

SELLER'S DISCLOSURE NOTICE

TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT 4503 Airport Road Aledo Tarrant
(STREET ADDRESS AND CITY) (COUNTY)

NOTE: Section 5.008 of the Texas Property Code requires a seller of residential real property of not more than one dwelling unit to deliver a copy of the Seller's Disclosure Notice, completed to the best of the seller's belief and knowledge, to a purchaser on or before the effective date of a contract for the sale of the property. If a contract is entered into without the seller providing the notice, the buyer may terminate the contract for any reason within seven (7) days after receiving the notice. If information required by the notice is unknown to the seller, the seller may indicate that fact on the notice and thereby comply with the requirements of Section 5.008 of the Texas Property Code. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

THIS STATEMENT IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE OF THE SELLER'S SIGNATURE INDICATED BELOW. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR LISTING BROKER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER(S) MAY WISH TO OBTAIN AND A BUYER IS URGED TO OBTAIN AN INSPECTION OF THE PROPERTY BY A QUALIFIED AND LICENSED INSPECTOR. THE FOLLOWING STATEMENTS ARE REPRESENTATIONS MADE BY THE SELLER(S) BASED UPON SELLER'S KNOWLEDGE AND ARE NOT REPRESENTATIONS OF THE LISTING BROKER, ANY OTHER BROKER PARTICIPATING IN A SALE TRANSACTION, NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS (THE REGIONAL MULTIPLE LISTING SERVICE), OR ANY MULTIPLE LISTING SERVICE, OR LOCAL BOARDS AND ASSOCIATIONS OF REALTORS®. THE LISTING BROKER HAS RELIED UPON THE FOLLOWING INFORMATION IN DISSEMINATING INFORMATION ABOUT THE CONDITION OF THE PROPERTY.

GENERAL INFORMATION

1. The Property is currently: ☒ Owner occupied ☐ Leased
☐ Estate ☐ Foreclosure
☐ Vacant
 - If owner occupied, for _____ years.
 - If not owner occupied, for _____ years.
 - If leased: Origination Date _____ Expiration Date: _____
2. Seller is the current owner of the Property and can sell the property without being joined by any other person: ☒ Yes ☐ No
 - If "No", explain: _____
- ✓ 3. Year the Property was constructed: _____ Per ☐ Owner ☐ Tax Rolls
 - (If before 1978 – complete, sign and attach TAR-1906 concerning lead-based paint hazards.)
4. Is Seller a United States citizen? ☒ Yes ☐ No
 - If "No", the seller is a "foreign person" as defined in the Internal Revenue Code: ☐ Yes ☐ No
5. Check any of the following tax exemptions which Seller claims for the Property:
☐ Homestead ☐ Senior Citizen ☐ Other _____
☐ Disabled Veteran ☐ Agricultural
☐ Wildlife Management ☐ Disabled
6. Has the Seller asserted any claim under any insurance policy or against any person for any physical condition of the Property? ☐ Yes ☒ No
 - If "Yes", explain: _____
7. Is there currently in force for the Property a written Builder's Warranty?
☐ Yes ☒ No ☐ Unknown
 - If "Yes", identify the warranty by stating:
 Name of Company issuing warranty: _____
 Warranty Number: _____
8. Except for manufacturer warranties, if any, on appliances, do there exist any other warranties for the Property? ☐ Yes ☒ No ☐ Unknown
 - If "Yes", identify the warranties: _____
9. Are there any pending or threatened condemnation proceedings which affect the Property? ☐ Yes ☒ No ☐ Unknown
 - If "Yes", explain: _____
10. Has the Property been the subject of any pending or concluded litigation?
☐ Yes ☒ No ☐ Unknown
 - If "Yes", explain: _____
11. Is this Property in an overlay, proposed overlay, historic or conservation district that may have special restrictions? ☐ Yes ☒ No ☐ Unknown
 - If "Yes", explain: _____

INSPECTION REPORTS AND NOTICES

12. Seller has not received any notices in the last 5 years, either oral or written, regarding the need for repair or replacement of any portion of the Property from any governmental agency, appraiser, mortgage lender, repair service or other, except _____
13. List and attach any written inspection reports that Seller has received in the last 5 years that were completed by persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections.

Date of Inspection	Type of Inspection	Name of Inspector/Company	Number of pages
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Explanatory comments by Seller, if any: _____

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 of the buyer's own choice.

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PROPERTY ADDRESS: 4503 Airport Road Aledo, TX 76008-2547

Seller's Initials W Seller's Initials _____

Buyer's Initials _____ Buyer's Initials _____

INFORMATION ABOUT EQUIPMENT AND SYSTEMS

14. For items listed below and on the following pages, check appropriate box if items are presently in "Working Condition" and there are no known defects. Please check if item has been repaired (note date of repair) or if item is in need of repair. Check "N/A" for items that do not apply to the Property.
NOTE: THIS NOTICE DOES NOT ESTABLISH WHICH ITEMS ARE TO BE CONVEYED IN A SALE OF THE PROPERTY. THE TERMS OF A CONTRACT OF SALE WILL DETERMINE WHICH ITEMS ARE TO BE CONVEYED.

