



## 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 1706 Slaughterhouse Rd  
Flatonia, TX 78941

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 AKS is  is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? Jan 15th, 2024 (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	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	<input checked="" type="checkbox"/>			Natural Gas Lines			<input checked="" type="checkbox"/>	Pump: sump grinder			<input checked="" type="checkbox"/>
Carbon Monoxide Det.			<input checked="" type="checkbox"/>	Fuel Gas Piping:			<input checked="" type="checkbox"/>	Rain Gutters			<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>			-Black Iron Pipe			<input checked="" type="checkbox"/>	Range/Stove			<input checked="" type="checkbox"/>
Cooktop	<input checked="" type="checkbox"/>			-Copper			<input checked="" type="checkbox"/>	Roof/Attic Vents			<input checked="" type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>			-Corrugated Stainless Steel Tubing			<input checked="" type="checkbox"/>	Sauna			<input checked="" type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>			Hot Tub			<input checked="" type="checkbox"/>	Smoke Detector			<input checked="" type="checkbox"/>
Emergency Escape Ladder(s)			<input checked="" type="checkbox"/>	Intercom System			<input checked="" type="checkbox"/>	Smoke Detector - Hearing Impaired			<input checked="" type="checkbox"/>
Exhaust Fans	<input checked="" type="checkbox"/>			Microwave			<input checked="" type="checkbox"/>	Spa			<input checked="" type="checkbox"/>
Fences	<input checked="" type="checkbox"/>			Outdoor Grill			<input checked="" type="checkbox"/>	Trash Compactor			<input checked="" type="checkbox"/>
Fire Detection Equip.			<input checked="" type="checkbox"/>	Patio/Decking			<input checked="" type="checkbox"/>	TV Antenna			<input checked="" type="checkbox"/>
French Drain			<input checked="" type="checkbox"/>	Plumbing System			<input checked="" type="checkbox"/>	Washer/Dryer Hookup			<input checked="" type="checkbox"/>
Gas Fixtures			<input checked="" type="checkbox"/>	Pool <u>See Comments</u>			<input checked="" type="checkbox"/>	Window Screens			<input checked="" type="checkbox"/>
Liquid Propane Gas:	<input checked="" type="checkbox"/>			Pool Equipment			<input checked="" type="checkbox"/>	Public Sewer System			<input checked="" type="checkbox"/>
-LP Community (Captive)			<input checked="" type="checkbox"/>	Pool Maint. Accessories			<input checked="" type="checkbox"/>				
-LP on Property	<input checked="" type="checkbox"/>			Pool Heater			<input checked="" type="checkbox"/>				

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: _____
Evaporative Coolers			<input checked="" type="checkbox"/>	number of units: _____
Wall/Window AC Units			<input checked="" type="checkbox"/>	number of units: _____
Attic Fan(s)			<input checked="" type="checkbox"/>	if yes, describe: _____
Central Heat			<input checked="" type="checkbox"/>	<input checked="" 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 other: _____
Fireplace & Chimney	<input checked="" type="checkbox"/>			<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock 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>0</u> number of remotes: _____
Satellite Dish & Controls	<input checked="" type="checkbox"/>			owned <input type="checkbox"/> leased from: _____
Security System	<input checked="" type="checkbox"/>			owned <input type="checkbox"/> leased from: _____

(TXR-1406) 07-10-23 Initialed by: Buyer: \_\_\_\_\_ and Seller: AKS Page 1 of 7

1706 Slaughterhouse Rd  
Flatonia, TX 78941

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

Solar Panels	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	owned	leased from:
Water Heater	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> electric	gas other: _____ number of units: <u>1</u>
Water Softener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	owned	leased from:
Other Leased Items(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, describe: _____	
Underground Lawn Sprinkler	<input checked="" 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 checked="" 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: Shingle (Asphalt) Age: 7 to 8 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): When home was originally purchased there was a large tree present. After several years the tree developed a crack in the trunk, repairs was deemed to expensive. Therefore the tree was partially removed & covered with soil, hence the mound in backyard.

