

Helpful Information for offers:

Sellers: __Bryan W. Baker, Claire Z. Baker & Walter A. Baker, Jeannette Baker_____

Property Address: _7223 Anders Bottom Rd, La Grange TX 78945_____

Attorneys:

Leases:

Residential: __no_____

Fixture: __no_____

OGM Lease: _____expired_____

Cattle or AG leases: _____no_____.

Title Company:

Clear Title Company 230 N Washington, La Grange, Tx 78945

(979) 968-5885

Fax: (979) 968-6082

charbers@cleartitlecompany.com

Earnest money is **at least 1% of sales price.**

Survey available: **yes attached.**

Paragraph 9 information:

South Central Real Estate 9001473....PO Box 251, Schulenburg, Tx 78956 979-743-1737

Supervisor: Tanya Schindler, Broker 510632.....Listing agent: __Tanya Schindler_____

should be used.

H. SELLER'S DISCLOSURE:

- (1) Seller ☐ is ☒ is not aware of any flooding of the Property which has had a material adverse effect on the use of the Property.
 - (2) Seller ☐ is ☒ is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.
 - (3) Seller ☐ is ☒ is not aware of any environmental hazards that materially and adversely affect the Property.
 - (4) Seller ☐ is ☒ is not aware of any dumpsite, landfill, or underground tanks or containers now or previously located on the Property.
 - (5) Seller ☐ is ☒ is not aware of any wetlands, as defined by federal or state law or regulation, affecting the Property.
 - (6) Seller ☐ is ☒ is not aware of any threatened or endangered species or their habitat affecting the Property.
 - (7) Seller ☐ is ☒ is not aware that the Property is located ☐ wholly ☐ partly in a floodplain.
 - (8) Seller ☐ is ☒ is not aware that a tree or trees located on the Property has oak wilt.
- If Seller is aware of any of the items above, explain (attach additional sheets if necessary):

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 02°34'48" E | 285.50' |
| L2 | S 02°16'53" E | 486.47' |
| L3 | S 01°44'28" E | 419.58' |
| L4 | N 02°25'11" W | 461.78' |
| L5 | N 02°42'47" W | 451.26' |
| L6 | N 01°11'57" W | 276.29' |

LEGEND

- X

FENCE
- OH

OVERHEAD UTILITIES
- PP

POWER POLE
- TPED

TELEPHONE PEDESTAL
- CO

CLEAN OUT
- WM

WATER METER
- SET 5/8" IRON ROD WITH CAP STAMPED "RPLS 6368" UNLESS OTHERWISE NOTED
- FOUND FENCE POST UNLESS OTHERWISE NOTED



120.80 ACRE DIVISION

BEGINNING OF THE J. HUNLEY SURVEY, ABSTRACT 209, FAYETTE COUNTY, TEXAS, ALSO BEING A DIVISION OF THAT SAME 121.74 ACRE TRACT CONVEYED TO KIRBY DEVINE SIMMONS IN EXECUTOR'S DEED DATED JANUARY 30, 2020 AND RECORDED IN VOLUME 1930, PAGE 158 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS.

| | | | |
|------------------|----------|--------------|-----------|
| Completion Date: | 07/21/23 | File Name: | 120.80DIV |
| Scale: | 1"=400' | Surveyed by: | LB/CB |
| Drawn by: | DJ | Checked by: | DJ/CB |

POINT OF BEGINNING
74.86 ACRE TRACT
SET PK NAIL
Y = 13,849,932.22
X = 2,660,147.54



ANDERS BOTTOM ROAD

(S 00°00'00" E 1932.23)

S 01°44'28" E 732.14'

POINT OF BEGINNING
45.94 ACRE TRACT
FOUND 1/2" IRON ROD
Y = 13,848,009.73
X = 2,660,214.75

18.45 ACRES
MARILYN SIMS

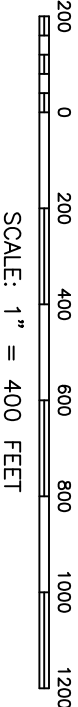
S 87°48'39" W 1344.61'

76.26 ACRES
EMIL & ELAINE THOMAS
VOL. 1057, PG. 701
O.R.F.C., TX.

FOUND 1/2" IRON ROD AT
S 01°46'06" E 581.28'

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- (BEARING DISTANCE) INDICATES RECORD BEARING AND DISTANCE.



