



## 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.**

744 E Wiedemann Rd  
Flatonia, TX 78941

CONCERNING THE PROPERTY AT \_\_\_\_\_

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller X is    is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? Oct 20, 2024 HH (approximate date) or    never occupied the Property

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

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

| Item                       | Y | N | U |
|----------------------------|---|---|---|
| Cable TV Wiring            |   | X |   |
| Carbon Monoxide Det.       |   |   | X |
| Ceiling Fans               | X |   |   |
| Cooktop                    |   | X |   |
| Dishwasher                 | X |   |   |
| Disposal                   | X |   |   |
| Emergency Escape Ladder(s) |   | X |   |
| Exhaust Fans               | X |   |   |
| Fences                     | X |   |   |
| Fire Detection Equip.      |   | X |   |
| French Drain               |   | X |   |
| Gas Fixtures               |   | X |   |
| Liquid Propane Gas:        |   | X |   |
| -LP Community (Captive)    |   | X |   |
| -LP on Property            |   | X |   |

| Item                               | Y | N | U |
|------------------------------------|---|---|---|
| Natural Gas Lines                  |   | X |   |
| Fuel Gas Piping:                   |   | X |   |
| -Black Iron Pipe                   |   | X |   |
| -Copper                            |   | X | X |
| -Corrugated Stainless Steel Tubing |   | X | X |
| Hot Tub                            |   | X |   |
| Intercom System                    |   | X |   |
| Microwave                          |   | X |   |
| Outdoor Grill                      |   | X |   |
| Patio/Decking                      | X |   |   |
| Plumbing System                    | X |   |   |
| Pool                               |   | X |   |
| Pool Equipment                     |   | X |   |
| Pool Maint. Accessories            |   | X |   |
| Pool Heater                        |   | X |   |

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

| Item                      | Y | N | U | Additional Information                 |
|---------------------------|---|---|---|--|
| Central A/C               | X |   |   | X electric gas number of units: 1      |
| Evaporative Coolers       |   | X |   | number of units:                       |
| Wall/Window AC Units      |   | X |   | number of units:                       |
| Attic Fan(s)              |   | X |   | if yes, describe:                      |
| Central Heat              | X |   |   | X electric gas number of units: 1      |
| Other Heat                |   | X |   | if yes, describe:                      |
| Oven                      | X |   |   | number of ovens: 1 electric gas other: |
| Fireplace & Chimney       | X |   |   | wood gas logs mock 2 other: electric   |
| Carport                   |   | X |   | attached not attached                  |
| Garage                    |   | X |   | attached not attached                  |
| Garage Door Openers       |   | X |   | number of units: number of remotes:    |
| Satellite Dish & Controls |   | X |   | owned leased from:                     |
| Security System           |   | X |   | owned leased from:                     |

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller: WTH

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

|                                 |                                     |                                     |  |                  |
|---------------------------------|-------------------------------------|-------------------------------------|--|------------------|
| Solar Panels                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | owned  | leased from:     |
| Water Heater                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | electric   | gas other: _____ |
| Water Softener                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | owned  | leased from:     |
| Other Leased Items(s)           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | if yes, describe: _____  |                  |
| 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: Metal Age: 3 months (2024) (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                                   | 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: oak wilt                     |   | <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"/> |

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Initialed by: Buyer: \_\_\_\_\_ and Seller: [Signature]

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

|   |                                     |
|---|-------------------------------------|
| Previous Roof Repairs                                       | <input checked="" type="checkbox"/> |
| Previous Other Structural Repairs                           | <input checked="" type="checkbox"/> |
| Previous Use of Premises for Manufacture of Methamphetamine | <input checked="" type="checkbox"/> |

|  |                                     |
|--|-------------------------------------|
| Termite or WDI damage needing repair             | <input checked="" type="checkbox"/> |
| Single Blockable Main Drain in Pool/Hot Tub/Spa* | <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: \_\_\_\_\_, \_\_\_\_\_ and Seller: KH

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

"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 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: \_\_\_\_\_ 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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Initialed by: Buyer: \_\_\_\_\_ and Seller:  \_\_\_\_\_

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

- ☒ 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 is in ground water district

**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: \_\_\_\_\_

**Section 13. 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.*

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: KW

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

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.

