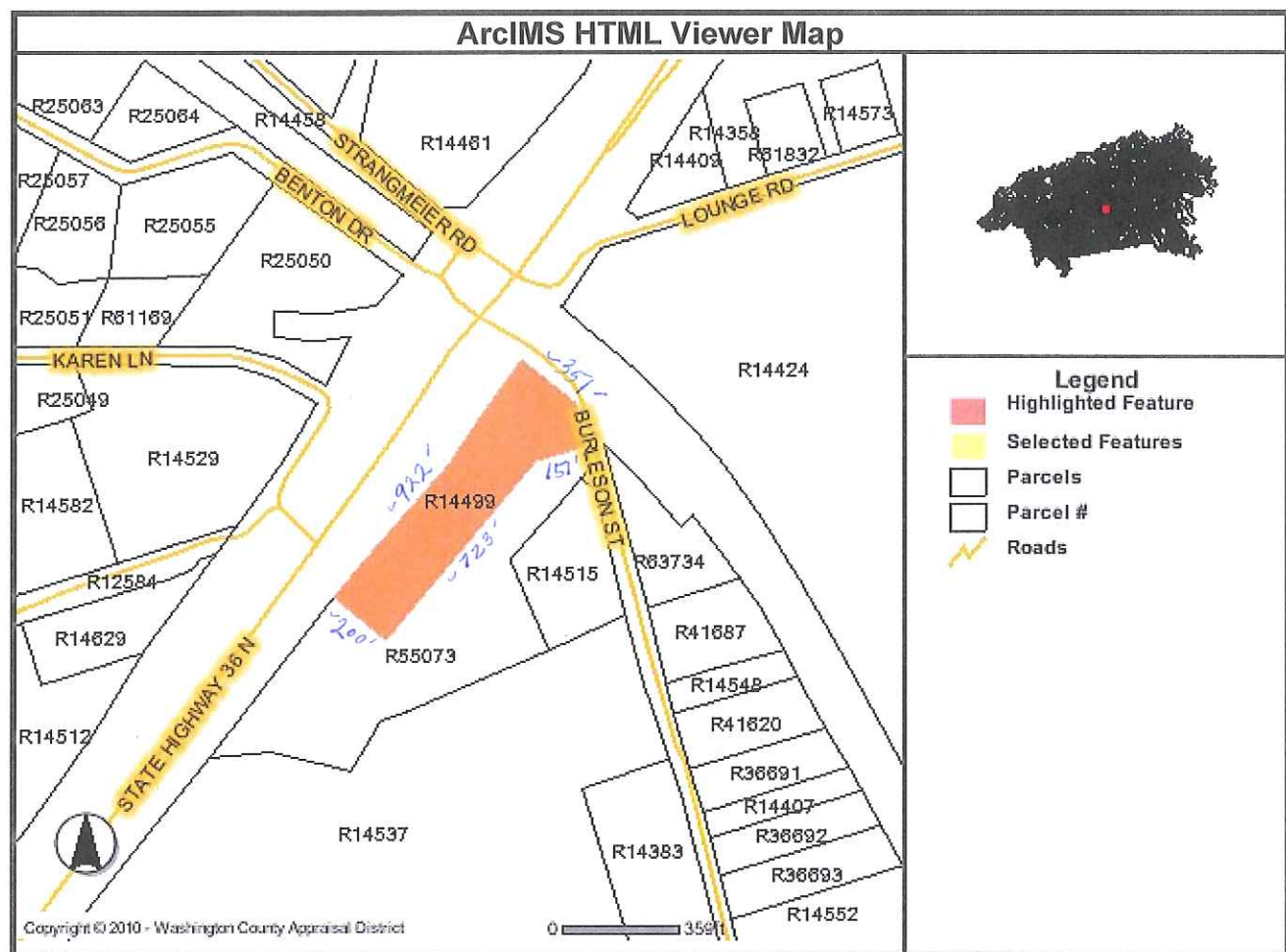