SCALE: 1" = 400 FEET

I HEREBY STATE THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND 06/13/23. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature]
COLE E. BARTON
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6368





45.94 ACRE TRACT

Field Notes Description

Being out of the J. Hunley Survey, Abstract 209, Fayette County, Texas, also being a division of that same 121.74 acre tract conveyed to Kirby Devine Simmons in Executor's Deed dated January 30, 2020 and recorded in Volume 1930, Page 158 of the Official Records of Fayette County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod, (Y = 13,848,009.73, X = 2,660,214.75), found in the west right of way line of Anders Bottom Road, at the southeast corner of said 121.74 acre tract, and at the northeast corner of an 18.45 acre tract conveyed to Marilyn Sims, for the southeast corner of this herein described tract;

THENCE: S 87°48'39" W - 1344.61 feet along the north line of said 18.45 acre tract, the south line of said 121.74 acre tract, and the south line of this herein described tract to a 1/2" iron rod found at the northwest corner of said 18.45 acre tract and at the northeast corner of a 76.26 acre tract conveyed to Emil and Elaine Thomas in Volume 1057, Page 701 of the Official Records of Fayette County, Texas, for an angle corner of this herein described tract;

THENCE: S 88°11'43" W - 1375.66 feet along the north line of said 76.26 acre tract and continuing along the south line of said 121.74 acre tract and the south line of this herein described tract to a 1/2" iron rod found at the northwest corner of said 76.26 acre tract, at the southwest corner of said 121.74 acre tract, and in the east right of way line of Belcik Road, for the southwest corner of this herein described tract;

THENCE: N 02°25'11" W - 732.15 feet along the east right of way line of said Belcik Road, the west line of said 121.74 acre tract, and the west line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the southwest corner of a 74.86 acre tract, (dually surveyed), for the northwest corner of this herein described tract;

THENCE: N 88°00'19" E - 2728.93 feet across said 121.74 acre tract and along the south line of said 74.86 acre tract and the north line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the southeast corner of said 74.86 acre tract and in the west right of way line of said Anders Bottom Road, for the northeast corner of this herein described tract;

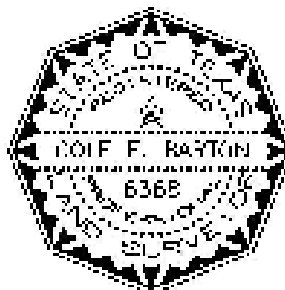
THENCE: S 01°44'28" E - 732.14 feet along the east line of said 121.74 acre tract, the west right of way line of said Anders Bottom Road, and the east line of this herein described tract, to the **POINT OF BEGINNING**, containing within these metes and bounds a 45.94 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "120.80 ACRE DIVISION" accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done without the benefit of a Title Report. Surveyor has made no investigation or search for easements or other matters of record that a Title Report would disclose and this survey does not represent a warranty of title or a guarantee of ownership.

July 24, 2023
Job No. 2306013
DJ


DOLF E. BARTON
R.F. No. 83024







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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CONCERNING THE PROPERTY AT 7223 Anders Bottom Rd Holman TX 78945

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: drain field ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: ☐ Unknown
between drive and oak
- (4) Installer: unknown ☐ Unknown
- (5) Approximate Age: 10 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? unknown
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
 If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