Nancy Huby 4/28/25  
Signature of Seller Date Signature of Seller Date  
Printed Name: Nancy Huby Printed Name: \_\_\_\_\_

**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 <https://publicsite.dps.texas.gov>. 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  
Sewer: Septic  
Water: Well  
Cable: N/A  
Trash: Texas Disposal  
Natural Gas: N/A  
Phone Company: N/A  
Propane: N/A  
Internet: RTA

phone #: 979-968-3181  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: 800-375-8375  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: 512-360-4273

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

(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: _____ |      |





## 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

744 E Wiedemann Rd  
Flatonia, TX 78941

Septic 2-  
House

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: gravity ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: SW of home in field ☐ Unknown
- (4) Installer: Ted Harbers ☐ Unknown
- (5) Approximate Age: 6 mos ☐ Unknown

### B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No  
If yes, name of maintenance contractor: \_\_\_\_\_  
Phone: \_\_\_\_\_ contract expiration date: \_\_\_\_\_  
*Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)*
- (2) Approximate date any tanks were last pumped? \_\_\_\_\_
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No  
If yes, explain: \_\_\_\_\_
- (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 12/11

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Information about On-Site Sewer Facility concerning \_\_\_\_\_

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

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

Nancy Chung 4/28/25  
Signature of Seller Date

\_\_\_\_\_  
Signature of Seller Date

Receipt acknowledged by:

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

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





## INFORMATION ABOUT ON-SITE SEWER FACILITY

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### CONCERNING THE PROPERTY AT

744 E Wiedemann Rd  
Flatonia, TX 78941

Septic-  
Barn

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: gravity ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: behind red shop in field ☐ Unknown
- (4) Installer: 5M Septic ☐ Unknown
- (5) Approximate Age: 1 1/2 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? \_\_\_\_\_
- (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 WTH

Page 1 of 2

Holub Real Estate LLC, 1439 Hanz Dr Suite 100 New Braunfels TX 78130  
Bernadine Kainer

Phone: 3617725105  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Fax: 8302146603  
[www.lwolf.com](http://www.lwolf.com)

744 E Wiedemann



Information about On-Site Sewer Facility concerning \_\_\_\_\_

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

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

Margaret Hwang      4/28/25  
Signature of Seller      Date

\_\_\_\_\_  
Signature of Seller      Date

Receipt acknowledged by:

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

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





6113 SARATOGA BLVD. SUITE F, #335 - (361) 208-4284  
TEXAS LICENSED SURVEYING FIRM 10194009  
THE INTERSECTION OF QUALITY AND EFFICIENCY

## 10.40 ACRE TRACT

### Field Notes Description

Being part of the Jesse Richards League, Abstract 88, Fayette County, Texas, also being part of a 64.60 acre tract conveyed from Raymond A. and Kathleen Schneider to Timothy L. Larson and Larry C. Brown by General Warranty Deed with Vendor's Lien dated May 17, 2022 and recorded in Volume 2048, Page 88 of the Official Records of Fayette County, Texas.

Being more fully described by metes and bounds as follows:

- BEGINNING:** at a 5/8" iron rod with cap stamped "RPLS 6368", (Y = 13,784,237.96, X = 2,566,317.46), set in the south right of way line of Wiedemann Road, in the north line of said 64.60 acre tract, and at the northeast corner of a 2.00 acre tract conveyed to Donaven Ray and Genevieve Hines in Volume 2061, Page 586 of the Official Records of Fayette County, Texas, for the northwest corner of this herein described tract;
- THENCE:** N 87°45'55" E - 552.56 feet along the south right of way line of said Wiedemann Road, the north line of said 64.60 acre tract, and the north line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at a northwest corner of a 16.89 acre tract conveyed to Kalla Lane Gaertner in Volume 2083, Page 1075 of the Official Records of Fayette County, Texas, for the northeast corner of this herein described tract;
- THENCE:** S 01°17'40" E - 727.03 feet along a west line of said 16.89 acre tract and the east line of this herein described to a fence corner post found at an interior corner of said 16.89 acre tract, for the southeast corner of this herein described tract;
- THENCE:** S 69°35'27" W - 311.74 feet along a north line of said 16.89 acre tract and the south line of this herein described tract to a fence corner post found, for an angle point of this herein described tract;
- THENCE:** S 70°46'32" W - 221.55 feet continuing along a north line of said 16.89 acre tract and the south line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set, for an angle corner of this herein described tract;
- THENCE:** S 87°16'13" W - 54.98 feet continuing along a north line of said 16.89 acre tract and the south line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at the southeast corner of an 8.00 acre tract conveyed to Donaven Ray and Genevieve Hines in Volume 2083, Page 394 of the Official Records of Fayette County, Texas, for the southwest corner of this herein described tract;
- THENCE:** N 00°27'08" W - 574.86 feet along an east line of said 8.00 acre tract and the west line of this herein described tract to a 5/8" iron rod with cap stamped "RPLS 6368" set at a northeast corner of said 8.00 acre tract and at the southeast corner of said 2.00 acre tract, for an angle point of this herein described tract;
- THENCE:** N 01°24'33" W - 314.82 feet along the east line of said 2.00 acre tract and continuing along the west line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 10.40 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "10.40 ACRE TRACT" 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 with the benefit of title commitment GF No. FA-23-180. The 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.

