Bill Johnson Réal Estate Company



| Price: | \$800,000 |
|---------------|-------------------------------|
| Туре: | Commercial |
| Address: | SE I 10 Frontage Rd |
| City/County: | Sealy, Austin County |
| Bed/Bath: | 17 Bed, 6 Bath |
| Size/Acreage: | ~10,000 Sq. Ft., ~20.47 Acres |
| ID No.: | 74236 |
| Status: | Active |

Commercial tract with 1528 ft adjoining I-10 Frontage Rd west of Houston near Sealy, Texas. Currently utilized as retreat center, camp can house, sleep, and dine 150 attendance in climate controlled comfort, and provides all weather parking areas. Less than an hour from downtown, property accommodates many options: continue as retreat center, warehousing, office complex, retail center, multiple restaurant venues, entertainment venue, athletic or moto sports activity center, RV park, or any other commercial/industrial use. Developer could save on cost, as approximately 6 acres have been excavated for potential water runoff detention requirements. .***BILL JOHNSON REAL ESTATE WILL COBROKER IF BUYER'S AGENT ACCOMPANIES ALL SHOWINGS****

















Improvements

17 Bedrooms 6 Bathrooms Approx. 10000 Sq F Single Floor Wood Exterior Composition Roof Age Range: Over 20 Yrs

Land Features

Paved Road Frontage Highway Road Frontage Minerals Conveyed: Negotiable Pond Partially Wooded Mostly Flat

Other

School District: Sealy Taxes: \$6,588.00

Financing

Cash

| Well Septic CHA Barns Swimming Pool | | Conventional | |
|---|--|-------------------------------|--|
| till you get to property on south side 10, cross the Brazos River Bridge, | I-10, take FM 1458 exit and stay on e of I-10 Frontage Rd. from Houston, take Micak Rd exit and go to Micak F turn left on I-10 Frontage Rd, proper | go west on I- Rd overpass, | |

Map of Sealy Contact the Agent Email this Listing

Disclaimer: Information is deemed reliable but not guaranteed. All information should be independently verified and neither TXLS nor Hartland Real Estate assume any liability for information obtained through the use of this site. - Copyright 2010 Calantha Communications, Inc



Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville, TX 77418 FM 1094 @ Cedar St., New Ulm, TX 78950 979-865-5969 or 281-463-3791 - Bellville 979-992-2636 or 281-220-2636 - New Ulm

www.bjre.com

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

COMMERCIAL PROPERTY Location of Property: 5 miles east of Sealy Texas on south side of I-10 Listing #: 74236 Address of Property: 7889 SE IH-10 Frontage Rd, Sealy, Tx Road Frontage: 1528 feet Road Name: IH-10 feeder County: Austin Paved Road: YES NO For Sale Sign on Property? ✓ YES □no Subdivision: Lot Size or Dimensions: 20.47 acres Subdivision Restricted: YES □ NO Mandatory Membership in Property Owners' Assn. YES No **Number of Acres:** 20.4700 Improvements on Property Price per Sq.Ft. or Acre 39,081.28/acre Please list all permanent structures located on said Property **Total Listing Price:** \$800,000.00 (Include approx. size & construction type): Terms of Sale: see attached listing, all structures either manufactured or Seller-Finance: ☐ YES ✓ NO wood frame construction Sell.-Fin. Terms: Down Payment: Note Period: Interest Rate: Approx. % Wooded: 25% Pavment Mode: Mo. Qt. ☐ S.A. Ann. Type Trees: Oak and other various species Balloon Note: YES Fencing: Perimeter ✓ YES NO Number of Years: Condition: fair Cross-Fencing: YES ☑ NO **Property Taxes:** 2011 Condition: School: 4,482,49 Ponds: Number of Ponds: 2 County: 1,453.35 Sizes: .25 acre each FM/Rd/Br.: 540.93 Creek(s): Name(s): Fire Dist .: 111.23 Citv: River(s): Name(s): TOTAL: \$ 6,588.00 Agricultural Exemption: ☐ Yes ☑ No Water Well(s): How Many? **School District:** Sealy Year Drilled: unknown Depth maybe 500' Minerals and Royalty: Community Water Available: 50% Seller believes *Minerals Provider: that he owns: 50% Electric Service Provider (Name): *Royalty Seller witl negotiable % Minerals Reliant Energy negotiable % Convey: Gas Service Provider (Name): Royalty * Current title commitment to reflect mineral and royalty reservations * private propane dealer Leases Affecting Property: Sewer Service: 2 on-site septic systems Oil and Gas Lease: ☑ No Provider: Lessee's Name: Soil Type: Lease Expiration Date: Grass Type(s): St Augustine and other native grass Flood Hazard Zone: See Seller's Disclosure or to be Surface Lease: Yes √ No determined by survey. Lessee's Name: Nearest Town to Property: Sealy, Texas Lease Expiration Date: Distance: 5 miles Oil or Gas Locations: Yes √ No Driving time from Houston 30 minutes **Easements Affecting Property:** Name(s): Items specifically excluded from the sale: Pipeline: Mobil all sellers personal property and camp equipment Roadway: Electric: HL&P ne: Reliant Energy **Additional Information:** Telephone: Water: Equipment and personal property could be purchased by Other: separate treaty. BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS

ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

PAMANUS, INC. improvements including but not limited to the following:

| 1. | Manufactured Home plus a | dditions |
|----|--------------------------|----------|
| 2. | Swimming Pool | |
| 3. | Meeting Hall | 33x49 |
| 4. | Game Room | 19x34 |
| 5. | Mens/Womens bathrooms | 10x57 |
| _ | | |

6. Mens/Womens bathrooms 21x33
 7. Cabin 13x27
 8. 7 room Cabin 12x135

9. Cabin 17x19
10. Cabin 13x15
11. Kitchen/Dining 18x33

12. Meeting/Dining 19x48
13. Cabin 21x27

14. Cabin 21x21 15. Cabin 18x36

16. 3-sided barn 21x57 17. 10 covered picnic structures 12x13

17. 10 covered picnic structures 12x13
18. Storage/Utility building 8x51

19. Storage building 27x27 20. Storage building 12x21

21. Multi-use court22. Enclosed meditation area

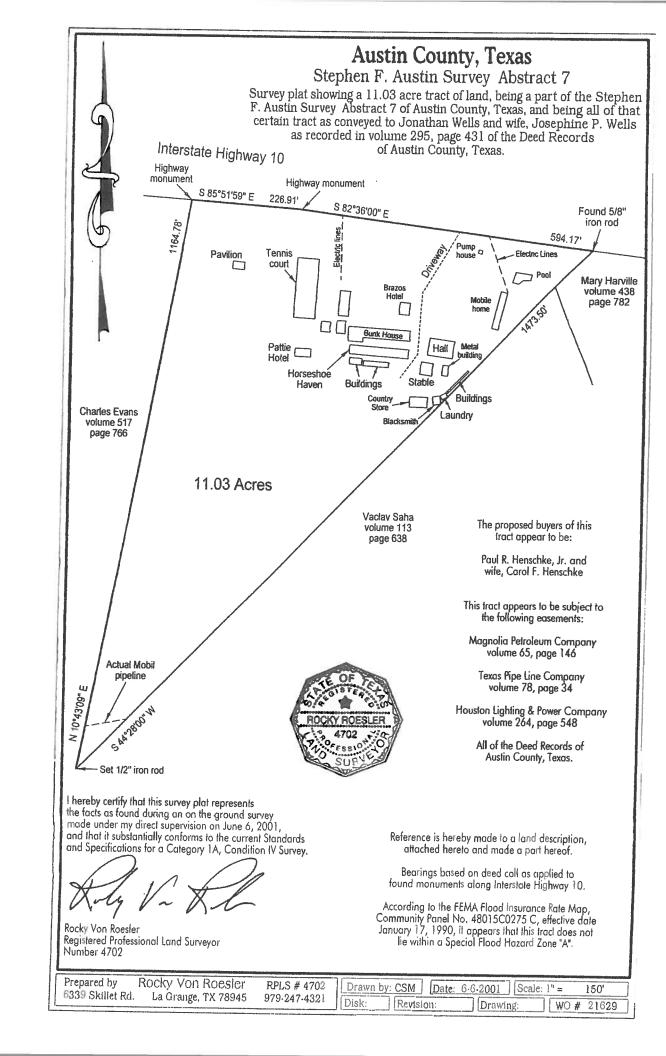
23. Underground drainage system plumbed to on-site pond

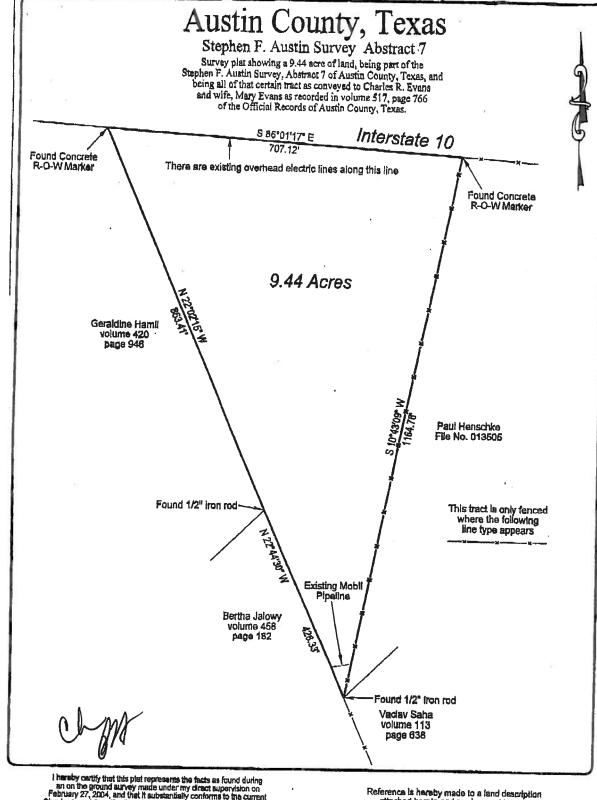
48x135

24. 60+ all-weather parking spaces

25. 2 gazebo structures

26. Cookshed 12x12





I hereby cartify that this plat represents the facts as found during an on the ground survey made under my direct supervision on February 27, 2004, and that it substantially conforms to the current Standards and Specifications for a Category 1A, Condition IV Survey.

Rocky Von Roesler Registered Professional Land Surveyor Number 4702

Rocky Von Roesler Prepared by:

RPLS # 4702 6339 Skillet Road La Grange, Texas 78945 (979) 247-4321

Reference is hereby made to a land description attached hereto and made a part hereof.

Bearings based on deed call as applied to found monuments on the East line of this tract.

According to the FEMA Flood Insurance Rate Map Community Panel No. 48015C 0275C, effective date February 27,2004, it appears that this trac does not lie within a Special Flood Hazard Zone "A".

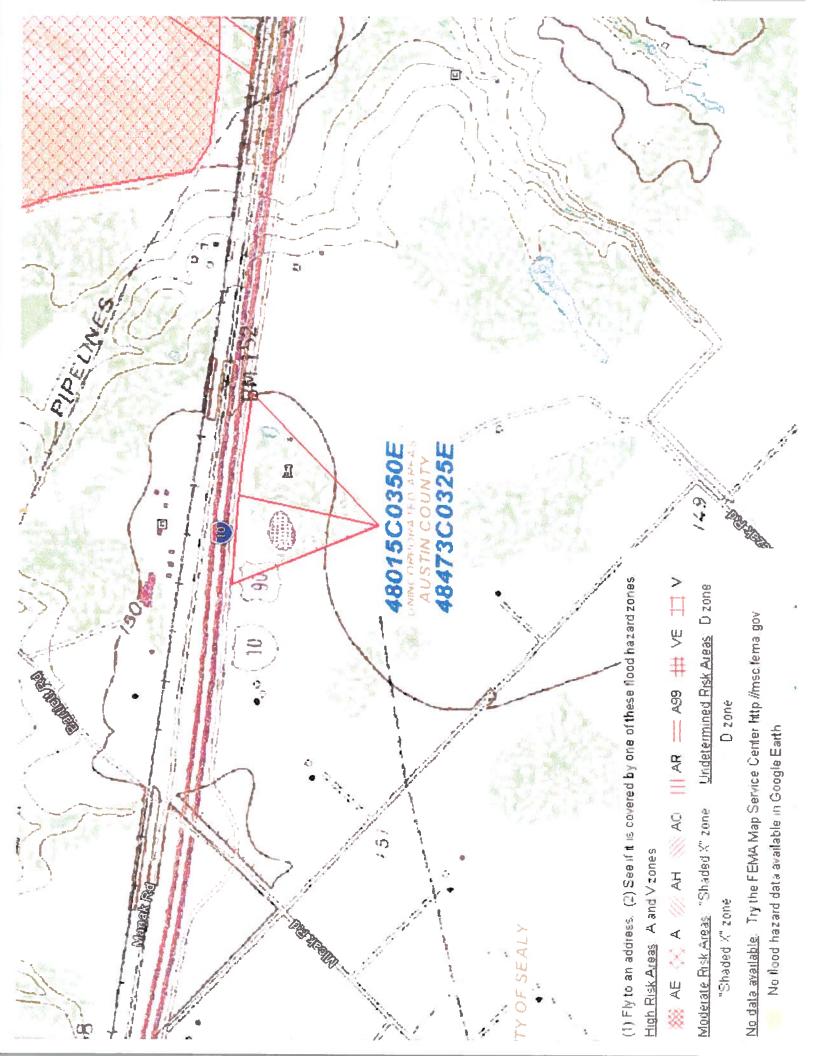
Scale: 1"= 150" Date: 2-27-04

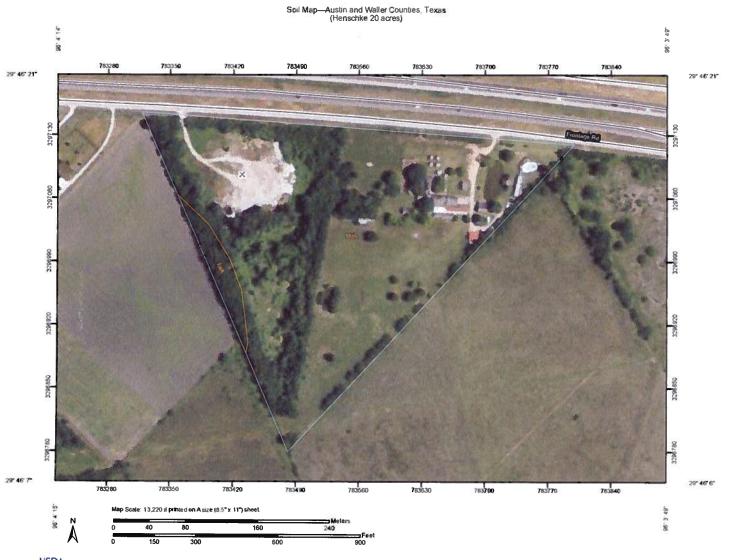
Drawn by: RVR

Revision:

WO # 24078





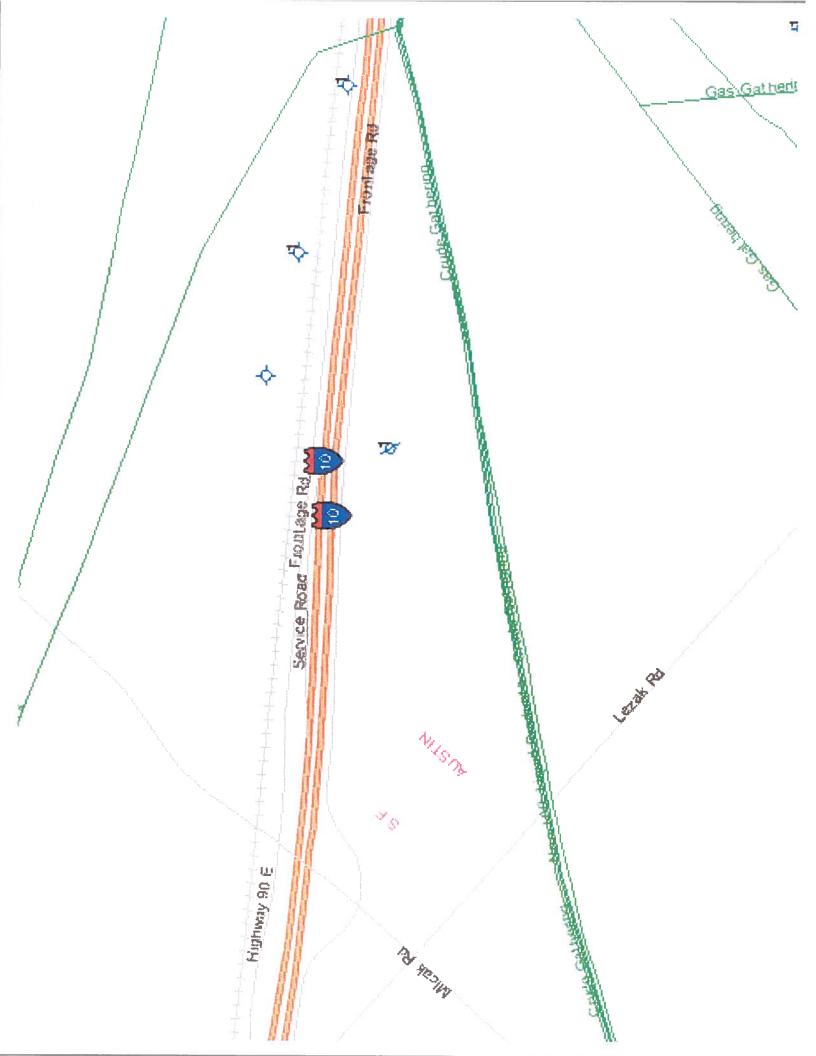


Natural Resources
Conservation Service

Web Soil Survey National Cooperative Soil Survey 8/6/2012 Page 1 of 3

Map Unit Legend

| Austin and Waller Counties, Texas (TX600) | | | | | | |
|---|--|--------------|----------------|--|--|--|
| Map Unit Symbol | Map Unit Name | Acres In AOI | Percent of AOI | | | |
| LaA | Lake Charles clay, 0 to 1 percent slopes | 0.8 | 3.6% | | | |
| MdA | Verland day loam, 0 to 1 percent slopes | 20.8 | 96.4% | | | |
| Totals for Area of Interest | | 21.6 | 100.0% | | | |



APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11



ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

| CC | CONCERNING THE PROPERTY AT 7889 SE Fron | |
|----|--|---|
| | A. LEAD WARNING STATEMENT: "Every purchaser of an residential dwelling was built prior to 1978 is notified that s based paint that may place young children at risk of develor may produce permanent neurological damage, including behavioral problems, and impaired memory. Lead poisoning seller of any interest in residential real property is require based paint hazards from risk assessments or inspections known lead-based paint hazards. A risk assessment or insperior to purchase." NOTICE: Inspector must be properly certified as required by SELLER'S DISCLOSURE: 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED (a) Known lead-based paint and/or lead-based paint haza | ping lead poisoning. Lead poisoning in young children learning disabilities, reduced intelligence quotient, also poses a particular risk to pregnant women. The doto provide the buyer with any information on leading the seller's possession and notify the buyer of any pection for possible lead-paint hazards is recommended federal law. Deal Paint Hazards (check one box only): |
| | (b) Seller has no actual knowledge of lead-based paint an RECORDS AND REPORTS AVAILABLE TO SELLER (check (a) Seller has provided the purchaser with all availal and/or lead-based paint hazards in the Property (list december of the property) | nd/or lead-based paint hazards in the Property. one box only): ble records and reports pertaining to lead-based paint |
| C. | (b) Seller has no reports or records pertaining to lead Property. C. BUYER'S RIGHTS (check one box only): 1. Buyer waives the opportunity to conduct a risk assess lead-based paint or lead-based paint hazards. 2. Within ten days after the effective date of this contract selected by Buyer. If lead-based paint or lead-based contract by giving Seller written notice within 14 days money will be refunded to Buyer. | sment or inspection of the Property for the presence of |
| D. | D. BUYER'S ACKNOWLEDGMENT (check applicable boxes): | |
| E. | 1. Buyer has received copies of all information listed above. 2. Buyer has received the pamphlet Protect Your Family from E. BROKERS' ACKNOWLEDGMENT: Brokers have informed S (a) provide Buyer with the federally approved pamphle addendum; (c) disclose any known lead-based paint and/or in records and reports to Buyer pertaining to lead-based paint provide Buyer a period of up to 10 days to have the Proper addendum for at least 3 years following the sale. Brokers are aways. F. CERTIFICATION OF ACCURACY: The following persons have best of their knowledge, that the information they have provided in the provided | m Lead in Your Home. Seller of Seller's obligations under 42 U.S.C. 4852d to: Seller of Seller's obligations under 42 U.S.C. 4852d to: Seller of Seller's obligations under 42 U.S.C. 4852d to: Seller of Seller's obligations under 42 U.S.C. 4852d to: Seller of Seller's obligations under 42 U.S.C. 4852d to: Seller of Seller's obligations in the Property; (d) deliver all the tand/or lead-based paint hazards in the Property; (e) seller of their responsibility to ensure compliance. The tand of their responsibility to ensure compliance. |
| Bu | | Geller Date aul & Henschke Jr Al Al Alma Chk |
| В | Dayor | Seller Date arol F Henschke |
| ō | Other Broker Date L | isting Broker Date |
| | The form of this addendum has been approved by the Texas Real Estate forms of contracts. Such approval relates to this contract form only. TREC No representation is made as to the legal validity or adequacy of any pre transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711 | forms are intended for use only by trained real estate licensees. ovision in any specific transactions. It is not suitable for complex |

TREC No. OP-L



TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

OTexas Association of REALTORS®, Inc. 2011

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.

| | 1107-7-10-11-1 | 78 | 89 8 | SE F | rontage Rd | | | |
|---|--|--|-----------------------|--------------------------------|---|------|----------|------|
| CONCERNING THE PROPERTY AT | : | | | | xas 77474, | .00 | 2777 | |
| THIS NOTICE IS A DISCLOSURE OF DATE SIGNED BY SELLER AND I MAY WISH TO OBTAIN. IT IS NOT AGENT. | S NOT A S | SUBSTITUTE FOR A | NY II | NSPE | CTIONS OR WARRANTIES THI | ЕΒ | UY | ER |
| Seller ☐ is not occupying the | e Property. | If unoccupied (by Sel | ler), h | ow lo | ng since Seller has occupied the | Pro | per | ty? |
| o <u></u> | or 🗖 ne | ever occupied the Pro | perty | | | | | |
| Section 1. The Property has the i This notice does not establish to | i tems mark the items to b | ed below: (Mark Yes be conveyed. The contra | (Y), lact will | No (N deten |), or Unknown (U).) mine which items will & will not conve | y. | | |
| Item Y N U | Item | | Y | U | Item | Y | K | U |
| Cable TV Wiring | Liquid | Propane Gas: | | | Pump: ☐ sump ☐ grinder | 4 | | |
| Carbon Monoxide Det. | -LP Co | mmunity (Captive) | $\perp \perp$ | Ł | Rain Gutters | Ц | ⊿ | |
| Ceiling Fans | -LP on | Property | | | Range/Stove | | | |
| Cooktop | Hot Tu | b | | Z | Roof/Attic Vents | | | _ |
| Dishwasher | Interco | m System | 1 | 4 | Sauna | Ш | Δ | |
| Disposal | Microw | /ave | | $\Delta\!\!\!\perp\!\!\!\perp$ | Smoke Detector | | | |
| Emergency Escape | Outdoo | or Grill | | | Smoke Detector – Hearing | | | |
| Ladder(s) | | | | 4 | Impaired | Ш | Δ | |
| Exhaust Fans | Patio/D | Decking | | | Spa | Ш | 4 | |
| Fences | Plumbi | ing System | 1 | | Trash Compactor | Ш | | |
| Fire Detection Equip. | Pool | | | | TV Antenna | | 4 | |
| French Drain | Pool E | quipment | | | Washer/Dryer Hookup | 1 | | Ш |
| Gas Fixtures | Pool M | aint. Accessories | 11 | | Window Screens | 1 | | 7 |
| Natural Gas Lines | Pool H | eater | ١, ١ | | Public Sewer System | | _ | |
| Item | YNL | | | Addit | ional Information | | | |
| Central A/C | | ☐ electric ☐ gas | nur | nber o | of units: | | | |
| Evaporative Coolers | $\perp \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \! \!$ | number of units: _ | | | | | | |
| Wall/Window AC Units | | number of units: _ | | | | | | |
| Attic Fan(s) | | if yes, describe: 👱 | | | | | | |
| Central Heat | | ☐ electric ☐ gas | | | of units: | ٠ | | |
| Other Heat | | if yes, describe: _ | | | | | | |
| Oven | | number of ovens: | | _ 🛮 🖰 | electric 🔏 gas 🔲 other: | | | _ |
| Fireplace & Chimney | 14 | ☐ wood ☐ gas lo | gs [| mod | ck other: | | | _ |
| Carport | | attached n | | | | | | |
| Garage | 114 | attached n | ot atta | ched | | | | |
| Garage Door Openers | | number of units: _ | | | number of remotes: | | | |
| Satellite Dish & Controls | 4 | owned leas | ed fro | om : | カ. イ・レ, | | | _ |
| Security System | | owned leas | | | | | - | |
| Water Heater | | , ☐ electric ☐ gas | | | number of units: | | | |
| Water Softener | | owned leas | | | | | | |
| Underground Lawn Sprinkler | | automatic r | | | | | | |
| Septic / On-Site Sewer Facility | | | | n Abo | out On-Site Sewer Facility (TAR-14 | 107) | | |
| (TAR 1406) 0.01.11 Init | islad by: Sa | ller: | ١ ۵ | nd Bu | iver: P | age | 1 0 | of 5 |

Bill Johnson & Associates Real Estate 420 E Main Bellville, TX 77418

Fax: 979,8655500

Henschke, Paul &

Phone: 979,885,9436

Produced with zipFormx8 by zipLogix 18070 Filteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

| Was the Property but before 1978 yesnounknownother: Was the Property but before 1978 yesnounknownother: (if yes, complete, sign, and attach TAR-1906 concerning lead-based pairh hazards). Roof Type: | Concerning the Property a | t | | / | 1900 | Š | Sealy, | L T | exas | 77474, | | | |
|--|-----------------------------|-----------|------------|----------------|---------------|---------------|--|--------|---------------|---------------------------------------|--|---------|--------------|
| Was the Property built before 1978? yes no unknown 9 1 1 | | | | | | | | | | | | | |
| (If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards). Roof Type: Age: Y Y (approximate) is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? Is there an overlay roof covering on the Property (shingles or roof covering)? Is a covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? Is a covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? Is a covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? (approximate) (shingles or roof covering on roof covering placed over existing shingles or roof covering on the Property (shingles or roof covering placed over existing shingles or roof tover existing shingles or roof covering placed over existing shingles or roof tover existing shingles or roof tover existing shingles or roof tover existing shingles or roof towards in recessary): It is the answer to any of the items listed in this Se | Was the Property built bef | ore 1978 | ? 7 | ves □no | ָר ב | unkr | nown | 19 | 74 | | | | |
| Roof Type: | | | | | | | | | | azards). | | | |
| 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? Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware aware and No (N) if you are not aware.) Item | Roof Type: / # | NETT | 4 | | Aq | e: | 19 | 7 | 7 | (appi | oxin | na | te) |
| 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? Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware aware and No (N) if you are not aware.) Item | Is there an overlay roof co | vering on | the | Property (sh | ingle | s or | roof cov | erir | ig plac | ed over existing shingles or roof co | overi | inc | ر ?(ر |
| 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? 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 | | | | B | 93 V 3 | | | , | 01 | | | , • | ., |
| 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.) Rem | / | | item | e listed in th | nie Se | ection | 1 that | arα | not in | working condition, that have defec- | te n | rs | ıre |
| 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 | | | | | | | | | | | | | |
| Item | | <u> </u> | ,00, | | | - Contin | | | 11 11000 | , , , , , , , , , , , , , , , , , , , | | | _ |
| Item | | | | | | | | | | | | | |
| Item | | | | | | | | | | | | | |
| Item Y N Basement Ceilings Doors Foundation / Slab(s) Interior Walls Lighting Fixtures Plumbing Systems Exterior Walls Lighting Fixtures Plumbing Systems Lighting Fixtures | | | | | s or n | naltu | inctions | in | any o | f the following?: (Mark Yes (Y) if | you | ı a | ıre |
| Floors Floors Foundation / Slab(s) Floors Foundation / Slab(s) Floors Foundation / Slab(s) Floors Floo | | |] | | | | 1 | v | N | Itom | $\overline{}$ | 丌 | NI. |
| Foundation / Slab(s) Tours | | 1 1 | | | | | | - | ~ | | +" | + | 끸 |
| Interior Walls Dorveways Diseased Trees: Oak wilt O | | ++ | | | n / SI | ab/c) | | - | | | + | ť | \exists |
| Driveways Digensed | | +H | | | | au(s) | ' | _ | \mathcal{A} | | + | + | ᅴ |
| Electrical Systems Exterior Walls If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Colf | | ++- | | | | | | 4 | H/ | | + | + | \exists |
| Roof | | + | | | | | | _ | 4 | Other Structural Components | + | ╁ | \dashv |
| If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Condition | | + | | | Syste | 11115 | | - | - | | + | + | \dashv |
| 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 V N | | / | | L | | | } | | | | | | |
| Condition Y N Aluminum Wiring J Asbestos Components J Diseased Trees: | | ler) awar | e of | any of the | follo | wing | conditi | on | s: (Ma | rk Yes (Y) if you are aware and | No (| N) | if |
| Asbestos Components Diseased Trees: oak wilt oseased Trees: oak wilt oak wilt oak | Euglic Es sp. sp. | | | 33 | Y | N | Cond | litic | n | | Τv | 7 | N |
| Asbestos Components Diseased Trees: | | | | | _ | _ | | | | lation Repairs | 十 | Ť | $\ddot{	au}$ |
| Diseased Trees: | | | | | _ | _ | | | | | ─ | ヤ | $'\dashv$ |
| 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 100-year Floodplain Located in Floodway Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property Previous Use of Premises for Manufacture of Methamphetamine TAR-1406) 9-01-11 Initialed by: Seller: Hadon Gas Settling Soil Movement Subsurface Structure or Pits Underground Storage Tanks Underground Tanks Underground Tanks Underground Tanks Underground Tanks Underground Tanks Under | | wilt 🔲 | | | | , | | | | | \top | 十 | T |
| 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 100-year Floodplain Located in Floodway Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property Previous Use of Premises for Manufacture of Methamphetamine Settling Soil Movement Subsurface Structure or Pits Underground Storage Tanks Unplatted Easements Urea-formaldehyde Insulation Water Penetration 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 Single Blockable Main Drain in Pool/Hot Tub/Spa* Jand Buyer: Page 2 of 5 | | | oper | ty | \top | T | | | | • | 十 | 十 | Ħ |
| 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 100-year Floodplain Located in Floodway Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding onto the Structures Previous Flooding onto the Property Previous Fires Previous Use of Premises for Manufacture of Methamphetamine TAR-1406) 9-01-11 Initialed by: Seller: Soil Movement Subsurface Structure or Pits Underground Storage Tanks | | | | * | | П | Settli | าต | | | 十 | 十 | Ħ |
| Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in 100-year Floodplain Located in Floodway Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property Previous Fires Previous Use of Premises for Manufacture of Methamphetamine TAR-1406) 9-01-11 Initialed by: Seller: Initialed by: Seller: Underground Storage Tanks Unplatted Easements Unrecorded | Hazardous or Toxic Wast | le | | ····· | | Π | | | ement | | \top | T | П |
| Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in 100-year Floodplain Located in Floodway Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property Previous Fires Previous Use of Premises for Manufacture of Methamphetamine (TAR-1406) 9-01-11 Initialed by: Seller: Unplatted Easements Unrecorded Easements Unr | Improper Drainage | | | | | П | Subsi | urfa | ace Stru | ucture or Pits | 丁 | T | П |
| Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in 100-year Floodplain Located in Floodway Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property Previous Fires Previous Use of Premises for Manufacture of Methamphetamine (TAR-1406) 9-01-11 Initialed by: Seller: Unrecorded Easements Urea-formaldehyde Insulation Water Penetration 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 Single Blockable Main Drain in Pool/Hot Tub/Spa* Vand Buyer: Page 2 of 5 | Intermittent or Weather S | prings | | | | Π | Unde | rgr | ound S | torage Tanks | \top | T | Π |
| Urea-formaldehyde Insulation Urea-formaldehyde Insulation Water Penetration Water Penetration Water Penetration Wetlands on Property Wood Rot Wood Rot Wood Rot Active infestation of termites or other wood destroying insects (WDI) Previous Flooding into the Structures Previous Flooding onto the Property Previous Fires Previous Use of Premises for Manufacture of Methamphetamine Mater Penetration Water Penetration Indicate of 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 U Previous termite or WDI damage needing repair U Single Blockable Main Drain in Pool/Hot Tub/Spa* Or Material Panetration Value Previous termites or WDI Previous termite or WDI damage needing repair U Single Blockable Main Drain in Pool/Hot Tub/Spa* Or Material Panetration Value Previous termites or WDI Prev | Landfill | | | | | | Unpla | itte | d Ease | ments | | Ι | \prod |
| Improvements encroaching on others' property Located in 100-year Floodplain Located in Floodway Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property Previous Fires Previous Use of Premises for Manufacture of Methamphetamine (TAR-1406) 9-01-11 Improvements encroaching on others' property Water Penetration Wetlands on Property Wood Rot Active infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI damage repaired Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot Tub/Spa* Single Blockable Main Drain in Pool/Hot Tub/Spa* And Buyer:, Page 2 of 5 | Lead-Based Paint or Lead | d-Based l | Pt. Ha | azards | | Ш | Unred | core | ded Ea | sements | | floor | \coprod |
| Located in 100-year Floodplain Located in Floodway Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property Previous Fires Previous Use of Premises for Manufacture of Methamphetamine (TAR-1406) 9-01-11 Initialed by: Seller: 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 Single Blockable Main Drain in Pool/Hot Tub/Spa* of Methamphetamine (TAR-1406) 9-01-11 Initialed by: Seller: Active infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot Tub/Spa* of Manufacture of Methamphetamine | Encroachments onto the | Property | | | | Ш | Urea- | for | maldeh | yde Insulation | | \perp | \prod |
| Located in Floodway Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property Previous Fires Previous Use of Premises for Manufacture of Methamphetamine (TAR-1406) 9-01-11 Initialed by: Seller: Wood Rot Active infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI damage repaired Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot Tub/Spa* Adand Buyer: | Improvements encroaching | ng on oth | ers' p | roperty | | Ш | Wate | r P | enetrat | ion | | \perp | \prod |
| Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property Previous Fires Previous Use of Premises for Manufacture of Methamphetamine (TAR-1406) 9-01-11 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 Single Blockable Main Drain in Pool/Hot Tub/Spa* Active infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Single Blockable Main Drain in Pool/Hot Tub/Spa* Active infestation of termites or other wood destroying insects (WDI) Previous termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot Tub/Spa* Active infestation of termites or other wood destroying insects (WDI) Previous termite or WDI damage needing repair Active infestation of termites or other wood destroying insects (WDI) Previous termite or WDI damage needing repair Active infestation of termites or other wood destroying insects (WDI) Previous termite or WDI damage needing repair Active infestation of termites or other wood destroying insects (WDI) Previous termite or WDI damage needing repair Active infestation of termites or other wood destroying insects (WDI) | Located in 100-year Floor | dplain | | = .= | | Ш | Wetla | ind | s on Pr | operty | \perp | \perp | ┙ |
| (If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property Previous Fires Previous Use of Premises for Manufacture of Methamphetamine (TAR-1406) 9-01-11 Initialed by: Seller: destroying insects (WDI) Previous treatment for termites or WDI damage repaired Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot Tub/Spa* And Buyer: | | | | | | Ш | Wood | l R | ot | | 10 | 1 | |
| Previous Flooding into the Structures Previous Flooding onto the Property Previous Fires Previous Use of Premises for Manufacture of Methamphetamine (TAR-1406) 9-01-11 Previous treatment for termites or WDI Single Blockable Main Drain in Pool/Hot Tub/Spa* And Buyer:, Page 2 of 5 | | • | | | | | | | | | | | า |
| Previous Flooding onto the Property Previous Fires Previous Use of Premises for Manufacture of Methamphetamine (TAR-1406) 9-01-11 Initialed by: Seller: Previous termite or WDI damage repaired Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot Tub/Spa* And Buyer: Previous termite or WDI damage repaired | | | | | + | \mathcal{H} | | | | | + | 4 | 긲 |
| Previous Fires Previous Use of Premises for Manufacture of Methamphetamine (TAR-1406) 9-01-11 Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot Tub/Spa* And Buyer:, | | | | | 1 1 | H | | | | | + | | |
| Previous Use of Premises for Manufacture of Methamphetamine (TAR-1406) 9-01-11 Initialed by: Seller: | | e Proper | y | | ++ | H | | | | | + | 4 | 빆 |
| of Methamphetamine (TAR-1406) 9-01-11 Initialed by: Seller:, | | . fa h *= | £ • | | + | H | | _ | | | + | 4 | ᆀ |
| (TAR-1406) 9-01-11 Initialed by: Seller:, Page 2 of 5 | | s for Man | uract | ure | | 1 | Single | 9 战 | iockabi | e wain Drain in Pool/Hot Tub/Spa* | | | |
| | | | () | 1 O | 41 | Ψ. | | _ | | | <u>ـــــــــــــــــــــــــــــــــــــ</u> | Ţ, | |
| | | | | | | ad, Fra | ser, Michiga | | | | | | |

