



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
**SELLER'S DISCLOSURE ABOUT GROUNDWATER
 AND SURFACE WATER RIGHTS**

05-04-2026



THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS ON 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 OR SELLER'S AGENTS.

CONCERNING THE PROPERTY AT: 1125 CR 136, Hallettsville, TX 77964
 (Street Address and City)

1. Definitions. For the purposes of this form the following definitions, with notes, apply.

- A. **"Groundwater"** means water percolating below the surface of the earth. Groundwater is usually found in subsurface reservoirs or aquifers and is accessed by Water Wells.
 [Note: Unless severed from the surface estate, Groundwater is owned by the surface landowner who may be able to access the Groundwater by drilling a Water Well in compliance with the law and rules of the applicable Groundwater District, if any.]
- B. **"Groundwater District"** means a local or regional Groundwater Conservation District, Underground Water Conservation District, Subsidence District, or other special district or authority that regulates the drilling or operation of Water Wells.
 [Note: Not all land in Texas is subject to a Groundwater District.]
- C. **"Surface Water"** means water in lakes, rivers, creeks, streams, and in the bays, estuaries, and arms of the Gulf of Mexico.
- D. **"Surface Water Rights"** means a permit, certified filing, or certificate of adjudication administered by the Texas Commission on Environmental Quality (TCEQ) that authorizes the diversion, impoundment, or use of Surface Water.
 [Note: Not all diversions, impoundments, or uses of Surface Water require a Surface Water Right.]
- E. **"Water Well"** means an artificial excavation that is drilled or dug for the purpose of exploring for or producing Groundwater.
 [Note: The drilling and operation of a Water Well may be regulated, restricted, or prohibited in a Groundwater District. Subdividing a property may impact rights related to drilling or operating a Water Well. A Water Well may be owned and operated by individuals, groups, cooperatives, associations, or other entities.]

2. Information Related to Groundwater and Water Wells. [Attach additional sheets as necessary.]

- A. Is any portion of the Property located in a Groundwater District? ☐ Yes ☒ No ☐ Unknown
 If yes, identify the district and its website: _____
- B. Is Seller aware of one or more Water Wells on the Property? ☒ Yes ☐ No
 If yes:
 - (1) The total number of Water Wells known to Seller is 1
 - (2) The number of Water Wells known to Seller that are currently in use is 1
 - (3) The number of Water Wells known to Seller that are not currently in use and have been capped, covered, plugged, or abandoned is N/A
 - (4) Identify any registrations or permits (by number) from a Groundwater District for the Water Wells on the Property: Unknown
- C. If the answer to 2B is yes, complete the following to the extent known.
 - ☒ (1) All Water Wells on the Property are owned or operated solely by Seller for the sole benefit of the Property.
 - ☐ (2) The following Water Wells: (i) are owned or operated by the person identified; (ii) benefit the identified beneficiary; and (iii) are governed by the identified agreements or understandings (attach additional sheets for each Water Well):
 - Water Well: _____
 - Owners/Operators: _____
 - Beneficiary: _____
 - Agreement or Understanding: _____

Initialed for identification by Buyer _____ and Seller [Signature] [Signature]

TREC No. 61-0

Seller's Disclosure About Groundwater and Surface Water Rights

1125 CR 136, Hallettsville, TX 77964

(Address of Property)

D. Is Seller aware whether the Property receives water from a Water Well located on another property (not including water from a city, municipal utility district or other special district, water supply corporation, or private water company)? ☐ Yes ☒ No If yes, describe the Water Well and identify any agreements or understandings governing access to the water: _____

E. Is Seller aware whether a Water Well on the property relies in whole or in part on Groundwater rights owned or leased from land outside the boundaries of the Property? ☐ Yes ☒ No If yes, describe the Groundwater rights owned or leased: _____

F. Is Seller aware whether any of the Groundwater rights to the Property have been severed, sold, or leased in whole or in part with or without the right to drill or operate a Water Well on the Property? ☐ Yes ☒ No If yes, describe the Groundwater rights severed, sold, or leased: _____

3. Information Related to Surface Water. [Attach additional sheets as necessary.]

A. Does Seller own any Surface Water Right associated with the Property ☐ Yes ☒ No

If yes:

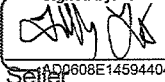
(1) Identify the applicable Surface Water Right by its permit, filing, or certification of adjudication number: _____

(2) If more than one person owns an interest in any Surface Water Right identified in 3A(1), identify each person and their respective ownership interest: _____

B. Is there a pond, lake, or water tank on the Property, whether currently with or without water?

☒ Yes ☐ No**Notices to Buyer and Seller:**

- (1) Statutes, rules, regulations, and court rulings concerning Groundwater, Water Wells, Groundwater rights, surface water, and Surface Water Rights (collectively, **Water Rights**) are multifaceted and may be complex.
- (2) The Seller may not have complete knowledge or understanding of the Water Rights related to or affecting the Property.
- (3) Water Rights that relate to the Property may be held by others. To determine the extent and application of Water Rights related to Property, consult an attorney who can examine the title to the Property and issues regarding Water Rights.
- (4) Rules and regulations of Groundwater Districts regarding Water Wells differ from district to district and should be reviewed if the Property has an existing or potential future Water Well. Some Groundwater Districts have ad valorem taxing authority and others do not. Consult the local Appraisal District for applicable taxes and tax rates.
- (5) If the parties need or intend to reserve, specifically except, or separately convey Water Rights related to the Property, each party should consult an attorney before signing a binding contract to purchase or sell the Property.