EQUIPMENT & SYSTEM	N/A	IN WORKING CONDITION	HAS BEEN REPAIRED	DATE OF REPAIR MONTH/YEAR	IN NEED OF REPAIR	DESCRIPTION OF COMPLETED/NEEDED REPAIRS
Attic Fan	☒	☐	☐		☐	
Automatic Lawn Sprinkler System	☒	☐	☐		☐	
(Front __, Back __, Left Side __, Right Side __, Fully __)	☐	☐	☐		☐	
Broadband Cat 5	☒	☐	☐		☐	
Cable TV Wiring	☐	☒	☐		☐	
Ceiling Fan(s)	☐	☒	☐		☐	
Cooktop (Gas __ /Electric __)	☒	☐	☐		☐	
Cooling (Cntrl. gas __ /elec. __, # units __)	☒	☐	☐		☐	
Cooling (Window ☒ /Wall __ /Evaporative __)	☐	☒	☐		☐	
Dishwasher	☐	☒	☐		☐	
Disposal	☐	☒	☐		☐	
Electrical System	☐	☒	☐		☐	
Exhaust Fan(s)	☒	☐	☐		☐	
Fire Detection Equipment	☐	☒	☐		☐	
(Electric __ /Battery Operated ☒)						
Garage Door Opener(s) & Controls	☐	☒	☐		☐	
(Automatic __ /Manual __ /Controls __ 1, __ 2)						
Gas Fixtures	☐	☒	☐		☐	
Gas Lines (Natural __ /Liquid Propane ☒)	☐	☒	☐		☐	
Heating (Cntrl. Gas __ /Elec. ☒ , #Units __)	☐	☒	☐		☐	
Heating (Window __ /Wall __)	☐	☐	☐		☐	
Hot Tub	☒	☐	☐		☐	
Icemaker	☒	☐	☐		☐	
Intercom System	☒	☐	☐		☐	
Jetted Bathroom Tub	☒	☐	☐		☐	
Lighting Fixtures	☐	☒	☐		☐	
Media Wiring & Equipment	☒	☐	☐		☐	
Microwave	☒	☐	☐		☐	
Outdoor Cooking Equipment	☒	☐	☐		☐	
✓ Oven(s) (Electric __ /Gas ☒ /Other __ /Number <u>1</u>)	☐	☐	☐		☐	
Oven-Convection	☒	☐	☐		☐	
Plumbing System	☐	☒	☐		☐	
✓ Propane tank (Leased __ /Owned ☒)	☐	☒	☐		☐	
Public Sewer & Water System	☒	☐	☐		☐	
Range	☐	☒	☐		☐	
Refrigerator (Built-In)	☐	☒	☐		☐	
Satellite Dish and Receiver	☒	☐	☐		☐	
Sauna	☒	☐	☐		☐	
Security System	☒	☐	☐		☐	
Septic or other On-Site Sewer System(s)	☐	☒	☐		☐	
(Use ☒ /Abandoned __)						
Shower Enclosure & Pan	☒	☒	☐		☐	
Smoke Detector (hearing impaired)	☒	☐	☐		☐	
Spa	☒	☐	☐		☐	
✓ Stove (free standing) (Gas ☒ /Electric __)	☐	☐	☐		☐	
Sump or Grinder Pump	☒	☐	☐		☐	
Swimming Pool & Equipment	☒	☐	☐		☐	
Swimming Pool Built-in Cleaning Equip.	☒	☐	☐		☐	
Swimming Pool Heater	☒	☐	☐		☐	
Trash Compactor	☒	☐	☐		☐	
TV Antenna	☒	☐	☐		☐	
✓ Water Heater (Gas __ /Electric ☒)	☐	☐	☐		☐	
Water Softener	☒	☐	☐		☐	
Wells	☐	☒	☐		☐	

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PROPERTY ADDRESS: 4503 Airport Road
Aledo, TX 76008-2547

