



SELLERS DISCLOSURE NOTICE FOR RESIDENTIAL LOT & ACREAGE

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Concerning the property at: 29259 Hwy 41 RD 336, Mountain Home, Tx. 78058

(Property Address)

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, seller's agent, or any other agent.

A. Mark below: (Y) for Yes, (N) for No, (U) for Unknown

Y N U

- Located in 100-Year Flood plain
Previous Flooding onto the Property
Previous Fires on Property
Surface Structures or Pits
Underground Storage Tanks
Wetlands on Property
Diseased Trees
Fencing
Existing Survey

Y N U

- Endangered Species/Habitat on Property
Fault Lines
Hazardous or Toxic Waste
Intermittent or Weather Springs
Landfill
Natural Gas Lines
Radon Gas
Propane Gas Tank

If you answered yes to any of the above, please explain:

2016 Double Wide Trailer - 30'x50' Bunkhouse w/Walk in Cooler
High Fenced entire perimeter

B. General Information:

Is the Seller aware of any of the following:

Y N U

- 1. Features of the property shared in common with adjoining landowners such as walls, roofs, fences, wells, and driveways...
2. Any encroachments, easements or similar matters that may affect the Property. GAS LINE
3. Any zoning violations, nonconforming uses or violations of "setback" requirements.
4. Deed restrictions or obligations affecting the Property.
5. Any lawsuits directly or indirectly affecting the Property.
6. Any condition on the Property which materially affects the physical health or safety of an individual.
7. Any notices of abatement or citations against the Property.
8. Have you (Seller) ever collected any insurance payment pursuant to a claim made for damage to the Property and not used the proceeds to make the repairs for which the claim was submitted?
9. Any tax exemption(s) which you (Seller) currently claim for the Property? (Ag, Wildlife, etc.)
10. Any violent crime or death on the Property except for those deaths caused by: Natural causes, suicide, or accidental unrelated to the Property.
11. Any Homeowner's Association or maintenance fees or assessments.
12. Exclusions retained by seller.

Signature of Seller: Mike Defee

Concerning the Property at 29259 Hwy 41 RD 336, Mountain Home, Tx. 78058

If you answered yes to any of the above, please explain:

EASEMENT - Gas Pipeline UNDERGROUND
Wildlife Tax Exemption

C. Utilities Available

Mark below: (Y) for Yes, (N) for No, (U) for Unknown

Y N U

- Water System City Well Private/Central
- Natural Gas
- Propane Gas
- Electric
- Telephone
- Sewer System City Septic
- Cable T V
- None
- Other _____

IF WELL ON PROPERTY: Well Log available Yes No Well Agreement Yes No
 Is well functioning as intended? Yes No Unknown

In no, explain: Also Have 5,000 gallon pressurized tank

IF SEPTIC ON PROPERTY: Complete TAR Form 1407 (Information About On-site Sewage Facility)

SELLER acknowledges that the statements in this notice are true to the best of the 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.

Mike V. Defee 7-17-22 Mary A. Defee 7-17-22
 Signature of Seller Date Signature of Seller Date

Mike V. Defee Mary A. Defee
 Printed Name of Seller Printed Name of Seller

This Seller's Disclosure Notice for Residential Lots & Acreage 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 PRIOR TO CLOSING.

The undersigned Buyer acknowledges receipt of the foregoing notice.

 Signature of Buyer Date Signature of Buyer Date

 Printed Name of Buyer Printed Name of Buyer



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 29259 Hwy 41 RD 336
Mountain Home, Tx. 78058

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

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: Sprinklers Unknown
- (3) Approximate Location of Drain Field or Distribution System: 75' behind House Unknown
- (4) Installer: _____ Unknown
- (5) Approximate Age: 5 years old 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:

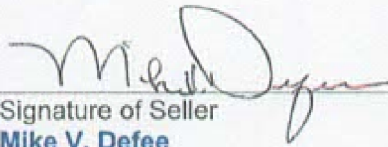
- (1) The following items concerning the on-site sewer facility are attached:
 planning materials permit for original installation final inspection when OSSF was installed
 maintenance contract manufacturer information warranty information _____
- (2) "Planning materials" are the supporting materials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

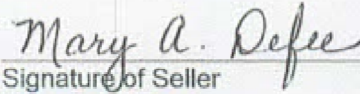
(TXR-1407) 1-7-04 Initialed for Identification by Buyer _____, _____ and Seller MD, md Page 1 of 2

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.

Facility	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
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.

 7-17-22
 Signature of Seller Date
Mike V. Defee

 7-17-22
 Signature of Seller Date
Mary A. Defee

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date