and foundation. An excavation was made adjacent to the existing foundation to confirm the perimeter grade beam depth of 24" or greater.

According to the client, repairs were made recently to the foundation using pressed segmented concrete piles. Evidence of the repairs was noted throughout the residence. A repair plan with elevations provided by the repair contractor was made available for review. The elevations indicated moderate movement in the foundation with the most pronounced downward deflection at the northeast quadrant adjacent to the mature oak trees. The repair plan appeared to match the observed work. Average depth of pile after repair was noted by the contractor to be approximately 14'-16' overall.

The interior flooring had been removed as the first step in the remodel. This revealed the slab surface. Several minor and typical shrinkage cracks were observed. The surface finish of the slab appears to indicate a quality concrete material with a good steel trowel finish. Random sounding (tapping) of the surface with a steel bar did not reveal any delaminations. Although core sampling, compression testing and petrographic analysis are the only conclusive measures of existing concrete strength and quality, it is my opinion that these tests are not required for this lightweight residential remodel.

SUMMARY & RECOMMENDATIONS

It is my opinion that this foundation in its current state is adequate to support the new residence.

Furthermore, it is my understanding is that most walls will be rebuilt at or near to their current location. It is my opinion that this foundation is adequate to support the new line loads (interior load bearing walls) at any location and not directly located above the existing grade beams.

It is recommended that root barriers are installed as part of the remodel process. The root barriers should be installed along the east and north sides of the foundation and extend 5'-10' beyond the drip zone of the overhanging trees adjacent to the foundation.

Should you have any questions or need any additional information please feel free to call.

Sincerely,

10-17-13

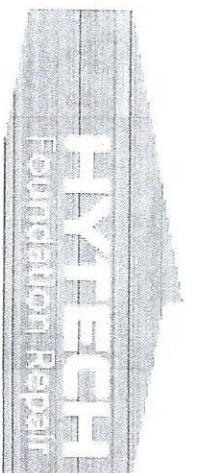


Steve Schilder, PE



Cc: file.godwin.inspection.docx
Jaime Armendariz, Citizen State Bank, Sealy

FILE COPY



"Putting Your Home Back in Place"

FILE COPY

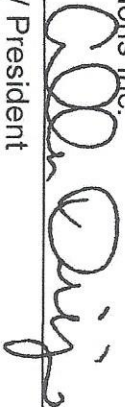
FOUNDATION REPAIR WARRANTY

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In event change of ownership of this property occurs, assignment of this warranty to a new owner must be accomplished within (30) days of the transfer of title. Give this document to the buyer at closing. We must receive this statement, with a copy of the Deed, received at closing along with the \$500.00 transfer fee. Please contact me to make the arrangements.

SHOULD ASSIGNMENT NOT BE PROPERLY MADE, THIS WARRANTY IS VOID.

HyTech Foundations Inc.


