

WWW.MARKETREALTY.COM
+979-251-4078

OFFERED AT
\$399,000

637 N. Washington St. La Grange, TX

HOME FOR *Safe*



3 BEDROOMS



2 BATHROOMS



1,414 SQ.FT

Gorgeous updated antique home near downtown La Grange! This 3/2 charmer blends historic character with modern upgrades including updated electrical, plumbing, recent HVAC, tankless gas water heater, and generator.

Close to La Grange's vibrant downtown, farmers market, shopping, and year-round events.



SUSAN S. KIEL

2201 Becker Dr.
Brenham, TX 77833



Concerning the Property at _____

Item	Y	N	U	Additional Information
Solar Panels		☒		owned leased from:
Water Heater	☒			electric <u>gas</u> other: <u>TANKLESS</u> number of units: <u>1</u>
Water Softener		☒		owned leased from:
Other Leased Items(s)		☒		if yes, describe: _____
Underground Lawn Sprinkler		☒		__ automatic __ manual areas covered: _____
Septic / On-Site Sewer Facility		☒		if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: ☒ city __ well __ MUD __ co-op __ unknown __ other: _____

Was the Property built before 1978? ☒ yes __ no __ unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Shingle Age: 12 years + 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		☒
Ceilings		☒
Doors		☒
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

Item	Y	N
Floors		☒
Foundation / Slab(s)		☒
Interior Walls		☒
Lighting Fixtures		☒
Plumbing Systems		☒
Roof		☒

Item	Y	N
Sidewalks		☒
Walls / Fences		☒
Windows		☒
Other Structural Components		☒

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

House was leveled before renovation, but there was some slant to floor because of age of building and parts added over time per Contractor.

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		☒
Asbestos Components		☒
Diseased Trees: oak wilt other: _____		☒
Endangered Species/Habitat on Property		☒
Fault Lines		☒
Hazardous or Toxic Waste		☒
Improper Drainage		☒
Intermittent or Weather Springs		☒
Landfill		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒
Encroachments onto the Property		☒
Improvements encroaching on others' property		☒
Located in Historic District		☒

Condition	Y	N
Radon Gas		☒
Settling	☒	
Soil Movement		☒
Unplatted Easements		☒
Unrecorded Easements		☒
Urea-formaldehyde Insulation		☒
Water Damage Not Due to a Flood Event		☒
Wetlands on Property		☒
Wood Rot		☒
Active infestation of termites or other wood destroying insects (WDI)		☒
Previous treatment for termites or WDI	☒	
Previous termite or WDI damage repaired	☒	
Termite or WDI damage needing repair		☒

Concerning the Property at _____

637 N. Washington St.
La Grange, TX 78945

Condition	Y	N
Historic Property Designation		☒
Previous Foundation Repairs	☒	
Previous Roof Repairs or Replacement	☒	
Previous Other Structural Repairs	☒	
Previous Use of Premises for Manufacture of Methamphetamine		☒
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining		☒
Alkali-Silica Reaction (ASR) or "Concrete Cancer"		☒

Condition	Y	N
Previous Fires		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks**		☒
Aboveground Storage Tanks**		☒
Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**		☒
Conservation Easements***		☒

If the answer to any of the items in Section 3 is yes or other, explain (attach additional sheets if necessary):

The house has been completely renovated inside and foundation lifted.

*A single blockable main drain may cause a suction entrapment hazard for an individual.

**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.

***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property in need of repair that has not been previously disclosed in this notice? yes ☒ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Insurance. (Indicate Yes (Y) or No (N))

	Y	N
The Property is presently covered by insurance.	☒	
The Property is presently covered by flood insurance.*	☒	
The Property is presently covered by windstorm insurance.	☒	
You (Seller) have been unable to insure the Property for any reason.		☒

*Homes in high-risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

Per Allstate Insurance, house is in Zone X. House is insured by Allstate for windstorm and flood.Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? yes ☒ no If yes, explain: _____Section 7. 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: _____

(TXR-1406) 06-15-26

Initialed by: Buyer: _____ and Seller: [Signature]

Page 3 of 7

Concerning the Property at _____

Section 8. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☒ Previous flooding due to a natural flood event.
- ☒ Previous water penetration into a structure on the Property due to a natural flood.
- ☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- ☒ Located ☐ wholly ☒ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☒ Located ☐ wholly ☐ partly in a floodway.
- ☒ Located ☐ wholly ☐ partly in a flood pool.
- ☒ Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Section 9. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ☐ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

Concerning the Property at _____

Section 10. 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 | |
|-------------------------------------|--------------------------|--|
| ☒ | ☐ | Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time. |
| ☒ | ☐ | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. |
| ☒ | ☐ | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) |
| ☒ | ☐ | Any death on the Property <u>except</u> for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. |
| ☒ | ☐ | Any condition on the Property which materially affects the health or safety of an individual. |
| ☒ | ☐ | 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). |
| ☒ | ☐ | 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. |
| ☒ | ☐ | The Property is located in a propane gas system service area owned by a propane distribution system retailer. |
| ☒ | ☐ | Any portion of the Property that is located in a groundwater conservation district or a subsidence district. |