Seller's Initials Seller's Initials

Buyer's Initials Buyer's Initials

INFORMATION ABOUT STRUCTURE/OTHER

EQUIPMENT & SYSTEM	N/A	IN WORKING CONDITION	HAS BEEN REPAIRED	DATE OF REPAIR MONTH/YEAR	IN NEED OF REPAIR	EXPLAIN
Basement	☒	☐	☐		☐	
Carport (Attached ☐ /Not attached ☒)	☐	☒	☐		☐	
Ceilings	☐	☒	☐		☐	
Doors	☐	☒	☐		☐	
Drains (French ☐ /Other ☐)	☒	☐	☐		☐	
Driveway	☐	☒	☐		☐	
Electrical Wiring	☐	☒	☐		☐	
Fences	☐	☒	☐		☐	
Fireplace(s)/Chimney (Mock ☐ Woodburning ☒)	☒	☐	☐		☐	
With gas logs ☐ Other ☐)	☐	☐	☐		☐	
Floor	☐	☒	☐		☐	
Foundation	☐	☒	☐		☐	
Garage	☐	☒	☐		☐	
Lighting (Outdoor)	☐	☒	☐		☐	
Patio/Decking	☐	☒	☐		☐	
Retaining Wall	☒	☐	☐		☐	
Rain Gutters and Down Spouts	☒	☐	☐		☐	
Roof	☐	☒	☐		☐	
Sidewalks	☒	☐	☐		☐	
Skylight(s)	☒	☐	☐		☐	
Walls (Exterior/Interior)	☐	☒	☐		☐	
Washer/Dryer Hookups (Gas ☐ /Electric ☒)	☐	☒	☐		☐	
Windows	☐	☒	☐		☐	
Window Screens	☐	☒	☐		☐	
Other: _____	☐	☐	☐		☐	

15. The shingles or roof covering is constructed of:
☐ Wood ☐ Composition ☐ Tile ☐ Other STEEL
 There is an overlay covering? ☐ Yes ☒ No ☐ Unknown
16. The age of the shingles or roof covering: 4 years ☐ unknown
17. The electrical wiring of the Property is:
☐ Copper ☐ Aluminum ☐ Other (specify) _____
☒ Unknown
18. Is there an alarm system? ☐ Yes ☒ No
 - If "Yes", system is: ☐ Owned by Seller ☐ Leased by Seller

- If leased, is lease transferable? ☐ Yes ☐ No
 Monitor Charge: ☐ Mth. ☐ Qtr. ☐ Yr. \$ _____
 Lease Charges: ☐ Mth. ☐ Qtr. ☐ Yr. \$ _____
19. Please identify other systems, if any, of the Property which are leased and not owned by Seller: _____
20. Is there a single blockable main drain in pool/hot tub/spa? ☐ Yes ☒ No
 (A single blockable main drain may cause a suction entrapment hazard for an individual.)

MISCELLANEOUS INFORMATION ABOUT PROPERTY

21. Is the Seller aware of any of the following conditions?	YES	NO	UNKNOWN	IF "YES", EXPLAIN
ASBESTOS components	☐	☒	☐	
Any personal or business BANKRUPTCY pending which would affect the sale of the property	☐	☒	☐	
CARPET Stains (not visible)	☐	☐	☒	
Located on or near CORP OF ENGINEER Property	☐	☐	☒	
Any DEATH on the Property except for those deaths caused by natural causes; suicide; or accident unrelated to the condition of the Property.	☐	☐	☒	
Unplatted EASEMENTS	☐	☐	☐	
Does the property have EMERGENCY ESCAPE LADDER(S)?	☐	☒	☐	
FAULT Lines	☐	☒	☐	
Previous FIRES	☐	☒	☐	
Located in 100 Year FLOODPLAIN	☐	☒	☐	
Located in City FLOODPLAIN	☐	☒	☐	
Any FORECLOSURES pending or threatened with respect to the Property	☐	☐	☒	
Ureaformaldehyde INSULATION	☐	☒	☐	
LANDFILL	☐	☐	☒	
LEAD-BASED PAINT	☐	☐	☒	
Tax or judgment LIENS	☐	☐	☒	
LIQUID PROPANE GAS	☒	☐	☐	
LP Community (Captive)	☐	☐	☐	
LP on Property	☒	☐	☐	
Are there MINERAL RIGHTS with the property?	☐	☐	☐	
If yes, who owns them? _____				

MISCELLANEOUS INFORMATION ABOUT PROPERTY

	YES	NO	UNKNOWN	IF "YES", EXPLAIN
Any NOTICES of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property	☐	☒	☐	
Room additions, structural modification, or other alterations or repairs made without necessary PERMITS or not in compliance with building codes in effect at that time	☐	☒	☐	
Above-ground impediment to swimming POOL	☐	☒	☐	
Underground impediment to swimming POOL	☐	☐	☐	
Any PROPERTY CONDITION which materially affects the physical health or safety of an individual	☐	☒	☐	
House SETTLING	☐	☒	☐	
SOIL Movement	☐	☒	☐	
Subsurface STRUCTURES , Tanks, or Pits	☐	☒	☐	
Synthetic STUCCO	☒	☐	☐	
Diseased TREES	☒	☐	☐	
Hazardous or TOXIC WASTE Affecting the Property	☒	☐	☐	
Holes in WALLS	☐	☐	☒	
Previous WATER PENETRATION	☒	☐	☐	
WOOD ROT Damage Needing Repair	☒	☐	☐	

22. Is the Seller aware of any condition, not previously addressed in this disclosure statement, which in Seller's opinion is a defective condition or adversely affects the Property? ☐ Yes ☒ No

