



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 1302 Cottonwood Ln
Anderson, TX 77830

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	<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		<input checked="" type="checkbox"/>	
Fire Detection Equip.		<input checked="" type="checkbox"/>	
French Drain		<input checked="" type="checkbox"/>	
Gas Fixtures	<input checked="" type="checkbox"/>		
Natural Gas Lines		<input checked="" type="checkbox"/>	

Item	Y	N	U
Liquid Propane Gas:	<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: sump grinder		<input checked="" type="checkbox"/>	
Rain Gutters w/guards	<input checked="" type="checkbox"/>		
Range/Stove	<input checked="" type="checkbox"/>		
Roof/Attic Vents		<input checked="" type="checkbox"/>	
Sauna		<input checked="" type="checkbox"/>	
Smoke Detector /co	<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		<input checked="" type="checkbox"/>	

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>			electric gas number of units: <u>1 (3 zones)</u>
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units: <u> </u>
Wall/Window AC Units		<input checked="" type="checkbox"/>		number of units: <u> </u>
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe: <u> </u>
Central Heat	<input checked="" type="checkbox"/>			electric <input checked="" type="checkbox"/> gas number of units: <u>Heat Pump</u>
Other Heat		<input checked="" type="checkbox"/>		if yes, describe: <u> </u>
Oven	<input checked="" type="checkbox"/>			number of ovens: <u>1</u> electric gas <input checked="" type="checkbox"/> other: <u> </u>
Fireplace & Chimney	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> wood gas logs mock other: <u>w/gas</u>
Carport	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> attached not attached
Garage	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> attached not attached
Garage Door Openers	<input checked="" type="checkbox"/>			number of units: <u>1</u> 2 number of remotes: <u>2</u>
Satellite Dish & Controls	<input checked="" type="checkbox"/>			owned lease from: <u> </u>
Security System	<input checked="" type="checkbox"/>			owned lease from: <u> </u>
Water Heater	<input checked="" type="checkbox"/>			electric <input checked="" type="checkbox"/> gas other: <u>TANK LESS</u> number of units: <u>1</u>
Water Softener		<input checked="" type="checkbox"/>		owned lease from: <u> </u>
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> automatic manual areas covered: <u>Front/Back</u>
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 01-01-16

Brazos Land Company, 116 S. Main St. Anderson, TX 77830
Lauren Stuart

Initialed by: Buyer: and Seller:

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: (936)873-4000

Fax: (936)873-2301

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Guest, Wayne &

1302 Cottonwood Ln
Anderson, TX 77830

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: Metal Age: 4 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): _____

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: <u>oak wilt</u>		<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 100-year Floodplain		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414) <u>(See Attached)</u>	<input checked="" type="checkbox"/>	
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property	<input checked="" type="checkbox"/>	
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>
Other Structural Repairs		<input checked="" type="checkbox"/>
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 Penetration		<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"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

Concerning the Property at _____

1302 Cottonwood Ln
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If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

Property flooding due to creek over flow / BACK up

*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 (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

X

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.

X

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: HOLLAND RIDGE POA

Manager's name: MONICA MARTIN

Phone: 832-482-8975

Fees or assessments are: \$ 525.00 per YEAR 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.

X

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: _____

OWNED BY POA

 X

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

 X

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

 X

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

 X

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

 X

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).

 X

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.

 X

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

 X

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

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

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 _____

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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.

R. Wayne Guest 4/4/17
Signature of Seller Date

Printed Name: R. WAYNE GUEST

Becky P. Guest 4/4/17
Signature of Seller Date

Printed Name: Becky P. GUEST

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. 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: Mid South
Sewer: _____
Water: _____
Cable: Direct TV
Trash: Cowgirl Collection
Natural Gas: _____
Phone Company: Direct TV
Propane: Marasota LP Gas Co

phone #: 936-825-5100
phone #: _____
phone #: _____
phone #: 800-531-5000
phone #: 321-319-4131
phone #: _____
phone #: 800-331-5000
phone #: 936-825-4768

- (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 _____
Printed Name: _____

Signature of Buyer _____ Date _____
Printed Name: _____



TEXAS ASSOCIATION OF REALTORS®
INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT 1302 Cottonwood Ln
Anderson, TX 77830