If the answer to any of the above items in Section 10 is yes, explain (attach additional sheets if necessary): _____

- ☒ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
- Name of association: _____
- Manager's name: _____ Phone: _____
- Fees or assessments are: \$ _____ per _____ 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 or attach information to this notice: _____
- _____
- _____

- ☒ 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: _____
- _____
- _____

Concerning the Property at _____

Section 11. Within the last 4 years, have you (Seller) received any written inspection reports or evaluations of the Property prepared by persons who regularly provide such inspections or evaluations and who are licensed, certified, or otherwise legally authorized to perform them, including but not limited to general home, roof, HVAC, plumbing, electrical, structural/foundation, pool/spa, mold, termite or other wood-destroying insect, environmental, or other specialized inspections? ☐ yes ☒ no If yes, attach copies of any such reports and indicate the number of reports attached: _____

Note: A buyer should not rely on prior reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Notice to Seller: Under Texas law, you are required to disclose all known material facts, defects, needed repairs, and adverse conditions affecting the Property. Failure to disclose known material information about the Property may result in legal liability.

Section 12. Check any tax exemption(s) which you (Seller) currently claim for the Property:

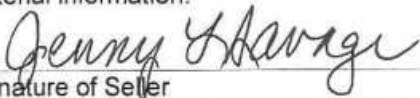
☐ Homestead	☐ Senior Citizen	☐ Disabled
☐ Wildlife Management	☐ Agricultural	☐ Disabled Veteran
☐ Other: _____		☐ Unknown

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

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.

	6/27/2026	_____	_____
Signature of Seller	Date	Signature of Seller	Date

Printed Name: <u>Jenny L. Savage</u>	Printed Name: _____
--------------------------------------	---------------------

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

Concerning the Property at _____

637 N. Washington St.
La Grange, TX 78945

- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric:	<u>City of La Grange</u>	phone #:	<u>979-968-5805</u>
Sewer:	<u>City of La Grange</u>	phone #:	<u>979-968-5805</u>
Water:	<u>City of La Grange</u>	phone #:	<u>979-968-5805</u>
Cable:		phone #:	
Trash:	<u>City of La Grange</u>	phone #:	<u>979-968-5805</u>
Natural Gas:	<u>City of La Grange</u>	phone #:	<u>979-968-5805</u>
Phone Company:		phone #:	
Propane:	<u>N/A</u>	phone #:	
Internet:	<u>Frontier Communications</u>	phone #:	<u>800-921-8101</u>
Security System:	<u>Simplisafe</u>	phone #:	<u>800-548-9508</u>

- (7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: _____		Printed Name: _____	

(TXR-1406) 06-15-26

Initialed by: Seller: gjb

Page 7 of 7



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

05-04-2026



CONCERNING THE PROPERTY AT

637 N. Washington St.

La Grange

(Street Address and City)

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

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

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____

☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.

2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):

☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____

☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

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

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

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

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

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

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

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

Buyer

Date

Seller

Date

Jenny Hovavag 6-27-2026

Buyer

Date

Seller

Date

Buyer's Broker

Date

Seller's Broker

Date

Susan S. Kiel 6-27-2026



The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate license holders. 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>)

637 Washington, La Grange, TX, 78945
Texas, AC +/-



Susan Kiel
P: 979-289-2159

www.marketrealty.com

2201 Becker Dr. Brenham, TX 77833

The information contained herein was obtained from sources deemed to be reliable.
Land ID® Serv/ces makes no warranties or guarantees as to the completeness or accuracy thereof.



637 Washington, La Grange, TX, 78945
Texas, AC +/-



Property is located partially
in Zone X, 500 year flood zone



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included



BEARINGS SHOWN ARE GRID NORTH BASED
ON GPS OBSERVATIONS FOR TEXAS STATE
PLANE COORDINATE SYSTEM "SOUTH CENTRAL
ZONE" NAD83.

LEGEND

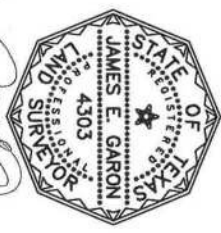
- 1/2" REBAR FOUND (UNLESS NOTED)
- 1/2" PIPE FOUND (UNLESS NOTED)
- X — WIRE FENCE
- // — WOOD FENCE
- — CHAIN LINK FENCE
- P — POWER POLE
- E — OVERHEAD ELECTRIC LINE
- (BRG.-DIST.) RECORD CALL

TO THE OWNERS, LIEN HOLDERS AND CLEAR TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS
SURVEY WAS THIS DAY MADE ON THE GROUND OF THE
PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT
THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA,
BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF
IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE,
EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS
ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS
SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE
PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND
IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS
IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP, PANEL NO. 48149C0245C,
EFFECTIVE OCTOBER 17, 2006.