Cullen Dieringer/ President

PO Box 55690 Houston, Texas 77255

Office 713-686-1733 Fax 713-688-4481

office@hytechfoundation.com

Gary & Janine Godwin
4008 FM 1115
Waelder, TX 78959
361-865-9001
281-687-0201

Scheduled 10/25/10

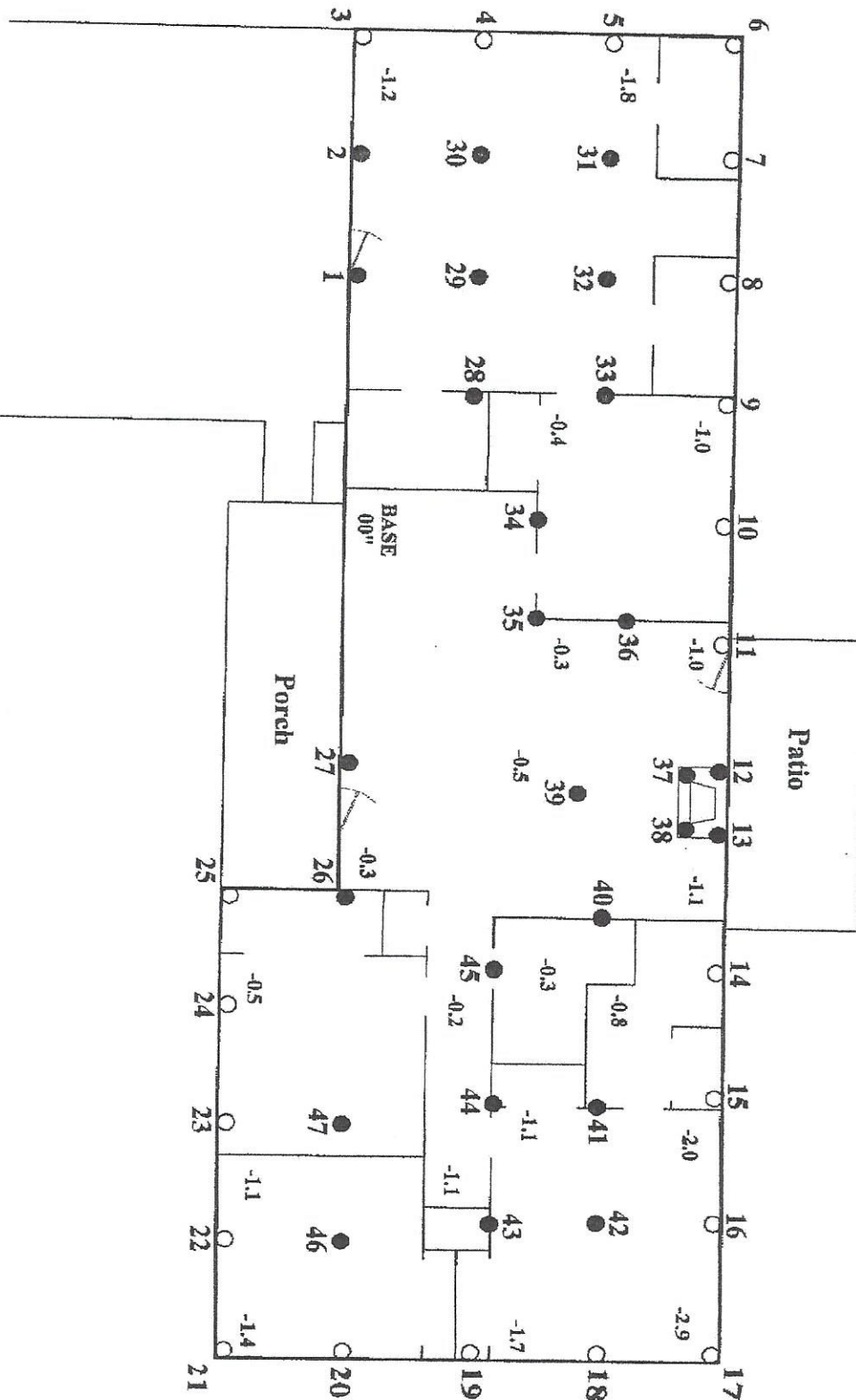
08/25/10

HY-TECH FOUNDATION, INC.
P. O. Box 55690
Houston, TX 77255
1-800-686-8006

47 Piliings @ 325.00 15275.00
26 Break Outs @ 50.00 1300.00
Total 16275.00

Prepared by: David Norrell

Legend
○ = piling location
● = piling with concrete break out
Scale 1 inch = 10'



FILE COPY

FILE COPY

"Putting Your Home Back in Place"

FOUNDATION REPAIR WARRANTY


Hy-Tech Foundations Inc. warrants to Richard & Veronica Murdoch that should settlement in excess of 1" in 30' (one inch in thirty feet) occur where pilings are installed as shown on the contract for the property at, 4008 FM 1115, in the City of Waelder, State of Texas. The adjusting will be done at no additional cost to the owner, so long as all of the provisions of the contract are met. This repair work was completed on October 25, 2010.

In event change of ownership of this property occurs, assignment of this warranty to a new owner must be accomplished within (30) days of the transfer of title. Give this document to the buyer at closing. We must receive this statement, with a copy of the Deed, received at closing along with the \$500.00 transfer fee. Please contact me to make the arrangements.

SHOULD ASSIGNMENT NOT BE PROPERLY MADE, THIS WARRANTY IS VOID.

HyTech Foundations Inc.

