Feb 11 11 11:59a

CONCERNING THE PROPERTY AT



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#### TEXAS ASSOCIATION OF REALTORS® **SELLER'S DISCLOSURE NOTICE**

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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.

3306 CUNNINGHAM RD. (MAIN HOUSE)

WALLIS, TX 77485

THIS NOTICE IS A DISCLOS DATE SIGNED BY SELLER MAY WISH TO OBTAIN. IT IS AGENT.	AND IS N	A TO	SUBSTITUTE FOR A	NY	INS	PECTI	ONS OR WARRANTIES TI	HE B	UY	ER
Seller <b>f</b> is <b>i</b> s not occupy			If unoccupied (by Sel ever occupied the Pro			long s	since Seller has occupied the	∍ Pro	per	ty?
Section 1. The Property ha This notice does not est							r Unknown (U).) which items will & will not conv	∋у.		
Item · Y	N U	item		Y	ΝĮ	Ū [	ltem	Y	N	U
Cable TV Wiring	<b>7</b>	Gas Li	nes (Nat/LP)		<b>\</b>		Pump: sump grinder		/	
Carbon Monoxide Det.	7	Hot Tu	b		<b>\</b>		Rain Gutters		/	
Ceiling Fans		Interco	m System				Range/Stove			
Cooktop		Microv	/ave				Roof/Attic Vents			
Dishwasher		Outdoo	or Grill		J	-	Sauna			
Disposal		Patio/E	Decking		/		Smoke Detector	<b>√</b>		
Emergency Escape		Plumb	ing System	,			Smoke Detector - Hearing			ŀ
Ladder(s)				1			Impaired			Ш
Exhaust Fans	$I \square I$	Pool			/		Spa			
Fences J		Pool E	quipment				Trash Compactor		•	
Fire Detection Equip.	<i>J</i> .	Pool M	aint. Accessories			_	TV Antenna			
French Drain ,		Pool H	eater				Washer/Dryer Hookup			Ш
Gas Fixtures		Public	Sewer System		1	] [	Window Screens	/		
Item		YNU			Δda	dition	al Information			_
Central A/C		<del>' ' `</del>	☑electric ☐gas	nı			<del></del>			ᅱ
Evaporative Coolers		<del>1</del> /	/ number of units:							
Wall/Window AC Units		/ number of units:								
Attic Fan(s)		/ if yes, describe:						ㅓ		
Central Heat		<del> </del>	☑ electric ☐ gas number of units:					터		
Other Heat		<del>~</del> //	/ if yes, describe:					一		
Oven		<b>/</b>	number of ovens: Delectric Dgas Dother:					_		
Fireplace & Chimney		7	☑wood ☐gas lo							_
Carport		$\mathcal{H}$	attached Inot attached						_	
Garage		$\mathcal{H}^{\dagger}$	attached Inc							
Garage Door Openers		1/1	number of units:				number of remotes:			$\neg$
Satellite Dish & Controls		-   /	□owned □leas							
Security System		7	☑owned ☐leas	ed fr	rom					
Water Heater		://	Prelectric □ gas			er:	number of units:			
Water Softener	Tradici Tradici									
Underground Lawn Sprinkler										
Septic / On-Site Sewer Facility / if yes, attach Information About On-Site Sewer Facility (TAR-1407)										
(TAR-1406) 1-01-10		d by: Se	1000 11	}		Buyer:		Page		of 5
5 Star Country Properties LLC 2668 Hwy 36 S. Brenham Michael Thomas	n, TX 77833	•	ZipForm® by zipLogix 18070 Fifter	en Mile		:: 979.530.8 Fraser, Mi		COLEMA	AN, SC	:OTT