7889 SE Frontage Rd Sealy, Texas 77474,

| Concernin | ng the Property at | Sealy, Texas 77474, |
|--------------------------------|--|--|
| if the ansv | wer to any of the items in Section | 3 is yes, explain (attach additional sheets if necessary): |
| | | |
| which ha | . Are you (Seller) aware of any | drain may cause a suction entrapment hazard for an individual. y item, equipment, or system in or on the Property that is in need of repair, ed in this notice? yes on If yes, explain (attach additional sheets if |
| Section 5. not aware Y N | e.) | ny of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are ifications, or other alterations or repairs made without necessary permits or not s in effect at the time. |
| - - - - - | Name of association: Manager's name: Fees or assessments are: \$_ Any unpaid fees or assessme | Phone: |
| | with others. If yes, complete the | ch as pools, tennis courts, walkways, or other) co-owned in undivided interest following: mmon facilities charged? yes no If yes, describe: |
| | Any notices of violations of dee Property. | d restrictions or governmental ordinances affecting the condition or use of the |
| 0 9 | Any lawsuits or other legal procto: divorce, foreclosure, heirship, | eedings directly or indirectly affecting the Property. (Includes, but is not limited, bankruptcy, and taxes.) |
| | Any death on the Property excepthe condition of the Property. | pt for those deaths caused by: natural causes, suicide, or accident unrelated to |
| | Any condition on the Property wh | nich materially affects the health or safety of an individual. |
| o (9/ | hazards such as asbestos, rador | r than routine maintenance, made to the Property to remediate environmental n, lead-based paint, urea-formaldehyde, or mold. or other documentation identifying the extent of the remediation (for example, n or other remediation). |
| o ø | Any rainwater harvesting system indoor potable purposes. | m connected to the property's public water supply that is able to be used for |
| if the answ | ver to any of the items in Section 5 | 5 is yes, explain (attach additional sheets if necessary): |
| | | |
| (TAR-1406 | 6) 9-01-11 Initialed by | y: Seller: Page 3 of 5 |

| Concerning the Pro | perty at | | 89 SE Frontage Rd aly, Texas 77474, | |
|--|--|--|---|--|
| Section 6. Seller | ☐has ☐has | not attached a survey of th | e Property. | |
| regularly provide | inspections and | rs, have you (Seller) received who are either licensed ares, attach copies and complete | ved any written inspection reps inspectors or otherwise perrete the following: | oorts from persons who nitted by law to perforn |
| Inspection Date | Туре | Name of Inspector | | No. of Pages |
| | | | | |
| | | | | |
| | | | orts as a reflection of the curre from inspectors chosen by th | |
| | | • | urrently claim for the Property: | • |
| ☐ Wildlife Mana | | | ☐ Disabled Veteran | |
| equirements of Cl | napter 766 of th | e Health and Safety Code?* | ors installed in accordance was unknown no yes. | If no or unknown, explain |
| *Chapter 76 smoke detec | 6 of the Health ctors installed in | and Safety Code requires of accordance with the require | ne-family or two-family dwellings ments of the building code in et tion, and power source requirem | s to have working fect in the area in |
| know the bu | | irements in effect in your are | a, you may check unknown abo | |
| of the buyer' evidence of t the buyer m specifies the | s family who will the hearing impa akes a written i locations for ins | reside in the dwelling is hear irment from a licensed physic request for the seller to insta | the hearing impaired if: (1) the bring-impaired; (2) the buyer given vian; and (3) within 10 days after all smoke detectors for the hea gree who will bear the cost of ins | s the seller written the effective date, ring-impaired and |
| Seller acknowledges proker(s), has instru | s that the statem cted or influence | ents in this notice are true to d Seller to provide inaccurate | the best of Seller's belief and that information or to omit any mater | at no person, including the rial information. |
| | Map | JA A | Carol Ser | realle |
| ignature of Seller rinted Name: <u>Pau</u> | l R Henschk | | nature of Seller nted Name: <u>Carol F Hensc</u> l | Date |
| TAR-1406) 9-01-11 | Init | ialed by: Seller: | and Buyer | Page 4 of 5 |

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: | phone #: |
|----------------|----------|
| Sewer: | phone #: |
| Water: | phone #: |
| Cable: | phone #: |
| Trash: | phone #: |
| Natural Gas: | phone #: |
| Phone Company: | phone #: |
| Propane: | phone #: |

(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 | Signature of Buyer | Date |
|--------------------|------|--------------------|------|
| Printed Name: | | Printed Name: | |

APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

| C | ONCERNING THE PROPERTY AT 7889 SE Frontage Rd Sealy, Texas 77474 (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." |
| В. | NOTICE: Inspector must be properly certified as required by federal law. 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 <i>Protect Your Family from Lead in Your Home</i> . 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 |
| F. | addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance. 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. |
| 3u | ver Date Seller Date |
| - 1 | Paul R Henschke Jr Carpl & Kunschke |
| 3uy | |
| Oth | er Broker Date Listing Broker Date |
| | 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 licensees. |

ny provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Auslin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov)

(TAR-1906) 10-10-11



TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2011

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.

| | | | | | 2.0 | | | - | | | | | | _ | _ |
|---|--|---------|------|----------|-------|------|-----------------------|-------|--------|----------|------|---|-----|-----|----------|
| CONCERNING THE PRO | 7889 SE Frontage Rd CONCERNING THE PROPERTY AT Sealy, Texas 77474, | | | | | | | | | | | | | | |
| | | | 200 | | | | | | | | | | | | |
| DATE SIGNED BY SELL | 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. | 11 | יו כו | NOTA | . VV | AH | HAI | NIY OF ANY KIND | ΒY | 51 | ELL | EK, | SELLER'S AGENTS, OR AN | ΥC | ин | ΕH |
| | | | | | | | | | | ow i | ong | since Seller has occupied the | Pro | per | ty? |
| | _ | | | 10 | | ne | ver occupied the Pro | per | ty | | | | | | |
| Section 1. The Propert This notice does no | | | | | | | | | | | | or Unknown (U).) e which items will & will not conve | y. | | |
| Item | Υ | N | U | [H | en |) | | Υ | N | U |] | Item | Υ | N | U |
| Cable TV Wiring | | 1 | | | iqu | id P | ropane Gas: | 200 | | |] | Pump: Sump grinder | | ノ | |
| Carbon Monoxide Det. | | ! | | | LP | Cor | nmunity (Captive) | | / | 1 |] | Rain Gutters | | ,,/ | |
| Ceiling Fans LEADERS | / | | | -1 | LΡ | on f | roperty | | | | 1 | Range/Stove | | | - |
| Cooktop | | | | \vdash | lot | Tub | | | / | 1 |] | Roof/Attic Vents | | 7 | |
| Dishwasher | | / | | Ir | ntei | rcon | n System | | / | 1 |] | Sauna | | 1 | |
| Disposal | | | _ | N | /licr | owa | ive | | / | <u> </u> | | Smoke Detector | | | |
| Emergency Escape | | | | | Outo | oot | Grill | | | | | Smoke Detector – Hearing | | | |
| Ladder(s) | 7 | / | | L | | | | | / | 1_ | | Impaired | | 1 | <i>'</i> |
| Exhaust Fans | ./ | , | | - | | ~~~ | ecking #12/1-7 | / | | <u> </u> | | Spa | | | |
| Fences | | | | P | lun | nbin | g System | _ | | | | Trash Compactor | | 1 | _ |
| Fire Detection Equip. | | \perp | _ | | 00 | | | | | 1_ | | TV Antenna | | | |
| French Drain | | 4 | _ | | | | uipment | L, | \leq | | | Washer/Dryer Hookup | | 4 | |
| Gas Fixtures RESTADOMS | 4 | . | _ | | | | int. Accessories | | _ | 1_ | | Window Screens | 4 | | |
| Natural Gas Lines | i | 1 | | LP | 00 | He | ater | | / | 1_ | l | Public Sewer System | | Δ | لــ |
| Item | | | | Y | N | U | | | Α | ddi | tion | al Information | | | |
| Central A/C | | | | | ,_ | | ☐ electric ☐ gas | nı | um | ber | of u | nits: | | | |
| Evaporative Coolers | | | | | _ | Ł | number of units: | | | | | | | | |
| Wall/Window AC Units | | | | | | | number of units: | | 13 | <u>ک</u> | | | | | |
| Attic Fan(s) | | | | | _ | | if yes, describe: | | | | | | | | _ |
| Central Heat | | | | | _ | | ☐ electric ☐ gas | | | | | nits: | | | _ |
| Other Heat 非レ | | | | _ | _ | | if yes, describe: | | ŲΔ | 7 22 | | | | | _ |
| Oven | | | | <u> </u> | _ | Ш | number of ovens:_ | | | | | tric gas other: | | | _ |
| Fireplace & Chimney | | | | | / | | ☐ wood ☐ gas log | | _ | | | other: | | | _ |
| Carport | | | | - | / | | attached no | | | | | | | | |
| Garage | | | | | _ | | attached no | t at | tac | hec | | | | | _ |
| Garage Door Openers | | | | <u> </u> | / | | number of units: | | | | | number of remotes: | | _ | _ |
| Satellite Dish & Controls | | | | | 1 | 1-1 | owned lease | _ | | | | | | | _ |
| Security System | | | | | _ | | owned lease | | _ | | | | | | _ |
| Water Heater | | | | / | ļ. | | electric gas | | _ | | | number of units: | | | |
| Water Softener | | | | | / | | owned lease | | _ | | | | | | _ |
| Underground Lawn Sprin | | | | | Į/ | | automatic m | | | | - | | - | | _ |
| Septic On-Site Sewer F | acıl | ity | 2 20 | | | Ш | it yes, attach Inform | natio | on | Abo | ut C | n-Site Sewer Facility (TAR-14 | U7) | | |

Bill Johnson & Associates Real Estate 420 E Main Bellville, TX 77418 [an Buder

(TAR-1406) 9-01-11

Page 1 of 5

Henschke, Paul &

| | | | | 78 | 89 SE I | Pror | tage Rd | | |
|--|--|------------------------|-------------------|-----------|--------------------|--------------------|---|----------------|--------------|
| Concerning the Property at | Assault paragraphic annual | | | Se | aly, Te | exas | 77474, | | |
| Water supply provided by: city we was the Property built before 1978? (If yes, complete, sign, and attach TAROOF Type: Complete of Type: C | ves ⊠ no AR-1906 con 16-14∟ ट | cern Age | unk iing e: | no lea | wn f ad-based p | タフィ paint ア人 | - 1985 hazards). (approx | ima | ate) |
| Is there an overlay roof covering on the F | Property (shi | ngle | s or | ro | of coverin | g pla | aced over existing shingles or roof cover | rinç | g)? |
| □yes ☑no □unknown | | | | | | | | | |
| _· | | | | | 4 11 4 | | | ٥. | 0.0 |
| Are you (Seller) aware of any of the item need of repair? | s listed in thi lescribe (atta | s se ich a | ddit | ior | nal sheets | if ne | cessary): | | |
| | | | | | | | | | <u> </u> |
| Section 2. Are you (Seller) aware of a aware and No (N) if you are not aware. | | or n | nalf | un | ctions in | any | of the following?: (Mark Yes (Y) if yo | | |
| Item Y N | Item | | | | Υ | N | Item | Y | N |
| Basement | Floors | | | | | _ | Sidewalks | | |
| Ceilings LEADERS | Foundation | 1/SI | ab(| s) | | 1 | Walls / Fences | | |
| Doors | Interior Wa | lls | | | | 2 | Windows | | |
| Driveways | Lighting Fix | kture | s | | | | Other Structural Components | | 1 |
| Electrical Systems | Plumbing S | Syste | ems | | | | | | Ш |
| Exterior Walls | Roof | | | | | | | | Ш |
| Section 3. Are you (Seller) aware of you are not aware.) | any or the r | Ollo | WIII | g (| condition | 5. (IV | lark tes (1) il you are aware and we | | |
| Condition | | Υ | | A | Condition | | | Y | N |
| Aluminum Wiring | | Ш | 4 | | | | ndation Repairs | | |
| Asbestos Components | | Ш | Ⅎ | | | | of Repairs | 4 | Ш |
| Diseased Trees: and oak wilt | | \sqcup | | | | | ıral Repairs | | 4 |
| Endangered Species/Habitat on Proper | ty | | 4 | | Radon G | as | | | 4 |
| Fault Lines | | \downarrow | 4 | , | Settling | | | 4 | Н |
| Hazardous or Toxic Waste | | Ш | 4 | | Soil Mov | | | $\vdash\vdash$ | 1 |
| Improper Drainage | | \square | 4 | | | | Structure or Pits | \vdash | 19 |
| Intermittent or Weather Springs | | | 4 | | | | Storage Tanks | H | 19 |
| Landfill | | \vdash | 4 | - | | | sements | Н | 1 |
| Lead-Based Paint or Lead-Based Pt. H | azards | \vdash | 4 | | | | Easements | | H |
| Encroachments onto the Property | | $\left \cdot \right $ | 4 | | | | lehyde Insulation | | H |
| Improvements encroaching on others' p | property | \vdash | 4 | | Water P | | | \vdash | |
| Located in 100-year Floodplain | | + | A | , | | | Property | | Н |
| Located in Floodway | | | 4 | | Wood R | | ation of termites or other wood | \vdash | H |
| Present Flood Ins. Coverage | | | | , | 707 | | sects (WDI) | | |
| (If yes, attach TAR-1414) | | +- | 4 | | <u></u> | | atment for termites or WDI | | |
| Previous Flooding into the Structures | | \vdash | 4 | | | | nite or WDI damage repaired | \vdash | H |
| Previous Flooding onto the Property Previous Fires | | + | 4 | | | | /DI damage needing repair | | H |
| Previous Use of Premises for Manufact | III | \vdash | 4 | | | | able Main Drain in Pool/Hot Tub/Spa* | | H |
| of Methamphetamine | | 1. | | 7 | 2.119.00 | | | | / |
| , w. memeriproteinie | | 1 1/6 | 4E | | _ ^ _ | | | | |

