



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 2299 FM 2434

Weimar

TX

78962

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

Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (approximate date) or never occupied the Property

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

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

Item	Y	N	U
Cable TV Wiring	<input checked="" type="checkbox"/>		
Carbon Monoxide Det.	<input checked="" type="checkbox"/>		
Ceiling Fans	<input checked="" type="checkbox"/>		
Cooktop	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>		
Emergency Escape Ladder(s)		<input checked="" type="checkbox"/>	
Exhaust Fans	<input checked="" type="checkbox"/>		
Fences			
Fire Detection Equip.		<input checked="" type="checkbox"/>	
French Drain			
Gas Fixtures	<input checked="" type="checkbox"/>		
Natural Gas Lines		<input checked="" type="checkbox"/>	

Item	Y	N	U
Liquid Propane Gas:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
-LP Community (Captive)		<input checked="" type="checkbox"/>	
-LP on Property	<input checked="" type="checkbox"/>		
Hot Tub		<input checked="" type="checkbox"/>	
Intercom System		<input checked="" type="checkbox"/>	
Microwave	<input checked="" type="checkbox"/>		
Outdoor Grill		<input checked="" type="checkbox"/>	
Patio/Decking	<input checked="" type="checkbox"/>		
Plumbing System	<input checked="" type="checkbox"/>		
Pool		<input checked="" type="checkbox"/>	
Pool Equipment		<input checked="" type="checkbox"/>	
Pool Maint. Accessories		<input checked="" type="checkbox"/>	
Pool Heater		<input checked="" type="checkbox"/>	

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		<input checked="" type="checkbox"/>	
Rain Gutters	<input checked="" type="checkbox"/>		
Range/Stove	<input checked="" type="checkbox"/>		
Roof/Attic Vents	<input checked="" type="checkbox"/>		
Sauna		<input checked="" type="checkbox"/>	
Smoke Detector	<input checked="" type="checkbox"/>		
Smoke Detector – Hearing Impaired			<input checked="" type="checkbox"/>
Spa		<input checked="" type="checkbox"/>	
Trash Compactor		<input checked="" type="checkbox"/>	
TV Antenna		<input checked="" type="checkbox"/>	
Washer/Dryer Hookup	<input checked="" type="checkbox"/>		
Window Screens	<input checked="" type="checkbox"/>		
Public Sewer System			

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units: _____
Wall/Window AC Units				number of units: _____
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>1</u>
Other Heat		<input checked="" type="checkbox"/>		if yes describe: _____
Oven	<input checked="" type="checkbox"/>			number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		<input checked="" type="checkbox"/>		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="checkbox"/>			number of units: <u>1</u> number of remotes: <u>2</u>
Satellite Dish & Controls	<input checked="" type="checkbox"/>			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>DirecTV</u>
Security System		<input checked="" type="checkbox"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Solar Panels		<input checked="" type="checkbox"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	<input checked="" type="checkbox"/>			<input type="checkbox"/> electric <input checked="" 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: _____

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: AS CS

Underground Lawn Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: _____ Age: _____ (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: <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"/>
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"/>			

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: AS CP

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): Back porch had a leak.

*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.)

- | | | |
|--------------------------|-------------------------------------|---|
| <u>Y</u> | <u>N</u> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Present flood insurance coverage (if yes, attach TXR 1414). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous flooding due to a natural flood event (if yes, attach TXR 1414). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> 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). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway (if yes, attach TXR 1414). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a reservoir. |

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

*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

(TXR-1406) 09-01-19

Initialed by: Buyer: _____, _____ and Seller: AS, CP

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.
- 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 5 is yes, explain (attach additional sheets if necessary): _____

Section 9. Seller has has not attached a survey of the Property.

Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead Senior Citizen Disabled
- Wildlife Management Agricultural Disabled Veteran
- Other: _____ Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no

Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: _____

Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Austin Pieper 10-15-21
Signature of Seller Date

Courtney Pieper 10-15-21
Signature of Seller Date

Printed Name: Austin Pieper

Printed Name: Courtney L Pieper

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/SexOffenderRegistry>. 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>Zapalac Electric</u>	phone #: <u>979-732-0646</u>
Sewer: <u>SM Septic Systems</u>	phone #: <u>361-772-1754</u>
Water: _____	phone #: _____
Cable: <u>Direct TV</u>	phone #: _____
Trash: <u>Texas Disposal Systems</u>	phone #: <u>800-375-8375</u>
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: <u>Butane Gas & Equipment</u>	phone #: <u>979-725-6237</u>
Internet: _____	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: AB, CR



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. ©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT 2299 FM 2434 Weimar TX 78962

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

- (1) Type of Treatment System: [] Septic Tank [x] Aerobic Treatment [] Unknown
(2) Type of Distribution System: Sprinkler [] Unknown
(3) Approximate Location of Drain Field or Distribution System: Along front of property. Between the highway and powerlines. [] Unknown
(4) Installer: SM Septic Systems [] Unknown
(5) Approximate Age: 2 years 5 months [] Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? [] Yes [x] 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? Never, New system
(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? [] Yes [x] No If yes, explain:
(4) Does Seller have manufacturer or warranty information available for review? [x] Yes [] No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

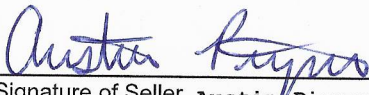
- (1) The following items concerning the on-site sewer facility are attached: [] planning materials [x] permit for original installation [] final inspection when OSSF was installed [] maintenance contract [x] manufacturer information [x] warranty information
(2) "Planning materials" are the supporting 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.

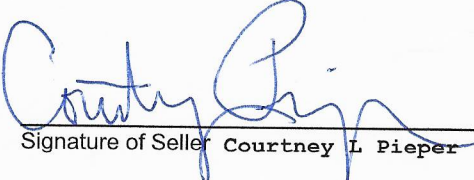
(TAR 1407) 1-7-04 Initialed for Identification by Buyer: and Seller AS CP

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.


Signature of Seller Austin Pieper 10-15-21
Date


Signature of Seller Courtney L. Pieper 10-15-21
Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

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

Date: _____ GF No. _____
Name of Affiant(s): _____
Address of Affiant: _____
Description of Property: **A-368 A KELSO 1.660 AC HOUSE & BLDGS**
County Colorado, Texas

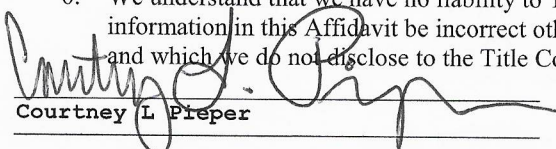
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since _____ there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

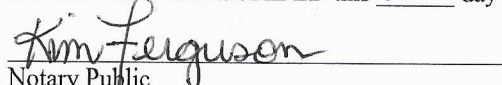
EXCEPT for the following (If None, Insert "None" Below:)

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

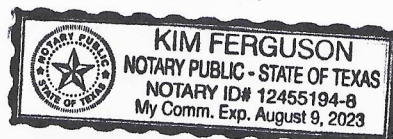


Courtney L Pieper

SWORN AND SUBSCRIBED this 18th day of October, 2021.
(2021)



Notary Public
(TXR 1907) 02-01-2010



COLORADO COUNTY, TEXAS
ALFRED KELSO SURVEY, ABSTRACT NO. 368

DESCRIPTION OF A 1.66 ACRE TRACT OF LAND OUT OF THE ALFRED KELSO SURVEY, ABSTRACT NO. 368, COLORADO COUNTY, TEXAS AND BEING THAT SAME CALLED 1.66 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED MARCH 20, 2009 FROM ELIZABETH A. GERMAN TO SHIRLEY SYPTAK KARR, RECORDED IN VOLUME 614, PAGE 574, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 1.66 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found (Grid Coordinates: N 13,797,574.57 USft E 2,710,902.07 USft) in the Northerly line of F.M. Highway No. 2434 for the Southeast corner of the herein described tract, being the common Southwest corner of a called 16.00 acre tract of land described in a deed dated August 26, 1985 from Aaron W. German, et al to Alan C. Hattermann, recorded in Volume 511, Page 40, Colorado County Deed Records;

THENCE South 89° 45' 19" West (called North 87° 41' 53" West) with the Northerly line of F.M. Highway No. 2434, being the common Southerly line of the herein described tract a distance of 221.53 feet (called 221.29') to a 1/2 inch iron rod found for the Southwest corner of the herein described tract, being the common Southeast corner of a called 29.994 acre tract of land described in a deed dated July 7, 2006 from the Estate of Anton Kenneth Pesak to Eric W. Pesak, recorded in Volume 530, Page 491, Colorado County Official Records;

