



## 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

2707 Dues St., San Marcos, Texas 78666 USA

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? 3-1-2017 (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	LR	DR	MBR	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	all electric	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	all electric	Y	N	U	Additional Information
Central A/C					electric gas number of units: 1
Evaporative Coolers					number of units: 0
Wall/Window AC Units					number of units: 0
Attic Fan(s)					if yes, describe: No; 0
Central Heat					electric gas number of units: 1
Other Heat					if yes, describe: None
Oven					number of ovens: 1 electric gas other:
Fireplace & Chimney					wood gas logs mock other: 1 wood burning fireplace
Carport					attached not attached
Garage					attached not attached
Garage Door Openers					number of units: 0 none number of remotes:
Satellite Dish & Controls					owned leased from: NO; cable in LR, MBR, DR + shop
Security System					owned leased from: 0 None
Solar Panels					owned leased from: 0 None
Water Heater					electric gas other: needs replaced number of units: 1
Water Softener					owned leased from: NO; recent rebuilt
Other Leased Items(s)					if yes, describe: 0 None

(TXR-1406) 09-01-19

Initialed by: Buyer:

and Seller: KBG

8-3-22

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Concerning the Property at

Underground Lawn Sprinkler ☒ automatic ☐ manual areas covered: None  
Septic / On-Site Sewer Facility ☒ if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: ☒ city ☐ well ☐ MUD ☐ co-op ☐ unknown ☐ other: City of San Marcos

Was the Property built before 1978? ☒ yes ☐ no ☐ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards)  
Roof Type: 20 year shingles Age: 16 yrs / due to replace 2026 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☐ no ☒ unknown Strongly doubt it.

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): To be emailed to Watters; RE co.

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	Item	Y	N	Item	Y	N
Basement <u>None</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floors <u>Fine, but not sure</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalks <u>out dated</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings <u>LR crack</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation / Slab(s) <u>Fine</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Walls / Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doors <u>DR ding / Notes</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Interior Walls <u>Fine, but</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lighting Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Structural Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical Systems <u>fine</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof <u>Fine</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Not an electrician.

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	Condition	Y	N
Aluminum Wiring <u>unknown; doubt it</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Radon Gas <u>None</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Asbestos Components <u>unknown; doubt it</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Settling <u>Maybe, but strongly doubt</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Diseased Trees: <u>oak wilt Pretty sure none</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Soil Movement <u>None known</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Endangered Species/Habitat on Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Subsurface Structure or Pits	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fault Lines <u>unknown; doubt it</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Underground Storage Tanks <u>None</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hazardous or Toxic Waste <u>None; doubt it</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unplatted Easements <u>Unknown / Doubt</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Improper Drainage <u>None; doubt it</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unrecorded Easements <u>Unknown / it</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intermittent or Weather Springs <u>None</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Urea-formaldehyde Insulation <u>Unknown</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landfill <u>None</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Damage Not Due to a Flood Event <u>None</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wetlands on Property <u>None, but unknown</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Encroachments onto the Property <u>Doubt it</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood Rot <u>Strongly doubt it</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Improvements encroaching on others' property <u>Doubt it strongly</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI) <u>None</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Located in Historic District <u>No, but close</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Previous treatment for termites or WDI <u>None</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic Property Designation <u>No</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Previous termite or WDI damage repaired <u>None</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Foundation Repairs <u>None</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Previous Fires <u>None</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Roof Repairs <u>Replaced 2006</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Termite or WDI damage needing repair <u>None</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Other Structural Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa* <u>No pool or hot tub</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine <u>No!</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

(TXR-1406) 09-01-19

Initialed by: Buyer: KEG and Seller: KEG

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Untitled

Clean family home + atmosphere!  
Only the 2nd home owners.

Concerning the Property at 2707 Dees St., San Marcos, Texas 78666  
If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): To be emailed to Watters; the RECO.

\*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): all known details will be emailed to Watters; RECO.

**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). None
- ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir. None
- ☒ Previous flooding due to a natural flood event (if yes, attach TXR 1414). None
- ☒ Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414). None
- ☒ 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). Unknown - doubt it, check w/ authorities
- ☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). Unknown
- ☒ Located ☐ wholly ☐ partly in a floodway (if yes, attach TXR 1414). Unknown / doubt it
- ☒ Located ☐ wholly ☐ partly in a flood pool. None
- ☒ Located ☐ wholly ☐ partly in a reservoir. None

If the answer to any of the above is yes, explain (attach additional sheets as necessary): All of section 5: All of these flood questions are unknown to me. I suggest checking with proper authorities. I was approx. 12 yrs. of age when parents purchased the home; + now have inherited it. KBA initials

\*For purposes of this notice: Have not personally seen any of these issues.

"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: KBA 8-4-23 Page 3 of 6

Concerning the Property at 2707 Dyes St., San Marcos, Texas 78666, USA

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): My parents purchased home, which I have just now inherited. I don't believe there was ever a flood claim; strongly doubt it; but I must say unknown - never saw/heard about it.

\*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 However, refer to above answer; as unknown, Refer back to section 6 for same answers/comments.

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.) But refer to notes/comments. Emailed to Watters; RE Co.

Y N  
1) ☒ ☒

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.