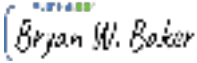
C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

| <u>Facility</u> | <u>Usage (gal/day) without water- saving devices</u> | <u>Usage (gal/day) with water- saving devices</u> |
|---|--|---|
| Single family dwelling (1–2 bedrooms; less than 1,500 sf) | 225 | 180 |
| Single family dwelling (3 bedrooms; less than 2,500 sf) | 300 | 240 |
| Single family dwelling (4 bedrooms; less than 3,500 sf) | 375 | 300 |
| Single family dwelling (5 bedrooms; less than 4,500 sf) | 450 | 360 |
| Single family dwelling (6 bedrooms; less than 5,500 sf) | 525 | 420 |
| Mobile home, condo, or townhouse (1-2 bedroom) | 225 | 180 |
| Mobile home, condo, or townhouse (each add'l bedroom) | 75 | 60 |

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

 08/08/2023
 Signature of Seller **Bryan W. Baker** Date

 09/25/2023
 Signature of Seller **Drew Baker** Date

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021



**ADDENDUM CONTAINING NOTICE OF OBLIGATION
TO PAY IMPROVEMENT DISTRICT
ASSESSMENT TO Fayette, TEXAS
(insert name of municipality or county levying assessment)
CONCERNING THE FOLLOWING PROPERTY**

7223 Anders Bottom Rd Holman TX 78945
(insert property address)

As the purchaser of the real property described above, you are obligated to pay assessments to Fayette, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within Fayette County Groundwater Conservation District (the "District") created under Fayette County Groundwater Conservation Authority (insert name of public improvement district) (insert Subchapter A, Chapter 372, Local Government Code, or Chapter 382, Local Government Code, as applicable).

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from Fayette (insert name of municipality or county, as applicable). The exact amount of each annual installment will be approved each year by Groundwater conservation Authority (insert name of city council or county commissioners court, as applicable) in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from Fayette (insert name of municipality or county, as applicable).

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Bryan W. Baker 08/02/2023
Signature of Seller Bryan W. Baker Date

Drew Baker 08/02/2023
Signature of Seller Drew Baker Date

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Signature of Buyer Date

Signature of Buyer Date



This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC No. 53-0.



APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

CONCERNING THE PROPERTY AT 7223 Anders Bottom Rd Holman
(Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____
☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____
☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- ☐ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- ☒ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- ☐ 1. Buyer has received copies of all information listed above.
- ☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

| | | | |
|-----------------------|---------------|--------------------------------------|------------------------|
| _____ Buyer | _____ Date | Seller Bryan W. Baker | 00/02/2023 Date |
| _____ Buyer | _____ Date | Seller Drew Baker | 00/02/2023 Date |
| _____ Other Broker | _____ Date | Listing Broker Tanya C Schindler | 08/02/23 Date |

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)



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 7223 Anders Bottom Rd Belton TX 76945

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? ☐ used about 2 weekends/month (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 | Item | Y | N | U | Item | Y | N | U |
|----------------------------|---|---|---|------------------------------------|---|---|---|--|---|---|---|
| Cable TV Wiring | | X | | Natural Gas Lines | | X | | Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder | | X | |
| Carbon Monoxide Det. | X | | | Fuel Gas Piping: | | | | Rain Gutters | | X | |
| Ceiling Fans | X | | | -Black Iron Pipe | | | | Range/Stove | X | | |
| Cooktop | X | | | -Copper | | | | Roof/Attic Vents | | X | |
| Dishwasher | | | | -Corrugated Stainless Steel Tubing | | | | Sauna | | X | |
| Disposal | X | | | Hot Tub | | X | | Smoke Detector | X | | |
| Emergency Escape Ladder(s) | | X | | Intercom System | | X | | Smoke Detector - Hearing Impaired | | X | |
| Exhaust Fans | X | | | Microwave | | X | | Spa | | X | |
| Fences | X | | | Outdoor Grill | X | | | Trash Compactor | | X | |
| Fire Detection Equip. | X | | | Patio/Decking | X | | | TV Antenna | | X | |
| French Drain | | X | | Plumbing System | X | | | Washer/Dryer Hookup | X | | |
| Gas Fixtures | | X | | Pool | X | | | Window Screens | | X | |
| Liquid Propane Gas: | | X | | Pool Equipment | X | | | Public Sewer System | | X | |
| -LP Community (Captive) | | | | Pool Maint. Accessories | X | | | | | | |
| -LP on Property | | | | Pool Heater | | X | | | | | |