Cullen Dieringer/ President



PO Box 55690 Houston, Texas 77255

Office 713-686-1733 Fax 713-688-4481

office@hytechfoundation.com

Gary & Janine Godwin
4008 FM 1115
Waelder, TX 78959
361-865-9001
281-687-0201

08/25/10

Scheduled 10/25/10

HY-TECH FOUNDATION, INC.
P. O. Box 55690
Houston, TX 77255
1-800-686-8006

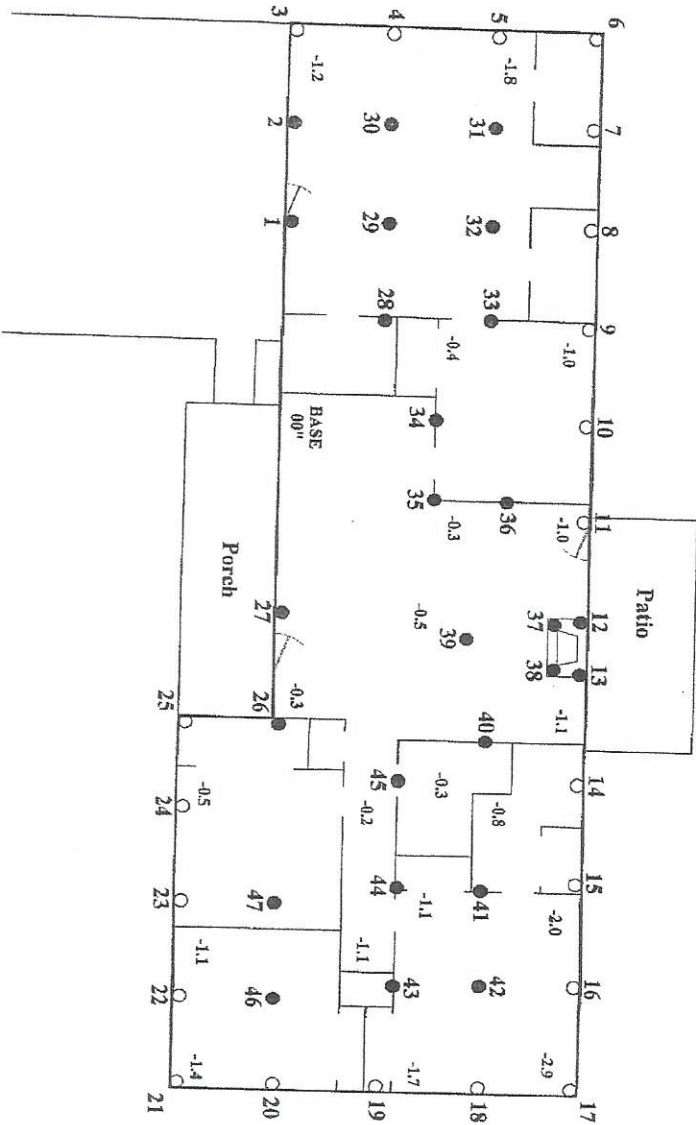
47 Pillings @ 325.00	15275.00
26 Break Outs @ 50.00	1300.00
Total	16275.00

Legend

○ = piling location

● = piling with concrete break out

Scale 1 inch = 10'





INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

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

4008 FM 1115
Waelder, TX 78959-5024

A. FLOOD AREAS:

- (1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.
- (2) A property that is in a special flood hazard area lies in a "V-Zone" or "A-Zone" as noted on flood insurance rate maps. Both V-Zone and A-Zone areas are areas with high risk of flooding.
- (3) Some properties may also lie in the "floodway" which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

B. AVAILABILITY OF FLOOD INSURANCE:

- (1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.
- (2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.
- (3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.
- (4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

C. GROUND FLOOR REQUIREMENTS:

- (1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.
- (2) Federal, state, county, and city regulations:
 - (a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.
 - (b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.
- (3) The first floor of all homes must now be built above the base flood elevation.
 - (a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

(TXR 1414) 01-01-14

Information about Special Flood Hazard Areas concerning

- (b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.
- (c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.
- (4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:
 - (a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters;
 - (b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and
 - (c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

D. COMPLIANCE:

- (1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.
- (2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.
- (3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.
- (4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.
- (5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.
 - (a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.
 - (b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.
 - (c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

Information about Special Flood Hazard Areas concerning

**4008 FM 1115
Waelder, TX 78959-5024****E. ELEVATION CERTIFICATE:**

The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.