(TAR-1406) 9-01-11

Page 2 of 5

| Concernin | the Property at Sealy, Texas 77474, |
|----------------------------|--|
| If the ansv | er to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): |
| | |
| which ha | *A single blockable main drain may cause a suction entrapment hazard for an individual. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets in the property of the property that is in need of repair not been previously disclosed in this notice? |
| | (All of Mark No. (M) if you are aware Mark No. (N) if you are |
| Section 5 not aware | Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are aware. |
| هر د | in compliance with building codes in effect at the time. |
| - - - - - - - - - - | Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: Fees or assessments are: \$ per and are: mandatory voluntare. 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 of attach information to this notice. |
| o ø | Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interes with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe: |
| o <i>9</i> / | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of th Property. |
| | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limite to: divorce, foreclosure, heirship, bankruptcy, and taxes.) |
| - <i>-</i> | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated the condition of the Property. |
| og, | Any condition on the Property which materially affects the health or safety of an individual. |
| o 'g' | Any repairs or treatments, other than routine maintenance, made to the Property to remediate environments 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). |
| o 9 | Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes. |
| If the ans | er to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): |
| | |
| (TAR-140 |) 9-01-11 Initialed by: Seller: 1, (I) and Buyer: Page 3 of |

7889 SE Frontage Rd

| | | | Tio 7889 SE Frontage Rd | |
|--|--|--|---|--|
| Concerning the Pro | operty at | was a second | Sealy, Texas 77474, | |
| | | | | |
| Section 6 Seller | r Chas Cha | s not attached a survey | of the Property | |
| | | • | received any written inspection | reports from persons who |
| regularly provide | inspections ar | ed who are either licens yes, attach copies and co | sed as inspectors or otherwise p | permitted by law to perform |
| Inspection Date | Туре | Name of Inspecto | . Asp | No. of Pages |
| 7 20 | | | | |
| | | | | |
| | | | | |
| Note: A buy | /er should not | rely on the above-cited | reports as a reflection of the cutions from inspectors chosen by | urrent condition of the |
| | | | er) currently claim for the Prope | • |
| Homestead | IACRE | Senior Citizen | Disabled | |
| | | ☐ Agricultural | ☐ Disabled Veteran☐ Unknown | |
| | | | for a claim for damage to the | |
| | ras made? LI y | es 🔲 no ir yes, expi | ain: | |
| Continue 10. Dono | Al | | | |
| requirements of C | hapter 766 of the | he Health and Safety Co | etectors installed in accordance ode?* unknown no ye | e with the smoke detector s. If no or unknown, explain. |
| (Attach additional s | heets if necessa | iry): BATTENU | | |
| *Chapter 76 | 36 of the Health | and Safety Code requi | res one-family or two-family dwell | lings to have working |
| smoke dete | ctors installed ii | n accordance with the re | quirements of the building code in | n effect in the area in |
| which the di know the bu | welling is located uilding code reg | d, including performance, uirements in effect in vou | location, and power source requirur area, you may check unknown a | rements. If you do not above or contact your |
| local building | g official for mor | e information. | area, yea may eneem ammonn e | iboro or comaci your |
| A buyer may | y require a selle | r to install smoke detecto | rs for the hearing impaired if: (1) the | ne buyer or a member |
| evidence of | the hearing imp | airment from a licensed p | s hearing-impaired; (2) the buyer g physician; and (3) within 10 days at | rives the seller written fter the effective date. |
| the buyer n | nakes a written | request for the seller to | install smoke detectors for the l | hearing-impaired and |
| | | istaliation. The parties m If smoke detectors to inst | ay agree who will bear the cost of all. | i installing the smoke |
| Seller acknowledge broker(s), has instru | s that the stater ucted or influenc | nents in this notice are tre ed Seller to provide inacc | ue to the best of Seller's belief and curate information or to omit any ma | that no person, including the aterial information. |
| M a | 1 1 | / / | | |
| Mil | R. He. | V Niz | Caral Ken | salle o |
| Signature of Seller | 1 0 22 11 | Date | - 100 | Date |
| Printed Name: Pau | | | Printed Name: Carol F Hen | |
| (TAR-1406) 9-01-11 | . Ini | tialed by: Seller: | _ , <u> </u> | Page 4 of 5 |

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: | phone #: |
|----------------|----------|
| Sewer: | phone #: |
| Water: | phone #: |
| Cable: | phone #: |
| Trash: | phone #: |
| Natural Gas: | phone #: |
| Phone Company: | phone #: |
| Propane: | phone #: |

(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 | Signature of Buyer | Date |
|--------------------|------|--------------------|------|
| Printed Name: | | Printed Name: | |

EGUAL HOUSING OPPORTUNITY

APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

I10 CONCERNING THE PROPERTY AT 7889 SE Frontage Rd (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 leadbased 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 leadbased 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. Date Buver Date Paul R Henschke Jr Buver Date Carol F Henschke

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 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)

Listing Broker

Date

TREC No. OP-L

Date

Other Broker



TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2011

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.

7889 SE Frontage Rd

Sealy, Texas 77474.

| DATE SIGNED BY SELLE MAY WISH TO OBTAIN. IT AGENT. | OS R T I | UR AN S N | E C D I: | S NC A W | T A | SL RAN | JBSTITUTE FOR A ITY OF ANY KIND | NY BY | INSP SELL | ECT ER, | TION OF THE PROPERTY AS IONS OR WARRANTIES THI SELLER'S AGENTS, OR AN | E B | UYI THI | ER ER |
|--|----------------|-----------------|-------------|-------------|----------|------------------|--|-------------|--------------|--------------------|---|------|------------|----------|
| Seller is is not occ | upy | ying | g the | e Pro | perty | /. If | unoccupied (by Sell er occupied the Pro | er), ned | how l | ong | since Seller has occupied the | Pro | per | ty? |
| Section 1. The Property | | | | | | | | | | KI) Z | or Hinknown (H)) | | | |
| This notice does not | esi | s u | ish t | he ite | ms to | be | conveyed. The contra | ict u | ill dete | emin | ne which items will & will not conve | y. | | |
| | _ | N | _ | | tem | | | | NU | _ | Item | | N | U |
| Cable TV Wiring | \dagger | 7 | \dashv | - 1 | iqui | d P | ropane Gas: | | | 1 | Pump: ☐ sump ☐ grinder | | / | |
| Carbon Monoxide Det. | 1 | 1 | ┨ | — | <u> </u> | | nmunity (Captive) | | | 1 | Rain Gutters | | | |
| Ceiling Fans | 1 | 기 | \neg | - | LP (| on F | Property | | | 1 | Range/Stove | П | / | |
| Cooktop | 1 | 기 | ╗ | | lot | Tub | | | 1 | 1 | Roof/Attic Vents | | / | |
| Dishwasher | | \overline{A} | \neg | 1 | nter | con | n System | | 1 | | Sauna | | 1 | |
| Disposal | 1 | 7 | コ | | Micr | owa | ve | П | 1 | 1 | Smoke Detector | 1 | | |
| Emergency Escape | 7 | | \neg | _ [- | Outo | loor | Grill | | | 7 | Smoke Detector – Hearing | | | |
| Ladder(s) | Ι. | / | 1 | | | | | 1 | | | Impaired | | / | |
| Exhaust Fans | , | 7 | | Π | atio | /De | ecking | 1 | |] | Spa | | | |
| Fences | | \nearrow | \neg | | Plum | nbin | g System | | | 7 | Trash Compactor | | 1 | |
| Fire Detection Equip. | 7 | | | | Pool | | | | 1 |] | TV Antenna | | 1 | |
| French Drain | 7 | 기 | \Box | | Pool | Εq | uipment | | 1 | | Washer/Dryer Hookup | | 1 | |
| Gas Fixtures | | . | \neg | | 200 | Ma | int. Accessories | | / | 7 | Window Screens | | / | |
| Natural Gas Lines | Ì | 1 | | | Pool | He | ater | <u> </u> | / |] | Public Sewer System | | 1 | |
| Item | | 207 | | TY | N | U | | | Add | itior | nal Information | | | |
| Central A/C 16A |) - | 16 | ъВ | 1, | 1/ | | ☑ electric ☐ gas | n | umbe | roft | ınits: 2 | | | |
| Evaporative Coolers | | | | | 1/ | | number of units: | | | | | | | |
| Wall/Window AC Units to | D ~ | H | ALL | - _ | | | number of units: _ | | 3 | | | | | |
| Attic Fan(s) | | | | | 1 | | if yes, describe: | | | | | | | |
| Central Heat | | | | | 1 | | □electric □gas | n | umbe | r of ι | units: | | | |
| Other Heat HALL | | | | 1 | 1 | | if yes, describe: | | AC | + # | EAT WINDOW UNITS | | | |
| Oven | | | | | 1 | | number of ovens: | | [| ele | ctric gas other: | | | |
| Fireplace & Chimney | | | | | / | | ■ wood ■ gas io | gs | ☐ m | ock | other: | | | |
| Carport | | | | | / | | attached no | ot a | tache | d | | | | |
| Garage | | | | | / | | attached no | ot a | ttache | d | | | | |
| Garage Door Openers | | | | | | number of units: | · | | | number of remotes: | | | | |
| Satellite Dish & Controls | | | | | 1 | | owned leased from | | | | | | | |
| Security System | | | | | / | | owned leas | ed f | rom _ | | | | | |
| Water Heater | | | | | | , | electric gas | | othe | r: | number of units: | | | |
| Water Softener | | | | | $\Box Z$ | | owned leas | | | | | | | |
| Underground Lawn Sprink | cler | | | | 1 | | automatic n | nan | ual a | area | s covered: | | | |
| Septic / On-Site Sewer Fa | cili | ity | | | | | if yen attach Infor | mat | ion Ab | out | On-Site Sewer Facility (TAR-14 | 107) |) | |
| (TAR-1406) 9-01-11 | | | Initi | aled | bv: | Sell | er: //w/ . Ch. | , | and E | Buve | r; , P | age | 1 0 | of 5 |

Bill Johnson & Associates Real Estate 420 E Main Bellville, TX 77418

CONCERNING THE PROPERTY AT

Phone: 979.885.9436 Fax: 979.8655500
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

rago roro

| Concerning the Property a | at | | | S | ealv. | Tex | as 77474 | | 202 | |
|--|------------------------|-----------------|---------------|--------|-----------|---------|---------------------------------|------------------------------|----------|--------------|
| Water supply provided by | r D city Ne | JI MILID | Пс | O-00 | Tunk | DOWI. | n 🗖 other: | | | |
| Was the Property built be | | | | | | | | | | |
| (If yes, complete, sig | | | | | | | | | | |
| Roof Type: <u>Co.MADS(T</u> | | | | | | | | (аррг | oxim | ate) |
| Is there an overlay roof o | overing on the | Property (sh | inales | or r | oof cove | rina | | existing shingles or roof co | | |
| □yes ⊠ rno □unkno | | Toponty (on | | | | | F | 33 | | U , |
| | | | | | | | | m | | |
| | | | | | | | | condition, that have defec | | |
| need of repair? 🔲 yes | ⊡ rno If yes, c | lescribe (atta | ach a | dditic | onal shee | ets if | necessary): . | | | |
| | | | | | | · | | | | |
| | | | | | | | | | | |
| | | | | | | | • | | | |
| | | | or n | nalfu | nctions | in a | ny of the foll | owing?: (Mark Yes (Y) if | i you | are |
| aware and No (N) if you | are not aware. |) | | | | | | | | |
| Item | YN | Item | | | | ΥN | Item | | Υ | N |
| Basement | | Floors | | | , | / | Sidew | alks | | · |
| Ceilings | | Foundation | n / Sla | ab(s) | | / | Walls | / Fences | | |
| Doors | | Interior Wa | alls | | | | Windo | ows | | / |
| Driveways | | Lighting Fi | xture | s | | | Other | Structural Components | | |
| Electrical Systems | | Plumbing 9 | | | | | 1 | | | |
| Exterior Walls | | Roof | | | | | 7 | | | |
| if the enquer to any of the | a itama in Saati | on 2 is vos | ovnla | in (a | ttach add | dition | al shoots if n | ecessary): | | |
| CRACKED SLAB! | | Reserve | Cybia | in la | LIACH AU | 117 | (1)6 | ecessary). | | |
| Charles sens. | 3 30 ME | Notjed | wee | | | . , , , | 000 | | | |
| | | | | | | | | | | |
| | 192 | £ 11 | ć - 11 | | () 4 } | | (BBaula Maa (| VV 16 view and aware and | N- / | NIN 24 |
| Section 3. Are you (Se you are not aware.) | eller) aware of | any of the | τοιιοι | wing | condition | ons: | (Wark Yes (| Y) if you are aware and | 140 (1 | 4) I |
| | | | Υ | NI I | Cond | ition | | | TV | N |
| Condition | | | | 7 | | | oundation Re | naire | + | ۳ |
| Aluminum Wiring | | | ++ | 4 | | | | REPLACED | 1/ | |
| Asbestos Components | | | ++ | 4 | | | | | + | + |
| Diseased Trees: oa | | A | ++ | 4 | Rador | | ctural Repairs | | + | 1- |
| Endangered Species/Ha | abitat on Proper | ty | + | 4 | Settlin | | <u> </u> | | + | - |
| Fault Lines | | | ++ | 4 | Soil M | ~ | nont | | + | |
| Hazardous or Toxic Wa | ste | | ++ | 4 | - | | Structure or | Dito | + | + |
| Improper Drainage | Carinasa | | + | 4 | | | nd Storage T | | + | + |
| Intermittent or Weather | Springs | | ╁╾┼ | 4 | | | Easements | dins | + | 匕 |
| Landfill | and Danced Dt. LL | | + | 4 | | | d Easements | | | 七 |
| Lead-Based Paint or Le | | azaros | +-+ | 4 | | | | | + | 十 |
| Encroachments onto the | | | ++ | 4 | | | aldehyde Insu etration | iiation | + | + |
| Improvements encroach | | roperty | + | 4 | 1 | | | | - | + |
| Located in 100-year Flo | odpiain | | ++ | 4 | Wood | | on Property | | -+- | 1-6 |
| Located in Floodway | | | +-+ | 4 | | | atalian of town | eitee or other wood | | 1- |
| Present Flood Ins. Cove | • | | | | 3 | | station of terr insects (WDI | nites or other wood | | |
| (If yes, attach TAR-1414 | | | | 4 | - | | | | | U |
| Previous Flooding into t | ** | | + | 4 | | | | ermites or WDI | + | +- |
| Previous Flooding onto | tne Property | | ++ | 4 | * | | | damage repaired | + | 1- |
| Previous Fires | | | ++ | 4/ | | - | | e needing repair | | + |
| Previous Use of Premis | es for Manufact | ure | A | 1 | Single | P100 | xapie Wain L | rain in Pool/Hot Tub/Spa* | | |
| of Methamphetamine | | | ⊥ <i>Д</i> Д, | | Cra | | | | <u> </u> | 1 |
| (TAR-1406) 9-01-11 | Initialed | l by: Seller: , | _/_ | | CL | ∠ an | d Buyer: | , Pa | ige 2 | 01 5 |