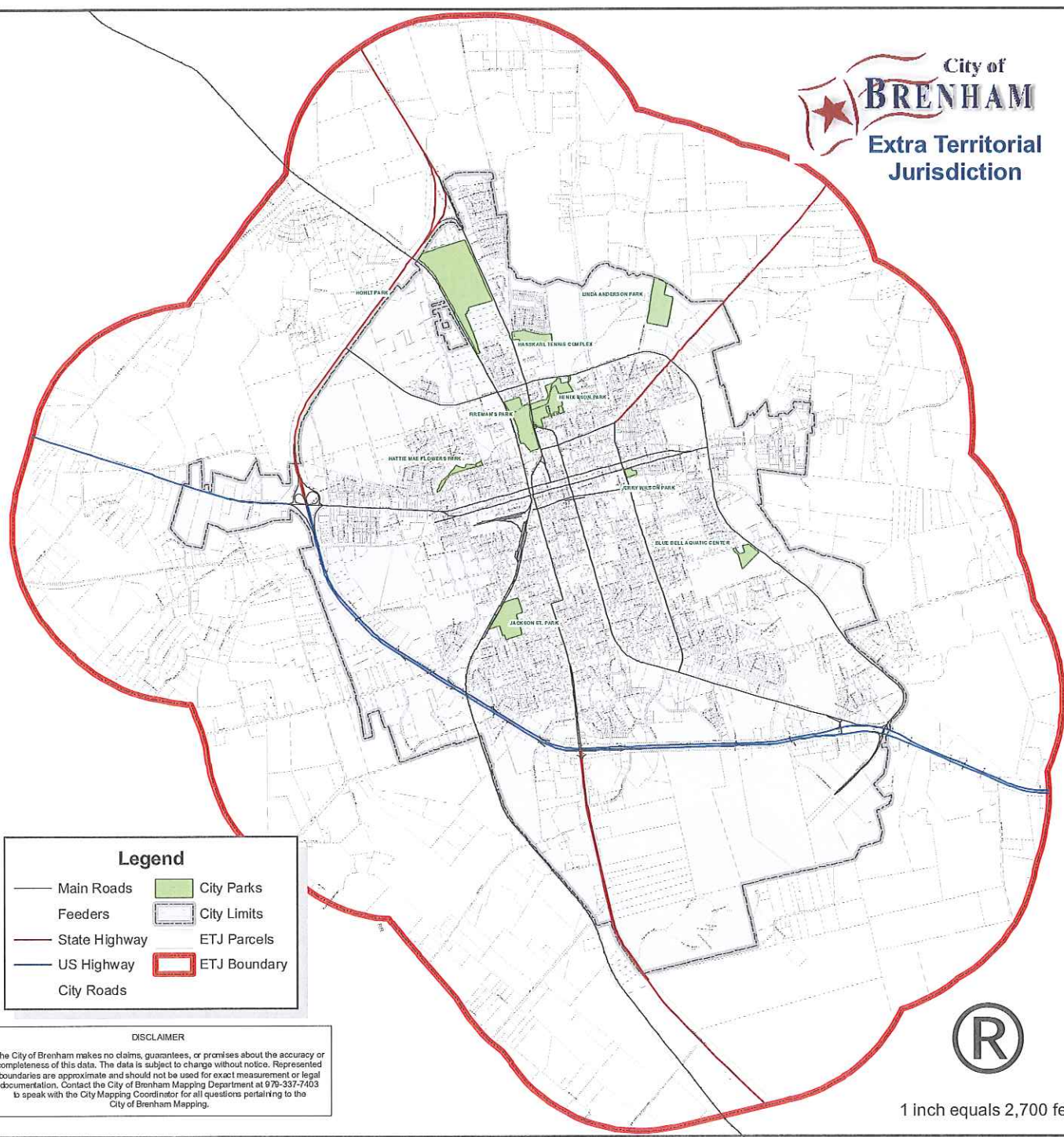