Receipt acknowledged by:

DocuSigned by:
Richard Murdoch 2/19/2021
F9B9FE3270CA4AE...
Signature Date
Richard Murdoch

DocuSigned by:
Veronica Murdoch 2/20/2021
F9B9FE3270CA4AE...
Signature Date
Veronica Murdoch



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

4008 FM 1115
Waelder, TX 78959-5024

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: LEECH FIELD ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: AS CURRENTLY MARKED NORTH OF HOUSE ☐ Unknown
- (4) Installer: LEROY'S PLUMBING - MOULTON, TX. ☐ Unknown
- (5) Approximate Age: 4 yrs. ☐ 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? OCT. 2016
- (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.

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____ and Seller RAM UCM

Page 1 of 2

Holub Real Estate, 1439 Hanz Dr. Suite 100 New Braunfels TX 78130
Bernadine Kaurer

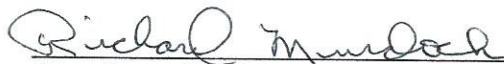
Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5
Phone: 3617725105 Fax: 8302146603
www.lwolf.com


4008 FM 1115

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.

 12-15-2021
Signature of Seller Date
Richard Murdoch

 12-15-2021
Signature of Seller Date
Veronica Murdoch

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036
Licenced State Land Surveyor
Phone (979)242-3485

January 11, 2018

FIELD NOTE DESCRIPTION OF 12.006 ACRES OF LAND OUT OF THE JOSEPH McCOY 1/4 LEAGUE, ABSTRACT NO. 68, IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (36.11 ACRE) TRACT OF LAND CONVEYED TO GARY W. GODWIN AND JANINE L. GODWIN IN A DEED AS RECORDED IN VOLUME 1521 PAGE 740 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the base of a fence corner post being at the most southeasterly corner of that certain (36.11 acre) tract of land conveyed to Gary W. Godwin and Janine L. Godwin in a deed as described and recorded in Volume 1521 Page 740 of the Official Records of Fayette County, Texas, also being at the most southwesterly corner of that certain (2.136 acre) 60' access easement described in the same deed, and being in the northerly line of that certain (39.83 acre) tract of land conveyed to the Peach Creek Land and Cattle Company in a deed as recorded in Volume 788 Page 378 of the Deed Records of Fayette County, Texas, and being for the most southeasterly corner of the tract herein described,

THENCE, with the common line between the Godwin tract and the Peach Creek tract, S 89 deg. 48' 30" W 164.14 feet to a 1/2" iron rod found, and S 74 deg. 31' 50" W passing a 1/2" iron rod found on the bank of Peach Creek at 687.89 feet, and continuing on the same course another 29.74 feet in all a total distance of 717.63 feet, to a point in the center of Peach Creek, being for the most southwesterly corner of this tract,

THENCE, with the center of Peach Creek, being the southwesterly line of the Godwin tract, the following thirteen (13) general courses:

- 1) N 58 deg. 15' 17" W 41.39 feet,
- 2) N 36 deg. 47' 19" W 26.11 feet,
- 3) N 15 deg. 11' 08" W 35.81 feet,
- 4) N 40 deg. 32' 52" W 23.42 feet,
- 5) N 84 deg. 38' 56" W 35.47 feet,
- 6) N 62 deg. 57' 02" W 51.50 feet,
- 7) N 79 deg. 16' 31" W 45.55 feet,
- 8) N 67 deg. 36' 21" W 85.81 feet,
- 9) N 59 deg. 24' 21" W 95.97 feet,
- 10) N 70 deg. 54' 01" W 93.99 feet,
- 11) N 56 deg. 22' 07" W 57.52 feet,
- 12) N 54 deg. 37' 26" W 83.72 feet,
- 13) N 69 deg. 43' 14" W 14.08 feet, to a point in the center of Peach Creek, being for the most northwesterly corner of this tract,

THENCE, leaving the center of Peach Creek, N 73 deg. 58' 22" E passing a 1/2" iron rod found on the bank of Peach Creek at 35.96 feet, and continuing on the same course another 1285.21 feet in all a total distance of 1321.17 feet, to a 3/4" iron pipe found on the easterly line of the Godwin tract, also being on the westerly line of the 60' access easement and being for the most northeasterly corner of this tract,

THENCE, with the easterly line of the Godwin tract, also being on the westerly line of the 60' access easement, S 18 deg. 29' 52" E 527.82 feet to the PLACE OF BEGINNING, in all containing 12.006 acres of land.