Henschke, Paul &

| Concernin | g the Property at 7889 SE Frontage Rd Sealy, Texas 77474, |
|---------------------|--|
| If the answ | ver to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): |
| which has | *A single blockable main drain may cause a suction entrapment hazard for an individual. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, s not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if |
| necessary |): |
| Section 5 not aware | Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are e.) Room additions, structural modifications, or other alterations or repairs made without necessary permits or not |
| o p⁄ | in compliance with building codes in effect at the time. Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: |
| | Manager's name: 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 below or attach information to this notice. |
| o ø | 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: |
| 0 9 | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. |
| 0 0 | 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 except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. |
| oø, | Any condition on the Property which materially affects the health or safety of an individual. |
| 0 0 | 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). |
| 0 0 | Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes. |
| If the answ | ver to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): |
| | |
| (TAR-1406 | S) 9-01-11 Initialed by: Seller:, and Buyer:, Page 3 of 5 |

| Concerning the Pro | perty at | | 9 SE Frontage Rd ly, Texas 77474, | |
|---|--|---|---|---|
| | | | | |
| | | | | |
| Section 6. Seller | ☐has ☐has | s not attached a survey of the | Property. | |
| regularly provide i | inspections ar | ars, have you (Seller) received who are either licensed as yes, attach copies and complete | ed any written inspection rep inspectors or otherwise perm e the following: | orts from persons who nitted by law to perform |
| Inspection Date | Туре | Name of Inspector | | No. of Pages |
| | | | | |
| | | | | |
| Note: A buy Pr | er should not operty. A buy | rely on the above-cited repo er should obtain inspections | rts as a reflection of the curre from inspectors chosen by th | nt condition of the e buyer. |
| Section 8. Check | any tax exem | ption(s) which you (Seller) cu ☐ Senior Citizen | urrently claim for the Property: | |
| ☐ Wildlife Mana | agement | ☐ Agricultural | □ Disabled Veteran | |
| Costion C. Hove | vou (Sallar) a | ver received proceeds for a | claim for damage to the Pro | onerty (for example, an |
| insurance claim o which the claim w | r a settlement as made? | or award in a legal proceedii yes | ng) and not used the proceeds | s to make the repairs for |
| | | | | |
| requirements of C | hapter 766 of t | have working smoke detect the Health and Safety Code?* ary): | ors installed in accordance w ☐ unknown ☐ no ☐ yes. | If no or unknown, explain. |
| smoke dete which the de know the bu | ctors installed i welling is locate | in accordance with the require ed, including performance, loca ruirements in effect in your are | ne-family or two-family dwelling ments of the building code in el tion, and power source requirem a, you may check unknown abo | ffect in the area in ents. If you do not |
| of the buyer evidence of the buyer n specifies the | 's family who w the hearing imp nakes a writter e locations for i | vill reside in the dwelling is hea pairment from a licensed physion preguest for the seller to inst | the hearing impaired if: (1) the bring-impaired; (2) the buyer give cian; and (3) within 10 days after all smoke detectors for the hea gree who will bear the cost of in | s the seller written the effective date, aring-impaired and |
| Seller acknowledge broker(s), has instru | es that the state ucted or influen | ments in this notice are true to ced Seller to provide inaccurate | the best of Seller's belief and the information or to omit any mate | at no person, including the rial information. |
| Re | R. Har | hel | Broltens | |
| Signature of Seller Printed Name: Pau | l R Hensch | 75 | gnature of Seller inted Name: <u>Carol F Hensc</u> | hke Date |
| (TAR-1406) 9-01-1 | | nitialed by: Seller:, | and Buyer:, _ | Page 4 o f 5 |

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 proper | |
|-----|---|----------------------------|
| | GEXA Electric: AP GAS + ELEC + RELIANT | phone #: 877-544-4857 (AP) |
| | Sewer: | phone #: |
| | Water: | phone #: |
| | Cable: DIRECT TV | phone #: 800 - 531 - 5000 |
| | Trash: ALLIED WASTE | phone #: $9 - 277 - 1/60$ |
| | Natural Gas: | phone #: |
| | Phone Company: At + T | phone #: 800 - 559 - 7928 |
| | Propane: SEALY PROPANE | phone #: 979 - 885 - 3388 |

(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 | Signature of Buyer | Date |
|--------------------|------|--------------------|------|
| Printed Name: | | Printed Name: | |



APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

| | I 10 |
|---|---|
| CONCERNING THE PROPERTY AT 7889 SE | Frontage Rd Sealy, Texas 77474 (Street Address and City) |
| residential dwelling was built prior to 1978 is notified based paint that may place young children at risk of may produce permanent neurological damage, in behavioral problems, and impaired memory. Lead po seller of any interest in residential real property is based paint hazards from risk assessments or inspe | of any interest in residential real property on which a that such property may present exposure to lead from lead-fideveloping lead poisoning. Lead poisoning in young children including learning disabilities, reduced intelligence quotient, isoning also poses a particular risk to pregnant women. The required to provide the buyer with any information on lead-ctions in the seller's possession and notify the buyer of any or inspection for possible lead-paint hazards is recommended |
| NOTICE: Inspector must be properly certified as requi B. SELLER'S DISCLOSURE: 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD (a) Known lead-based paint and/or lead-based paint | -BASED PAINT HAZARDS (check one box only): |
| and/or lead-based paint hazards in the Property | (check one box only): available records and reports pertaining to lead-based paint y (list documents): |
| C. BUYER'S RIGHTS (check one box only): 1. Buyer waives the opportunity to conduct a risk lead-based paint or lead-based paint hazards. 2. Within ten days after the effective date of this consected by Buyer. If lead-based paint or lead contract by giving Seller written notice within 14 | assessment or inspection of the Property for the presence of contract, Buyer may have the Property inspected by inspectors I-based paint hazards are present, Buyer may terminate this 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 a 2. Buyer has received the pamphlet Protect Your Fam E. BROKERS' ACKNOWLEDGMENT: Brokers have inform (a) provide Buyer with the federally approved paraddendum; (c) disclose any known lead-based paint are records and reports to Buyer pertaining to lead-based provide Buyer a period of up to 10 days to have the addendum for at least 3 years following the sale. Brokers a | above. above. above. above. above. and Seller of Seller's obligations under 42 U.S.C. 4852d to: amphlet on lead poisoning prevention; (b) complete this and/or lead-based paint hazards in the Property; (d) deliver all d paint and/or lead-based paint hazards in the Property; (e) e Property inspected; and (f) retain a completed copy of this are aware of their responsibility to ensure compliance. ons have reviewed the information above and certify, to the |
| Buyer Date | Sever Date Paul R Henschke Jr Carve & Henschke |
| Buyer Date | Seller Date Carol F Henschke |
| Other Broker Date | Listing Broker Date |

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 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)

(TAR-1906) 10-10-11



TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2011

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.

7889 SE Frontage Rd

| CONCERNING THE PROP | EF | RTY | AT. | | | | | | | | | | 77474, | | | |
|--|-----------|-------------|------------------|--------------------------------------|-------------------------|----------------|----------------|--|----------------------|-------------|----------|------------|---|------------|--------|-------------------------------------|
| DATE SIGNED BY SELLE MAY WISH TO OBTAIN. IT AGENT. | R T I | AN S N | ID IS VOT | ON & A W | T A ARF | SI | UE NT | SSTITUTE FOR A | NY BY | SE | SPE | ECT ER, | TION OF THE PROPERTY AS IONS OR WARRANTIES THE SELLER'S AGENTS, OR AN | , O | TH | ER |
| Seller sis not occ | up | ying | g the | Prop | erty | /. If | fι | noccupied (by Sell | ler), | h | ow k | ong | since Seller has occupied the | Pro | per | ty? |
| | | | | | | | | r occupied the Pro | | | 1 - 7 | | untinden overe (UIV) | | | |
| Section 1. The Property This notice does not | ha es | s t tabi | he it lish th | t ems he iter | ma ı ns to | rke o be | ed e c | below: (Mark Yes conveyed. The contra | Ct W | , r Vill | dete | nnin | e which items will & will not conve | <i>y</i> . | | |
| | | | Ü | | tem | | | | | | U | | Item | Υ | N | U |
| Cable TV Wiring | | 1 | | L | iqui | d F | ^o r | opane Gas: | / | | | | Pump: ☐ sump ☐ grinder | Ш | | |
| Carbon Monoxide Det. | | 7 | | | LP (| Col | m | munity (Captive) | | _ | <u> </u> | | Rain Gutters | / | | |
| Ceiling Fans | 7 | | | - | LP (| on | Pı | operty | / | 1_ | Ì | | Range/Stove | Ш | | |
| Cooktop | 1 | 7 | | F | lot | Tul | b | | | | 1 | | Roof/Attic Vents | 4 | | $ldsymbol{ldsymbol{ldsymbol{eta}}}$ |
| Dishwasher | | | | 1 | nter | COI | m | System | | | <u> </u> | | Sauna | | _ | |
| Disposal | | / | | | /licr | ow | a١ | 'e | | _ | <u> </u> | | Smoke Detector | | | |
| Emergency Escape | | | 100 | | Outo | oot | r | Grill | | Ι | | | Smoke Detector – Hearing | | ŀ | |
| Ladder(s) | | / | | | | | | | <u>.</u> | 1 | 1 |] | Impaired | | _ | $oldsymbol{L}$ |
| Exhaust Fans | | / | | Patio/Decking | | | king | / | 1 | | | Spa | | | | |
| Fences | \exists | 7 | | | Plun | nbii | ng | System | T | | 1 | 1 | Trash Compactor | | / | <u> </u> |
| Fire Detection Equip. | オ | Ť | П | Ī | Pool | | | | | | Z |] | TV Antenna | | \bot | <u> </u> |
| French Drain | 7 | \supset | П | | Pool Equipment | | | ipment | П | | 1 |] | Washer/Dryer Hookup | | | <u> </u> |
| Gas Fixtures | ブ | Ç, | H | | Pool Maint. Accessories | | | nt. Accessories | | | 1 | 1 | Window Screens | | Ĺ | |
| Natural Gas Lines | • | | | | ool | Н | ea | ter | | Ļ | 1 |] | Public Sewer System | | / | |
| Item | | | | Y | N | U | ı | | | _ | | | nal Information | | | |
| Central A/C | | | | / | 1 | | I | ☑ electric ☐ gas | n | un | nber | of u | ınits: 21 | | | |
| Evaporative Coolers | | | | | | Ł | | number of units: _ | | | | | | | | |
| Wall/Window AC Units | | | | | 1/ | T | I | number of units: _ | | | | | | | | |
| Attic Fan(s) | | | | | 1 | | Т | if yes, describe: / | | | | | | | | |
| Central Heat | | | | - | 7 | 1 | T | □ electric □ gas | s number of units: 2 | | | | | | | |
| Other Heat | | | | | T, | \overline{k} | T | if yes, describe: | | | | | | | | |
| Oven | nu | | | number of ovens: electric gas other: | | | | | | | | | | | | |
| Fireplace & Chimney | | | | | 1 | 1 | T | □wood □ gas ic | gs | | mo | ck | other: | | 65 | |
| Carport | | | | | | | 1 | attached n | ot a | tta | che | d | | | | |
| Garage | | | | attached not attached | | | | | | | | | | | | |
| Garage Door Openers | | | | | | 7 | T | number of units: | | | | | number of remotes: | | | |
| Satellite Dish & Controls | | , | | | | 7 | 1 | owned leas | sed | fro | m | | | | | |
| Security System | | | | | | 1, | | owned leas | sed | fro | m | | | | | |
| Water Heater | | | | | 1 | 1 | T | □ electric □ gas | |] | the | : | number of units: | | | |
| Water Softener | | | | | | 1 | | owned leas | sed | fro | m | | | | | |
| Underground Lawn Sprinkler / automatic manual areas covered: | | | | | | | | | | | | | | | | |
| Septic / On-Site Sewer F | | _ | | | | 1 | 7 | if yes, attaon Infor | ma | tio | n Ab | out | On-Site Sewer Facility (TAR-1 | 407 |) | |
| (TAR-1406) 9-01-11 | | . 184 | | ialed | by: | Se | lle | 71019 (1) | | a | nd E | Buye | | age | ∋ 1 | of 5 |