A. FLOOD AREAS:

- (1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.
- (2) A property that is in a special flood hazard area lies in a "V-Zone" or "A-Zone" as noted on flood insurance rate maps. Both V-Zone and A-Zone areas are areas with high risk of flooding.
- (3) Some properties may also lie in the "floodway" which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

B. AVAILABILITY OF FLOOD INSURANCE:

- (1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.
- (2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.
- (3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.
- (4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

C. GROUND FLOOR REQUIREMENTS:

- (1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.
- (2) Federal, state, county, and city regulations:
 - (a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.
 - (b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.
- (3) The first floor of all homes must now be built above the base flood elevation.
 - (a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

- (b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.
- (c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.
- (4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:
 - (a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters;
 - (b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and
 - (c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

D. COMPLIANCE:

- (1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.
- (2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.
- (3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.
- (4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.
- (5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.
 - (a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.
 - (b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.
 - (c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

E. ELEVATION CERTIFICATE:

The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.

Receipt acknowledged by:

Signature

Date

Signature

Date



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.
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CONCERNING THE PROPERTY AT 1302 Cottonwood Ln
Anderson, TX 77830

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
(See Attached)
- (2) Type of Distribution System: Field Lines ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: EAST Side of house ☐ Unknown
(See Attached)
- (4) Installer: KB Septic System ☐ Unknown
- (5) Approximate Age: 4 years. ☐ 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? NONE
- (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
(Attached)

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 ☐ _____
(See Attached)
- (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, BS

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.

<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
Randall W. Guest
4/4/17
Date


Signature of Seller
Becky P. Guest
4-4-17
Date

Receipt acknowledged by:

Signature of Buyer
Date

Signature of Buyer
Date

**This
System
Has
Passed
Inspection**

Name:

GUEST

Address:

1302 COTTONWOOD

Permit #:

2012058

Date:

6-20-2012

GRIMES COUNTY SEWAGE DEPT.**P.O. BOX 406 ANDERSON, TX 77830****936/873-4495 or 936/873-4496 FAX 936/873-2670****ON-SITE SEWAGE FACILITY LICENSE****PERMIT #**

THIS APPLICATION IS VALID FOR A PERIOD OF ONE YEAR FROM DATE FEES ARE RECEIVED. IF A FINAL INSPECTION HAS NOT BEEN PERFORMED WITHIN ONE YEAR OF ISSUE, A NEW APPLICATION AND FEE WILL BE REQUIRED. FEES SUBJECT TO CHANGE/REVISED 01/13/09.

NEW ☒REPAIRS ☐

PROPERTY OWNER NAME: GUEST RANDALL WAYNE
(LAST) (FIRST) (MIDDLE)
CURRENT MAILING ADDRESS: 3805 TRAILWOOD, BAYTOWN, TX 77521
HOME TELEPHONE: 281 427-4134 DAYTIME TELEPHONE: () SAME CELL # 281 627-2785
9-1-1 MAILING ADDRESS: 1302 COTTONWOOD Lane, Anderson, Tx. 77830
SITE ADDRESS: (Same)

IF THIS IS A TRANSFER NAME OF PREVIOUS OWNER: N/A (NAME OF FORMER OWNER)

LEGAL DESCRIPTION: (FROM TAX STATEMENT OR DEED) PERMIT WILL NOT BE ISSUED WITHOUT THIS INFORMATION.

SEC. _____ BLOCK _____ LOT #13 PLAT DATE _____ SUBDIVISION: Holland Ridge Phase 1
OTHER THAN SUBDIVISION: ACREAGE _____ SURVEY _____ 3.717 acres