THENCE North 08° 30' 36" West (called North 06° 04' 48" West) with the Westerly line of the herein described tract, being a common interior line of said 29.994 acre tract a distance of 288.69 feet (called 288.66') to a 1/2 inch iron rod found for the Northwest corner of the herein described tract, being a common interior corner of said 29.994 acre tract;

THENCE North 82° 00' 26" East (called North 84° 37' 45" East) with the Northerly line of the herein described tract, being a common interior line of said 29.994 acre tract a distance of 255.29 feet (called 255.33') to a 1/2 inch iron rod found in the Westerly line of said 16.00 acre tract for the Northeast corner of the herein described tract;

THENCE South 02° 02' 48" East (called South 00° 27' 09" West) with the Easterly line of the herein described tract, being the common Westerly line of said 16.00 acre tract a distance of 320.27 feet (called 319.83') to the **POINT OF BEGINNING**, containing 1.66 acres of land, more or less.

- Bearing Basis: Texas Lambert Grid, Texas South Central Zone, NAD 83/2011 (EPOCH: 2010)
- All distances are surface values, to obtain grid values multiply surface distances by a Combined Scale Factor of 0.99986966

This metes and bound description and plat attached hereto represent an on-the-ground survey made under my supervision on May 28, 2014.

Matthew W. Loessin
Registered Professional Land Surveyor No. 5953
Project No. 201405480
Word File: 201405480 - 1.66 acre m&b.docx
ACAD File: 201405480.dwg

Date: 06/02/2014



A handwritten signature in black ink, appearing to read "Matthew W. Loessin".

Window World Completion Certificate

Customer: Pieper Courtney y A Installer: Onon Date: 09-03-21
Customer ID #: 461436 Contractor ID #: 0540

CONGRATULATIONS ON YOUR NEW WINDOW WORLD PRODUCT!

In order to maintain our low prices and high quality standards, it is imperative that you inspect your new Window World products completely before signing this form so that we make as few visits to your home as possible. If anything does not meet your satisfaction, please discuss this matter with our Chief Installer, who will be happy to make any corrections. When you are completely satisfied, please sign and date the bottom of this form.

- | Yes | No | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Did you and your installer inspect and operate each of your new Window World products? |
| <input type="checkbox"/> | <input type="checkbox"/> | Are all of your Window World products functioning to your satisfaction? |
| <input type="checkbox"/> | <input type="checkbox"/> | Are all of your screens installed free of defect? |
| <input type="checkbox"/> | <input type="checkbox"/> | Are all of your Window World products caulked and sealed to your satisfaction? (Inside & out?) |
| <input type="checkbox"/> | <input type="checkbox"/> | Is all trash and debris cleaned up to your satisfaction? |
| <input type="checkbox"/> | <input type="checkbox"/> | Were drop cloths used during your installation? |
| <input type="checkbox"/> | <input type="checkbox"/> | Was our installer courteous, cooperative, and satisfactory in his workmanship? |

If you answered **NO** to any of the above questions, please explain: _____

May we use you as a reference? Yes No

I X Austin Pieper (Homeowner) certify that all of my new Window World products are installed to my satisfaction, and that I am accepting the workmanship of this installation. I understand that Window World is now only responsible to repair items covered under my new product warranty.

Customer Signature: X Austin Pieper Date: 09-03-21

Installer Signature: _____

NOTICE: PLEASE PAY INSTALLER UPON COMPLETION

Current Balance: 3163 Amount Paid Today: 3163 Remaining Balance: ---

Type of payment: Check #: _____ Credit Card: I authorize Window World to run the following credit card:

No: _____ Exp: _____ CVS: _____ Authorization No: _____

Finance: I authorize Window World to run my Wells Fargo financing in the amount of \$ 3163

If amount paid differs from current balance due please state why: _____

Customer Signature: X Austin Pieper Date: 09-03-21

* If you have any service issues, please call our customer care line at (866) 946-3189 M-F between 8am and 5pm (Central)



Let's Build Something Together

Contact: 281-752-9601

Customer Installation Guidelines for Sensa

Print Customer Name _____

Store#: _____ PO# _____

Congratulations on your decision to purchase the most luxurious stone countertops available. The following information is provided by Stone Systems of Houston LLC, a Certified Fabricating Company of Sensa, regarding the purchase, production and installation of your new Sensa countertops.