Main Roads		City Parks
Feeders		City Limits
State Highway		ETJ Parcels
US Highway		ETJ Boundary
City Roads		

DISCLAIMER

The City of Brenham makes no claims, guarantees, or promises about the accuracy or completeness of this data. The data is subject to change without notice. Represented boundaries are approximate and should not be used for exact measurement or legal documentation. Contact the City of Brenham Mapping Department at 979-337-7403 to speak with the City Mapping Coordinator for all questions pertaining to the City of Brenham Mapping.



1 inch equals 2,700 feet





TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL PROPERTY CONDITION STATEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
 ©Texas Association of REALTORS®, Inc. 2010

CONCERNING THE PROPERTY AT: 2150 HWY 36 N, Brenham, TX 77833

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

PART I - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:

Aware **Not
Aware**

- (1) any of the following environmental conditions on or affecting the Property:
 - (a) radon gas? ☐ ☒
 - (b) asbestos components:
 - (i) friable components? ☐ ☒
 - (ii) non-friable components? ☐ ☐
 - (c) urea-formaldehyde insulation? ☐ ☒
 - (d) endangered species of their habitat? ☐ ☒
 - (e) wetlands? ☐ ☒
 - (f) underground storage tanks? ☐ ☒
 - (g) leaks in any storage tanks (underground or above-ground)? ☐ ☒
 - (h) lead-based paint? ☐ ☒
 - (i) hazardous materials or toxic waste? ☐ ☒
 - (j) open or closed landfills on or under the surface of the Property? ☐ ☒
 - (k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like? ☐ ☒
 - (l) any activity relating to drilling or excavation sites for oil, gas, or other minerals? ☐ ☒
- (2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)? ☐ ☒
- (3) any part of the Property lying in a special flood hazard area (A or V Zone)? ☐ ☒
- (4) any improper drainage onto or away from the Property? ☐ ☒
- (5) any fault line or near the Property that materially and adversely affects the Property? ☐ ☐
- (6) outstanding mineral rights, exceptions, or reservations of the Property held by others? ☒ ☐ *Seller reserves all*
- (7) air space restrictions or easements on or affecting the Property? ☐ ☒
- (8) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property? ☐ ☒

(TAR-1408) 1-26-10 Initialed by Seller or Landlord: [Signature] and Buyer or Tenant: _____ Page 1 of 4

- | | <u>Aware</u> | <u>Not
Aware</u> |
|---|--------------------------|-------------------------------------|
| (9) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)? | ☐ | ☒ |
| (10) pending changes in zoning, restrictions, or in physical use of the Property? | ☐ | ☒ |
| (11) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? | ☐ | ☒ |
| (12) lawsuits affecting title to or use or enjoyment of the Property? | ☐ | ☒ |
| (13) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? | ☐ | ☒ |
| (14) common areas or facilities affiliated with the Property co-owned with others? | ☐ | ☒ |
| (15) an owners' or tenants' association or maintenance fee or assessment affecting the Property? | ☐ | ☒ |
| If aware, name of association: _____ | | |
| Name of manager: _____ | | |
| Amount of fee or assessment: \$ _____ per _____ | | |
| Are fees current through the date of this notice? ☐ yes ☐ no ☐ unknown | | |
| (16) subsurface structures, hydraulic lifts, or pits on the Property? | ☐ | ☒ |
| (17) intermittent or weather springs that affect the Property? | ☐ | ☒ |
| (18) any material defect in any irrigation system, fences, or signs on the Property? | ☐ | ☒ |
| (19) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual? | ☐ | ☒ |

If you are aware of any of the conditions listed above, explain. (*Attach additional information if needed.*) _____