Concerning the Property at		3308 0			121 PP - 1991	(MEN HOUSE)			
Water supply provided by:		1 [ 00 0							
Was the Property built before 1978?				IKIZ	DAMI!	Joner.			
(If yes, complete, sign, and attach				-04	naint	hazarde)			
							annra:	vim	ato)
Roof Type: Chronical Sthere an overlay roof covering on the	e Property (el	Aye	mot cov	Orio	na nia	and over existing chingles or re	appro.	Allii Mirit	ale)
yes □no □unknown	e Property (si	ningles of	TOOL COV	rem	iig bisi	ced over existing shirigles of re	OI COV	eni	ug) r
Are you (Seller) aware of any of the ite	ems listed in t	his Sectio	n 1 that	are	not in	working condition, that have o	efects	, or	· are
need of repair? ☐ yes ☑ no If yes									
	· · · · · · · · · · · · · · · · · · ·					,			
	<del></del>								
				–					
Section 2. Are you (Seller) aware o		s or malf	unctions	in a	any c	of the following?: (Mark Yes	Y) if y	ou/	are
aware and No (N) if you are not awar	e.)								
Item Y N	item		-	Υ	N	Item		ΤŢ	N
Basement	Floors					Sidewalks		Ť	
Ceilings	Foundatio	n / Slab(s	:)		7	Walls / Fences		十	17
Doors /	Interior W				7	Windows		┢	1
Driveways	Lighting F					Other Structural Componer	ts	H	1
Electrical Systems	Plumbing				7	Other Guadarar Compens		H	
Exterior Walls	Roof				<b>*</b> /			<del> </del>	1
<u> </u>	<del></del>	<del> </del>							ш
If the answer to any of the items in Sec	tion 2 is yes,	explain (a	attach ad	lditi	onal si	heets if necessary):			
	<del></del>								
W									
	- 1,								
Section 3. Are you (Seller) aware o	f any of the	following	conditi	on	s: (Ma	rk Yes (Y) if you are aware a	nd No	o (N	1) if
you are not aware.)	-	_			•				
Condition		YN	Cond	litic	on .			Υ	N
Aluminum Wiring						dation Repairs			H
Asbestos Components	· · · · · · · · · · · · · · · · · · ·					Repairs		.7	М
Diseased Trees: ☐ oak wilt ☐		1 7		_		al Repairs		<b>V</b>	l オ
Endangered Species/Habitat on Prope	ertv		Rado						H
Fault Lines			Settlir						
Hazardous or Toxic Waste					ement	-		М	>
Improper Drainage		<del>                                      </del>				ucture or Pits		$\vdash$	M
Intermittent or Weather Springs						torage Tanks		$\vdash$	
Landfill						ments	-		4
Lead-Based Paint or Lead-Based Pt.	-lazards	<del>         </del>				sements	$\dashv$	$\vdash$	
Encroachments onto the Property	TOPE CONTRACTOR OF THE CONTRAC	<del>   </del>				nyde Insulation			M
Improvements encroaching on others'	property	<del>   </del>			enetrat			$\dashv$	M
Located in 100-year Floodplain	property	<del>                                      </del>	+			operty		$\dashv$	14
Located in Floodway		🗸	Wood			operty			4
Present Flood Ins. Coverage							$\longrightarrow$		4
(If yes, attach TAR-1414)		/				on of termites or other wood-			
<u></u>						cts (WDI)	$\longrightarrow$		4
Previous Flooding into the Structures Previous Flooding onto the Property		<del>    /</del>				nent for termites or WDI		-/	<del> </del>
Previous Fires	<del></del>					e or WDI damage repaired		$\dashv$	4
Previous Use of Premises for Manufac	turo	<del>     </del>	1 enim	ie C	N AAIDI	damage needing repair	$\longrightarrow$	$\dashv$	4
	aure						1		
of Methamphetamine	al book Contract		<u> </u>						
(TAR-1406) 1-01-10 Initiale	d by: Seller:	/U/,	<u> 50</u>	_ a	ind Bu	yer:,	Page:	20	ıt 5

Cor	ncernin	g the Property at
if th	ne ansv	ver to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):  If should replaced due to storm  If the ment dense by previous once.
<u></u>	lons	he treatment done for previous owner
wh	ction 4. ich ha essary	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 I no If yes, explain (attach additional sheets if ):
	ction 5. aware	Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
Y	N	Room 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: Phone: Phone:
		Fees or assessments are: \$ per and are: \( \precedit \) mandatory \( \precedit \) voluntary Any unpaid fees or assessment for the Property? \( \precedit \) yes (\$) \( \precedit \) no If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
		Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  Any optional user fees for common facilities charged?   yes  no If yes, describe:
0	9	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	<u>u</u>	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).
lf th	ne ansv	ver to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
(TA	R-1406	5) 1-01-10 Initialed by: Seller: 10, 50 and Buyer:, Page 3 of 5