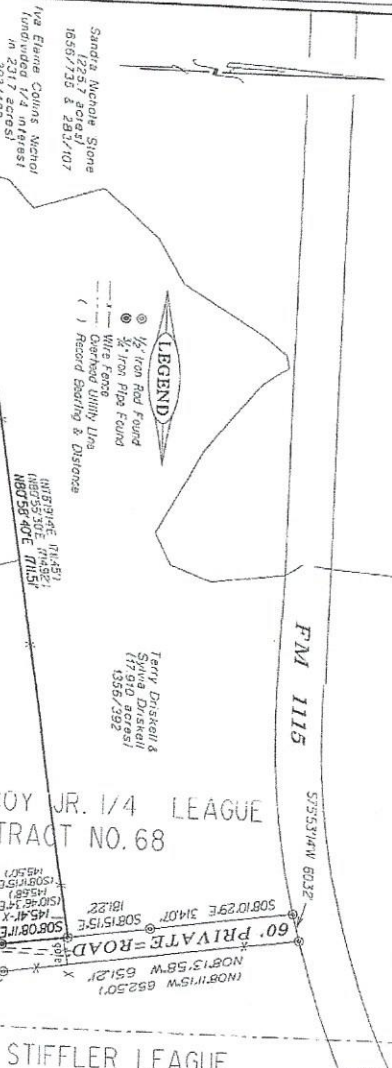
SURVEYED: January 3, 2018

BY:

Timothy D. Hearitige
Registered Professional Land Surveyor No. 5036

see accompanying map no. A 201076

SCALE 1" = 200'



SURVEY MAP OF: SEE ACCOMPANYING FIELD NOTE DESCRIPTION
38.116 ACRES OF LAND OUT OF THE JOSEPH MCCOY
1/4 LEAGUE, ABSTRACT NO. 68, IN FAYETTE COUNTY,
TEXAS, AND BEING ALL OF THAT CERTAIN 66.11 ACRED
TRACT OF LAND CONVEYED TO GARY W. GODWIN AND
JANINE L. GODWIN IN A DEED AS RECORDED IN VOLUME
1821 PAGE 740 OF THE OFFICIAL RECORDS OF FAYETTE
COUNTY, TEXAS, LOCATED AT 4008 F.M. 1116, NORTH OF
WALDELL.

NUMBERED COURSES

1	N. 56°12'27\"/>
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3	N. 56°12'27\"/>
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37	N. 56°12'27\"/>
38	N. 56°12'27\"/>
39	N. 56°12'27\"/>
40	N. 56°12'27\"/>

NOTES: 1) This survey was
prepared without the benefit
of the original plat and all
of the measurements, and all
of the other matters of record
which affect this tract may
not be shown herein.
2) This grant has NOT
been submitted to the Fayette
County Tax Subdivision appraiser,
and it is not known whether it
has been approved by the County
for before development of these
tracts can occur.

THE STATE OF TEXAS
COUNTY OF FAYETTE
BY
Terry D. Hecright
Reg. Professional Surveyor No. 5316

The undersigned does hereby certify that a survey was
made on the ground of the property hereby described
between the points and that there are no boundary line conflicts,
encroachments, spots, or other matters of record which
affect this tract may not be shown herein, and
this property has access to and from a dedicated
road, and is within a special flood hazard area of the
Federal Emergency Management Agency Flood Insurance Rate
Map 1386-02-C, dated October 17, 2005.
This is the 3rd day of January, A.D. 2006.

HEARTIDGE
SURVEYING CO.
727 West Point Loop, West Point, Texas 75668
(979) 242-3488
A 201076



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LA

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, depth less than one foot or with areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone X

OTHER AREAS

- NO SCREEN
- Effective LOMRS Zone X
- Area of Undetermined Flood Hazard Zone X
- Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

GENERAL STRUCTURES

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/16/2021 at 1:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.