| Consequeiro Alex Duranantino | | | | | | | SE | | ont | cage Rd | | |
|--|---|--|------------------|--------|-------|--|--|--|--|--|----------|-------|
| Concerning the Property a | | | , | | | | | | | | 70.150.5 | |
| | | | | | | | | | | other: | | |
| Was the Property built bef | | | | | | | | | | | | |
| (If yes, complete, sign | | | | | | | | | | | | |
| Roof Type: Com | | | | | | | | | | | | |
| | | on the | e Property (s | hing | es o | r root co | verir | ng p | lac | ed over existing shingles or roof cov | verir | 1g)? |
| ☐ yes 귍no ☐unknov | wn | | | | | | | | | | | |
| | | | | | | | | | | working condition, that have defects essary): | | |
| aware and No (N) if you a | are no | t awar | 'e.) | ts or | mali | function | - | ····· | y o | f the following?: (Mark Yes (Y) if y | | |
| Item | - Y | N | Item | | | | Y | N | | ltem | 14 | N |
| Basement | | 4 | Floors | | Nah/ | -) | H | $\vdash \vdash$ | | Sidewalks | + | H |
| Ceilings | _ | \square | Foundation | | slab(| s) | \vdash | 4 | | Walls / Fences | + | H |
| Doors | - | 14 | Interior W | | | | \vdash | ┥ | - | Windows | + | |
| Driveways | _ | 11 | Lighting I | | | | Н | 4 | | Other Structural Components | + | 1 |
| Electrical Systems Exterior Walls | | 14 | Plumbing Roof | Sys | terns | <u> </u> | | -4 | | | + | ┼┤ |
| Extenor wais | | 1 1 | I HOOT | | | | 1 1 | | | | | 1 1 |
| SHIF | TWG | 3 | ction 2 is yes | | | | | | | neets if necessary): rk Yes (Y) if you are aware and N | | |
| Sth p F Section 3. Are you (Sel you are not aware.) | TWG | 3 | ction 2 is yes | e foll | owin | ng condi | tion | s: (| | 100 | lo (N | N) if |
| Stip For Section 3. Are you (Sel you are not aware.) Condition | TWG | 3 | ction 2 is yes | e foll | owin | ng condi | tion | s: (| Ma | rk Yes (Y) if you are aware and N | lo (N | |
| Sty For Section 3. Are you (Sell you are not aware.) Condition Aluminum Wiring | TWG | 3 | ction 2 is yes | e foll | owin | condi | tion ditio | s: (on s Fo | Ma | rk Yes (Y) if you are aware and N | lo (N | N) if |
| Stip F Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components | TING | ware o | ction 2 is yes | e foll | owin | Con Prev | tion dition | s: (| Ma und | rk Yes (Y) if you are aware and N dation Repairs Repairs | lo (N | N) if |
| Stip F Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: □ oak | TING | ware o | of any of the | e foll | owin | Con Prev Othe | tion ditie | s: (| Ma und | rk Yes (Y) if you are aware and N | lo (N | N) if |
| Stip F Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: ak Endangered Species/Hat | TING | ware o | of any of the | e foll | owin | Con Prev Prev Othe | dition vious rious rious on C | s: (| Ma und | rk Yes (Y) if you are aware and N dation Repairs Repairs | lo (N | N) if |
| Stip F Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: | ller) a | ware o | of any of the | e foll | owin | Corn Prev Other Rad Sett | dition ditions dious dious dious dious dious | on S Fo Retruct | Ma unc oof I | rk Yes (Y) if you are aware and N dation Repairs Repairs | lo (N | N) if |
| Stip For Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: ak Endangered Species/Hab Fault Lines Hazardous or Toxic Was | ller) a | ware o | of any of the | e foll | owin | Con Prev Othe Rad Sett | dition dition ditions dious di | on Fo Resides | Ma unc oof I | rk Yes (Y) if you are aware and N dation Repairs Repairs Il Repairs | lo (N | N) if |
| Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: aak Endangered Species/Hat Fault Lines Hazardous or Toxic Wast Improper Drainage | ller) and wilt bitat on the | ware o | of any of the | e foll | owin | Con Prev Othe Rad Sett Soil | dition dition dition dious dious dious Mov | on s Fo s Ro ruci | Ma uncoof I tura | rk Yes (Y) if you are aware and N dation Repairs Repairs Il Repairs | lo (N | N) if |
| Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: | ller) and wilt bitat on the | ware o | of any of the | e foll | owin | Prev Othe Rad Sett Soil Sub | dition dition ditious dious di | es: (on S Fo Recruct Race | Ma uncoof I tura | rk Yes (Y) if you are aware and N dation Repairs Repairs Il Repairs ucture or Pits torage Tanks | lo (N | N) if |
| Stip For Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: ack Endangered Species/Hab Fault Lines Hazardous or Toxic Wast Improper Drainage Intermittent or Weather S Landfill | ller) as wilt bitat or | ware o | of any of the | e foll | owin | Con Prev Othe Rad Sett Soil Sub Und | dition dition ditious rious rious rious Mov Mov surfa ergra | s: (on s Fo s Ro c | uncoof I | rk Yes (Y) if you are aware and Nodation Repairs Repairs Il Repairs Lucture or Pits Ltorage Tanks | lo (N | N) if |
| Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: aak Endangered Species/Hate Fault Lines Hazardous or Toxic Wast Improper Drainage Intermittent or Weather S Landfill Lead-Based Paint or Lear | ller) and wilt bitat of the Springs | ware o | of any of the | e foll | owin | Con Prev Othe Rad Sett Soil Sub Und Unp | dition dition dition divious dious dious dious dious dious ding Mov surfa ergn latte | on Fo Gas Permudicias | Ma uncoof I tura ent Strr d S ase | rk Yes (Y) if you are aware and Nodation Repairs Repairs Il Repairs ucture or Pits torage Tanks ments sements | lo (N | N) if |
| Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: | ller) available of the second | ware o | of any of the | e foll | owin | Con Prev Othe Rad Sett Soil Sub Und Unp Unre | dition dition dition divious flous f | s: (on s Fo s Ro ceme ace oun d Eaded mal | uncoof I | rk Yes (Y) if you are aware and Nodation Repairs Repairs Il Repairs ucture or Pits torage Tanks ements sements sements | lo (N | N) if |
| Stip For Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: ack Endangered Species/Hab Fault Lines Hazardous or Toxic Wast Improper Drainage Intermittent or Weather Standfill Lead-Based Paint or Lead Encroachments onto the Improvements encroaching | ller) available of the second | ware o | of any of the | e foll | owin | Con Prev Othe Rad Sett Soil Sub Und Unp Unrea Wat | dition dition dition dition dition divious dious dious dious dious ding Mov surfa ergre latte ecore a-for er P | s: (on s Fo s Ro cruch Gas remoun d Ei ded mail | ent Strad S ase Ea deh | rk Yes (Y) if you are aware and Nodation Repairs Repairs Il Repairs ucture or Pits torage Tanks ements sements syde Insulation ion | lo (N | N) if |
| Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: aoak Endangered Species/Hate Fault Lines Hazardous or Toxic Wast Improper Drainage Intermittent or Weather S Landfill Lead-Based Paint or Lead Encroachments onto the Improvements encroaching Located in 100-year Floor | ller) available of the second | ware o | of any of the | e foll | owin | Prev Othe Rad Sett Soil Sub Und Unp Unre Wat Wet | dition dition dition divious dious dious dious ding Mov surfa ergr latte ecore er P | s: (on s Fo s Ro cruck case oun d Es ded mal ene s or | ent Strad S ase Ea deh | rk Yes (Y) if you are aware and Nodation Repairs Repairs Il Repairs ucture or Pits torage Tanks ements sements sements | lo (N | N) if |
| Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak Endangered Species/Hab Fault Lines Hazardous or Toxic Wast Improper Drainage Intermittent or Weather S Landfill Lead-Based Paint or Lead Encroachments onto the Improvements encroachin Located in 100-year Flood Located in Floodway | iller) and | ware o | of any of the | e foll | owin | Prev Othe Rad Sett Soil Sub Und Unp Unre Wat Wet | dition dition dition dition divious flous | s: (on s Fo s Ro cace oun d Ea ded mal ene s or | uncoof I tura | rk Yes (Y) if you are aware and Nodation Repairs Repairs Il Repairs ucture or Pits torage Tanks ements sements syde Insulation ion | lo (N | N) if |
| Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: aoak Endangered Species/Hate Fault Lines Hazardous or Toxic Wast Improper Drainage Intermittent or Weather S Landfill Lead-Based Paint or Lead Encroachments onto the Improvements encroaching Located in 100-year Floor | d-Bas Prope ng on dplain | ware o | of any of the | e foll | owin | Con Prev Othe Rad Sett Soil Sub Und Unp Unrea Wat Wet Wood | dition dition dition dition divious dious dious dious dious ding Mov ding And dergre d | s: (on s Fo s Ro cruct Gas remace oun d Ei ded mall ene s or ot | uncoof I tura d Strade Ea dehtration Processing | rk Yes (Y) if you are aware and Nodation Repairs Repairs Il Repairs Ucture or Pits Itorage Tanks Itements Iteme | lo (N | |
| Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: ack Endangered Species/Hate Fault Lines Hazardous or Toxic Wast Improper Drainage Intermittent or Weather St Landfill Lead-Based Paint or Lead Encroachments onto the Improvements encroaching Located in 100-year Flood Located in Floodway Present Flood Ins. Cover | d-Bas Prope ng on dplain | ware o | of any of the | e foll | owin | Prev Othe Rad Sett Soil Sub Und Unp Unre Wat Woo Activ | dition dition dition dition divious dious dious ding Mov surfa ergr latte ecore er P land dd R /e in royling | s: (on s Fo s Ro rruch ace oun d E: ded mal ene s or ot fest | ent Strid S ase Ea deh traticals cations as a second cation of the second cations as a second cation of the second | rk Yes (Y) if you are aware and Nodation Repairs Repairs Il Repairs Uncture or Pits Itorage Tanks Imments Is sements Is sements Itorage Insulation Itorage Toperty In of termites or other wood | lo (N | 5) if |
| Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: aoak Endangered Species/Hate Fault Lines Hazardous or Toxic Wast Improper Drainage Intermittent or Weather St Landfill Lead-Based Paint or Lead Encroachments onto the Improvements encroachin Located in 100-year Flood Located in Floodway Present Flood Ins. Covert (If yes, attach TAR-1414) | d-Bas Prope ng on dolain | ware of | of any of the | e foll | owin | Prev Othe Rad Sett Soil Sub Und Unp Unre Wat Wet Woo Actin dess | dition dition dition dition divious dious dious dious ding Mov surfa ergre datte eccord a-for er P land dod R ve in royin vious | s: (on s Fo s Ro cace oun d Ei ded mal ene s or ot fest g tre | ent Strades Ea der trata | rk Yes (Y) if you are aware and Nodation Repairs Repairs Il Repairs Ucture or Pits Itorage Tanks Itorage Tanks Itorage Insulation Itorion Itoroperty Itorion of termites or other wood Itoriots (WDI) | lo (N | s) if |
| Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak Endangered Species/Hab Fault Lines Hazardous or Toxic Wast Improper Drainage Intermittent or Weather S Landfill Lead-Based Paint or Lead Encroachments onto the Improvements encroaching Located in 100-year Flood Located in Floodway Present Flood Ins. Cover (If yes, attach TAR-1414) Previous Flooding into the | d-Bas Prope ng on dolain | ware of | of any of the | e foll | owin | Con Prev Othe Rad Sett Soil Sub Und Unp Unrea Wat Wet Woo Activ desi Prev | dition dition dition dition dition dition divious dious dious dious dious dious dious dious dious | s: (on s Fo s Ro cruck case oun d E: ded male ene s or ot fest reg ir | uncoof I tura d Stratic ation se atim mit | rk Yes (Y) if you are aware and Nodation Repairs Repairs Il Repairs Lucture or Pits Ltorage Tanks Lements Lisements | lo (N | 5) if |
| Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: ack Endangered Species/Hate Fault Lines Hazardous or Toxic Wast Improper Drainage Intermittent or Weather St Landfill Lead-Based Paint or Lead Encroachments onto the Improvements encroaching Located in 100-year Flood Located in Floodway Present Flood Ins. Cover. (If yes, attach TAR-1414) Previous Flooding into the Previous Flooding onto the | d-Bas Prope ng on dplain age e Strume Pro | ware of the second of the seco | erty Hazards | e foll | owin | Prevent Preven | dition dition dition divious dious dious dious ding Mov surfa ergr latte ecore er P land d R /e in royin dious dious dious dious dious | s: (on s Fo s Ro ruch das ded mal ene s or ot fest res ter or V | ent Strate Ea deh trate atm mit | rk Yes (Y) if you are aware and Nodation Repairs Repairs Il Repairs Interpretation and the second se | lo (N | |
| Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: ack Endangered Species/Hate Fault Lines Hazardous or Toxic Wast Improper Drainage Intermittent or Weather St Landfill Lead-Based Paint or Lead Encroachments onto the Improvements encroaching Located in 100-year Flood Located in 100-year Flood Located in Floodway Present Flood Ins. Covern (If yes, attach TAR-1414) Previous Flooding into the Previous Flooding onto the Previous Flooding onto the Previous Flooding onto the | d-Bas Prope ng on dplain age e Strume Pro | ware of the second of the seco | erty Hazards | e foll | owin | Prevent Preven | dition dition dition divious dious dious dious ding Mov surfa ergr latte ecore er P land d R /e in royin dious dious dious dious dious | s: (on s Fo s Ro ruch das ded mal ene s or ot fest res ter or V | ent Strate Ea deh trate atm mit | rk Yes (Y) if you are aware and Nodation Repairs Repairs Il Repairs In Repair | lo (N | |

7889 SE Frontage Rd Concerning the Property at _____ Sealy, Texas 77474, If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): *A single blockable main drain may cause a suction entrapment hazard for an individual. necessary): not aware.) in compliance with building codes in effect at the time. Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: ___ Fees or assessments are: \$ per Any unpaid fees or assessment for the Property? ☐ yes (\$_____) ☐ no attach information to this notice. with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe: _____ Property. to: divorce, foreclosure, heirship, bankruptcy, and taxes.) the condition of the Property. Any condition on the Property which materially affects the health or safety of 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? Tyes on If yes, explain (attach additional sheets if Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are Room additions, structural modifications, or other alterations or repairs made without necessary permits or not and are: ☐ mandatory ☐ voluntary If the Property is in more than one association, provide information about the other associations below or Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to 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 connected to the property's public water supply that is able to be used for indoor potable purposes. If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): and Buyer: ______, ____ Page 3 of 5 (TAR-1406) 9-01-11

| 5. | | | 9 SE Frontage Rd | |
|---|---|---|--|--|
| Concerning the Pro | perty at | Sea | ly, Texas 77474, | |
| | | | | |
| Section 6. Seller | ☐has ☐has | not attached a survey of the | Property. | |
| Section 7. Within | n the last 4 year | rs, have you (Seller) receiv | ed any written inspection repo inspectors or otherwise perm | orts from persons who |
| inspections? | es no If ye | es, attach copies and complete | e the following: | , and the position |
| Inspection Date | Туре | Name of Inspector | | No. of Pages |
| | | | | |
| | | | | |
| Note: A buy | er should not re | ely on the above-cited repo | rts as a reflection of the currer | nt condition of the |
| P. | roperty. A buyel | should obtain inspections | from inspectors chosen by the | e buyer. |
| Section 8. Check Homestead | cany tax exemp | tion(s) which you (Seller) cu Senior Citizen | rrently claim for the Property: Disabled | |
| ☐ Wildlife Man | agement | ☐ Agricultural | □ Disabled Veteran | |
| Other: | | | Unknown | |
| Section 10. Does | the property he | ave working smoke detectors to the same series and safety Code?* | ors installed in accordance wi ☐ unknown ☐ no ☐ yes. I | ith the smoke detector f no or unknown, explain. |
| (Attach additional s | heets if necessar | y): | | |
| smoke dete which the d know the b | ctors installed in welling is located | accordance with the required including performance, local irements in effect in your area | ne-family or two-family dwellings ments of the building code in eff tion, and power source requireme a, you may check unknown abov | ect in the area in ents. If you do not |
| of the buye evidence of the buyer r specifies th | r's family who wil the hearing impa nakes a written e locations for in | I reside in the dwelling is heal airment from a licensed physic request for the seller to insta | the hearing impaired if: (1) the buring-impaired; (2) the buyer gives gian; and (3) within 10 days after to all smoke detectors for the hear gree who will bear the cost of ins | the seller written the effective date, ring-impaired and |
| Seller acknowledge broker(s), has instr | es that the statem ucted or influence | nents in this notice are true to ed Seller to provide inaccurate | the best of Seller's belief and tha information or to omit any mater | t no person, including the ial information. |
| , | AD R.W. | it de | Paraltene | 1chse_ |
| Signature of Seller Printed Name: Par | Il P Henechl | • | nature of Seller nted Name: Carol F Hensch | Date |
| (TAR-1406) 9-01-1 | | tialed by: Seller: | and Buyer:, | Page 4 of 5 |

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:

(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 | Signature of Buyer | Date |
|--------------------|------|--------------------|------|
| Printed Name: | | Printed Name: | |



APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

| C | CONCERNING THE PROPERTY AT 7889 SE FI | rontage Rd | Sealy, Texas | 77474 |
|-----|---|---|--|--|
| | | (Street Addres | ss and City) | |
| A. | A. LEAD WARNING STATEMENT: "Every purchaser of residential dwelling was built prior to 1978 is notified that based paint that may place young children at risk of de may produce permanent neurological damage, include behavioral problems, and impaired memory. Lead poisor seller of any interest in residential real property is required based paint hazards from risk assessments or inspection known lead-based paint hazards. A risk assessment or in prior to purchase." | at such property neveloping lead pois ding learning dis ning also poses a prized to provide to seller's | nay present exposure to lead coning. Lead poisoning in you abilities, reduced intelligence particular risk to pregnant we he buyer with any information possession and notify the buyer | i from lead- ung children be quotient, women. The on on lead- uver of any |
| _ | NOTICE: Inspector must be properly certified as required | by federal law. | | |
| В. | B. SELLER'S DISCLOSURE: 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BA (a) Known lead-based paint and/or lead-based paint h | SED PAINT HAZAF nazards are present | RDS (check one box only): in the Property (explain): | |
| | (b) Seller has no actual knowledge of lead-based pain 2. RECORDS AND REPORTS AVAILABLE TO SELLER (check) (a) Seller has provided the purchaser with all available and/or lead-based paint hazards in the Property (list | ieck one box only): railable records an | • | |
| • | (b) Seller has no reports or records pertaining to Property. | lead-based paint | and/or lead-based paint haz | ards in the |
| U. | BUYER'S RIGHTS (check one box only): 1. Buyer waives the opportunity to conduct a risk ass lead-based paint or lead-based paint hazards. 2. Within ten days after the effective date of this cont selected by Buyer. If lead-based paint or lead-ba contract by giving Seller written notice within 14 days after the Buyer. | tract, Buyer may hased paint hazards | ave the Property inspected by | y inspectors |
| D. | money will be refunded to Buyer. D. BUYER'S ACKNOWLEDGMENT (check applicable boxes): 1. Buyer has received copies of all information listed above. | wo. | | |
| | 2. Buyer has received the pamphlet Protect Your Family: | from Lead in Your F | łome. | |
| E. | E. BROKERS' ACKNOWLEDGMENT: Brokers have informed (a) provide Buyer with the federally approved pamp addendum; (c) disclose any known lead-based paint and/or records and reports to Buyer pertaining to lead-based paint | d Seller of Seller's phlet on lead po or lead-based paint aint and/or lead-ba | obligations under 42 U.S.C. isoning prevention; (b) come hazards in the Property; (d) used paint hazards in the Property. | nplete this deliver all roperty: (e) |
| F. | provide Buyer a period of up to 10 days to have the Praddendum for at least 3 years following the sale. Brokers are a CERTIFICATION OF ACCURACY: The following persons best of their knowledge, that the information they have provide | aware of their responsible to the reviewed the | insibility to ensure compliance. e information above and cer | |
| Bu | Buyer Date | Seller | The gra | Date |
| | | Paul R Hensch | the Jr | Date |
| Bu | luyer Date | Seller Carol F Hense | | Date |
| Otl | Other Broker Date | Listing Broker | | Date |
| | The form of this addendum has been approved by the Texas Real Est forms of contracts. Such approval relates to this contract form only. TR No representation is made as to the legal validity or adequacy of any transactions. Texas Real Estate Commission, P.O. Boy 12188, Austin TV 79 | REC forms are intended provision in any specif | for use only by trained real estate lid ic transactions. It is not suitable for | censees. |