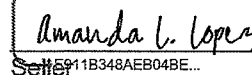
Signed by:

 Seller ADP608E14594404...

9/22/2026

Date

Fernando L. Lopez, Jr.

Signed by:


 Seller 911B348AEB04BE...

9/22/2026

Date

Amanda L. Lopez

Buyer

Date

Buyer

Date



The form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. Texas Real Estate Commission, P.O. Box 12188 Austin TX 78711-2188, (512)936-3000 (<http://www.trec.texas.gov>) TREC No. 61-0.

TREC No. 61-0



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 1125 CR 136
Hallettsville, TX 77964

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: Leach line ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Behind cabin ☐ Unknown

- (4) Installer: Seller ☐ Unknown
- (5) Approximate Age: 3+/- 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? N/A
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____

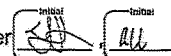
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

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 ☐ N/A
- (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) 01-05-26

Initialed for Identification by Buyer _____, _____ and Seller



Page 1 of 2

1125 CR 136

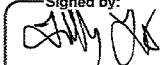
Information about On-Site Sewer Facility concerning

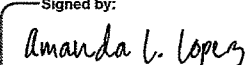
Hallettsville, TX 77964

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) rules in 30 TAC 285.91(3) on 09/05/2025. 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.

Signed by: 
 AD0608E14594404
 Signature of Seller
 Fernando L. Lopez, Jr.
 9/22/2026
 Date

Signed by: 
 E011B348AE804DE
 Signature of Seller
 Amanda L. Lopez
 9/22/2026
 Date

Receipt acknowledged by:

Signature of Buyer
 Date

Signature of Buyer
 Date



2321 TROPICAL WIND DRIVE, CORPUS CHRISTI, TX 78414 | (361) 208-4284

TEXAS LICENSED SURVEYING FIRM 10134009

THE INTERSECTION OF QUALITY AND EFFICIENCY

16.47 ACRE TRACT

Field Notes Description

16.47 acres of land out of the J. Morris Survey, Abstract 303, Lavaca County, Texas, being that same land conveyed from Geneva F. MacGaffick to James E. and Sandra J. Ellis by Warranty Deed with Vendor's Lien dated March 13, 1987 and recorded in Volume 392, Page 853 of the Deed Records of Lavaca County, Texas.

Being more fully described by metes and bounds as follows:

BEGINNING: at a 3/4" iron pipe, (Y = 13,722,683.79, X = 2,649,995.88), found in the west line of a 179.287 acre tract conveyed to Tramer J. Woytek described in Volume 363, Page 182 of the Official Records of Lavaca County, Texas, and at the northeast corner of a 16.44 acre tract conveyed to Mark E. and Pam Grahmann in Volume 423, Page 934 of the Deed Records of Lavaca County, Texas, for the southeast corner of this herein described tract;

THENCE: S 88°53'32" W -along the north line of said 16.44 acre tract and the south line of this herein described tract at 1285.31 feet past a fence corner post found for a line marker, in all a total distance of 1297.85 feet to a point within County Road 136, for the southwest corner of this herein described tract;

THENCE: N 00°53'17" W -288.12 feet along said County Road 136 and the southerly west line of this herein described tract to point at the southwest corner of a 15.23 acre tract conveyed to Debra Ann Schneider in Volume 410, Page 848 of the Official Records of Lavaca County, Texas, for the westerly northwest corner of this herein described tract;

THENCE: N 88°55'12" E -along the south line of said 15.23 acre tract and along the westerly north line of this herein described tract at 14.85 feet past a fence corner post found for a line marker, in all a total distance of 784.95 feet to a 3/4" iron pipe found, at the southeast corner of said 15.23 acre tract, for the interior corner of this herein described tract;

THENCE: N 01°10'24" W -590.42 feet along the east line of said 15.23 acre tract and the northerly west line of this herein described tract to a fence corner post found at the southwest corner of a 232.32 acre tract conveyed to Sandra K. Dierschke, for the easterly northwest corner of this herein described tract;

THENCE: N 68°27'24" E -532.17 feet along a south line of said 232.32 acre tract and the easterly north line of this herein described tract to fence corner post found at the northwest corner of said 179.287 acre tract, for the northeast corner of this herein described tract;

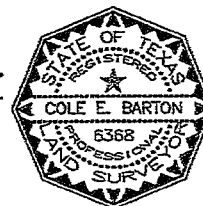
THENCE: S 01°51'02" E -1064.04 feet along the west line of said 179.287 acre tract and the east line of this herein described tract to the **POINT OF BEGINNING**, containing within these metes and bounds a 16.47 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "16.47 ACRE TRACT," accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done without the benefit of Title Report. Surveyor has made no investigation or search for easements or other matters of record that a Title Report would disclose and this survey does not represent a warranty of title or a guarantee of ownership.