(TAR-1406) 1-01-10

	_	2206 00	CHITAICHAL D	D. (ECLIN MOUSE)	
Concerning the Prop	perty at		515-111-111-111-11-1-1-1-1-1-1-1-1-1-1-	7740U	
Section 6. Seller	□ has ☑ has not	attached a survey of	the Property. إ	et	
regularly provide i	nspections and wh		as inspectors	ten inspection reports or otherwise permitted g:	
Inspection Date	Туре	Name of Inspector			No. of Pages
			-		
			<del></del>		
				ection of the current cor tors chosen by the buy	
		s) which you (Seller)			
Homestead		Senior Citizen	_	isabled isabled Veteran	
	gement	Agricultural	<del></del>	nknown	
Section 10. Does t	he property have v	working smoke dete	ctors installed	l in accordance with the	ne smoke detector
					oue working
smoke detect which the dw know the buillocal building  A buyer may of the buyer's evidence of the buyer may specifies the	tors installed in according is located, including code requirement official for more information in a seller to incoming family who will residue he hearing impairmentals a written requestions for installa	ordance with the requivating performance, lowerts in effect in your armation.  In the dwelling is heart from a licensed phyest for the seller to in	rements of the cation, and powerea, you may control the hearing in action; and (3) vestall smoke decagree who will	two-family dwellings to he building code in effect in the source requirements. The source requirements are mpaired if: (1) the buyer of: (2) the buyer gives the southin 10 days after the effectors for the hearing-in bear the cost of installing	n the area in If you do not contact your or a member seller written ffective date, mpaired and
				eller's belief and that no p or to omit any material inf	
La All	Para On A	040mm c - Cara	A. K.	D-	2-1-2011
Signature of Seller	- I Wileson	Date :	Signature of Sell	ler	Date
Printed Name: <u>နှင့်ပ</u> ာ	et н. & Pamela	COLEMAN	Printed Name: <u>s</u>	SPIKER DAVIS	

initialed by: Seller: \_\_

\_ and Buyer: \_

Page 4 of 5

2306 CUMMINGUAN RD. (MAIN HOUSE)

#### ADDITIONAL NOTICES TO BUYER:

Concerning the Property at \_

- (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 <u>www.txdps.state.tx.us</u>. 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 fol	llowing providers	currently prov	ide service	to t	the propert	Ŋ.
-----	-----------	-------------------	----------------	-------------	------	-------------	----

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:	

(TAR-1406) 1-01-10 Page 5 of 5



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

CO	ICERNING THE PROPERTY AT WALLIS. TX 77485	₹)
A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown
	(2) Type of Distribution System: granty	Unknown
	(3) Approximate Location of Drain Field or Distribution System:	🔲 Unknown
	South but of stricture	
	(4) Installer:	 <b>□</b> Unknown
	(5) Approximate Age:	Unknown
В.	MAINTENANCE INFORMATION:	
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  If yes, name of maintenance contractor:  Phone:  Contract expiration date:  Maintenance contracts must be in effect to operate aerobic treatment and certain non 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 No
	(4) Does Seller have manufacturer or warranty information available for review?	Yes Mo
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 OS maintenance contract manufacturer information warranty information	SSF was installed
	(2) "Planning materials" are the supporting materials that describe the on-site sewe submitted to the permitting authority in order to obtain a permit to install the on-site seven	
	(3) It may be necessary for a buyer to have the permit to operate an on-sit transferred to the buyer.	e sewer facility
/ተለኮ	1407\ 1.7.04 Joinfold for Identification by Fires	Ω
-	1407) 1-7-04 Initialed for Identification by Buyer, and Seller,	Page 1 of 2
	779.530.8289 Fax: 936.878.1991 Michael Thomas	COLEMAN

2205	commi			HOUSE:
	我先生到1000	422.27	7:285	

Information	about	On-Site	Sewer	Facility	concerning
and manor		OII OIL	~~~~	I CHURTLY	001100.011119

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.

Facility	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
1 admity	DOMINIO GOVEDOD	
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.