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		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<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
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: oak wilt		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>

Condition	Y	N
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>

(TXR-1406) 07-10-23

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

Page 2 of 7

1706 Slaughterhouse Rd  
Flatonia, TX 78941

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

Previous Roof Repairs <i>new roof 1 to 6 yrs</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Other Structural Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Termite or WDI damage needing repair	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input type="checkbox"/>	<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.

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: *MB* \_\_\_\_\_

Page 3 of 7

1706 Slaughterhouse Rd  
Flatonia, TX 78941

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.)

- |  |                                     |                          |  |                          |  |
|--|-------------------------------------|--------------------------|--|--------------------------|--|
| <table border="0"> <tr> <td style="text-align: center;">Y</td> <td style="text-align: center;">N</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> | Y                                   | N                        | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | 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. |
| Y  | N                                   |                          |  |                          |  |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |                          |  |                          |  |
| <table border="0"> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Homeowners' associations or maintenance fees or assessments. If yes, complete the following:<br>Name of association: _____<br>Manager's name: _____ Phone: _____<br>Fees or assessments are: \$ _____ per _____ and are: <input type="checkbox"/> mandatory <input type="checkbox"/> voluntary<br>Any unpaid fees or assessment for the Property? <input type="checkbox"/> yes (\$ _____) <input type="checkbox"/> no<br>If the Property is in more than one association, provide information about the other associations below or attach information to this notice. |                          |  |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |                          |  |                          |  |
| <table border="0"> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:<br>Any optional user fees for common facilities charged? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, describe: _____  |                          |  |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |                          |  |                          |  |
| <table border="0"> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.  |                          |  |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |                          |  |                          |  |
| <table border="0"> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)   |                          |  |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |                          |  |                          |  |
| <table border="0"> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.  |                          |  |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |                          |  |                          |  |
| <table border="0"> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any condition on the Property which materially affects the health or safety of an individual.  |                          |  |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |                          |  |                          |  |
| <table border="0"> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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.<br>If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).   |                          |  |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |                          |  |                          |  |
| <table border="0"> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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.  |                          |  |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |                          |  |                          |  |

(TXR-1406) 07-10-23

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

Page 4 of 7

1706 Slaughterhouse Rd  
Flatonia, TX 78941

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  
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
- Wildlife Management
- Other: \_\_\_\_\_
- Senior Citizen
- Agricultural
- Disabled
- Disabled Veteran
- 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.

1706 Slaughterhouse Rd  
Flatonia, TX 78941

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.



5/03/2024

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_

Printed Name: Mark A. Beatty

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: \_\_\_\_\_

phone #: \_\_\_\_\_

Sewer: \_\_\_\_\_

phone #: \_\_\_\_\_

Water: \_\_\_\_\_

phone #: \_\_\_\_\_

Cable: \_\_\_\_\_

phone #: \_\_\_\_\_

Trash: \_\_\_\_\_

phone #: \_\_\_\_\_

Natural Gas: \_\_\_\_\_

phone #: \_\_\_\_\_

Phone Company: \_\_\_\_\_

phone #: \_\_\_\_\_

Propane: \_\_\_\_\_

phone #: \_\_\_\_\_

Internet: \_\_\_\_\_

phone #: \_\_\_\_\_

(TXR-1406) 07-10-23

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

Page 6 of 7

1706 Slaughterhouse Rd  
Flatonia, TX 78941

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: _____	

(TXR-1406) 07-10-23

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

Page 7 of 7



# 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

1706 Slaughterhouse Rd  
Flatonia, TX 78941

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

- (1) Type of Treatment System:  Septic Tank  Aerobic Treatment  Unknown
- (2) Type of Distribution System: \_\_\_\_\_  Unknown
- (3) Approximate Location of Drain Field or Distribution System: North Side of Home  
Had note that trench field lines were replaced approx.  
5 to 7 years ago.  Unknown
- (4) Installer: \_\_\_\_\_  Unknown
- (5) Approximate Age: Original  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 msb

