



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 6155 S US Highway 77 La Grange
 (Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller is is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- | | | |
|---|--|--|
| <u>Y</u> Range | <u>Y</u> Oven | <u>N</u> Microwave |
| <u>Y</u> Dishwasher | <u>N</u> Trash Compactor | <u>N</u> Disposal |
| <u>Y</u> Washer/Dryer Hookups | <u>Y</u> Window Screens | <u>Y</u> Rain Gutters |
| <u>N</u> Security System | <u>N</u> Fire Detection Equipment | <u>N</u> Intercom System |
| | <u>Y</u> Smoke Detector | |
| | <u>U</u> Smoke Detector-Hearing Impaired | |
| | <u>U</u> Carbon Monoxide Alarm | |
| | <u>N</u> Emergency Escape Ladder(s) | |
| <u>N</u> TV Antenna | <u>Y</u> Cable TV Wiring | <u>Y</u> Satellite Dish |
| <u>Y</u> Ceiling Fan(s) | <u>N</u> Attic Fan(s) | <u>N</u> Exhaust Fan(s) |
| <u>Y</u> Central A/C | <u>Y</u> Central Heating | <u>Y</u> Wall/Window Air Conditioning |
| <u>Y</u> Plumbing System | <u>Y</u> Septic System | <u>N</u> Public Sewer System |
| <u>Y</u> Patio/Decking | <u>N</u> Outdoor Grill | <u>Y</u> Fences |
| <u>N</u> Pool | <u>N</u> Sauna | <u>N</u> Spa <u>N</u> Hot Tub |
| <u>N</u> Pool Equipment | <u>N</u> Pool Heater | <u>N</u> Automatic Lawn Sprinkler System |
| <u>N</u> Fireplace(s) & Chimney
(Wood burning) | | <u>N</u> Fireplace(s) & Chimney (Mock) |

- | | |
|------------------------------|-------------------------------|
| <u>N</u> Natural Gas Lines | <u>N</u> Gas Fixtures |
| <u>N</u> Liquid Propane Gas | <u>N</u> LP on Property |
| Garage: <u> </u> Attached | <u>N</u> Carport |
| Garage Door Opener(s): | <u>Y</u> Control(s) |
| Water Heater: | <u>Y</u> Electric |
| Water Supply: <u> </u> City | <u>Y</u> Co-op |
| Roof Type: <u>SHINGLES</u> | Age: <u>6 YEARS</u> (approx.) |

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? Yes No Unknown. If yes, then describe. (Attach additional sheets if necessary): _____

TREC No. OP-H

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?* Yes No Unknown. If the answer to this question is 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | | |
|--|-----------------------------|----------------------------|
| <u>N</u> Interior Walls | <u>N</u> Ceilings | <u>N</u> Floors |
| <u>N</u> Exterior Walls | <u>N</u> Doors | <u>N</u> Windows |
| <u>N</u> Roof | <u>N</u> Foundation/Slab(s) | <u>N</u> Sidewalks |
| <u>N</u> Walls/Fences | <u>N</u> Driveways | <u>N</u> Intercom System |
| <u>N</u> Plumbing/Sewers/Septics | <u>N</u> Electrical Systems | <u>N</u> Lighting Fixtures |
| <u>N</u> Other Structural Components (Describe): | | |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | |
|---|--|
| <u>N</u> Active Termites (includes wood destroying insects) | <u>N</u> Previous Structural or Roof Repair |
| <u>N</u> Termite or Wood Rot Damage Needing Repair | <u>N</u> Hazardous or Toxic Waste |
| <u>N</u> Previous Termite Damage | <u>N</u> Asbestos Components |
| <u>Y</u> Previous Termite Treatment | <u>N</u> Urea-formaldehyde Insulation |
| <u>N</u> Improper Drainage | <u>N</u> Radon Gas |
| <u>N</u> Water Damage Not Due to a Flood Event | <u>N</u> Lead Based Paint |
| <u>N</u> Landfill, Settling, Soil Movement, Fault Lines | <u>N</u> Aluminum Wiring |
| <u>N</u> Single Blockable Main Drain in Pool/Hot Tub/Spa* | <u>N</u> Previous Fires |
| | <u>N</u> Unplatted Easements |
| | <u>N</u> Subsurface Structure or Pits |
| | <u>N</u> Previous Use of Premises for Manufacture of Methamphetamine |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): JUST PREVIOUS PREVENTATIVE PEST CONTROL. NO SIGNS WERE FOUND OR PRESENT.

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

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Yes (if you are aware) No (if you are not aware). If yes, explain. (Attach additional sheets if necessary): ONE WINDOW PANE, LIVING ROOM

6. Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.