		Pamela Calema	~1:19:11
T	Signature of Sell		Date

ate Signature of Selle

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



#### APPROVED BY THE TEXAS REAL ESTATE COMMISSION

02-09-2004

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

CONCERNING THE PROPERTY AT 2306 CUNTY MORE	M DD. (MEIN ROTTER)	<u> ভাৰত্তিক</u>
A. LEAD WARNING STATEMENT: "Every purchaser of dwelling was built prior to 1978 is notified that such permanent neurological damage, including learning di and impaired memory. Lead poisoning also poses a presidential real property is required to provide the buy assessments or inspections in the seller's possession a risk assessment or inspection for possible lead-paint hand NOTICE: Inspector must be properly certified as real.  B. SELLER'S DISCLOSURE:  1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD (a) Known lead-based paint and/or lead-based paint hazards in the Property leads and/or lead-based paint hazards in the Property developing the purchaser with all and/or lead-based paint hazards in the Property developing the purchaser with all and/or lead-based paint hazards in the Property developing the purchaser with all and/or lead-based paint hazards in the Property developing the purchaser with all and/or lead-based paint hazards in the Property developing the purchaser with all and/or lead-based paint hazards in the Property developing the purchaser with all and/or lead-based paint hazards in the Property developing the purchaser with all and/or lead-based paint hazards in the Property developing the purchaser with all and/or lead-based paint hazards in the Property developing the purchaser with all and/or lead-based paint hazards in the Property developing the purchaser with all and the purchaser with all and the purchaser with all party developing the purchaser with all and the purchaser with all party developing the purcha	(Street Address a any interest in residential property may present expland poisoning. Lead poison is abilities, reduced intelligiarticular risk to pregnant er with any information of and notify the buyer of an azards is recommended puired by federal law.  AD-BASED PAINT HAZA paint hazards are present dipaint and/or lead-based ER (check one box only): available records and re	al real property on which a residential cosure to lead from lead-based paint coning in young children may produce gence quotient, behavioral problems, women. The seller of any interest in an lead-based paint hazards from risk by known lead-based paint hazards. A prior to purchase."  RDS (check one box only):  in the Property (explain):  d paint hazards in the Property.
<ul> <li>✓ (b) Seller has no reports or records pertaining Property.</li> <li>C. BUYER'S RIGHTS (check one box only): <ul> <li>1. Buyer waives the opportunity to conduct a risk a lead-based paint or lead-based paint hazards.</li> <li>2. Within ten days after the effective date of this conselected by Buyer. If lead-based paint or lead-contract by giving Seller written notice within 14 money will be refunded to Buyer.</li> </ul> </li> </ul>	to lead-based paint and assessment or inspection ontract, Buyer may have to based paint hazards are days after the effective of	n of the Property for the presence of the Property inspected by inspectors by present, Buyer may terminate this
<ul> <li>D. BUYER'S ACKNOWLEDGMENT (check applicable box</li> <li>1. Buyer has received copies of all information listed</li> <li>2. Buyer has received the pamphlet Protect Your Fa</li> <li>E. BROKERS' ACKNOWLEDGMENT: Brokers have infort (a) provide Buyer with the federally approved pamphlet (c) disclose any known lead-based paint and/or lead-based paint and/or lead-based paint and/or lead-based of up to 10 days to have the Property inspected; 3 years following the sale. Brokers are aware of their restrictions.</li> <li>F. CERTIFICATION OF ACCURACY: The following persons to their knowledge, that the information they have persons.</li> </ul>	I above.  I above.  I above.  I amily from Lead in Your H  I med Seller of Seller's obtained seller of Seller's obtained seller's obtained paint hazards in the ead-based paint hazards and (f) retain a complete sponsibility to ensure compose have reviewed the interest of the seller	oligations under 42 U.S.C. 4852d to: ention; (b) complete this addendum; Property; (d) deliver all records and in the Property; (e) provide Buyer and copy of this addendum for at least apliance. Information above and certify, to the late.
Buyer Date	Beller SCONT H. /&	Famela Coleman 1-19-11 SAMELA COLEMAN Date
Buyer Date	Seller SPIKER BAVI	2-/-2e1/ S Date
Other Broker Date	Listing Broker	Date
The form of this addendum has been approved by the Texas Real Esta confracts. Such approval relates to this contract form only. TREC representation is made as to the legal validity or adequacy of any prov. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2186	forms are intended for use only ision in any specific transactions. It	y by trained real estate licensees. No

01A TREC No. OP-L CONCERNING THE PROPERTY AT \_

5 Star Country Proporties LLC 2668 Hwy 36 S. Brenhara, TX 77833 Michael Thomas

COLEMAN, SCOTT



# TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

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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.