SIZE: 3CM COLOR: WHITE NAPOLI SINK MODEL: UNDERMOUNT LOT 300
BACKSPLASH YES NO SIZE 7" OUTLETS YES NO AMOUNT _____ STOVE RAIL YES NO
ISLAND OR PENINSULA OVERHANG YES NO SIZE _____
RADIUS CLIP CORNERS YES NO SIZE 1/2"
TEAR OUT YES NO LAMINATE OR TILE _____
SEAMS (AT FABRICATOR DISCRETION) YES NO NO. OF SEAMS 2
BAR SUPPORTS (CUSTOMER PROVIDES) YES NO SIZE _____ AMOUNT NEEDED _____

The following are items imperative to your countertop installation. They will need to be addressed prior to installation.

INITIALS NEEDED

- The installation of SenSa will result in dust and dirt created in your home. We encourage customers to protect any valuables or air vents that could be affected by air born dust. The customer may also drape the construction area to contain dust.
- Make preparations to disconnect all plumbing, gas, and electrical devices and to re-connect post installation. Remove all items from existing surface and cabinet areas. If installing an undermount sink please allow 24 hours before reconnecting the plumbing. A trip charge of \$75 will be billed to the customer if an installer must make a return trip due to non-compliance.
- Prepare for touch up work post installation. Please note the following areas that may be affected:
 - Your new countertop may not line up exactly as your old countertop did.
 - Our installers take all precautionary measures, but due to the weight of the material minor damages may occur. It is important to plan for this possibility and retail paint and materials for repairs. Neither the installers nor the installation company is responsible for costs involved in repair of walls, wall paper, cabinets, or mirrors.
 - Installers are not responsible for any damages done to existing backsplash during the installation during the removal or installation of countertops.
- All bar tops require support. It is the responsibility of the customer to make arrangements to have these supports in place prior to SenSa installation. If available through the install company, a fee will be charged for each bracket and install of that bracket as needed. Customers are responsible for reinstalling trim or molding under bar top after installers install the corbels.
- The customers sink and faucet must be on site prior to template date. Dishwasher must be in place prior to your SenSa installation order to properly mount to countertop. Please note we do not move appliances. A trip charge of \$75 will be billed to the customer if the installers must make a return trip due to non-compliance.
- Our installers are not responsible for or permitted to move mirrors, support brackets or any other cabinetry that may prevent proper installation of the SenSa countertops. Our installers are not qualified carpenters and do not have the necessary equipment to make and modifications to any cabinetry.
- Canceled orders after measure will have a Template fee of \$75.
- If post template any changes occur resulting in re-measure there will be a trip charge of \$75.
- Your countertop may have a seam. Please be advised that all seams are visible and placement of these are at the discretion of the fabricator.
- Your countertops are custom made to our template/measure. Please ensure all aspects of the design have been reviewed by a designer prior to field measure. The field measure is final. Orders cannot be canceled or changed after production has begun.
- The installation of granite countertops is not a small procedure. In some cases, it is necessary for the installers to make a return trip to ensure the greatest quality of workmanship. Please plan accordingly and give ample time after your installation before you showcase your new SenSa countertops.
- The installation involves handling large pieces of natural stone that are heavy and difficult to manage. Please be sure to clear the pathway for the installers from the outside road to the placement location of the countertops. Neither Stone Systems nor the installer will be responsible for damage to those items in the pathway.
- SenSa backsplash will be caulked to SenSa countertops. We do not caulk the top of the splash to the wall. We do not caulk or grout between existing backsplashes and SenSa countertops.

Additional installation guidelines:

THANK YOU for choosing Sensa. Your new countertops will be installed within 3-4 weeks with the exception of special ordered colors with extended lead times. If you have any further questions, please do not hesitate to call us. This signed document will be placed in your file for future reference.

I hereby confirm and accept the above information.