- N Present flood coverage
- N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
- N Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

- N Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
- N Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
- Y Located wholly partly in a floodway
- N Located wholly partly in a flood pool
- N Located wholly partly in a reservoir

If the answer to any of the above is yes, explain. (attach additional sheets if 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 of 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.

7. 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).

8. 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): _____

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

N Homeowners' Association or maintenance fees or assessments.

N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

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

N Any lawsuits directly or indirectly affecting the Property.

N Any condition on the Property which materially affects the physical health or safety of an individual.

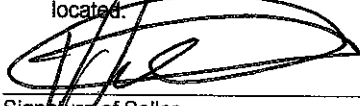
N Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

N Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

10. 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 of the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

11. 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.


Signature of Seller
Joshua Alberthal

9-22-2020
Date


Signature of Seller
Sydni Alberthal

9/22/2020
Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser Date

Signature of Purchaser Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2019. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. OP-H



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

6155 S US Highway 77
La Grange, TX 78945

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

(1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown

(2) Type of Distribution System: Aerobic System Unknown

(3) Approximate Location of Drain Field or Distribution System: SOUTH PROPERTY, UNDER TREES. Unknown

(4) Installer: _____ Unknown

(5) Approximate Age: _____ 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: HARBERS PLUMBING
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? 11 MONTHS AGO, (8-2019)

(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.

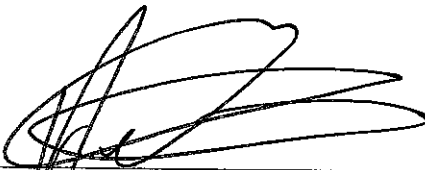
(3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

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) 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
Joshua Alberthal
 Date 9-22-2020



 Signature of Seller
Sydni Alberthal
 Date 9/22/2020

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

Fayette County, Texas

Fayette County School Land Survey Abstract 182

Survey plat showing a 5.02 acre tract of land, being part of the Fayette County School Land Survey, Abstract 182 of Fayette County, Texas, and being part of that certain tract as conveyed to C.H. Alkin and wife, Orna Lee Alkin as recorded in volume 1147, page 822 of the Official Records of Fayette County, Texas.

The buyers of this tract are
Wayne P. Donaldson
and
Sharon G. Donaldson

The address of this tract is
8155 South U.S. Highway 77
La Grange, Texas 78945

Wray and Todd Interests
volume 909
page 327
D.R.F.C.T.

This tract is subject to the Fayette
County Groundwater Conservation
District rules as filed on April 8,
2004 and recorded in Volume 1250,
page 142 of the Official Records of
Fayette County, Texas.

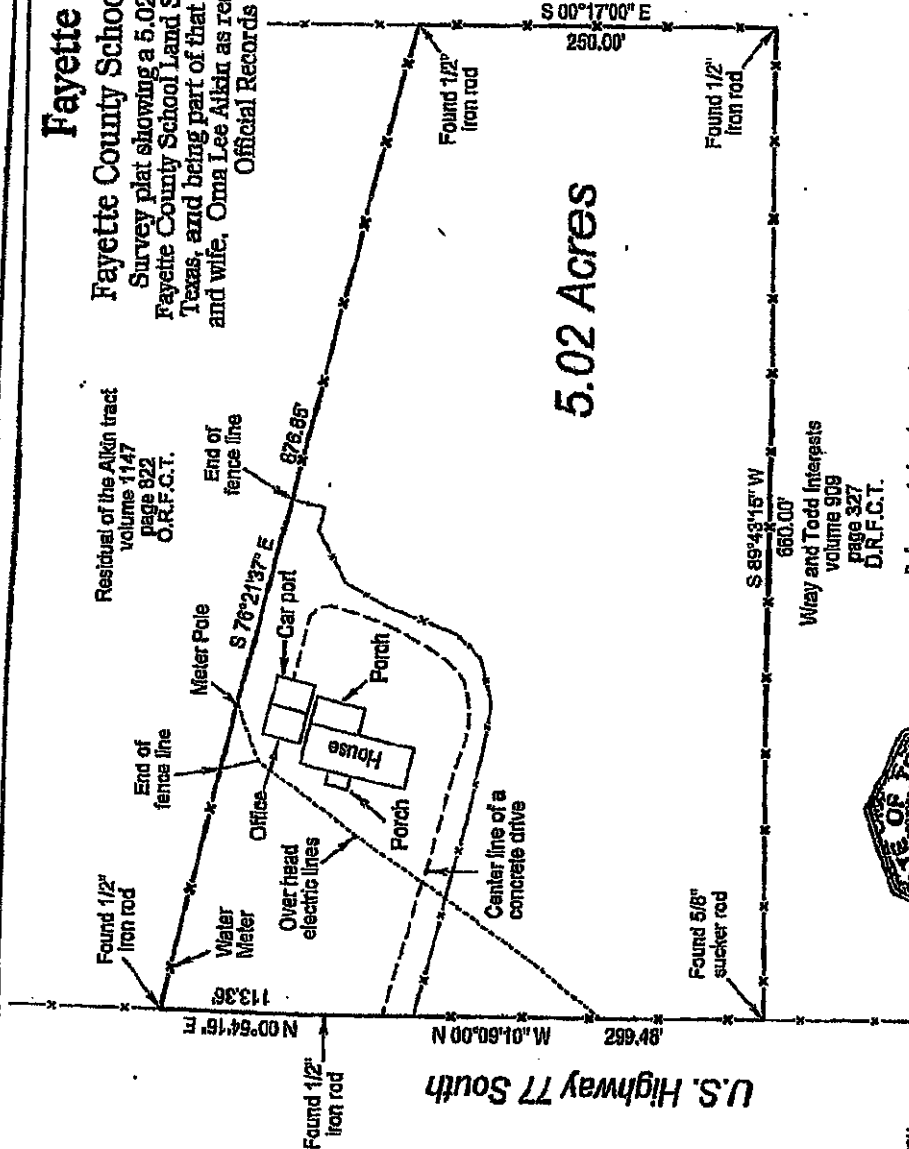
Lines of this tract are only
fenced as shown by the
following line type: —*—*—*—*—*—*—*