- If "Yes", explain: _____

✓ 23. If the Property is part of a regime creating a homeowner's association, state the following information:

- Amount of dues or assessments: Monthly \$ _____
 Quarterly \$ _____ Annual \$ _____
 - Payment of dues/assessments is: ☐ Mandatory ☐ Voluntary
 - Seller's Percentage Ownership in Common Areas: _____ %
 - Amount of Unpaid Dues or Assessments, if any: \$ _____
 - Optional Membership: \$ _____

24. High speed internet available? ☒ Yes ☐ No
☐ Cable ☐ DSL ☐ Other _____
☐ Cable TV

✓ 25. Is Property in a Public Improvement District (PID)? ☐ Yes ☐ No
 Are you being taxed for these improvements? ☐ Yes ☐ No

26. The Property is currently serviced by the following utilities (check as applicable):
☐ Water ☐ Sewer ☐ Septic ☒ Electricity
☐ Gas ☐ Cable ☐ Other _____

27. The water service to the Property is provided by (check as applicable):
☐ City ☒ Well ☐ MUD ☐ Co-op

28. Has the Seller ever collected any insurance payments pursuant to a claim you have made for damage to the Property and then not used the proceeds to make the repairs for which the claim was submitted? ☐ Yes ☒ No

- If "Yes", explain: _____

29. Are any common areas (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: _____

30. Are there any outstanding IRS, judgement or mechanics liens or lis pendens against the property? ☐ Yes ☒ No

31. Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes. ☐ Yes ☒ No

INFORMATION ABOUT FOUNDATION

32. Has the Seller ever obtained a written report about the condition of the foundation from any engineer, contractor, inspector, or expert?
☐ Yes ☒ No

- If "Yes", identify the report by stating the date of the report, the person or company who made the report and its content:

- If "Yes", have you given a copy of each report to the Listing Broker?
☐ Yes ☐ No

33. Have repairs been made to the foundation of the Property since its original construction? ☐ Yes ☒ No ☐ Unknown

- If "Yes", explain what repairs you know or believe to have been made: _____

INFORMATION ABOUT DRAINAGE

34. Has the Seller ever obtained a written report about any improper drainage condition from any engineer, contractor, inspector or expert?
☐ Yes ☒ No

- If "Yes", identify the report by stating the date of the report, the person or company who made the report and its content:

- If "Yes", have you given a copy of each report to the Listing Broker?
☐ Yes ☐ No

35. Have repairs been made to the drainage of the Property since its original construction? ☐ Yes ☒ No ☐ Unknown

- If "Yes", explain what repairs you know or believe to have been made:

36. Does the Seller know of any currently defective condition to the drainage of the Property? ☐ Yes ☒ No

- If "Yes", explain: _____

37. Have there been any previous incidents of flooding or other surface water penetration into the house, garage or accessory buildings of the Property?

☐ Yes ☒ No ☐ Unknown

- If "Yes", when did the incident(s) occur and describe the extent of flooding or water penetration: _____

✓ 38. Is the Property covered by flood insurance? ☐ Yes ☐ No

- (If yes, attach "Information About Special Flood Hazard Areas", TAR #1414.)

INFORMATION ABOUT TERMITES/WOOD DESTROYING INSECTS

39. Has the Seller ever obtained a written report about active termites or other wood destroying insects? ☐ Yes ☒ No

- If "Yes", identify the report by stating the date of the report, the person or company who made the report and its content: _____

- If "Yes", have you given a copy of each report to the Listing Broker? ☐ Yes ☐ No

40. Has the Property been treated for termites or other wood destroying insects? ☐ Yes ☐ No ☐ Unknown

- If "Yes", please state date of treatment: _____

41. Have there been any repairs made to damage caused by termites or other wood destroying insects? ☐ Yes ☒ No ☐ Unknown

- If "Yes", explain what repairs you know or believe to have been made: _____

42. Do active termites or other wood destroying insects currently infest the Property? ☐ Yes ☒ No ☐ Unknown

- If "Yes", explain: _____

43. Is there any existing termite damage in need of repair? ☐ Yes ☒ No ☐ Unknown

- If "Yes", explain: _____

✓ 44. Is the Property currently covered by a termite policy? ☐ Yes ☐ No

- If "Yes", identify the policy by stating:

Name of Company issuing policy: _____

Policy Number: _____

Date of policy renewal: _____

INFORMATION ABOUT ENVIRONMENTAL CONDITIONS

45. Has the Seller ever obtained a written report about treatment or repairs about any of the following environmental conditions:

The presence or removal of asbestos ☐ Yes ☒ No

The presence of radon gas ☐ Yes ☒ No

The presence or treatment for Stachybotrys

commonly known as "black mold"

☐ Yes ☒ No

The presence of lead based paint

☐ Yes ☒ No

If "Yes", identify the report by stating the date of the report, the person or company who made the report and its content: _____

If "Yes", have you given a copy of the Certification of Mold Remediation to the Listing Broker? ☐ Yes ☐ No

46. Is the Seller aware of previous use of premises for manufacture of Methamphetamine? ☐ Yes ☒ No

47. Is the Seller aware of the presence of any of the conditions referred to in question 45? ☐ Yes ☒ No

If "Yes", please explain: _____

ACKNOWLEDGMENT BY SELLER

48. I, the Seller, state that the information in this disclosure is complete and accurate to the best of my knowledge and belief.