| Item | Y | N | U | Additional Information |
|---------------------------|---|---|---|--|
| Central A/C | X | | | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1 |
| Evaporative Coolers | | X | | number of units: |
| Wall/Window AC Units | X | | | number of units: 1 |
| Attic Fan(s) | | X | | if yes, describe: |
| Central Heat | X | | | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1 |
| Other Heat | | X | | if yes describe: |
| Oven | X | | | number of ovens: 1 <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: |
| Fireplace & Chimney | X | | | <input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: |
| Carport | | X | | <input type="checkbox"/> attached <input type="checkbox"/> not attached |
| Garage | X | | | <input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached |
| Garage Door Openers | | X | | number of units: number of remotes: |
| Satellite Dish & Controls | | X | | <input type="checkbox"/> owned <input type="checkbox"/> leased from |
| Security System | | X | | <input type="checkbox"/> owned <input type="checkbox"/> leased from |

(TXR-1408) 07-10-23

Initialed by: Buyer: WB and Seller: BWS

Page 1 of 7

Concerning the Property at 7223 Anders Bottom Rd Holman TX 76945

| | | |
|---------------------------------|-------------------------------------|---|
| Solar Panels | <input checked="" type="checkbox"/> | <input type="checkbox"/> owned <input type="checkbox"/> leased from _____ |
| Water Heater | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>1</u> |
| Water Softener | <input checked="" type="checkbox"/> | <input type="checkbox"/> owned <input type="checkbox"/> leased from _____ |
| Other Leased Item(s) | <input checked="" type="checkbox"/> | if yes, describe: _____ |
| Underground Lawn Sprinkler | <input checked="" type="checkbox"/> | <input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____ |
| Septic / On-Site Sewer Facility | <input checked="" 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: _____ composition Age: Garage new; Main House unknown (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):

washer and dryer are inoperable; water heater will need to be replaced in next several years; see attached roof inspection information

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 | | <input checked="" type="checkbox"/> | Floors | | <input checked="" type="checkbox"/> | Sidewalks | | <input checked="" type="checkbox"/> |
| Ceilings | | <input checked="" type="checkbox"/> | Foundation / Slab(s) | | <input checked="" type="checkbox"/> | Walls / Fences | | <input checked="" type="checkbox"/> |
| Doors | | <input checked="" type="checkbox"/> | Interior Walls | | <input checked="" type="checkbox"/> | Windows | | <input checked="" type="checkbox"/> |
| Driveways | | <input checked="" type="checkbox"/> | Lighting Fixtures | | <input checked="" type="checkbox"/> | Other Structural Components | | <input checked="" type="checkbox"/> |
| Electrical Systems | | <input checked="" type="checkbox"/> | Plumbing Systems | | <input checked="" type="checkbox"/> | | | |
| Exterior Walls | | <input checked="" type="checkbox"/> | Roof | | <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 | Condition | Y | N |
|--|---|-------------------------------------|---|---|-------------------------------------|
| Aluminum Wiring | | <input checked="" type="checkbox"/> | Radon Gas | | <input checked="" type="checkbox"/> |
| Asbestos Components | | <input checked="" type="checkbox"/> | Settling | | <input checked="" type="checkbox"/> |
| Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> | | <input checked="" type="checkbox"/> | Soil Movement | | <input checked="" type="checkbox"/> |
| Endangered Species/Habitat on Property | | <input checked="" type="checkbox"/> | Subsurface Structure or Pits | | <input checked="" type="checkbox"/> |
| Fault Lines | | <input checked="" type="checkbox"/> | Underground Storage Tanks | | <input checked="" type="checkbox"/> |
| Hazardous or Toxic Waste | | <input checked="" type="checkbox"/> | Unplatted Easements | | <input checked="" type="checkbox"/> |
| Improper Drainage | | <input checked="" type="checkbox"/> | Unrecorded Easements | | <input checked="" type="checkbox"/> |
| Intermittent or Weather Springs | | <input checked="" type="checkbox"/> | Urea-formaldehyde Insulation | | <input checked="" type="checkbox"/> |
| Landfill | | <input checked="" type="checkbox"/> | Water Damage Not Due to a Flood Event | | <input checked="" type="checkbox"/> |
| Lead-Based Paint or Lead-Based Pt. Hazards | | <input checked="" type="checkbox"/> | Wetlands on Property | | <input checked="" type="checkbox"/> |
| Encroachments onto the Property | | <input checked="" type="checkbox"/> | Wood Rot | | <input checked="" type="checkbox"/> |
| Improvements encroaching on others' property | | <input checked="" type="checkbox"/> | Active infestation of termites or other wood destroying insects (WDI) | | <input checked="" type="checkbox"/> |
| Located in Historic District | | <input checked="" type="checkbox"/> | Previous treatment for termites or WDI | | <input checked="" type="checkbox"/> |
| Historic Property Designation | | <input checked="" type="checkbox"/> | Previous termite or WDI damage repaired | | <input checked="" type="checkbox"/> |
| Previous Foundation Repairs | | <input checked="" type="checkbox"/> | Previous Fires | | <input checked="" type="checkbox"/> |