SOURCE OF WATER: ☒ PRIVATE WELL ☐ PUBLIC WATER NAME OF WATER COMPANY: _____

HOUSE/BUSINESS: ☒ SLAB ☐ PIER & BEAM ☐ MOBILE HOME OTHER: _____

SINGLE FAMILY RESIDENCE: # OF BEDROOMS 4 LIVING AREA (SQ. FT.): 2,500 # OF PEOPLE LIVING IN HOUSE 6

COMMERCIAL/INSTITUTIONAL (including multi-family residences) TYPE: _____

NO. OF EMPLOYEES/OCCUPANTS/UNITS: _____ DAYS OCCUPIED PER WEEK: _____

SITE EVALUATOR: KENNETH BUTTS TELEPHONE NUMBER: () 936 825 4979

SITE EVALUATOR LICENSE NO. 00 10

DESIGNER: KENNETH BUTTS TELEPHONE NUMBER: () _____

DESIGNER LICENSE NO. (PE OR RS): _____

INSTALLER: KENNETH BUTTS TELEPHONE NUMBER: () 936 825 4979

INSTALLER LICENSE NO. 00 10

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to the Texas Commission on Environmental Quality to enter upon the above described property for the purpose of lot evaluation and inspection of on-site sewage facility and that a permit to operate the facility will be granted following successful inspection of the installed system which indicates that the system was installed in compliance with this commission's On-Site Sewage Facility Rules, TAC30, Chapter 285.

Wayne Guest
(SIGNATURE OF OWNER)

6/6/12
(DATE)

Grimes County Environmental Dept.
P.O. Box 406 / 1010 Hwy 90 South
Anderson, Texas 77830



Phone (936) 873-4496
Fax (936) 873-2670

DISCLAIMER

Permit # _____, issued this _____ (Date) is an "Authorization to Construct" a septic system only and is based on information supplied by myself and the Registered Sanitarian or Professional Engineer I employed. This information to the best of my knowledge is true and accurate. I understand that a "Notice of Approval" for the septic system will be issued ONLY after all criteria set up by TCEQ and Grimes County regarding on site sewage facilities have been met. I understand that failure to comply with TCEQ or County Rules regarding on site sewage facilities will result in no issuance of the "Notice of Approval".

EXISTING SYSTEMS: I understand that when upgrading or improving any "existing system", all components of the existing system MUST be brought up to current codes or standards. I understand that in order to identify where the tanks and field lines of an existing septic system are located, holes may be dug and/or probing the area on my property may be done. If water lines, gas lines and any underground utilities are not marked, they could be damaged during the course of inspection. However, Grimes County or its representatives will not be responsible for inadvertent damages that may be done.

NEW INSTALLED SYSTEM: I understand that an inspection by Grimes County must be completed and approval given prior to back fill of any newly installed or add on modifications top existing systems. Inspections may be scheduled by contacting Grimes County Permitting Office by 3:00 p.m. the day prior to the need for inspection.

I hereby grant permission for the Grimes County Environmental Department personnel to enter upon the property described in the Permit for the purpose of inspecting the septic system.

I understand that the performance of the septic system will depend on many factors including correct sizing, maintenance, water usage, amount of rainfall received on the property, etc. Grimes County or its employees will not be responsible for malfunctioning systems.

Wayne Gust
Applicant Signature

6/6/12
Date

GRIMES COUNTY
ON-SITE SEWAGE FACILITY
TECHNICAL INFORMATION FOR PERMIT

PERMIT # _____

DO NOT BEGIN CONSTRUCTION PRIOR TO APPLICATION APPROVAL. UNAUTHORIZED CONSTRUCTION CAN RESULT IN CIVIL AND OR ADMINISTRATIVE PENALTIES.

OWNER'S NAME:

Randall Wayne Trust

Professional design required? ☐ Yes ☒ No

I. SEWER (House drain):

TYPE AND SIZE OF PIPE:

3" sch 40

SLOPE OF SEWER PIPE TO TANK:

1/8" per ft.