Seller Initial

Seller Initial

49. I, the Seller, understand the information in this statement will be disseminated by Listing Broker to prospective buyers and other brokers.

Seller Initial

Seller Initial

50. The listing agent has not instructed Seller how to answer any question in this disclosure or suggested any answer to Seller or in any way sought to influence Seller to provide any information or answers which are not absolutely true so far as the Seller knows.

Seller Initial

Seller Initial

DISCLOSURES

Municipal Utility District Disclosures

Check which Apply:

[Attach additional MUD Disclosure Notice provided by Chapter 49, Texas Water Code]

☐ The Property is located in a Municipal Utility District which is either:

☐ Located in whole or in part within the corporate boundaries of a municipality. (MUD Disclosure Form #1)

☐ Not located in whole or in part within the corporate boundaries of a municipality. (MUD Disclosure Form #2)

☐ Located in whole or in part within the extraterritorial jurisdiction of the corporate boundaries of a municipality. (MUD Disclosure Form #3)

On-site Sewer Facility

☐ If Property has a septic or other on-site sewer facility:

☐ Attached is Information About On-Site Sewer Facility (TAR #1407)

SMOKE DETECTION EQUIPMENT

Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety code?

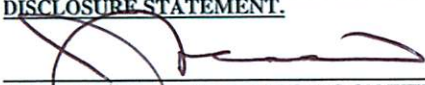
☐ Unknown ☐ No ☒ Yes If no or unknown, explain. (Attach additional sheets if necessary): _____

*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.

INDEMNIFICATION

SELLER HEREBY AGREES TO INDEMNIFY LISTING BROKER AND ALL OTHER BROKERS PARTICIPATING IN ANY SALE OF THE PROPERTY OF AND FROM ANY CLAIM, LOSS OR DAMAGE ARISING FROM ANY FALSE REPRESENTATION CONTAINED IN THIS DISCLOSURE STATEMENT.


SELLER (SIGN AS NAME APPEARS ON TITLE)
Marvin Ranch Texas, LLC

DATE

10-12-15

SELLER (SIGN AS NAME APPEARS ON TITLE)

DATE

NOTICES TO BUYER

1. The Texas Department of Public Safety maintains a database that consumers 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. Such written information in this Seller's Disclosure Notice for the Property does not constitute the representations of the Listing Broker, and other Broker participating in a sale transaction or their sales associates, employees or agents who are relying upon the written information provided by the Seller in this disclosure notice. Buyer is not relying upon any statement or representation by the Listing Broker and any other broker and their sales associates, employees, and agents concerning the condition of the Property. THIS IS NOT A WARRANTY. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING.
3. Buyer may be provided information about the size of the property, either of the real property or the improvements. All such information has been obtained by Broker or Seller from third parties, including information obtained from official tax records. Such information is not always accurate.
4. If Buyer bases an offer on square footage, measurements or boundaries, Buyer should have those items independently measured to verify any reported information which is often unreliable.
5. If property is located in a coastal area that is seaward of the Gulf Intra-coastal 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.

*The above described waiver applies only to a hearing impaired purchaser.

The undersigned Buyer(s) hereby acknowledge(s) receipt of this Seller's Disclosure Notice for the Property.

BUYER

DATE

BUYER

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 4503 Airport Road
Aledo, TX 76008-2547

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: EAST OF HOME ☐ Unknown

- (4) Installer: Rick Boyett ☐ Unknown
- (5) Approximate Age: 2/4/14 ☐ 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: Rick Boyett
Phone: 817 597 1692 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? 2 _____
- (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.