(TAR-1906) 10-10-11



SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2011

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 | | | | | | ontage Rd as 77474, | | | |
|--|--------------------------|--|--------------|------------------|----------------|--|------------|------------|--------|
| THIS NOTICE IS A DISCLOSURE OF | SELLER! | | | | | | | ЕТ | |
| DATE SIGNED BY SELLER AND IS | NOT A S | UBSTITUTE FOR A | NΥ | INS | PEC | TIONS OF WARRANTIES TH | 5 C F P | E I KUY | FR |
| MAY WISH TO OBTAIN. IT IS NOT A | WARRA | NTY OF ANY KIND | BY | SEL | LER | SELLER'S AGENTS, OR AN | ΥC | TH | ER |
| AGENT. | | | | | | , | | | |
| Seller is not occupying the l | Property. I | f unoccupied (by Sel | ler), | how | long | since Seller has occupied the | Pro | per | ty? |
| | | ••••• | • | • | | | | | |
| Section 1. The Property has the ite This notice does not establish the | ms marke titems to be | d below: (Mark Yes e conveyed. The contra | (Y) act v |), No vill de | (N), etermi | or Unknown (U).) ne which items will & will not conve | <i>y</i> . | | |
| Item Y N U | Item | | Y | N | U | Item | Υ | N | U |
| Cable TV Wiring | Liquid F | Propane Gas: | / | | 7 | Pump: sump grinder | П | 7 | |
| Carbon Monoxide Det. | -LP Cor | nmunity (Captive) | | 1 | 7 | Rain Gutters | П | Ħ | _ |
| Ceiling Fans | -LP on | Property | / | | 7 | Range/Stove | П | Ź | |
| Cooktop | Hot Tut |) | | 7 | | Roof/Attic Vents | Z | | |
| Dishwasher | Intercor | n System | | 7 | | Sauna | | 7 | |
| Disposal | Microwa | ave | | 1 | 7 | Smoke Detector | J | | |
| Emergency Escape | Outdoo | r Grill | | | | Smoke Detector - Hearing | П | | / |
| Ladder(s) | | | | 1 | | Impaired | | 1 | |
| Exhaust Fans | Patio/D | ecking | | | | Spa | П | 7 | _ |
| Fences | Plumbir | g System | | | | Trash Compactor | П | 7 | |
| Fire Detection Equip. | Pool | | | 7 | 7 | TV Antenna | | 7 | ~ |
| French Drain | Pool Eq | uipment | | 1 | | Washer/Dryer Hookup | | オ | 丌 |
| Gas Fixtures | Pool Ma | int. Accessories | | 7 | 7 | Window Screens | \Box | オ | |
| Natural Gas Lines | Pool He | ater | | Z | | Public Sewer System | | Ź | |
| Item | YNU | / | | Add | ditio | nal Information | | | |
| Central A/C | | ☑ electric ☐ gas | nı | umbe | er of u | units: | | | \neg |
| Evaporative Coolers | | number of units: | | | | | | | \neg |
| Wall/Window AC Units | | number of units: | | | | | | | \neg |
| Attic Fan(s) | | if yes, describe: WHIVLY | | | | | | | ╗ |
| Central Heat | | □ electric | กเ | ımbe | er of u | units: PAGPANE | | | ٦ |
| Other Heat | | if yes, describe: | | | | | | | П |
| Oven | | number of ovens: | | [|] ele | ctric gas other: | | | |
| Fireplace & Chimney | | ☐ wood ☐ gas log | js | | lock | other: | | | |
| Carport | | attached no | t at | tache | ed | | | | |
| Garage | | attached no | t at | tache | ed | | | | |
| Garage Door Openers | | number of units: | | | | number of remotes: | | | |
| Satellite Dish & Controls | | owned lease | ed fr | rom | | | | | |
| Security System | | owned lease | ed fr | om , | | | | | П |
| Water Heater | | ☐ electric ☐ gas | | othe | r: | number of units: | | | \Box |
| Water Softener | | owned lease | d fr | om | | | | | |
| Underground Lawn Sprinkler | | automatic m | anı | ıal | areas | covered: | | | |
| Septic / On-Site Sewer Facility | | | natio | on Al | bout | On-Site Sewer Facility (TAR-14 | 07) | | |
| (TAR-1406) 9-01-11 Initiale | d by: Selle | er: <u>(()</u> , <u>C</u> () | <u>_</u> | and | Buyer | :, Pa | ıge | 1 of | 5 |

| • | | | | | | | | | | ۱ س . | | | | |
|--------------------------------|---------------|--|------------|-----------------------|--------------|-------------|------------|----------------|-----|--------------|-------------------------------------|--|-----------|-------------------|
| | | | | | | | - | 7889 SE | P | エリ | rage Pd | | | |
| Concerning the Property at | a Marani di d | D1000- | | , | | | 9 | Sealv. T | e. | xas | 77474. | | | |
| Water supply provided by: [| T c | itv | | well DMLI | D [| l co | -or | Dunkno | 214 | n F | 1 other: | | | |
| Was the Property built befor | e 1 | 97 | 8? | ∏ves ∏n | 0 [| , 00 | -op nkr | nown | 781 | /II | outer. | | | |
| (If yes, complete, sign, | and | lat | o. tacl | 1 TAB-1906 c | once | rnin | na l | ead-hased | n | aint h | azarde) | | | |
| Roof Type: ME | ΓÃ | Ĩ | | 7 77 11 1 1 1 1 1 1 1 | Δ | UE. | 9 1 | ead-pased | P | ann n | azaius). | rovin | 201 | ۱۵۱ |
| is there an overlay roof cover | erine | a c | n th | ne Property (s | | les i | or | roof coverin | 10 | nlac | ed over existing shingles or roof c | OVOR | na | เษ <i>)</i> งว |
| yes no unknown | 1 | 9 ~ | | io i goporty (c | , | | 0. | TOOL GOVERN | ıy | piac | ed over existing shingles or foot c | oveni | пg |)): |
| | | | | | | | | | | | | | | |
| Are you (Seller) aware of an | y 9 | f th | ie it | ems listed in | this S | Sect | tior | 1 that are | n | ot in | working condition, that have defect | ts, or | r a | re |
| need of repair? 🗖 yes 💆 | Mo | If | i yes | s, describe (a | ttach | add | ditio | onal sheets | if | nece | essary): | | | |
| | | _ | | | | | | | | | | ··· | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Section 2. Are you (Selle | r) a | wa | ire (| of any defec | ts or | ma | lfu | nctions in | а | ny o | f the following?: (Mark Yes (Y) i | f vou | ıa | re |
| aware and No (N) if you are | • nc | ot a | ₃wa | re.) | | | | | | | 3 (| ,, | . – | |
| Item | Τv | IN | ה | Item | | | | Y | A | ה | Item | - 17 | | |
| Basement | ╁ | Ħ | H | Floors | | | _ | 1 | Ť | 4 | Sidewalks | | 4 | H |
| Ceilings | T | H | Н | Foundati | on / 9 | Slah | /e) | | t | - | Walls / Fences | + | ╀ | Н |
| Doors | 十 | H | Н | Interior V | | Jiub | (3) | | + | - | Windows | + | ╀ | H |
| Driveways | 一 | Ħ | Н | Lighting I | | 200 | | | t | ┥ | Other Structural Components | - | + | Н |
| Electrical Systems | \vdash | H | 1 | | bing Systems | | | | t | ┪ | Other Structural Components | | ┿ | H |
| Exterior Walls | ╁ | H | - | Roof |) Oys | LGIII | 3 | | + | ┨ | | | ╀ | Н |
| | <u> </u> | Н. | | | | | | | + | | | | | μ |
| the answer to any of the ite | ms | in | Se | ction 2 is yes | , exp | lain | (a | ttach addition | οł | nal sh | neets if necessary): | | | |
| | | | | | - | , | | | | | | | | |
| | | | | | | | | ····· | | | | | | _ |
| | | | | | | | | | | | | | | _ |
| Section 3. Are you (Seller | ') a | wa | re d | of any of the | follo | iwc | ng | conditions | s: | (Mai | rk Yes (Y) if you are aware and | 1) oN | N) | if |
| ou are not aware.) | | 7.1 | | | | | | | | | | | | |
| Condition | | | | | _ Y | N | | Conditio | n | | | Υ | IN | V. |
| Aluminum Wiring | | | | | | V | | Previous | F | ound | ation Repairs | | 1 | 7 |
| Asbestos Components | | | | | | 3 | | Previous | F | loof F | Repairs | | 1 | 7 |
| Diseased Trees: oak wi | | | | | | | | Other Str | ัน | ctural | Repairs | | 1 | 7 |
| Endangered Species/Habita | ıt or | n P | rop | erty | | | | Radon G | a | S | | | 11 | ٦ |
| Fault Lines | | | | | | | | Settling | | | | \top | 11 | 7 |
| Hazardous or Toxic Waste | | | | | | | | Soil Move | er | nent | | 丁 | T | 7 |
| Improper Drainage | | | | | | | | Subsurfa | CE | e Stru | cture or Pits | | П | 7 |
| Intermittent or Weather Spri | ngs | <u>; </u> | | | | | | Undergro | u | nd St | orage Tanks | | Ħ | 7 |
| Landfill | | | | | | | | Unplatted | | | | | П | 7 |
| Lead-Based Paint or Lead-E | 3asc | ed | Pt. | Hazards | | | | Unrecord | le | d Eas | sements | | П | 7 |
| Encroachments onto the Pro | эре | rty | | | | П | | Urea-forn | na | aldeh | yde Insulation | | Ιt | 1 |
| Improvements encroaching | on (| oth | iers | ' property | | | | Water Pe | n | etrati | on | \top | П | Н |
| Located in 100-year Floodpl | ain | | | | | | | Wetlands | 3 (| n Pro | operty | | П | Н |
| Located in Floodway | | | | | | | | Wood Ro | | | | 1 | П | ٦ |
| Present Flood Ins. Coverage | € | | | | | | | Active inf | e | statio | n of termites or other wood | | Ħ | 7 |
| (If yes, attach TAR-1414) | | | | | | | | destroyin | | | | | $\ \ $ | |
| Previous Flooding into the S | truc | ctu | res | | | | | Previous | tr | eatm | ent for termites or WDI | \top | 1 | 7 |
| Previous Flooding onto the f | >ror | oer | 'ty | | | | | | | | or WDI damage repaired | $\neg \neg$ | \dagger | 7 |

(TAR-1406) 9-01-11

of Methamphetamine

Previous Use of Premises for Manufacture

Previous Fires

initialed by: Seller:

and Buyer: _ Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Termite or WDI damage needing repair

Single Blockable Main Drain in Pool/Hot Tub/Spa*

Page 2 of 5

| Concerni | ng the Property atSealy, Texas 77474, |
|----------------|--|
| If the ans | wer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): |
| | |
| which ha | *A single blockable main drain may cause a suction entrapment hazard for an individual. 3. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair as not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets in the property that is in need of repair as not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets in the property that is in need of repair as not been previously disclosed in this notice? |
| Section 5 | i. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are |
| A N | Room additions, structural modifications, or other alterations or repairs made without necessary permits or no, in compliance with building codes in effect at the time. |
| | 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 below o attach information to this notice. |
| - p | Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interes with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe: |
| مر ه | 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 except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. |
| o zó | 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). |
| o 9 | Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes. |
| If the answ | ver to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): |
| (TAR-1406 | 8) 9-01-11 Initialed by: Seller:, Page 3 of 5 |

7889 SE Frontage Rd

| Concerning the Pro | perty at | | 7889 SE Frontage Rd Sealy, Texas 77474, | |
|--|---|--|--|---|
| | | The second secon | | |
| 01:0.0-1 | | | | |
| Section 7. Within regularly provide i | the last 4 years | not attached a survey of s, have you (Seller) red who are either licensed s, attach copies and com | ceived any written inspection r | reports from persons who ermitted by law to perform |
| Inspection Date | Туре | Name of Inspector | | No. of Pages |
| | | | | |
| | | | | |
| Pr | operty. A buyer | should obtain inspection | eports as a reflection of the cur ons from inspectors chosen by | the buyer. |
| Homestead Wildlife Mana | any tax exempti I AC gement | on(s) which you (Seller ☐ Senior Citizen ☐ Agricultural |) currently claim for the Propert Disabled Disabled Veteran | ıy: |
| | | 3 · · · · · · · · · · · · · · · · · · · | | |
| requirements of Ch | napter 766 of the | Health and Safety Code | ectors installed in accordance e?* unknown no yes | . If no or unknown, explain. |
| smoke detec | tors installed in a | accordance with the requ | s one-family or two-family dwellin irements of the building code in ocation, and power source require | effect in the area in |
| know the bu | | ements in effect in your a | area, you may check unknown al | |
| of the buyer' evidence of t the buyer m specifies the | s family who will r he hearing impair akes a written re locations for inst | reside in the dwelling is h ment from a licensed phy quest for the seller to in | for the hearing impaired if: (1) the nearing-impaired; (2) the buyer give visician; and (3) within 10 days afte install smoke detectors for the his vagree who will bear the cost of | ves the seller written ter the effective date, rearing-impaired and |
| | | | to the best of Seller's belief and t ate information or to omit any ma | |
| Ciona Auga - 4 Callan | Al TO H | sha | Carel Her | wahke |
| Signature of Seller Printed Name: Pau | l R Henschke | | Signature of Seller Printed Name: Carol F Hens | Date |
| (TAR-1406) 9-01-11 | Initia | led by: Seller: | and Buver: | Page 4 of 5 |

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: | phone #: |
|----------------|----------|
| Sewer: | phone #: |
| Water: | phone #: |
| Cable: | phone #: |
| Trash: | phone #: |
| Natural Gas: | phone #: |
| Phone Company: | phone #: |
| Propane: | phone #: |

(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.

| | 1000 | Annual Control of the | |
|--------------------|------|--|------|
| Signature of Buyer | Date | Signature of Buyer | Date |
| Printed Name: | | Printed Name: | 6.50 |

EQUAL HOUSING

APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

| | AS REQUIRED BY FEDERAL LAW |
|-----|--|
| C | ONCERNING THE PROPERTY AT 7889 SE Frontage Rd Sealy, Texas 77474 |
| Α. | (Street Address and City) 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." |
| В. | NOTICE: Inspector must be properly certified as required by federal law. 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): |
| C. | (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property. 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. 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. |
| | 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. 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. |
| Bu | yer Date Seller Date Paul R Henschke Jr |
| Bu | Carol Phenschle |
| Oth | ner Broker Date Listing Broker Date |

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 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)



SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2011

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 PROP | PERTY AT | | | | | | ntage Rd | | A1500 TO | |
|--|--|-----------------|------------------------|-------|---------|----------|---|-----------|----------|----------|
| | CONCERNING THE PROPERTY ATSealy, Texas 77474, THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF TH | | | | | | | _ | | |
| DATE SIGNED BY SELLE | R AND IS | NOT A S | UBSTITUTE FOR A | NY | INS | SPECT | TION OF THE PROPERTY AS TIONS OR WARRANTIES TH SELLER'S AGENTS, OR AN | E B | 3UY | ΈR |
| Seller Se | upvina the | Property I | f unoccupied (by Set | ler) | hov | w long | since Seller has occupied the | Pro | nor | tv2 |
| | чруш.gо | or \square ne | ver occupied the Pro | per | tv | w long | Since Celler has occupied the | 110 | ημοι | ιy: |
| | | | • | • | • | - /N/\ . | an Halan array (LIV) | | | |
| Section 1. The Property This notice does not | establish the | e items to be | e conveyed. The contra | act v | yill de | etermin | or unknown (U).) he which items will & will not conve | ey. | | |
| Item | YNU | Item | | Υ | N | U | Item | Y | N | U |
| Cable TV Wiring | | Liquid F | Propane Gas: | / | | | Pump: ☐ sump ☐ grinder | \Box | | |
| Carbon Monoxide Det. | 1 | -LP Co | mmunity (Captive) | | 1 | | Rain Gutters | П | \Box | 7 |
| | 4 | -LP on | Property | | 1 | | Range/Stove | | | Г |
| Cooktop | 4 | Hot Tul |) | | | | Roof/Attic Vents | \Box | | Г |
| Dishwasher | 1 | Intercor | n System | | 1 | | Sauna | | Z | <u> </u> |
| Disposal | | Microwa | ave | | 1 | | Smoke Detector | \square | | |
| Emergency Escape | | Outdoo | r Grill | | | | Smoke Detector - Hearing | П | П | |
| Ladder(s) | | | | | 1 | | Impaired | | | |
| Exhaust Fans BATH COM K | | Patio/D | ecking | | 1 | | Spa | П | 7 | |
| Fences | | Plumbir | ng System | | | | Trash Compactor | П | 7 | |
| Fire Detection Equip. | <i>7</i> | Pool | | | 1 | | TV Antenna | П | 7 | |
| French Drain | | Pool Equipment | | | | | Washer/Dryer Hookup | \Box | | |
| Gas Fixtures | 1 | Pool Ma | int. Accessories | | 1 | | Window Screens | D | | |
| Natural Gas Lines | | Pool He | ater | | 1 | | Public Sewer System | | 7 | |
| Item | | YNU | | | Ad | dition | al Information | | | |
| Central A/C | | | □electric □gas | nı | umbe | er of u | nits: | | | |
| Evaporative Coolers | | | number of units: _ | | | | | | | |
| Wall/Window AC Units | | | number of units: 3 | | | | | | | |
| Attic Fan(s) | | | if yes, describe: | | | | | | | |
| Central Heat | | | ☐electric ☐gas | | | | nits: | | | |
| Other Heat | | | if yes, describe: | | | | | | | |
| Oven | | | number of ovens: | | | | | | | |
| Fireplace & Chimney | | | ☐ wood ☐ gas log | jś | | nock | other: | | | |
| Carport | | | attached no | t att | ache | ed | | | | |
| Garage | | | attached no | t att | tache | ed | | | | |
| Garage Door Openers | | | number of units: | | | | number of remotes: | | _ | |
| Satellite Dish & Controls | | | owned lease | ed fr | om | | | | | |
| Security System | | | owned lease | d fr | om. | | | | | |
| Water Heater | | | 🗌 electric 🔲 gas | | othe | er: | number of units: | | | |
| Water Softener | | | owned lease | d fr | om | | | | | |
| Underground Lawn Sprinkl | | | automatic m | anu | ıai | areas | covered: | | | |
| Septic / On-Site Sewer Fac | cility | | if yes at ach Inform | natio | on A | bout C | n-Site Sewer Facility (TAR-14 | 07) | | |
| (TAR-1406) 9-01-11 | Initiale | ed by: Selle | ər:, | زيا | and l | Buyer: | ,Pa | age | 1 of | 5 |