> 3306 CUMMINGHAM RD. (GUEST ROUSE) WALLIS, TX 77485

DATE SIGNED BY SELL	ER	ΑN	ND IS	NOT	ΓΑ:	SU	BSTITUTE FOR A	NΥ	INSPE	ECTIO	ON OF THE PROPERTY AS DNS OR WARRANTIES TH ELLER'S AGENTS, OR AN	EΒ	UY	ER
Seller is is not oc Section 1. The Property				or	<b>I</b> n	ev	er occupied the Pro	per	ty		ince Seller has occupied the	Pro	per	ty?
This notice does no	t es	tab	lish th	e item	s to t	20 (	conveyed. The contrac	t w	ill deter	mine v	which items will & will not conve	_		<del></del>
Item	Y	N	υ	_	em_			Y	NU	<del> </del>	Item	Y	N	쒸
Cable TV Wiring		Ľ,	Ш			_	s (Nat/LP)		<b> </b>	┨╸┡	Pump: sump grinder	Н	<b>y/</b>	$\dashv$
Carbon Monoxide Det.	_,	/	Ш	<u> </u>	ot Tu				<b>/</b>	<b>↓</b>	Rain Gutters	-	/	Н
Ceiling Fans	<u>/</u>		Ш			_	System		<u>                                     </u>	┨╴┝	Range/Stove	<b>У</b>	_	Н
Cooktop		1	Ш	M	icro	va.	ve		1	↓	Roof/Attic Vents		1	<b>—</b>
Dishwasher		/			utdo	or	Grill		<b>√</b>	Į Ļ	Sauna		$\sqrt{}$	
Disposal	/			Р	atio/	De	cking	<b>V</b>		<b>↓</b>	Smoke Detector	<u> </u>		
Emergency Escape				Р	lumb	oing	g System				Smoke Detector - Hearing			
Ladder(s)		1		L_				<u>/</u>	<u> </u>	<b>!</b>	Impaired	ļ_	1	$\square$
Exhaust Fans		1		Р	00				<b>V</b>	1 L	Spa		1	Ш
Fences	1			LP	ool E	Ξqι	ipment		<b>V</b>	<b>↓</b>	Trash Compactor	_	✓	Ш
Fire Detection Equip.		/		Р	ool N	Лai	nt. Accessories		<u> </u>		TV Antenna	Ļ		Ш
French Drain		7	П	P	ool F	lea	ater		<u>/</u>	J L	Washer/Dryer Hookup	Z,		Ш
Gas Fixtures		1		Р	ublic	: S	ewer System	<u> </u>	1	JL	Window Screens	<b>/</b>		
Item				ĪΥ	N [	ul	<u></u>	_	Addi	itiona	Information			
Central A/C				1,		┪	electric gas	n	umber	of un	its:			
Evaporative Coolers				- <del>  *</del>	./	$\dashv$	number of units:							$\neg$
Wall/Window AC Units						┪	number of units: _							
Attic Fan(s)				十	if yes, describe:									
Central Heat				丿	<u> </u>									
Other Heat	-				✓ if yes, describe:									
Oven	_			7										
Fireplace & Chimney				<del> </del> *-	wood gas logs mock other:									
Carport				1										
Garage				- I	1	7	□ attached □ no							
Garage Door Openers				+	7	7	number of units:		_		number of remotes:			
Satellite Dish & Controls	<del></del>			╅	1	1	□owned □lease	_						
Security System				1	✓ Sowned Deased from									
Water Heater				17		7	electric gas				number of units:			
Water Softener			_	+	<b> </b>	+	□owned □lease							
Underground Lawn Sprii	nk!4	-L		+-	1	┪	□ automatic □ m			reas	covered:			
Septic / On-Site Sewer I				1	竹	$\dashv$					n-Site Sewer Facility (TAR-1	407	)	
(TAR-1406) 1-01-10	au	ty		aled b	y: S	elle	PC. FD		and B	uyer:	,F	age	1 0	