SITE EVALUATION REPORT

DATE 1-13-2014

APPLICANT NAME MAVIER RANCH TEXAS LLC TELEPHONE 970-629-0192

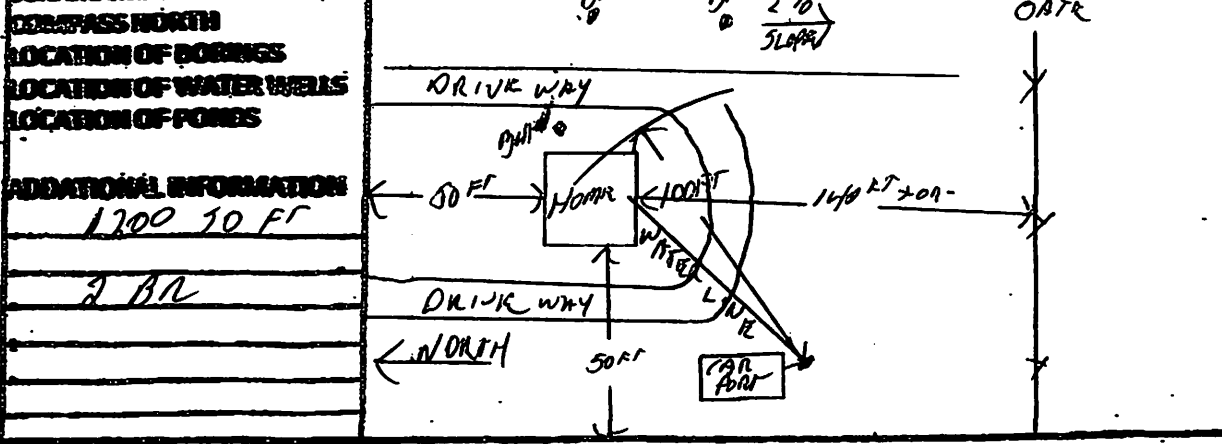
PERMANENT ADDRESS 4503 AIRPORT RD

CITY ALBUQUERQUE, NM ZIP 87108

PROPERTY LOCATION

LOT 2000 SUBDIVISION 26008

STREET ADDRESS 4503 AIRPORT RD



SITE ANALYSIS

TOTAL SITE AREA 175 AC

RESTRICTIVE HORIZON N/A

DEPTH TO RESTRICTIVE HORIZON N/A

GROUNDWATER N/A

EXISTING OR PROPOSED WELL 7100 FT

ESTIMATED SLOPE (%) 2.50

PRESENT OF PONDS OR DRAINAGE N/A

PROPOSED OSSF IN 100 YEAR FLOODPLAIN N/A

BOREHOLE	SOIL DEPTH	CLASS	CLASSIFICATION
1	0" - 48"	IV	CLAY
2	0" - 48"	IV	CLAY
3	0" - 48"	IV	CLAY

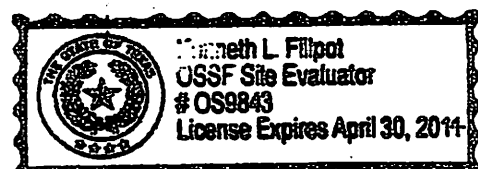
SOIL CRITERIA U SUSTAINABLE
THIS SITE & SOIL EVALUATION

SITE CRITERIA 2 SUSTAINABLE

THIS SITE AND SOIL EVALUATION
PERFORMED BY:
KENNETH FILLPOT
651 DEER VALLEY
WEATHERFORD, TEXAS 76085

SITE EVAL. LIC # OS 9843
INSTALLER LIC # OS 5338
DR LIC # OS21798
PHONE# 817-925-0327

Kenneth Fillpot



JOSEPH M/RA 817-300-9252

JAKE TACKER 817-689-8165

The County of Parker
State of Texas

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Natural Resource Conservation Commission Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Parker County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Natural Resource Conservation Commission (TNRCC) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), 5.012 and 5.013, gives the TNRCC primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The TNRCC, under the authority of the TWC and the Texas Health and Safety Code, requires owner's to provide notice to the public that certain types of OSSF's are located on specific pieces of property. To achieve this notice, the TNRCC requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TNRCC of the suitability of this OSSF, nor does it constitute any guarantee by the TNRCC that the appropriate OSSF was installed.

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code 285.91(12) will be installed on the property described as (insert legal description):

1.06 Acres out of EB Davidson Survey
Vol 198 - Pg 465 4503 Old Airport Rd Alledo
Ab 370

The property is owned by: Mamune Ranch & LLC c/o City - TX

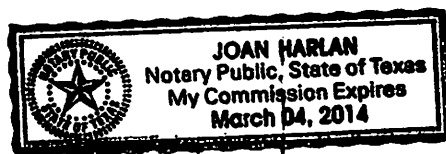
This OSSF must be covered by a continuous maintenance contract. All maintenance on this OSSF must be performed by an approved maintenance company, and a signed maintenance contract must be submitted to PCP within 30 days after the property has been transferred.

The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from PCP.

WITNESS BY HAND(S) ON THIS _____ DAY OF _____, _____.

Return to
Rich Boyatt
484 Misty Trail
Wford TX 76085

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 29 DAY OF January, 2014.



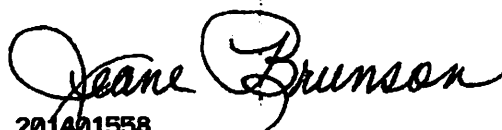
Mamune Ranch & LLC c/o City - TX
(Owner(s) signature(s))

Joan Harlan
Notary Public, State of Texas
Notary's Printed Name:

My Commission Expires: _____

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

A handwritten signature in black ink, reading "Jeane Brunson". The signature is written in a cursive style with a large, looping "J" and "B".

