

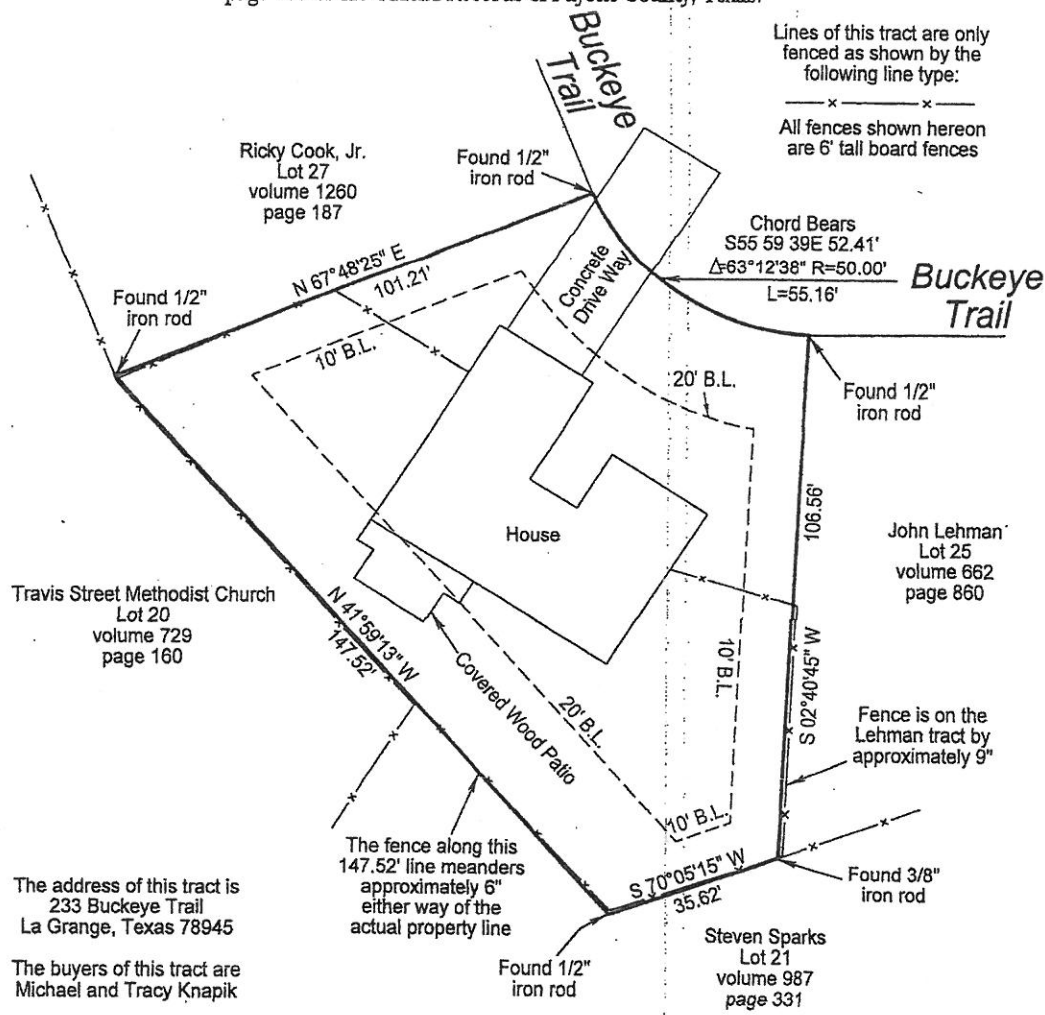
# Fayette County, Texas

## Monument Hill Reserve "A" David Berry Survey Abstract 15

Survey plat showing a 0.268 acre tract of land, being Lot 26 of the Monument Hill Reserve "A" as set forth in volume 1, pages 49 and 50 of the Plat Records of Fayette County, Texas, also being a part of the David Berry Survey, Abstract 15 of Fayette County, Texas, and being the same tract as conveyed to Dennis R. Cooper and wife, Sondra C. Cooper as recorded in volume 1227, page 706 of the Official Records of Fayette County, Texas.



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Lines of this tract are only fenced as shown by the following line type:  
— x — x —  
All fences shown hereon are 6' tall board fences

The address of this tract is  
233 Buckeye Trail  
La Grange, Texas 78945

The buyers of this tract are  
Michael and Tracy Knapik

This tract is subject to the rights granted to United Gas Pipeline as set forth in volume 381, page 444 of the Deed Records of Fayette County, Texas.

This tract has the use of all roads in Monument Hill by the road easement set forth in volume 622, page 478 of the Deed Records of Fayette County, Texas.



This tract is subject to the restrictions, reservations, covenants and easements as set forth in the following:

- volume 516 page 695
- volume 519 page 1
- volume 636 page 565
- volume 636 page 570
- volume 658 page 824
- volume 485 page 372
- volume 430 page 623
- volume 636 page 620
- volume 801 page 617

All of the Deed Records of Fayette County, Texas, and also as shown on the plat recorded in volume 1, pages 49-50 of the Plat Records of Fayette County, Texas.

I hereby certify that this plat represents the facts as found during an on the ground survey made under my direct supervision on January 25, 2005 and that it substantially conforms to the current Standards and Specifications for a Category 1A, Condition IV Survey.