CUSTOMER SIGNATURE



MEASURE SIGNATURE

Date 3/6/19

**COLORADO COUNTY, TEXAS
ALFRED KELSO SURVEY
ABSTRACT NO. 368**



- LEGEND**
- 1/2" IRON ROD FOUND
 - 5/8" IRON ROD FOUND
 - A/C PAD
 - ELECTRIC METER
 - POWER POLE
 - PROPAANE TANK (ABOVE GROUND)
 - OVERHEAD ELECTRIC
 - METAL FENCE
 - x- WIRE FENCE
- RECORD INFORMATION

AARON W. GERMAN, ET AL
TO
ALAN C. HATTEBMAN
AUGUST 26, 1985
VOLUME 511, PAGE 40
D.R.C.C.T.

1.66 ACRES
ELIZABETH A. GERMAN
TO
SHIRLEY SYPTAK KARR
MARCH 20, 2009
CALLED 1.66 ACRES
VOLUME 614, PAGE 574
O.R.C.C.T.

ESTATE OF ANTON KENNETH PESAK
TO
ERIC W. PESAK
JULY 7, 2006
CALLED 29.994 ACRES
VOLUME 530, PAGE 491
O.R.C.C.T.

P.O.B.
Texas South Central Zone
NAD 83/2011
State Plane Grid Coords
NAD 83/2011
Easting: 1,379,574.57 USft
Easting: 2,710,902.07 USft

F.M. HIGHWAY NO. 2434



- SCHEDULE B NOTES**
1. THAT CERTAIN EASEMENT TO HUMBLE PIPELINE COMPANY AS PER VOLUME 225, PAGE 402, D.R.C.C.T. HAS NO DEFINED RIGHT OF WAY AND IS UN-LOCATABLE ON SURVEY.
 2. THAT CERTAIN EASEMENT TO HOWELL DRILLING, INC. AS PER VOLUME 468, PAGE 176 AND VOLUME 484, PAGE 416, D.R.C.C.T. HAS NO DEFINED RIGHT OF WAY AND IS UN-LOCATABLE ON SURVEY.
 3. THAT CERTAIN EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS PER VOLUME 462, PAGE 50, D.R.C.C.T. IS NOT SUFFICIENTLY DEFINED TO LOCATE ON SURVEY.
 4. THAT CERTAIN EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS PER VOLUME 518, PAGE 161, D.R.C.C.T. IS NOT SUFFICIENTLY DEFINED TO LOCATE ON SURVEY.
 5. PROPERTY IS SUBJECT TO THAT CERTAIN EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. AS PER VOLUME 362, PAGE 530, O.R.C.C.T. HOWEVER THE RIGHT OF WAY IS NOT DEFINED AND IS UN-LOCATABLE ON SURVEY.

- SURVEY NOTES**
1. THE SURVEYOR DID NOT ABSTRACT THE PROPERTY AND THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT.
 2. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, ETC. THAT APPEAR OF RECORD AND NOT SHOWN ON SURVEY.
 3. A SEPARATE METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

SURVEYOR CERTIFICATION
THIS SURVEY WAS MADE ON THE GROUND ON MAY 28, 2014 UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND AT THE TIME OF SURVEY.

Matthew W. Loessin
FOR FRANK SURVEYING CO., INC.
BY: MATTHEW W. LOESSIN, RPLS
TEXAS REGISTRATION NO. 5953

06/02/2014



DATE: 06/02/2014
DRAWN BY: WLL
CHECKED BY: MML
FIELD CREW: CDL/PAH
PROJECT NO: 201405480
COUNTY: COLORADO
SCALE: 1" = 100'
SHEET: 1 OF 1