201401558

01/29/2014 03:17 PM

Fee: 30.00

Jeane Brunson, County Clerk
Parker County, Texas

AFFIDAVIT

PREPARED FOR:

NAME: Marvine Ranch

SITE ADDRESS: Old Airport Road

ESTIMATED FLOW: 180 G.P.D

DESIGN PARAMETERS

SITE EVALUATION: see site evaluation

LOADING RATE: .064

AREA REQUIRED: 2,812 ft(2)

AREA DESIGN: 3,017 ft(2)

SYSTEM PARAMETERS

SEPTIC TANK: 500

AERATION TANK: 500 g.p.d. Class I aerobic

PUMP TANK: 500 gallons

SPRINKLER AREA: (2) ½ circle 31' R 1,508 ft(2) each head Rain Bird Maxi bird
low angle 0.8 tips 13degrees or less

TIMER: no

PUMP SPECIFICATION: ½ h.p. 18-25 g.p.m. at 25 p.s.i. 95'head pressure

CHLORINATER: Tube type tablet chlorinator NSF apprioved

WATER SUPPLY: Private Well

Prepared by Rod White R.S. #2843

SITE EVALUATION

The site will serve a 2 bedroom house 1,210 ft(2) The house will have water saving devices installed. The owners requested a surface application installed at the site, due to the poor soil conditions at the site. All risers will have secondary safety lids.

DESIGN CALCULATIONS

180 g.p.d. / .064 = 2,812 ft(2)

SYSTEM LAYOUT

The effluent will flow by gravity from the house sewer stub out into 500g.p.d. class I aerobic unit, NSF tested. The effluent virtually clean will then flow into a NSF tube type tablet chlorinator. The chlorinated effluent will then flow into a 500 gallon pump tank. The liquid will flow via a ½ h.p. pump to the varying radii sprinkler heads as noted in the design diagram.

PUMP TANK

The pump tank will be 500 gallons minimum and will have a liquid depth of 42". Each inch will have a vol. of 11.8 gallons per inch. The mercury switch will be located 13.5" above the intake port and the intake port will be located 13" above the bottom of the tank. The storage will be 190 gallons above the high water alarm of the tank in case of pump failure. This slightly exceeds 1/3 day flow above high water alarm.

