

DISCLOSURES REGARDING COFFEE LAKE ESTATES SUBDIVISION

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS All tracts are subject to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COFFEE LAKE ESTATES, SECTION I filed for public record at Clerk's File Number 2007-008999, Brazoria County Official Records, of which Buyer has received a copy and Amended Restrictions filed at Clerk's File Number 2009-048448, allowing purchasers to live in a mobile home for a period not to exceed 18 months from date of purchasing lot while constructing their home, and Buyer agrees to comply with all the terms and conditions as set out therein,

Federal Emergency Management Association (FEMA): Buyer is hereby advised that Seller requires Buyer to "build-up" his home-site at least two (2) feet. This tract may or may not require additional build-up in order to build. FEMA classifies all areas of Brazoria County as to the "flood plain." To determine whether this tract(s) is in the "flood plain" and whether it requires additional build-up, you should contact the County Engineer's office and speak to the Flood Plain Administrator. Prior to construction, a building permit must be obtained from the Flood Plain Administrator for construction in Brazoria County. The Flood Plain Administrator is Kelly Hamby, 451 N. Velasco Street, Suite 210, Angleton, Texas 77515; phone is 979 864 1295.

WATER, SEWER, ELECTRICITY, AND TELEPHONE: Buyer is also advised that the subject property does not have water or sewer, and Buyer is advised that he should make arrangements for water and sewage. There are numerous private contractors who provide water well services and/or septic systems who can service Buyer's property. Buyer is also advised that any new private sewage facility must comply with the requirements set forth in the Brazoria County "Rules for Private Sewage Facilities", and the person installing same must obtain a permit or license from the Brazoria County Environmental Health Department. The contact person at Environmental Health is Karen Carroll, 451 Velasco, Angleton, Texas, 77515; phone is 979 864 1600. Electricity is supplied by Reliant Energy/Houston Lighting and Power (713 207 2222). Phone service is provided by Verizon (800 483 4000) in the Rosharon area. The U. S. Post Office for Rosharon is located on FM 1462 between Rosharon and US 288 (281 595 3331).

ATTORNEY'S DISCLAIMER: EXCEPT AS STATED ABOVE, SELLER HEREBY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE CONDITION, ELEVATION, OR SUITABILITY OF THE PROPERTY AND HEREBY STIPULATES TO BUYER THAT BUYER IS ACQUIRING SAME "AS IS" WITHOUT SUCH WARRANTY, EXPRESSED OR IMPLIED. BUYER FURTHER STATES AND AGREES THAT HE HAS PERSONALLY INSPECTED THE PROPERTY AND UNDERSTANDS THE RELATED CONDITIONS, THAT BUYER FINDS THE PROPERTY SUITABLE FOR THE PURPOSES FOR WHICH HE INTENDS TO USE IT, AND THAT BUYER ACCEPTS THE PROPERTY IN ITS PRESENT CONDITION. Buyer and Seller hereby agree to hold harmless each other, whether jointly or severally, from any liability created by FEMA regulations, laws of the State of Texas, or ordinances of the County of Brazoria, and/or other matters arising out of this transaction, and that Buyer has been duly informed and advised of the foregoing matters. By his signature hereon, Buyer acknowledges that he has been advised of the matters set forth herein and understands and agrees to the limitation of liability contained herein. This contract contains the entire agreement of all parties and cannot be changed except by their written consent. This contract cannot be assumed by anyone without the written permission of Seller.

RECEIVED THIS _____ DAY OF _____, 2010.

Purchaser

Purchaser