Page 1 of 2



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

1706 Slaughterhouse Rd  
Flatonia, TX 78941

**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  
**Mark Beatty**

5/05/2024  
 \_\_\_\_\_  
 Date

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

Receipt acknowledged by:

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

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



APPROVED BY THE TEXAS REAL ESTATE COMMISSION
ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
AS REQUIRED BY FEDERAL LAW

10-10-11

CONCERNING THE PROPERTY AT 1706 Slaughterhouse Rd Flatonia
(Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

- 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
(a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain):
(b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
(a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents):
(b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- 1. Buyer has received copies of all information listed above.
2. Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer Date
Seller Date
Mark Beatty, Agent and Attorney in fact for Donn C. Beatty and Janis Louise Beatty
Other Broker Date
Bernadine Kainer Listing Broker Date

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov)

(TXR 1906) 10-10-11

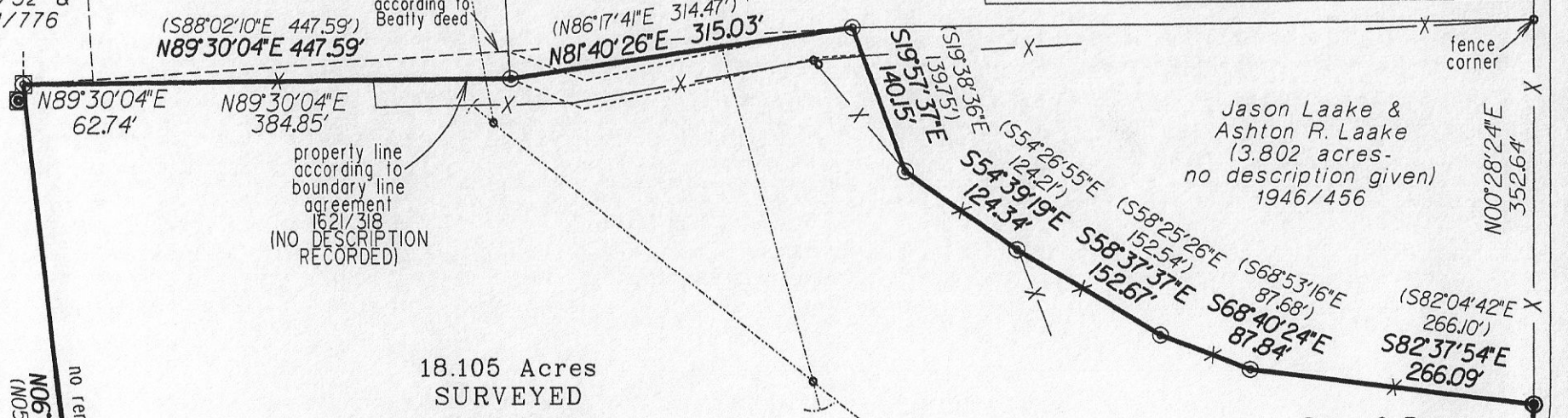
TREC No. OP-L

SCALE 1" = 150'

**SURVEY MAP OF:**

**18.105 ACRES OF LAND OUT OF THE MIGUEL MULDOON LEAGUE NO. 14, ABSTRACT NO. 76, IN FAYETTE COUNTY, TEXAS, AND BEING THOSE SAME (2.434 ACRE AND 15.865 ACRE) TRACTS OF LAND CONVEYED TO DONN C. BEATTY AND JANIS L. BEATTY IN DEEDS AS RECORDED IN VOLUME 1071 PAGE 185 AND VOLUME 1173 PAGE 705 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS. LOCATED AT 1706 SLAUGHTER HOUSE ROAD, NORTH OF FLATONIA.**

LaDonna J. Mulholland & LaDonna J. Mulholland (Tract Four-6.53 acres) 1467/52 & 1221/776  
John G. Mulholland & LaDonna J. Mulholland (Tract One-4.369 acres) 1621/336  
Eleuterio Lopez & Fabiola Lopez (0.28 acres) 1800/771  
Alejandro Toro & Catalina Toro (4.27 acres) 1157/534  
Richard W. Schacherl & Kelly Schacherl (4.27 acres) 966/443