Bill Johnson & Associates Real Estate 420 E Main Beliville, TX 77418

| Water supply provided by: City Well Mt Was the Property built before 1978? Wes Cif yes, complete, sign, and attach TAR-1906 Roof Type: COM Sthere an overlay roof covering on the Property yes Ino Cunknown Are you (Seller) aware of any of the items listed in need of repair? Yes Ino If yes, describe (CALLS) Section 2. Are you (Seller) aware of any deference of the items listed in the | JD fo concer Ag (shingle | co-o unk rning ge: es or | o unknown nown 1978 lead-based pain 8 9 roof covering pl | other: - /985 t hazards). (a) aced over existing shingles or roof | coveri | ing)? |
|---|-----------------------------------|---|--|---|-------------|---|
| Was the Property built before 1978? | fio [concer A((shingle | Junk rning ge: es or Sectio | nown /978 lead-based pain & Y roof covering pl | t hazards). (a) aced over existing shingles or roof | coveri | ing)? |
| (If yes, complete, sign, and attach TAR-1906 Roof Type: | concer Ag (shingle | rning ge: es or Sectio | lead-based pain | t hazards)(apaced over existing shingles or roof | coveri | ing)? |
| Roof Type: COMIS Is there an overlay roof covering on the Property yes Ino I unknown Are you (Seller) aware of any of the items listed in need of repair? I yes Ino If yes, describe (III) AULS Section 2. Are you (Seller) aware of any defermine the section of the items listed in need of repair? I yes Ino If yes, describe (III) AULS | Ao (shingle n this S | ge: es or Sectio | roof covering pl | aced over existing shingles or roof | coveri | ing)? |
| Is there an overlay roof covering on the Property yes Ino Junknown Are you (Seller) aware of any of the items listed in need of repair? yes Ino If yes, describe (INALLS) Section 2. Are you (Seller) aware of any defe | (shingle n this S | es or Sectio | roof covering pl | aced over existing shingles or roof | coveri | ing)? |
| Are you (Seller) aware of any of the items listed in need of repair? Yes no If yes, describe (WALLS) Section 2. Are you (Seller) aware of any deferming the section of the items listed in need of repair? Are you (Seller) aware of any deferming the section of the items listed in need of repair? | n this S | Sectio | , i | | | |
| need of repair? Tyes no If yes, describe (WALLS Section 2. Are you (Seller) aware of any defe | | | n 1 that are not | in working condition, that have det | | |
| need of repair? Tyes no If yes, describe (WALLS Section 2. Are you (Seller) aware of any defe | | | n 1 that are not | in working condition, that have dol | - 72 | |
| Section 2. Are you (Seller) aware of any defe | attach | addit | | | | |
| Section 2. Are you (Seller) aware of any defe | | uuuit | onal sheets if ne | ecessary): | | |
| Section 2. Are you (Seller) aware of any defe | | | | | | |
| Section 2. Are you (Seller) aware of any defe | | | | | | |
| museum and bla (bl) if you are not assess to | cts or | malf | unctions in any | of the following?: (Mark Yes (Y |) if you | u are |
| aware and No (N) if you are not aware.) Item Y N Item | | | YN | Item | | ZINI |
| Basement Floors | 50. | Δ | | Sidewalks | | N |
| | | | | | | $+\!$ |
| | | |) Room | Walls / Fences | | $-\!$ |
| | | | oom | Windows | | 4 |
| Driveways Lighting | | | | Other Structural Components | | 4 |
| Electrical Systems Plumbir | ng Syst | ems | - | | | |
| Exterior Walls Roof | | | | | | |
| Section 3. Are you (Seller) aware of any of th you are not aware.) | e folic | owing | conditions: (N | Mark Yes (Y) if you are aware an | d No (| N) if |
| Condition | Υ | N, | Condition | | Y | N |
| Aluminum Wiring | | V | Previous Fou | Indation Repairs | | 1 |
| Asbestos Components | | П | Previous Roo | of Repairs | | 7 |
| Diseased Trees: oak wilt | | \Box | Other Structu | ıral Repairs | | 1. |
| Endangered Species/Habitat on Property | | П | Radon Gas | | | 1 - |
| Fault Lines | | Π | Settling | | | 1 |
| Hazardous or Toxic Waste | | П | Soil Moveme | nt | | 1, |
| Improper Drainage | | \Box | Subsurface S | Structure or Pits | | Π |
| Intermittent or Weather Springs | | \Box | Underground | Storage Tanks | | Ш |
| Landfill | | П | Unplatted Ea | | | Π |
| Lead-Based Paint or Lead-Based Pt. Hazards | | \Box | Unrecorded E | Easements | | TT |
| Encroachments onto the Property | | | Urea-formald | ehyde Insulation | | H |
| Improvements encroaching on others' property | | П | Water Penetr | | _ | ## |
| Located in 100-year Floodplain | | | Wetlands on | Property | | 11 |
| Located in Floodway | | Н | Wood Rot | 3 | | <i>*</i> |
| Present Flood Ins. Coverage | | \Box | Active infesta | ition of termites or other wood | | + |
| (If yes, attach TAR-1414) | | | destroying ins | | | |
| (1. Jeel minder it at 1.1.1.1.) | | | | tment for termites or WDI | \neg | T |
| Previous Flooding into the Structures | | | | | | |
| | | | Previous term | nite or WDI damage repaired | | ブ |
| Previous Flooding into the Structures | | + | | nite or WDI damage repaired DI damage needing repair | | I |
| Previous Flooding into the Structures Previous Flooding onto the Property | | # | Termite or W | DI damage needing repair | a* | |
| Previous Flooding into the Structures Previous Flooding onto the Property Previous Fires | , A | # | Termite or W | · · · · · · · · · · · · · · · · · · · | a* | |

| 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 connected to the property's public water supply that is able to be used for indoor potable purposes. If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): | Concerni | ng the Property at | Sea | ly, Texas 774 | 474, | |
|--|----------------|--|---|---------------------------------------|----------------------------------|----------------|
| Section 4. Are you (Seller) aware of any item, equipment, or system ip 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 it 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.) Note that you are aware. Note that you are aware aware. Mark No (N) if you are not aware. Note that you are aware. Note that you are aware. Mark No (N) if you are not aware. Note that you are aware. Note that you are aware. Mark No (N) if you are not aware. Note that you are aware. Note that you are aware. Mark No (N) if you are not aware. Note that you are aware. Note that you are aware. Mark No (N) if you are aware. Note that you are aware. Note that you are aware. Mark No (N) if you are aware. Note that you are aware. Note that you are aware. Mark No (N) if you are aware. Note that you are aware. Mark No (N) if you are aware. Mark No (N) if you are aware. Note that you are aware. Mark No (N) if you are aware. Mark No (N) if you are aware. Note that you are aware. Mark No (N) if you are aware. Mark No (N) if you are aware. Note that you are aware. Mark No (N) if | If the ans | swer to any of the items in So | ection 3 is yes, explain (attac | h additional sheets | s if necessary): | |
| which has not been previously disclosed in this notice? | Castian | - | • | | | and of rappir |
| Noom additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time. Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: Fees or assessments are: \$ per and are: mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$ mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$ mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$ mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$ mandatory voluntary Any unpaid fees or assessment for the Property? 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 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 except 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 connected to the property's public water supply that is able to be used for indoor potable purposes. If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): | which ha | as not been previously d | lisclosed in this notice? | yes no If ye | es, explain (attach addition | nal sheets if |
| Name of association: Manager's name: | not awar | re.) Room additions, structura | al modifications, or other alte | | | |
| with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe: 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 except 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 moid remediation or other remediation). Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes. If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): | - - - - | Name of association: | are: \$per sessment for the Property? nore than one association, pi | Phone: | _ and are: ☐ mandatory) ☐ no | voluntary |
| 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 except 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 connected to the property's public water supply that is able to be used for indoor potable purposes. If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): | | with others. If yes, comple | ete the following: | • | | |
| to: divorce, foreclosure, heirship, bankruptcy, and taxes.) Any death on the Property except 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 connected to the property's public water supply that is able to be used for indoor potable purposes. If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): | 0 9 | Any notices of violations Property. | of deed restrictions or gover | nmental ordinance | es affecting the condition of | or use of the |
| 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 connected to the property's public water supply that is able to be used for indoor potable purposes. If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): | - g | | | | e Property. (Includes, but | is not limited |
| 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 connected to the property's public water supply that is able to be used for indoor potable purposes. If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): | o 9 | | | used by: natural ca | auses, suicide, or accident | unrelated to |
| 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 connected to the property's public water supply that is able to be used for indoor potable purposes. If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): | o ø | Any condition on the Prope | erty which materially affects t | ne health or safety | of an individual. | |
| If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): | o 'g/ | hazards such as asbestos If yes, attach any certi | s, radon, lead-based paint, ure ificates or other documentation | ea-formaldehyde, on identifying the e | or mold. | |
| \sim | - 7 | | system connected to the pr | operty's public wa | ater supply that is able to | be used for |
| (TAR-1406) 9-01-11 Initialed by: Seller: W and Buyer: Page 3 of 5 | If the ans | swer to any of the items in Se | ection 5 is yes, explain (attach | additional sheets | if necessary): | |
| | (TAR-140 | 06) 9-01-11 Initia | aled by: Seller: W | and Buver: | | Page 3 of 5 |

7889 SE Frontage Rd

| Concerning the Pro | perty at | | 39 SE Frontage Rd | |
|---|---|---|---|---|
| | | | | |
| | | | | |
| Section 6. Seller | □has □has n | ot attached a survey of the | e Property. | |
| regularly provide | nspections and | , have you (Seller) receivento are either licensed as attach copies and complet | red any written inspection re s inspectors or otherwise per e the following: | ports from persons who mitted by law to perform |
| Inspection Date | Туре | Name of Inspector | | No. of Pages |
| | | | | |
| | | | | |
| | | | | |
| Ρι | operty. A buyer s | should obtain inspections | orts as a reflection of the curre from inspectors chosen by th | ne buyer. |
| Section 8. Check | | on(s) which you (Seller) cu Senior Citizen | urrently claim for the Property: Disabled | |
| ☐ Wildlife Mana | agement | ☐ Agricultural | - Set & 10 | |
| | | | claim for damage to the Pi | |
| requirements of C | hapter 766 of the | Health and Safety Code?* | ors installed in accordance v ☐ unknown ☐ no ☐ yes. | |
| smoke dete which the de know the bu | ctors installed in a velling is located, i | ccordance with the require ncluding performance, loca ements in effect in your are | ne-family or two-family dwelling ments of the building code in e tion, and power source requiren a, you may check unknown abo | ffect in the area in nents. If you do not |
| of the buyer evidence of the buyer n specifies the | 's family who will r the hearing impain nakes a written re e locations for insta | eside in the dwelling is hea ment from a licensed physic quest for the seller to inst | the hearing impaired if: (1) the laring-impaired; (2) the buyer given sian; and (3) within 10 days after all smoke detectors for the head gree who will bear the cost of in | es the seller written In the effective date, aring-impaired and |
| | | | the best of Seller's belief and the information or to omit any mate | |
| | IR Ho | h.d. | | |
| Signature of Selfer Printed Name: Pau | l R Henschke | | mature of Seller nted Name: <u>Carol F Hensc</u> | Date hke |
| (TAR-1406) 9-01-1 | | led by: Seller:, | and Buyer:, _ | Page 4 of 5 |

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.
- 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: | phone #: |
|----------------|----------|
| Sewer: | |
| Water: | |
| Cable: | |
| Trash: | |
| Natural Gas: | |
| Phone Company: | |
| Propane: | phone #: |

(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 | Signature of Buyer | Date |
|--------------------|------|--------------------|------|
| Printed Name: | Wa | Printed Name: | |



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.
©Texas Association of REALTORS®, Inc., 2004

| co | 7889 SE Frontage Rd NCERNING THE PROPERTY AT Sealy, Texas 77474, |
|------|---|
| A. | DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY: |
| | (1) Type of Treatment System: Septic TankS Aerobic Treatment Unknown 3 + 1 CREASE TRAP |
| | (2) Type of Distribution System: (CURRENT - PIPES) (FURMER PIPES + SPRINKLES Unknown |
| | (3) Approximate Location of Drain Field or Distribution System: Unknown |
| | (4) Installer: Town + Country Sertic Unknown |
| | (5) Approximate Age: |
| B. | MAINTENANCE INFORMATION: |
| | (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? If yes, name of maintenance contractor: Town + Country Phone: 979-732-9560 contract expiration date: —NO COUNTRY 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? |
| | (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain: Yes |
| | (4) Does Seller have manufacturer or warranty information available for review? |
| 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. |
| (TAF | -1407) 1-7-04 Initialed for Identification by Buyer, and Seller, 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> | Usage (gal/day) without water- saving devices | Usage (gal/day) with water- saving devices |
|---|---|--|
| 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.

| for K Hla f | Carol Kense | ale |
|---|--------------------------------------|------|
| Signature of Seller / Date Paul R Henschke Jr | Signature of Seller Carol F Henschke | Date |
| Receipt acknowledged by: | | |

Signature of Buyer Date Signature of Buyer Date



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.

©Texas Association of REALTORS®, Inc., 2004

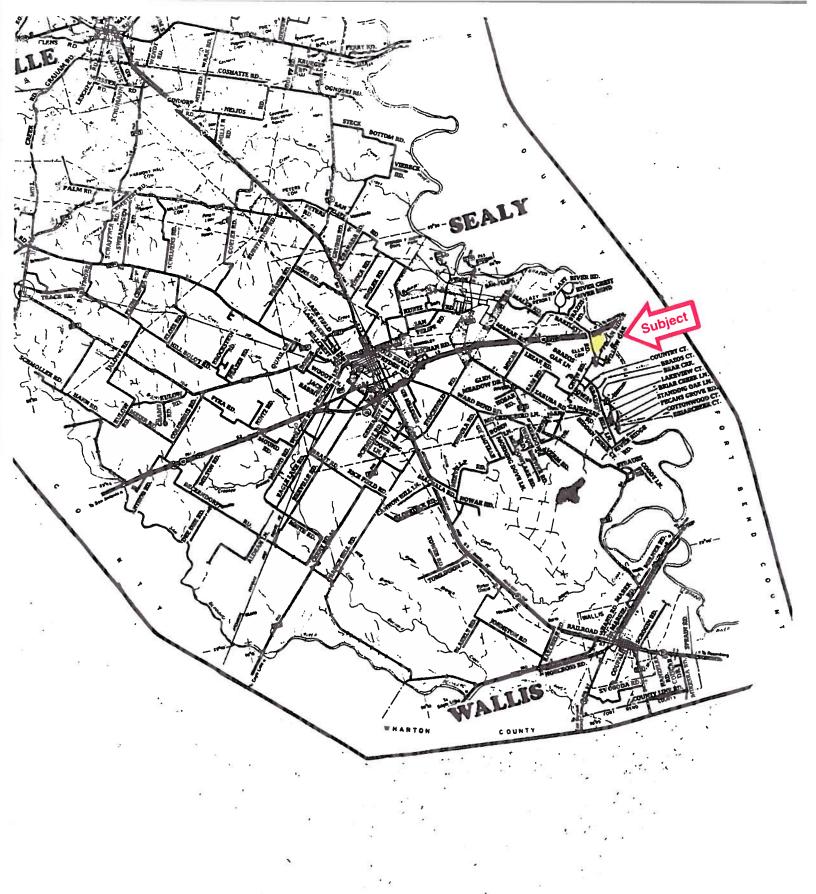
| CO | NCERNING THE PROPERTY AT | 7889 SE Frontage Rd Sealy, Texas 77474, | |
|-----|---|--|---------------------|
| Α. | | EWER FACILITY ON PROPERTY: | |
| | (1) Type of Treatment System: | Septic Tank (I) Aerobic Treatment | Unknown |
| | (2) Type of Distribution System: | PIPE | Unknown |
| | (3) Approximate Location of Dra NOATH Sいかご | ain Field or Distribution System: | |
| | | COUNTRY SEPTIC | _ |
| | (5) Approximate Age: | | Inknown |
| В. | MAINTENANCE INFORMATION | N: | |
| | If yes, name of maintenance Phone: 179 - 732 - 554 Maintenance contracts must sewer facilities.) | enance contract in effect for the on-site sewer facility? e contractor: TOUN + COUNTES SEPT E C eontract expiration date: - 0 - No t be in effect to operate aerobic treatment and certain not | ก-standard" on-site |
| | (2) Approximate date any tanks | were last pumped? ? | |
| | (3) Is Seller aware of any defect If yes, explain: | t or malfunction in the on-site sewer facility? | Yes Yo |
| | /// Day Calley have mary factor | way ar warranty information available for review? | ☐ Yes 🔽 No |
| _ | 7 (5) | urer or warranty information available for review? | 100 22 110 |
| C. | (1) The following items concerning planning materials per maintenance contract | ing the on-site sewer facility are attached: ermit for original installation inspection when communication information informa | OSSF was installed |
| | submitted to the permitting a | ne supporting materials that describe the on-site sew authority in order to obtain a permit to install the on-site s | ewer facility. |
| | (3) It may be necessary for transferred to the buyer. | r a buyer to have the permit to operate an on-s | ite sewer facility |
| (TA | R-1407) 1-7-04 Initialed for le | Identification by Buyer, and Seller, | 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> | Usage (gal/day) without water- saving devices | Usage (gal/day) with water- saving devices |
|---|---|--|
| 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.

| De x Hah An | Data | Canal / Juni Ca | Date Date |
|--|------|-----------------------------|-----------|
| Signature of Seller Paul R Henschke Jr | Date | Carol F Henschke | Date |
| Receipt acknowledged by: | | | |
| Signature of Bu y er | Date | Signature of Bu y er | Date |



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated, by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written-listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly:
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

- * Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.
- ** If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