Date: 11-8-2006
Scale: 1" = 100'
Job Number:
W.O. Number: 21
Drawn By: RVR

Rocky Van Roesler

Registered Professional Land Surveyor
Number 4702

6339 Skilliet Road La Grange, Tx. 78945 979-247-4321



5.02 Acres

Wray and Todd Interests
volume 909
page 327
D.R.F.C.T.

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

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

According to the FEMA Flood Insurance Rate Map,
Community Panel No. 480815 0009B and
No. 480815 0010B, effective
date June 1, 1987, it appears that this tract
does not lie within a Special Flood Hazard Zone "A".



This tract is subject to a
Fayette Electric easement
as set forth in volume 178,
page 240 of the D.R.F.C.T.

This tract is subject to a
Fayette Water Supply
easement as set forth in
volume 522, page 263
of the D.R.F.C.T.

This tract is subject to an
unrecoded Ocala Valley
Telephone easement.

I hereby certify that this survey plat represents
the facts as found during an on the ground survey
made under my direct supervision on November 8, 2006
and that it substantially conforms to the current Standards
and Specifications for a Category A, Condition IV Survey.

Rocky Van Roesler

Rocky Van Roesler
Registered Professional Land Surveyor
Number 4702

EXHIBIT "A"

STATE OF TEXAS }
COUNTY OF FAYETTE }

Land Description

BEING a 5.02 acre tract of land, being part of the Fayette County School Land Survey, Abstract 182 of Fayette County, Texas, and being part of that certain tract as conveyed to C.H. Aikin and wife, Oma Lee Aikin as recorded in volume 1147, page 822 of the Official Records of Fayette County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod found in the East line of U.S. Highway 77 South for the southwest corner of the residual of the parent tract and the Northwest corner hereof;

THENCE with the Southwest line of the residual of the parent tract South 76 deg. 21 min. 37 sec. East 676.85 feet to a 1/2" iron rod found in the Northerly West line of a Wray and Todd Interest tract (volume 909, page 327) for the Southeast corner of the residual of the parent tract and the Northeast corner hereof;

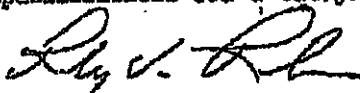
THENCE with the line of the Wray and Todd tract South 00 deg. 17 min. 00 sec. East 250.00 feet to a 1/2" iron rod found for the Southeast corner of the parent tract, an interior corner of the Wray and Todd tract and the Southeast corner hereof;

THENCE with the line of the Wray and Todd tract South 89 deg. 43 min. 15 sec. West 660.00 feet to a 5/8" sucker rod found in the East line of U.S. Highway 77 South for the Southerly Northeast corner of the Wray and Todd tract, the Southwest corner of the parent tract and the Southwest corner hereof;

THENCE with the East line of U.S. Highway 77 South North 00 deg. 09 min. 10 sec. West 299.48 feet to a 1/2" iron rod found for an angle point hereof;

THENCE with the East line of U.S. Highway 77 South North 00 deg. 54 min. 16 sec. East 113.36 feet to the PLACE OF BEGINNING, containing 5.02 acres of land.

I hereby certify that this land description represents the facts as found during an on the ground survey made under my direct supervision on November 8, 2006, and that it substantially conforms to the current standards and Specifications for a Category 1A, Condition IV Survey.


Rocky Von Roessler
Registered Professional Land Surveyor
Number 4702