© 2021 All Rights Reserved by James E. Garon & Associates



AUGUST 9, 2021

JAMES E. GARON & ASSOC.
LAND SURVEYORS & CIVIL ENGINEERS
Firm Reg. #10058400 & F-20386
185 McAllister Road
Bastrop, Texas 78602
(512) 303-4185
jgaron@ustatnrr.com
www.jamesgaron.com

REFERENCE: JENNY L. SAVAGE
ADDRESS: 637 WASHINGTON STREET, LA GRANGE, TEXAS
LEGAL DESCRIPTION: LOT 6, BLOCK 501, FAISON AND LIGON ADDITION, MAP OR
PLAT RECORDED IN VOLUME 201, PAGE 71, DEED RECORD
OF FAYETTE COUNTY, TEXAS.
FIELD BOOK: B-663/7
FILE: S:\Counties\Fayette\Subdivisions\Faison & Ligon\BK 501\3221.dwg

G.F. NO.: 26262

BC TEXAS HOLDING, LLC
1425/40
1.10 ACRE

S 58°13'06" W 165.39'
(S 59°16'55" W) (165.14')

N 31°48'20" W 85.03'
(N 30°42'40" W) (84.69')

(N 59°21'46" E) (165.22')
N 58°18'30" E 165.42'

WASHINGTON STREET
(60' R.O.W.)

(S 30°39'38" E) (84.73')
S 31°47'09" E 84.77'

SINGLE
STORY
RESIDENCE

METAL
COVER

ASPHALT

CONC.

24x5
10x9

fence

removed

0.28'

LOT 5

LOT 4

LOT 6
BLOCK 501

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: June 29, 2026 GF No. _____
Declarant: Jenny L. Savage
Description of Property: Lot 6, Block 501, Faison & Ligon, City of La Grange
County Fayette, Texas
Date of Survey: August 9, 2021

"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.

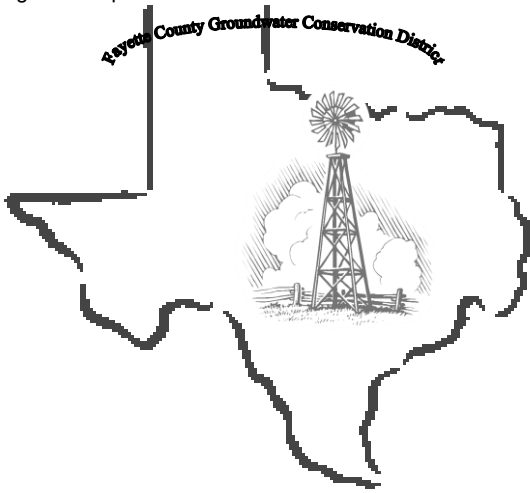
EXCEPT for the following (If None, Insert "None" Below):

Removed Falling down garage, built shed,
moved + replaced fences

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.

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>Jenny L. Savage</u>. My date of birth is <u>05/02/1959</u>. and my address is <u>5237 Chesapeake Way,</u> <u>Houston, TX 77056</u> I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Harris</u> County, State of <u>Texas</u>, on the <u>29</u> day of <u>June</u>. Signed: <u>Jenny Savage</u> Declarant	My name is _____. My date of birth is _____. and my address is _____. _____. I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of _____. Signed: _____ Declarant
--	--



255 Svoboda Lane, Room 115
La Grange, Texas 78945
Telephone: (979) 968-3135
Fax: (979) 968-3194
www.fayettecountygroudwater.com
info@fayettecountygroudwater.com

NOTICE TO PURCHASER

TO PURCHASER SHOWN BELOW:

The real property described below, which you are about to purchase, is located in the **FAYETTE COUNTY GROUNDWATER CONSERVATION DISTRICT**, Fayette County, Texas. The district has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds. The adopted tax rate for Year 2025-2026 is \$0.0080 on each \$100.00 dollars assessed valuation.

The physical address and legal description of the property which you are acquiring is as follows (or alternatively, the latitude and longitude of the well location):

Physical address of property or latitude and longitude:

637 N Washington St, La Grange, TX 78945

The purpose of the FCGCD is to provide for conserving, preserving, protecting, and recharging the underground water and prevention of waste of the groundwater resources, over which it has jurisdictional authority, for the benefit of the District constituents. If an active or abandoned water well of any type is located on your property, **you are required by FCGCD to register the well**. There is no need to register a well that has been permanently plugged. District staff will inform you at the time of registration as to whether the well will require a permit. Forms and further information regarding this process can be found on the District website at www.fayettecountygroudwater.com

The undersigned purchaser hereby acknowledges receipt of the foregoing notice prior to closing of the purchase of the real property described in such notice **and agrees to file a copy with the FCGCD**.

ACKNOWLEDGMENT

Purchaser -Printed Name

Purchaser – Signature

Date of Purchase: _____

Jenny L. Savage

Seller-Printed Name

Signed by:

Jenny L. Savage

Seller- Signature

***please mail/email a signed copy to Fayette County GCD**

*** does not need to be notarized**