June 7, 2023  
Job No. 2302022  
DJ

  
COLE E. BARTON  
R.P.L.S. No. 6368



WIEDEMANN ROAD  
N 87°45'55" E 552.56'  
(S 89°28'16" E)

POINT OF BEGINNING  
Y = 13,784,237.96  
X = 2,566,317.46

2.00 ACRES  
DONAVEN RAY & GENEVIEVE HINES  
VOL. 2061, PG. 566  
O.R.F.C., TX.  
(PREVIOUSLY SURVEYED)

N 01°24'33" W 314.82'

BARN

10.40  
ACRE TRACT

J. RICHARDS  
A-88

8.00 ACRES  
DONAVEN RAY & GENEVIEVE HINES  
VOL. 2083, PG. 394  
O.R.F.C., TX.  
(PREVIOUSLY SURVEYED)

N 00°27'08" W 574.86'

S 01°17'40" E 727.03'

TANK

FOUND  
FENCE  
CORNER  
POST

FOUND  
FENCE  
CORNER  
POST

16.89 ACRES  
KALLA LANE GAERTNER  
VOL. 2083, PG. 1075  
O.R.F.C., TX.  
(PREVIOUSLY SURVEYED)

GF NO. FA-23-180  
SCHEDULE B ITEMS:  
VOL. 135, PG. 55 NOT PLOTTABLE  
VOL. 221, PG. 493 BLANKET  
VOL. 210, PG. 417 DOES NOT AFFECT

LEGEND

—X— FENCE  
—OH— OVERHEAD UTILITIES  
PP<sub>Q</sub> POWER POLE  
● SET 5/8" IRON ROD  
WITH CAP STAMPED  
"RPLS 6368" UNLESS  
OTHERWISE NOTED

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 87°16'13" W | 54.98'   |

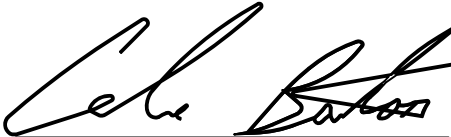
NOTES:

- 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.

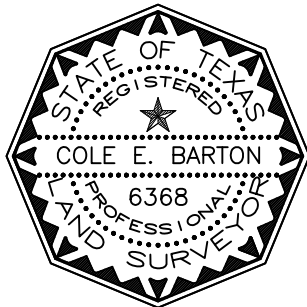
50 0 50 100 150 200 250 300

SCALE: 1" = 100 FEET

I HEREBY STATE THAT THIS PLAT SHOWS THE  
SUBJECT LOCATION AS SURVEYED ON THE GROUND  
05/19/22. THIS PLAT IS TRUE AND CORRECT TO  
THE BEST OF MY KNOWLEDGE.



COLE E. BARTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6368



**BARTON  
& ASSOCIATES**  
LAND SURVEYING

6113 SARATOGA BLVD, SUITE F, #335 - (361) 208-4284  
TEXAS LICENSED SURVEYING FIRM 10194009  
THE INTERSECTION OF QUALITY AND EFFICIENCY

10.40 ACRE TRACT

BEING PART OF THE JESSE RICHARDS LEAGUE, ABSTRACT 88, FAYETTE COUNTY, TEXAS, ALSO BEING PART OF A 64.60 ACRE TRACT CONVEYED FROM RAYMOND A. AND KATHLEEN SCHNEIDER TO TIMOTHY L. LARSON AND LARRY C. BROWN BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 17, 2022 AND RECORDED IN VOLUME 2048, PAGE 88 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS.

|                           |                    |
|---------------------------|--------------------|
| Completion Date: 06/07/23 | File Name: 10.40AC |
| Scale: 1"=100'            | Surveyed by: CB/LB |
| Drawn by: DJ              | Checked by: CB     |

JOB #: 23020222