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: WB SW

Page 2 of 7

Concerning the Property at 7223 Anders Bottom Rd Holman TX 78945

| | | | |
|---|-------------------------------------|--|-------------------------------------|
| Previous Roof Repairs | <input checked="" type="checkbox"/> | Termite or WDI damage needing repair | <input checked="" type="checkbox"/> |
| Previous Other Structural Repairs | <input checked="" type="checkbox"/> | Single Blockable Main Drain In Pool/Hot Tub/Spa* | <input checked="" type="checkbox"/> |
| Previous Use of Premises for Manufacture of Methamphetamine | <input checked="" type="checkbox"/> | | |

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.
- ☐ ☒ 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.
- ☐ ☒ Previous water penetration into a structure on the Property due to a natural flood.
- ☐ ☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- ☐ ☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☐ ☒ Located ☐ wholly ☐ partly in a floodway.
- ☐ ☒ 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):

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

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.

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Initialed by: Buyer: WB and Seller: BWS

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Concerning the Property at 7223 Anders Bottom Rd Holman TX 78945

"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.

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 mortgagees 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: _____ Phone: _____
Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary
Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☐ no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____

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

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

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

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

☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

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

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Concerning the Property at 7223 Anders Bottom Rd Holman TX 78945

- ☐ ☒ 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):

Section 9. 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 |
|-----------------|------|-------------------|--------------|
| | | | |
| | | | |
| | | | |
| | | | |

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

Section 12. 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:

wind storm May 2021; garage roof replaced and outside A/C unit replaced

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 756 of the Health and Safety Code? ☒ unknown ☐ no ☐ yes. If no or unknown, explain. (Attach additional sheets if necessary):

**Chapter 756 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.

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Initialed by: Buyer: _____ and Seller: WB BWS

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Concerning the Property at 7223 Andara Bottom, Ed Bolman TX 78445

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.

Bryan W. Baker 02/26/24
Signature of Seller Date

Walter A. Baker 02/26/24
Signature of Seller Date

Printed Name: Bryan W. Baker

Printed Name: Drew Baker

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: <u>Fayette Electric Corp.</u> | phone #: <u>(979) 908-3181</u> |
| Sewer: _____ | phone #: _____ |
| Water: <u>Fayette Water Supply Corp.</u> | phone #: <u>(979) 968-6475</u> |
| Cable: _____ | phone #: _____ |
| Trash: _____ | phone #: _____ |
| Natural Gas: _____ | phone #: _____ |
| Phone Company: _____ | phone #: _____ |
| Propane: _____ | phone #: _____ |
| Internet: _____ | phone #: _____ |

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Initialed by: Buyer: _____ and Seller: WB BWB