**LEGEND**

- 5/8" Iron Rod Found
- 1/2" Iron Rod Found
- 1" Iron Pipe Found
- 1" Iron Bar Found
- 1/2" Iron Rod Set
- 60d Nail Found
- Wire Fence
- Overhead Utility Line
- ( ) Record Bearing & Distance

THE STATE OF TEXAS x  
COUNTY OF FAYETTE x

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property has access to and from a dedicated road. This property is located in Zone X (other areas-determined to be outside the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480815 0550 C, Dated October 17, 2006.

THIS the 24th day of SEPTEMBER, A.D., 2024.

BY *[Signature]*  
Timothy D. Hearitige  
Reg. Professional Surveyor No. 5036



ACCOMPANYING FIELD NOTE DESCRIPTION  
**HEARITIGE SURVEYING CO.**  
727 West Point Loop, West Point, Texas 78963  
(979)242-3485 C 240036

NOTE: This survey was prepared without the benefit of a title commitment, and all of the easements, restrictions, and other matters of record which affect this tract may not be shown hereon.

SLAUGHTER HOUSE ROAD  
(County Road No. 158)

(S85.1 H1005)  
96.308 W.L.C. 80.0005

# HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE

727 West Point Loop  
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036

Licensed State Land Surveyor  
Phone (979)242-3485

September 27, 2024

**FIELD NOTE DESCRIPTION OF 18.105 ACRES OF LAND OUT OF THE MIGUEL MULDOON LEAGUE NO. 14, ABSTRACT NO. 76, IN FAYETTE COUNTY, TEXAS, AND BEING THOSE SAME (2.434 ACRE AND 15.865 ACRE) TRACTS OF LAND CONVEYED TO DONN C. BEATTY AND JANIS L. BEATY IN DEEDS AS RECORDED IN VOLUME 1071 PAGE 185 AND VOLUME 1173 PAGE 705 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1" iron pipe found at the base of a fence corner post in the westerly right-of-way line of Slaughter House Road (County Road No. 158) and being at the most northeasterly corner of that certain (2.434 acre) tract of land conveyed to Donn C. Beatty and Janis L. Beatty in a deed as recorded in Volume 1071 Page 185 of the Official Records of Fayette County, Texas, and also being at the most southeasterly corner (as found used and occupied on the ground) of that certain (3.802 acre) tract of land conveyed to Jason Laake and Ashton R. Laake in a deed as recorded in Volume 1946 Page 456 of the Official Records of Fayette County, Texas, and being at the most easterly northeast corner of the tract herein described, and from which a fence corner post found bears **N 00 deg. 28' 24" E 352.64 feet**,

**THENCE**, with the easterly line of the Beatty (2.434 acre) tract, and partially with the westerly right-of-way line of Slaughter House Road, **S 03 deg. 51' 38" W 250.70 feet** and **S 07 deg. 51' 31" W 161.28 feet** to a point in the interior of Slaughter House Road, being for the most southeasterly corner of the Beatty (2.434 acre) tract, and being for the most southeasterly corner of this tract,

**THENCE**, with the southerly line of the Beatty tracts, and leaving Slaughter House Road, **S 88 deg. 59' 01" W**, passing a ½" iron rod found at the most northeasterly corner of that certain (Tract Two-16.444 acre) tract of land conveyed to LaDonna J. Mulholland in a deed as recorded in Volume 1467 Page 52 of the Official Records of Fayette County, Texas, and being that same (16.444 acre) tract of land described in Volume 1345 Page 735 of the Official Records of Fayette County, Texas, at 28.00 feet, and continuing **S 88 deg. 59' 01" W** another 624.84 feet, for a total distance of **652.84 feet** to a 5/8" iron rod found, at an angle in the southerly line of that certain (15.865 acre) tract of land conveyed to Donn C. Beatty and Janis L. Beatty in a deed as recorded in Volume 1173 Page 705 of the Official Records of Fayette County, Texas, **N 05 deg. 25' 11" W 77.11 feet** to a 5/8" iron rod found, and **S 89 deg. 46' 01" W 613.72 feet** to a 5/8" iron rod found at the most westerly southwest corner of the Beatty (15.865 acre) tract, and being for the most westerly southwest corner of this tract,