January 20, 2020
Job No. 2001013
DJ

Initial Initial
[Signature] [Signature]

Cole E. Barton
COLE E. BARTON
R.P.L.S. No. 6368



T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: September 21, 2026 GF No. TBD
Declarant: Fernando L. Lopez, Jr., Amanda L. Lopez
Description of Property: 16.47 acres of land out of the J. Morris Survey, Abstract 303
County Lavaca, Texas
Date of Survey: January 20, 2020

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, decks, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

Existing cabin in place when purchased in 2023. Septic tank and leach line added by seller.

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

Form T-47.1

Sec. V

Effective November 1, 2024

TXR 1957

Tri-County Realty, LLC, 707 S. Eagle Weimar TX 78962
Dustin Helmskamp

Phone: 9797256006 Fax:
Produced with Lorie Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Freddy Lopez

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is <u>Fernando L. Lopez, Jr.</u>. My date of birth is <u>2/22/1978</u>. and my address is <u>3501 B.F. Terry Blvd. #D,</u> <u>Rosenberg, TX 77471</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Fort Bend</u> County, State of <u>Texas</u>, on the <u>9/22/2026</u> day of _____. Signed: _____ Signed by: Declarant AD9608E14594404...	My name is <u>Amanda L. Lopez</u>. My date of birth is <u>3/28/1980</u>. and my address is <u>3501 B.F. Terry Blvd. #D,</u> <u>Rosenberg, TX 77471</u>. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Fort Bend</u> County, State of <u>Texas</u>, on the <u>9/22/2026</u> day of _____. Signed: _____ Signed by: Declarant 1E9118348AEB04BE...
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PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

12-05-2011

ENVIRONMENTAL ASSESSMENT, THREATENED OR ENDANGERED SPECIES, AND WETLANDS ADDENDUM

TO CONTRACT CONCERNING THE PROPERTY AT

1125 CR 136, Hallettsville, TX 77964

(Address of Property)

- ☒ A. ENVIRONMENTAL ASSESSMENT: Buyer, at Buyer's expense, may obtain an environmental assessment report prepared by an environmental specialist.
- ☒ B. THREATENED OR ENDANGERED SPECIES: Buyer, at Buyer's expense, may obtain a report from a natural resources professional to determine if there are any threatened or endangered species or their habitats as defined by the Texas Parks and Wildlife Department or the U.S. Fish and Wildlife Service.
- ☒ C. WETLANDS: Buyer, at Buyer's expense, may obtain a report from an environmental specialist to determine if there are wetlands, as defined by federal or state law or regulation.

Within 7 days after the effective date of the contract, Buyer may terminate the contract by furnishing Seller a copy of any report noted above that adversely affects the use of the Property and a notice of termination of the contract. Upon termination, the earnest money will be refunded to Buyer.

Buyer

Signed by:

[Signature]
Seller

9/3/2026

Fernando L. Lopez, Jr.

Buyer

Signed by:

[Signature]
Seller

9/1/2026

Amanda L. Lopez

This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this 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>) TREC No. 28-2. This form replaces TREC No. 28-1.

TREC No. 28-2



PROPERTY CONDITION STATEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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NOTICE: This form does not satisfy the requirements of §5.008 of the Texas Property Code and must not be used in place of that notice when it is required. It may be used as a written memorandum of the seller's knowledge of the disclosure information required by Paragraph 7 in contracts for the sale of unimproved property, newly constructed property that has not been previously occupied, and farm and ranch land without residential improvements.

CONCERNING THE PROPERTY AT 1125 CR 136, Hallettsville, TX 77964

THIS IS A DISCLOSURE OF THE SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Are you (Seller) aware of:	Aware	Not Aware
(1) any flooding of the Property which has had a material adverse effect on the use of the Property?	☐	☒
(2) any pending or threatened litigation, condemnation, or special assessment affecting the Property?	☐	☒
(3) any environmental hazards that materially and adversely affect the Property?	☐	☒
(4) any dumpsite, landfill, or underground tanks or containers now or previously located on the Property?	☐	☒
(5) any wetlands, as defined by federal or state law or regulation, affecting the Property?	☐	☒
(6) any threatened or endangered species or their habitat affecting the Property?	☐	☒
(7) that the Property is located ☐ wholly ☐ partly in a floodplain?	☐	☒
(8) that a tree or trees located on the Property has oak wilt?	☐	☒

If you are aware of any of the items above, explain (attach additional sheets if necessary):

Signed by: [Signature] 9/3/2026
Signature of Seller Date
Printed Name: Fernando L. Lopez, Jr.

Signed by: [Signature] 9/1/2026
Signature of Seller Date
Printed Name: Amanda L. Lopez

NOTICE TO BUYER: The broker representing Seller and the broker representing you advise you that this statement was completed by Seller as of the date signed. The brokers have relied on this statement 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.