2) ☒ ☒

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

Name of association: \_\_\_\_\_  
Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Fees or assessments are: \$ 0 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.

3) ☒ ☒

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: None

Any optional user fees for common facilities charged? yes ☒ no ☐ If yes, describe: N/A

4) ☒ ☒

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. None - but, will say unknown.

5) ☒ ☒

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

6) ☒ ☒

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

7) ☒ ☒

Any condition on the Property which materially affects the health or safety of an individual. As of 8-4-22 - See notes.

8) ☒ ☒

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).

9) ☒ ☒

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. None; but will say unknown.

10) ☒ ☒

The Property is located in a propane gas system service area owned by a propane distribution system retailer. Unknown; strongly doubt it; best to inquire w/ authorities

11) ☒ ☒

Any portion of the Property that is located in a groundwater conservation district or a subsidence district: unknown; strongly doubt it; best to inquire w/ authorities.

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

Review attached notes. Emailed to Watters; RE Co.

Concerning the Property at 2707 Dees St., San Marcos, Texas 78666; USA

Section 9. Seller has ☒ has not attached a survey of the Property. - Not a current survey; however, enclosed one from 1st home owners from 6-21-1992.

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
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

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: None; as all exemptions have been dropped, phase inheritance because in Estate  
Homestead N/A Senior Citizen N/A Disabled Disabled Veteran Unknown  
Wildlife Management N/A Agricultural N/A Other:

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☒ yes no Minor - see notes emailed to Watters; RE doc

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): Parents didn't install them; & this is an inherited property, that is currently unoccupied since March 1st, 2017. (I formally request Buyer to install them).

\*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.

Karen B. Graves; Executor 8-3-22 X N/A 1 sole executor / owner  
Signature of Seller Date Signature of Seller Date  
Printed Name: KAREN B. GRAVES Printed Name: N/A " " " "  
(TXR-1406) 09-01-19 Initialed by: Buyer: \_\_\_\_\_ and Seller: KBG 8-4-22 Page 5 of 6

Concerning the Property at

2707 Dees St., San Marcos, Texas 78666; USA

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:

(PEC) Pedernales Electric Cooperative

phone #:

Sewer:

None - large traditional leach system

phone #:

Water:

City of San Marcos Utilities for water

phone #:

Cable:

Highly recommend Suddenlink

phone #:

Trash:

Not sure who to recommend research it.

phone #:

Natural Gas:

None - N/A

phone #:

Phone Company:

Req. bundle w/ Brandel or perhaps

phone #:

Propane:

None - N/A

phone #:

Internet:

Highly rec. Suddenlink bundle / or perhaps

phone #:

Brandel -

877-647-2633 / or Century Link (2nd choice) I think to

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:

(TXR-1406) 09-01-19

Initialed by: Buyer:

and Seller:

KBS

8-4-22

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\* Once in a while, when Pedernales Electric Cooperative & other contractors - Grande, & Century Link (dp. PEC) those 2 lines are even on left side of home warned not to drive after they modify you of maintenance, & repairs to power lines on left. \*

TEXAS ASSOCIATION OF REALTORS®  
INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.  
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CONCERNING THE PROPERTY AT 2707 Dees St., San Marcos, Texas 78666 USA

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 System (large/expanded) ☐ Unknown  
(3) Approximate Location of Drain Field or Distribution System: On left side of home, starting either where the clean out is, by great bath or up to front left corner of home, & goes back either to the interior back fence line, or to the clump of trees just past the left rear corner of fence. Rocklyn Septic installed the clean out, & should be able to tell you when clean out installed. ☒ Unknown  
(4) Installer: ☒ Unknown  
(5) Approximate Age: Home, I believe was built 1975; the leach field was enlarged, I think in the 2,000's yrs. early to maybe 2,006 or 2,007? ☐ 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: None  
Phone: N/A contract expiration date: N/A -> plus or minus 2014  
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.) ☒ a guess of approx. 2014 +; Ruth Bales lived alone, so not high traffic, & she didn't flush tissue much - threw it away. Plus home has been unoccupied since 3-1-2017. 3 people there 1-1-16 to 9-8-16  
(2) Approximate date any tanks were last pumped? it away. Plus home has been unoccupied since 3-1-2017. 3 people there 1-1-16 to 9-8-16  
(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No  
If yes, explain: N/A I believe it's fine. & is certainly large; after enlargement of field. It is possible that Ruth Bales may have given Bathon; w/ Rocklyn Septic info. on when & who enlarged the leach field. 512-779-7142. Maybe possible they enlarged the leach field. 512-779-7142. Maybe possible they enlarged the leach field.  
(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 ☒ I don't have any of the above, that I know of. The enlargement was professionally done.  
(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

*Texas*  
*78666*  
*USA*  
2507 Does St., San Marcos,

**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.

*3 BR / 2 BA home.*

<u>Facility</u>	<u>Usage (gal/day)</u> <u>without water-</u> <u>saving devices</u>	<u>Usage (gal/day)</u> <u>with water-</u> <u>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.

*Expetitor*  
*Karen B. Soares;* 8-4-22  
Signature of Seller Date

*N/A sole owner/expetitor*  
Signature of Seller Date

Receipt acknowledged by:

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

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