*Rocky Von Roesler*

Rocky Von Roesler  
Registered Professional Land Surveyor  
Number 4702

Reference is hereby made to a land description attached hereto and made a part hereof.

Bearings based on deed call as applied to found monuments on the Northwest line of this tract.

According to the FEMA Flood Insurance Rate Map Community Panel No. 481565 0001B, effective date July 3, 1985, it appears that this tract does not lie within a Special Flood Hazard Zone "A".

Scale: 1" = 30' Date: 1-25-05

Prepared by: **Rocky Von Roesler**

RPLS # 4702  
6339 Skillet Road La Grange, Texas 78945  
(979) 247-4321

Drawn by: RVR

Revision:

WO # 25027

EXHIBIT A



TEXAS ASSOCIATION OF REALTORS®  
**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 233 Buckeye Trail  
La Grange, TX 78945

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

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

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

Item	Y	N	U	Additional Information
Central A/C	Y			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Evaporative Coolers		N		number of units: _____
Wall/Window AC Units		N		number of units: _____
Attic Fan(s)		N		if yes, describe: _____
Central Heat	Y			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Other Heat		N		if yes, describe: _____
Oven	Y			number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	Y			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		N		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	Y			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	Y			number of units: <u>2</u> number of remotes: <u>2</u>
Satellite Dish & Controls	Y			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>Dish Network</u> <u>No controls.</u>
Security System		N		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	Y			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____
Water Softener		N		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler		N		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility		N		if yes, attach Information About On-Site Sewer Facility (TAR-1407)



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

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 TAR-1906 concerning lead-based paint hazards).

Roof Type: Composition Age: Estimated 5 years (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): One garage door opener does not work.

**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N
Basement		N
Ceilings		N
Doors		N
Driveways	Y	
Electrical Systems		N
Exterior Walls	Y	

Item	Y	N
Floors		N
Foundation / Slab(s)		N
Interior Walls	Y	
Lighting Fixtures		N
Plumbing Systems		N
Roof		N

Item	Y	N
Sidewalks		N
Walls / Fences		N
Windows		N
Other Structural Components		N

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): There is one small crack in the sheetrock by the front door. West and South wall has some minor wood damage at the bottom. Driveway has some cracks on it.

**Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Condition	Y	N
Aluminum Wiring		N
Asbestos Components		N
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		N
Endangered Species/Habitat on Property		N
Fault Lines		N
Hazardous or Toxic Waste		N
Improper Drainage		N
Intermittent or Weather Springs		N
Landfill		N
Lead-Based Paint or Lead-Based Pt. Hazards		N
Encroachments onto the Property		N
Improvements encroaching on others' property		N
Located in 100-year Floodplain		N
Located in Floodway		N
Present Flood Ins. Coverage (If yes, attach TAR-1414)		N
Previous Flooding into the Structures		N
Previous Flooding onto the Property		N
Located in Historic District		N
Historic Property Designation		N
Previous Use of Premises for Manufacture of Methamphetamine		N

Condition	Y	N
Previous Foundation Repairs		N
Previous Roof Repairs		N
Other Structural Repairs		N
Radon Gas		N
Settling		N
Soil Movement		N
Subsurface Structure or Pits		N
Underground Storage Tanks		N
Unplatted Easements		N
Unrecorded Easements		N
Urea-formaldehyde Insulation		N
Water Penetration		N
Wetlands on Property		N
Wood Rot		N
Active infestation of termites or other wood destroying insects (WDI)		N
Previous treatment for termites or WDI		N
Previous termite or WDI damage repaired		N
Previous Fires		N
Termite or WDI damage needing repair		N
Single Blockable Main Drain in Pool/Hot Tub/Spa*		N

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?**  yes  no If yes, explain (attach additional sheets if necessary): Shower tiles in Master Bathroom need some caulking.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section 5. 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 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: Monument Hill Property Owners Association  
 Manager's name: Lori Steffek Phone: 979-968-5514  
 Fees or assessments are: \$ 30 per quarter 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.



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

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

Section 6. Seller  has  has not attached a survey of the Property.

Section 7. 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
6/19/10	Property	Harvey Wenske	8

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 8. 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 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider?  yes  no

Section 10. 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 11. 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.*

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.

	3/15/14	_____	_____
Signature of Seller	Date	Signature of Seller	Date
Printed Name: <u>Jeffrey D. Kolenovsky</u>	_____	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 [www.txdps.state.tx.us](http://www.txdps.state.tx.us) . For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(4) The following providers currently provide service to the property:

Electric: <u>Fayette Electric Cooperative</u>	phone #: <u>979-968-3181</u>
Sewer: <u>Fayette County Water Control</u>	phone #: <u>979-968-5514</u>
Water: <u>Fayette County Water Control</u>	phone #: <u>979-968-5514</u>
Cable: <u>CMA</u>	phone #: <u>979-968-6476</u>
Trash: <u>N/A</u>	phone #: _____
Natural Gas: <u>N/A</u>	phone #: _____
Phone Company: <u>N/A</u>	phone #: _____
Propane: <u>N/A</u>	phone #: _____

(5) 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: _____	_____