PART 2 – Complete only if Property is Improved

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

- | | <u>Aware</u> | <u>Not
Aware</u> | <u>Not
Appl.</u> |
|--|--------------------------|--------------------------|--------------------------|
| (1) <u>Structural Items:</u> | | | |
| (a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)? | ☐ | ☐ | ☐ |
| (b) exterior walls? | ☐ | ☐ | ☐ |
| (c) fireplaces and chimneys? | ☐ | ☐ | ☐ |
| (d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? | ☐ | ☐ | ☐ |
| (e) windows, doors, plate glass, or canopies | ☐ | ☐ | ☐ |

(TAR-1408) 1-26-10 Initialed by Seller or Landlord: [Signature] , _____ and Buyer or Tenant: _____ , _____ Page 2 of 4

- | | <u>Aware</u> | <u>Not
Aware</u> | <u>Not
Appl.</u> |
|--|-------------------------------------|-------------------------------------|--------------------------|
| (2) <u>Plumbing Systems:</u> | | | |
| (a) water heaters or water softeners? | ☐ | ☐ | ☐ |
| (b) supply or drain lines? | ☐ | ☐ | ☐ |
| (c) faucets, fixtures, or commodes? | ☐ | ☐ | ☐ |
| (d) private sewage systems? | ☒ | ☐ | ☐ |
| (e) pools or spas and equipments? | ☐ | ☐ | ☐ |
| (f) sprinkler systems? | ☐ | ☐ | ☐ |
| (g) water coolers? | ☐ | ☐ | ☐ |
| (h) private water wells? | ☒ | ☐ | ☐ |
| (i) pumps or sump pumps? | ☐ | ☐ | ☐ |
| (3) <u>HVAC Systems:</u> any cooling, heating, or ventilation systems? | ☐ | ☐ | ☐ |
| (4) <u>Electrical Systems:</u> service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes? | ☐ | ☒ | ☐ |
| (5) <u>Other Systems or Items:</u> | | | |
| (a) security or fire detection systems? | ☐ | ☐ | ☐ |
| (b) porches or decks? | ☐ | ☐ | ☐ |
| (c) gas lines? | ☐ | ☐ | ☐ |
| (d) garage doors and door operators? | ☐ | ☐ | ☐ |
| (e) loading doors or docks? | ☐ | ☐ | ☐ |
| (f) rails or overhead cranes? | ☐ | ☐ | ☐ |
| (g) elevators or escalators? | ☐ | ☐ | ☐ |
| (h) parking areas, drives, steps, walkways? | ☐ | ☐ | ☐ |
| (i) appliances or built-in kitchen equipment? | ☐ | ☐ | ☐ |

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.) _____

B. Are you (Seller or Landlord) aware of:

- | | <u>Aware</u> | <u>Not
Aware</u> |
|--|--------------------------|-------------------------------------|
| (1) any of the following water or drainage conditions materially and adversely affecting the Property: | | |
| (a) ground water? | ☐ | ☒ |
| (b) water penetration? | ☐ | ☒ |
| (c) previous flooding or water drainage? | ☐ | ☒ |
| (d) soil erosion or water ponding? | ☐ | ☒ |