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Concerning the Property at 7223 Anders Bottom Rd Holman TX 76945

(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 _____

Printed Name: _____

Signature of Buyer _____ Date _____

Printed Name: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller:  

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PAYMENT FORM
Engle Farmers Mutual

| | | | | | |
|---------|-----------|----------|------------------------------|--------------|-----------|
| Policy# | | Member | Bryan Baker and Walter Baker | Date of Loss | 8/3/2023 |
| Claim# | UIE 23085 | Address | 3755 Jardin Street | Date Recv'd | 8/3/2023 |
| Peril | | | Houston, TX 78945 | Date Contact | 8/3/2023 |
| Lodge | | Location | 7223 Anders Bottom Road | Date Inspect | 8/24/2023 |
| | | | La Grange, TX 78945 | Date Closed | 8/28/2023 |

Type of Payment: (☒) Initial (☐) Supplement (☐) Partial

Cont. Authorization: (☐) yes (☒) no

OPEN RESERVE

(☐) Field Payment Ck# _____

| COVERAGE: | RCV | NR DEP | RCV DEP | ACV | DED | TOTAL |
|-------------------|------|--------|---------|------|------|-------|
| Building | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Personal Property | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Other Structures | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Equipment | | | | | | |
| Sch.Bldg. | | | | | | |
| Sch. bldg. | | | | | | |
| Sch.Bldg. | | | | | | |
| Sch. bldg. | | | | | | |
| A.L.E. | | | | | | |
| Subtotal | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| | | | |
|------------------------|--|-----------------------|------|
| Adjuster: | Shelby Swvhart | Non-Recoverable Dep | 0.00 |
| Waive Recoverable Dep. | (<input type="checkbox"/>) Yes (<input type="checkbox"/>) No | Recoverable Dep. | 0.00 |
| Examiner | | Less Previous Payment | 0.00 |
| Examiner | | TOTAL AMOUNT | 0.00 |

HOME OFFICE USE

| | |
|-----------------------|----|
| Close Reserves | |
| Total Amount Withheld | \$ |

| | | |
|-------------|--------------------------------|-------------|
| Payable to: | | Subro Y N |
| 0.00 | Bryan Baker and Walter Baker & | Salvg. Y N |
| | | See Remarks |

Underwriting requested a roof inspection at 7223 Anders Bottom Road, La Grange TX 78945

Inspection of the dwelling roof revealed a single layer of 30-yr laminated shingle at a 3/12 pitch with drip edge and valley metal installed. The dwelling shingles are in good condition. There are no visible peril related damages to the shingles. The transition flashing on the second story elevations have been raised by the wind. They have been raised to the point that the nails have come out completely. The exact age of the shingles are unknown, but based on appearance they are on the older side around 10-15+ years old. Google Earth data shows roof was in place in 2012. Prior data was not sufficiently clear.

Waive Roof until repaired



UPDATE TO SELLER'S DISCLOSURE NOTICE

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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UPDATE TO THE SELLER'S DISCLOSURE NOTICE CONCERNING THE PROPERTY AT

7223 Anders Bottom Rd

Holman

TX

78945

Seller is aware of the following new information regarding the condition of the Property. Section(s) _____ are changed to read (*cite specific sections and copy the applicable language in the sections verbatim, making any necessary changes*):

Plumbing in garage burst in recent freeze, but as of 02/19/2024 was repaired.

New water heater added to house.

Roof flashing fixed.

New pool filter added.

This Update to the Seller's Disclosure Notice was completed by Seller as of the date signed. No person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information. The brokers have relied on this information as true and correct and have no reason to believe it to be false or inaccurate.

Seller acknowledges that the statements in this form are true to the best of Seller's belief.

Buyer acknowledges receipt of this form.

 02/26/24
Signature of Seller Date

Signature of Buyer Date

Printed Name: Bryan W. Baker

Printed Name: _____

 02/26/24
Signature of Seller Date

Signature of Buyer Date

Printed Name: Walter A. Baker

Printed Name: _____