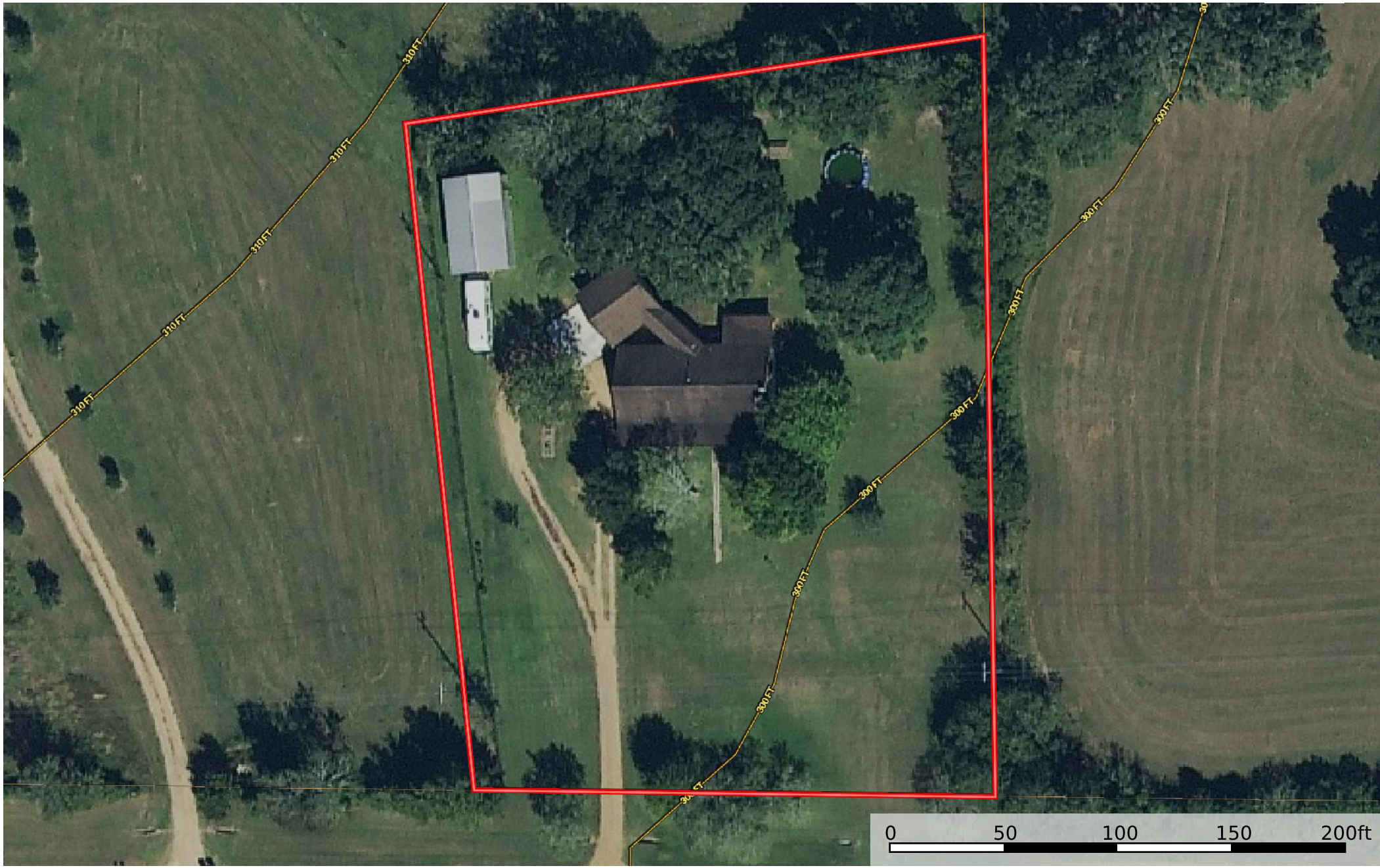


**SURVEY PLAT OF 1.66 ACRES
ALFRED KELSO SURVEY, A-368
COLORADO COUNTY, TEXAS**

HORIZONTAL DATUM: NAD83/2011 (EPOCH: 2010)
VERTICAL DATUM: NAVD 88
COMBINED SCALE FACTOR: 0.99986966
BEARING BASIS: TX LAMBERT GRID SOUTH CENTRAL ZONE
DISTANCES SHOWN ARE SURFACE VALUES

© COPYRIGHT 2014 - ALL RIGHTS RESERVED - THIS SURVEY IS NOT ORIGINAL WITHOUT RED LICENSE SEAL AND BLUE SIGNATURE OF SURVEYOR

2299 FM 2434 Weimar
Colorado County, Texas, 1.66 AC +/-



Boundary	100 Year Floodplain	500 Year Floodplain	Floodway	Special	Unmapped/ Not Included	Crude Oil	Natural Gas	Other	Water Wells	NOT AVAILABLE	Voltage 0 - 99 KV	Voltage 100 - 161 KV	Voltage 220 - 287 KV
Voltage 345 KV	Voltage 500 KV												