II. DAILY WASTEWATER USAGE RATE: Q= 300 (gallons/day)

WATER SAVING DEVICES: ☐ YES

☒ NO

III. TREATMENT UNIT:

☒ SEPTIC TANK

☐ AEROBIC UNIT

A. TANK DIMENSIONS:

5x5x5 12-500

LIQUID DEPTH (BOTTOM OF TANK TO OUTLET):

46.5"

MANUFACTURER:

KB Septic Systems

MATERIAL/MODEL #: _____

B. ☐ OTHER: _____

IV. DISPOSAL SYSTEM:

TYPE: ☒ Standard

☐ Aerobic Treatment

☐ E.T. Beds

☐ Drip Emitter

☐ Low Pressure

☐ Drip Emitter

☐ Other

AREA REQUIRE:

1200

AREA PROPOSED:

1500

FOR OFFICE USE ONLY

Amount Paid \$ _____ Check / M.O. # _____ Receipt # _____

Construction Permit Granted-Date: _____

Construction Permit Denied-Date: _____

Reason Denied: _____

INSPECTION:

INITIAL

DATE: _____

BY _____

OPEN

COVERED

FINAL

DATE: _____

BY _____

OPEN

COVERED

LICENSE

DATE: _____

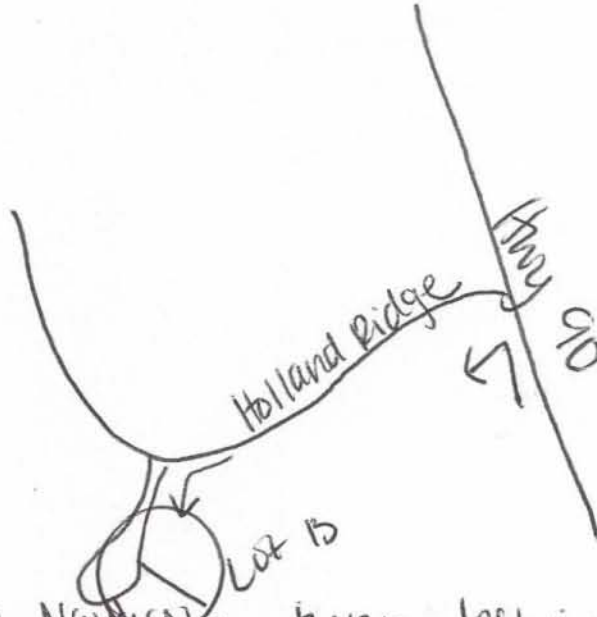
BY _____

Permit # _____

1. Draw a detailed map to the property with written directions.
2. Mark the property with lot and block numbers or other identifying information on a poster and post at drive

Thank You!

MAP:



Written Directions:

Hwy 90 towards Navesota, turn left in the first entrance into Holland Ridge, turn left onto the first street, property is on left side of wide-sac.

Road Number Or Name: 1302 Holland Ridge, Anderson TX.

Description of Residence: New Brick & Rock Home

Identifying Landmarks/Gate, Etc.: CLAY RUBY Home Buldo

Address of Neighbors: _____

GRIMES COUNTY OSSF SOIL/SITE EVALUATION FORM

Date: 6/6/12

Permit Number: _____

Requirements:

- At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Please show the results of each soil boring/excavation on a separate table.
- For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth or to a restrictive horizon, whichever is less. For surface disposal, the type of vegetation to be maintained in the disposal area must be described.
- Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

Soil Boring/Backhoe Pit Number <u>1</u>					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles / Water Table)	Restrictive Horizon	Comments
0 _____	<i>CLASS II Sandy loam</i>		<i>No</i>	<i>No</i>	
1 _____					
2 _____					
3 _____					
4 _____					
5 _____					
6 _____					
7 _____					

Soil Boring/Backhoe Pit Number <u>2</u>					
Depth (Feet)	Textural Class	Structure (if applicable)	Drainage (Mottles / Water Table)	Restrictive Horizon	Depth (Feet)
0 _____		<i>Same As #1</i>			
1 _____					
2 _____					
3 _____					
4 _____					
5 _____					
6 _____					
7 _____					