(TAR-1408) 1-26-10 Initialed by Seller or Landlord:  and Buyer or Tenant: _____

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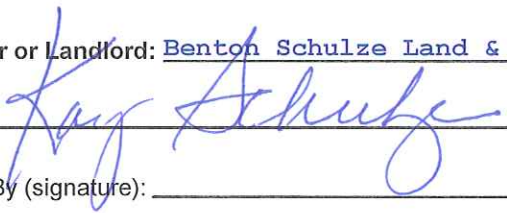
- | | <u>Aware</u> | <u>Not
Aware</u> |
|---|--------------------------|--------------------------|
| (2) previous structural repair to the foundation systems on the Property? | ☐ | ☐ |
| (3) settling or soil movement materially and adversely affecting the Property? | ☐ | ☐ |
| (4) pest infestation from rodents, insects, or other organisms on the Property? | ☐ | ☐ |
| (5) termite or wood rot damage on the Property needing repair? | ☐ | ☐ |
| (6) mold to the extent that it materially and adversely affects the Property? | ☐ | ☐ |
| (7) mold remediation certificate issued for the Property in the previous 5 years? | ☐ | ☐ |
| <i>if yes, attach a copy of the mold remediation certificate.</i> | | |
| (8) previous termite treatment on the Property? | ☐ | ☐ |
| (9) previous fires that materially affected the Property? | ☐ | ☐ |
| (10) modifications made to the Property without necessary permits or not in compliance
with building codes in effect at the time? | ☐ | ☐ |
| (11) any part, system, or component in or on the Property not in compliance with
the Americans with Disabilities Act or the Texas Architectural Barrier Statute? | ☐ | ☐ |

If you are aware of any conditions described under Paragraph B, explain. (Attach additional information, if needed.) _____

Sudden Link cable run along Burkson Street and runs to office.

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: Benton Schulze Land & Cattle

By: 

By (signature): _____

Printed Name: _____

Title: _____ Date: _____

By: _____

By (signature): _____

Printed Name: _____

Title: _____ Date: _____

Buyer or Tenant: _____

By: _____

By (signature): _____

Printed Name: _____

Title: _____ Date: _____

By: _____

By (signature): _____

Printed Name: _____

Title: _____ Date: _____

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT

2150 Hwy 36 N

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: _____ ☒ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown
 Tank located in Alleyway by office
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: _____ ☒ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☐ No
 If yes, name of maintenance contractor: _____
 Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? 2006
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
 If yes, explain: _____

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

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TAR-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller KA

Page 1 of 2

Coldwell Banker Properties 2402 S Day St Brenham, TX 77833
 Phone: (979)836-0011

Fax: (979)836-6046

Donald Winkles

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Untitled

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>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Kay Schulz 1/4/12
Signature of Seller Date

Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

Statement Of Account**Consolidated Tax Collections of Washington County**

This is a statement of taxes paid and due as of 12/27/2011 based upon the tax records of the Consolidated Tax Collections of Washington County.

P.O. Box 2199\ 1301 Niebuhr St.

Brenham, TX 77834-2199

Ph: (979) 277-3740 Fax: (979) 277-3741

This document is not a tax certificate and does not absolve a taxpayer from tax liability in any way. Should this document be found to be in error, it may be corrected by the collections office. Responsibility to pay taxes remains with the taxpayer as outlined in the Texas Property Tax Code.

Property Information

Property ID : 0055-000-17500

Quick-Ref ID : R14499

Value Information

	Land HS	:	\$0.00
2150 HWY 36 N BRENHAM,	Land NHS	:	\$0.00
TX 77833	Imp HS	:	\$0.00
	Imp NHS	:	\$13,180.00
A0055 HARRINGTON,	Ag Mkt	:	\$110,140.00
ARRABELLA, TRACT 175,	Ag Use	:	\$580.00
ACRES 4.837	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$13,760.00

Owner Information

Owner ID : O0008565

SCHULZE, BENTON LAND & CATTLE
CO, LLC

721 W BRIARWOOD DR
BRENNHAM, TX 77833

Ownership: 100.00%

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
G01	2010	42.80	0.85	0.00	0.00	0.00
JC1	2010	8.05	0.16	0.00	0.00	0.00
RD1	2010	19.96	0.40	0.00	0.00	0.00
S01	2010	161.05	0.00	0.00	0.00	0.00

Total for current bills if paid by 12/31/2011 : \$0.00

Total due on all bills 12/31/2011 : \$0.00

2010 taxes paid for entity G01 \$41.95

2010 taxes paid for entity JC1 \$7.89

2010 taxes paid for entity RD1 \$19.56

2010 taxes paid for entity S01 \$161.05

2010 Total Taxes Paid : \$230.45

Date of Last Payment : 11/03/11