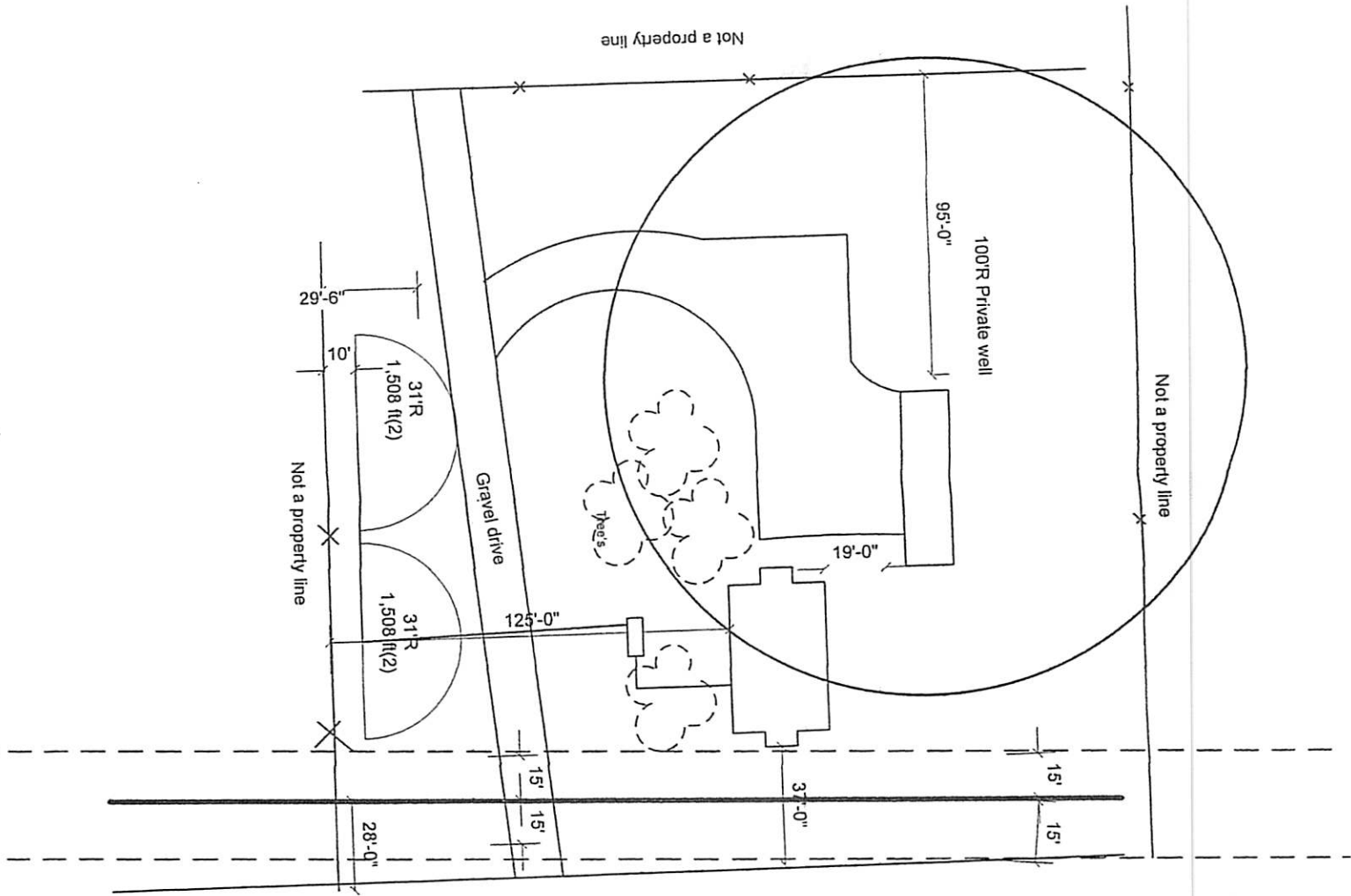
VARIANCES

No variance is requested for the system.

MAINTENANCE

Maintenance will be conducted by a valid maintenance company. Seed all areas of spray with grass.

Prepared by Rod White R.S. #2843



Old Airport Road



Handwritten notes:
 100' Private well
 125'-0"

SITE EVALUATION FORM

DATE 1-13-2014

APPLICANT

NAME

MAVINE RANCH TEXAS LLC

TELEPHONE 970-629-0192

PERMANENT ADDRESS

4503 AIRPORT RD

CITY

ALBUQUERQUE, NM

76008

PROPERTY LOCATION

LOT

100

SUBDIVISION

STREET ADDRESS

4503 AIRPORT RD ALBUQUERQUE TP 76008

SCHEMATIC OF LOT OR TRACT

DEPRESS NORTH

LOCATION OF BORNES

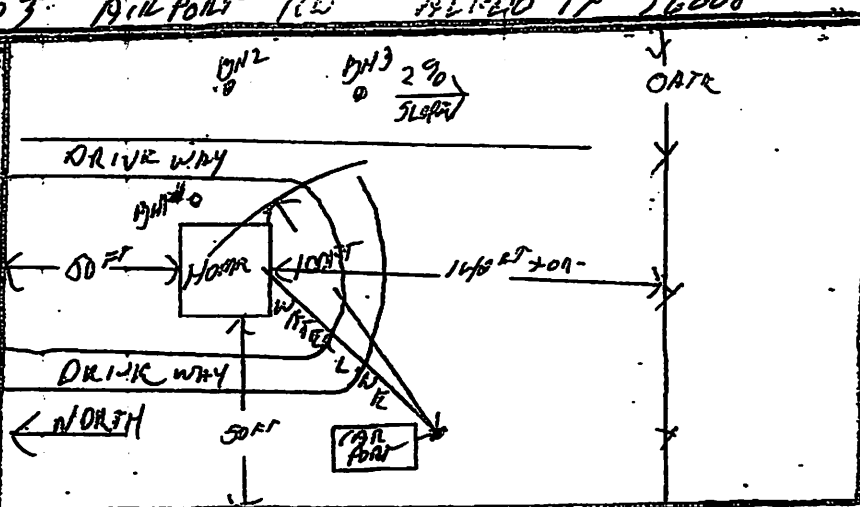
LOCATION OF WATER WELLS

LOCATION OF PONDS

ADDITIONAL INFORMATION

1700 TO FT

2 AC



SITE ANALYSIS

TOTAL SITE AREA

175 AC

DEPTH TO RESTRICTED HORIZON

N/D

DEPTH TO RESTRICTED HORIZON

N/A

GROUNDWATER

N/D

EXISTING OR PROPOSED WELL

+100 FT

ESTIMATED SOIL CLASS

2.90

PRESENTS OF POND OR DRAINAGE

N/D

PROPOSED OSSF 30 YEAR FLOODPLAIN

N/D

BORINGS	SOIL DEPTH	CLASS	CLASSIFICATION
1	0" - 48"	IV	CLAY
2	0" - 48"	IV	CLAY
3	0" - 48"	IV	CLAY

SOIL CRITERIA 14 SUSTAINABLE

SITE CRITERIA 2 SUSTAINABLE

THIS SITE & SOIL EVALUATION

PERFORMED BY:

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PHONE # 817-925-0327

Handwritten signature: KF