**THENCE**, with the westerly line of the Beatty (15.865 acre) tract **N 06 deg. 20' 44" W 650.88 feet**, to a 5/8" iron rod found at the most southerly southwest corner of that certain (Tract Four-6.63 acre) tract of land conveyed to LaDonna J. Mulholland in a deed as recorded in Volume 1467 Page 52 of the Official Records of Fayette County, Texas, being that same (6.63 acre) tract of land described in Volume 1221 Page 776 of the Official Records of Fayette County, Texas, and being for the most northwesterly corner of this tract,

**THENCE**, with the northerly line of the Beatty (15.865 acre) tract, as described in a boundary line agreement recorded in Volume 1621 Page 318 of the Official Records of Fayette County, Texas, **N 89 deg. 30' 04" E** 62.74 feet, to a ½" iron rod found at the most southwesterly corner of that certain (Tract One-4.369 acre) tract of land conveyed to John G. Mulholland and LaDonna J. Mulholland in a deed as recorded in Volume 1621 Page 335 of the Official Records of Fayette County, Texas, and continuing **N 89 deg. 30' 04" E** another 384.85 feet, for a total distance of **447.59 feet**, to a ½" iron rod found at the most southeasterly corner of the Mulholland (4.369 acre) tract, being for an angle in the northerly line of this tract,

**THENCE**, continuing with the northerly line of the Beatty (15.865 acre) tract, as described in the boundary line agreement, **N 81 deg. 40' 26" E 315.03 feet**, to a ½" iron rod found at the most northerly corner of the Beatty (15.865 acre) tract, and being for the most westerly corner (as found used and occupied on the ground) of the Laake tract, and being for the most northerly northwest corner of this tract,

**THENCE**, with the northeasterly lines of the Beatty (15.865 acre and 2.434 acre) tracts, and with the southwesterly lines (as found used and occupied on the ground) of the Laake tract,  
**S 19 deg. 57' 37" E 140.15 feet**, to a ½" iron rod found at the base of a fence angle post,  
**S 54 deg. 39' 19" E 124.34 feet**, to a ½" iron rod found at the base of a fence angle post,  
**S 58 deg. 37' 37" E 152.67 feet**, to a ½" iron rod found at the base of a fence angle post,  
**S 68 deg. 40' 24" E 87.84 feet**, to a ½" iron rod found at the base of a fence angle post, and  
**S 82 deg. 37' 54" E 266.09 feet**, to the **PLACE OF BEGINNING**, in all containing **18.105 acres** of land.

SURVEYED: September 24, 2024

BY:



Timothy D. Hearitige  
Registered Professional Land Surveyor No. 5036

see accompanying map no. C 240036

# HEARTIGE SURVEYING, CO.

Tim D. Hearitige    R.P.L.S. No. 5036    L.S.L.S.  
727 West Point Loop, West Point Texas 78963  
Phone No. (979) 242-3485

DATE	DESCRIPTION	CHARGES	CREDITS	BALANCE
9/27/2024	SURVEY MAP OF: 18.105 ACRES OF LAND OUT OF THE MIGUEL MULDOON LEAGUE NO.14, ABSTRACT NO.76, IN FAYETTE COUNTY, TEXAS, AND BEING THOSE SAME (2.434 ACRE AND 15.865 ACRE) TRACTS OF LAND CONVEYED TO DONN C. BEATTY AND JANIS L. BEATY IN DEEDS AS RECORDED IN VOLUME 1071 PAGE 185 AND VOLUME 1173 PAGE 705 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, LOCATED AT 1706 SLAUGHTER HOUSE ROAD, NORTH OF FLATONIA.	\$2500.00		
	TAX		\$ 168.75	
	TOTAL DUE			\$2668.75