Schematic of Lot or Tract

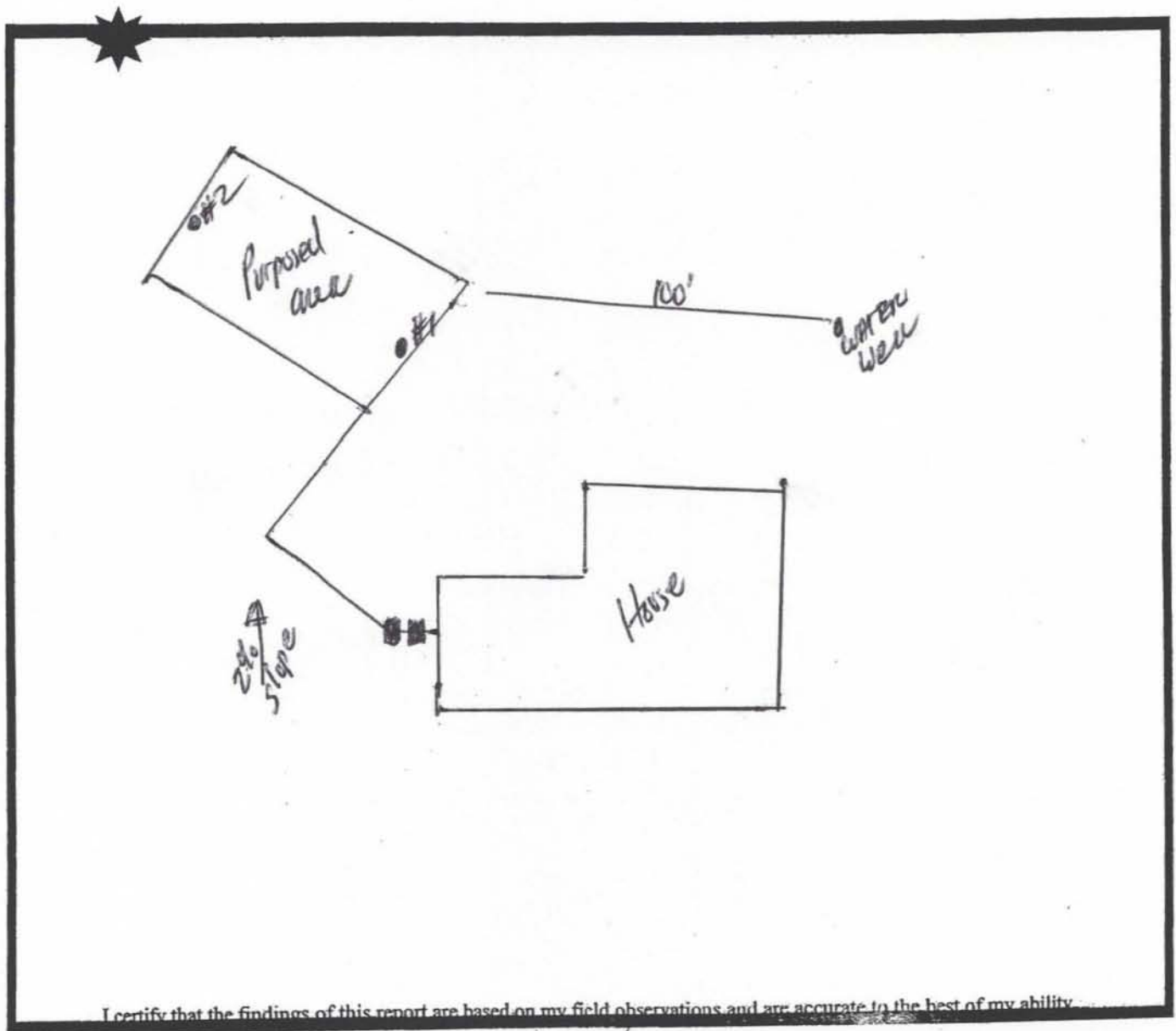
Include the following:

- Location of two soil borings or two excavated backhoe pits (show location with respect to a known reference point).
- Indicate slope or provide contour lines from the structure to the farthest location of the proposed soil absorption or irrigation area.
- Location of natural, constructed, or proposed drainage ways, (streams, ponds, lakes, rivers, high tide of salt water bodies) water impoundment areas, cut or fill bank, sharp slopes and breaks. Note presence of 100 year flood zone.
- Location of existing or proposed adjacent streets, property lines, property dimensions, location of buildings, easements, swimming pools, public water wells and lines, private water wells and lines, and other structures where known on adjacent properties.

Site Drawing

Scale: 1 inch = 50 feet/or appropriate

Compass North



I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Site Evaluator:

Name:

6/16/12

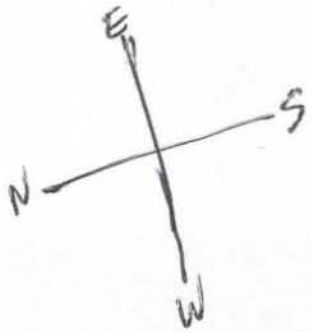
Signature:

Kenneth Burt

Cert. No.

10

Prop/line

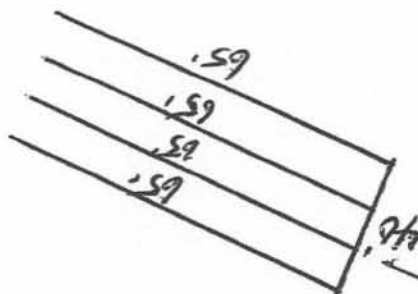


Drive

Wayne Guest
3807 1302 Cottonwood Ln.
Anderson, TX. 77830
Installed by: Kenneth Butts

Prop/line

20'



Redraw

2-500 GAL TANKS
300' TRENCHES

100' ±

WATER VIEW



House

Drive

1302 Cottonwood LN, Anderson, TX 77830

Specs and upgrades:

- Metal roof
- Engineered slab
- Foam insulated walls and rafters
- HVAC 3 Ton triple zoned Amana, 16 SEER
- Radiant barrier sealed insulation attic
- Tankless, gas hot water heater
- Front and back sprinkler system
- Seamless aluminum gutters w leaf guards
- Alarm system is hard wired, includes 3 keypads
- 8 camera eyeball security system w movie like recording
- 12X60 back porch w 3 ceiling fans includes outdoor kitchen w refrigerator, stainless steel sink w gas grill w rotisserie attachment and granite countertop
- Outdoor speakers
- Distressed dark oak laminate floors in kitchen/den/dining/powder room and hallways.
- Coastal Fumigators on 7-17-15 for dry wood termites isolated to bedroom #2 cabinet but the whole house was treated.
- 3 bedroom, 3.5 baths w elongated comfort height toilets.
- Flex room w ceiling fan and closet.
- Back patio includes 2 foot high stone sitting wall and stone fireplace
- Front porch and side front porch have slate tile.
- All bedrooms including flex room have custom speakers with individual volume control.
- Kitchen appliances and washer and dryer have transferable warranty.
- Custom built solid wood double front doors.
- Landscaping front and back including elevated stone walkway from garage to back patio
- 300 gallon propane tank
- Pelican water filtration system
- Septic system

- Rubbed bronzed fixtures in baths.
- Brushed stainless in kitchen and utility.
- Great room:
 - Vaulted ceiling w crown molding
 - Remote shades on the 6 - 8' windows across the back
 - Ceiling fan w remote control
 - Stone fireplace to the ceiling
- Dining area:
 - includes 4" shutters
- Kitchen:
 - Granite bar and counter tops
 - Custom built solid wood cabinets
 - Appliance cabinet
 - Walk in pantry
 - Gas stove top and oven
- Bedroom #1 overlooking front:
 - 4" Shutters
 - Full bath w tile floor
 - Granite countertop w solid wood cabinet
 - Ceiling fan
 - TV outlet
 - Carpet
- Bedroom #2 overlooking back:
 - 2"Blinds
 - Full bath w tile floor and granite tops and custom wood vanity
 - Ceiling fan
 - TV outlet
 - Carpet
- Flex room/office or 4th bedroom
 - Ceiling fans

- TV outlet
 - closet
 - 4" shutters
 - Carpet
- Powder room:
 - Custom built vanity with granite countertop
- Master bedroom:
 - Vaulted ceiling w crown molding
 - Remote ceiling fan
 - TV/phone outlet
 - Carpet
- Master bath:
 - Tile floor
 - 6' whirlpool tub
 - Oversized walk in
 - shower
 - Solid wood cabinets w vanity tops
- Spacious Utility room:
 - optional gas or electric dryer hook up
 - Custom built cabinets including stainless steel sink and granite countertop
- Two car oversized attached garage w remote opener
- Double carport
- indoor and outdoor
- Outdoor kitchen
- Oversized back patio including outdoor fireplace