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

								L' HOUSE)		
Concerning the Property at						S, 77	, <i>i i</i>	405		
Water supply provided by:	□ citv	<b>v</b> we	II   MUD	□ co-op	unk	nown	otl	ner:		
Was the Property built before	ore 1978	? <b>_</b> _\	ves ⊑no	unkn	own					
(If yes, complete, sign	. and atta	ach T/	AR-1906 co	ncerning I	ead-base	ed pair	nt haza	ards).		
Poof Type: Metal				Age:	10.	· Luk		(ap	proxim	ate)
Is there an overlay roof cov	verina or	the F	Property (sh	ingles or i	roof cove	ering p	laced i	over existing shingles or roof	coverin	ig)?
□yes ⊠no □unknow	m					•				
		o itama	a listed in th	ie Section	1 that s	re not	in wor	king condition, that have defe	cts. or	are
Are you (Seller) aware or a		e item	a nateu ni ti Iogorika (att	is section	onal cha	ate if n	acaee:	ary):		
need of repair? Lyes	i⊠no II	yes, u	escribe (att	ach addin	Uilai Siie	CIS II II	CCC33	шу).		
	· · · · · ·									
Section 2 Are you (Sell	lar) awai	re of a	any defects	or malfu	nctions	in any	v of th	e following?: (Mark Yes (Y)	if you	are
aware and No (N) if you a	re not a	ware.	)	or mana	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,	, ,	•	
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Item	YN	<u> </u>	Item		<del></del>	T IN	<u> </u>	Sidewalks	<del>-   '</del>	
Basement			Floors	(0) 1.7.3						1
Ceilings			Foundatio		)	-14	· -	Walls / Fences	<del></del>	1
Doors			Interior W			-4	<u> </u>	Windows		1
Driveways			Lighting F			<u> </u>	<u> </u>	Other Structural Components		14
Electrical Systems		1 1	Plumbing	Systems					_	
Exterior Walls			Roof				L			$oldsymbol{ol}}}}}}}}}}}}}}}}}}$
		<u>.</u>							-	
	ler) awa	re of	any of the	following	conditi	ons: (	Mark `	Yes (Y) if you are aware and	d No (N	V) if
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Co	ncernia	ng the Property at <u>WALLES, TE 77688</u>
if ŧ	he ans	wer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
		1
wh	iich ha	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 content of the con
	ction 5 t aware	i. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are a.)
	ES. N	Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.
	Ø	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association:
		Manager's name: Phone: 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.
	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	œ′	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.)
	Ø	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.
	<b>⊡</b>	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).
If th	ie ansv	ver to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
(TA	R-1406	6) 1-01-10 Initialed by: Seller ( ) and Buyer:, Page 3 of 5

Concerning the Pro	perty at		ingham RD. (GÜST HOUS) LLIS, TN 77488	E)
	_			
		attached a survey of the	r	
regularly provide i	nspections and wi	have you (Seller) received as attach copies and complete	ed any written inspection re 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
	·		· · · · · · · · · · · · · · · · · · ·	
A	-ti tilt-mete	- 466	to as a raffaction of the curre	ent condition of the
Note: A buye Pre	er snoula not rely ( opertv. A buver sh	on the above-cited repor ould obtain inspections :	ts as a reflection of the curre from inspectors chosen by th	ne buyer.
		·	rrently claim for the Property	
Homestead	any ax exemption	Senior Citizen	Disabled	
☐ Wildlife Mana	gement	☐ Agricultural	☐ Disabled Veteran	
Other:			∐Unknown	
Section 0 Have	vou (Seller) ever i	received proceeds for a	claim for damage to the Pi	roperty (for example, an
Section 10. Does	the property have	working smoke detecto	ors installed in accordance to ☐ unknown ☑ no ☐ yes.	with the smoke detector
smoke detect which the dv know the bu local building A buyer may of the buyer evidence of the buyer may specifies the	ctors installed in act velling is located, ind ilding code requirent g official for more info require a seller to it is family who will res the hearing impairm takes a written require	cordance with the requirer cluding performance, locat nents in effect in your area formation.  Install smoke detectors for side in the dwelling is hear ent from a licensed physicuest for the seller to installer.	ne-family or two-family dwelling ments of the building code in e ion, and power source requirents, you may check unknown about the hearing impaired if: (1) the sing-impaired; (2) the buyer give ian; and (3) within 10 days after smoke detectors for the hearing who will bear the cost of in	effect in the area in ments. If you do not ove or contact your buyer or a member es the seller written or the effective date, aring-impaired and
Seller acknowledge broker(s), has instru	s that the statement acted or influenced S	s in this notice are true to t seller to provide inaccurate	the best of Seller's belief and the information or to omit any mate	at no person, including the erial information.
Signature of Seller Printed Name: SCO	Pamela TT H. & PAMEL		nature of Seller nted Name: SPIKER DAVIS	2- 1-201/ Date
(TAR-1406) 1-01-10	) Initiale	ed by: Seller:,	and Buyer:, _	Page 4 of 5

3306	CUNNINGHAM	RD.	(GÙ≊ŚT	HOUSE)
	***	en ve	am soc	

Concerning the Property at _	
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WATERS DE TESS

#### **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:	
Water:	phone #:
Cable:	· · · · · · · · · · · · · · · · · · ·
Trash:	
Natural Gas:	
Phone Company:	
Propane:	

(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:	



# 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. ØTexas Association of REALTORS®, Inc., 2004

CO	3306 CUNNINGHAM FD. (GUEST HOUSE) NCERNING THE PROPERTY AT WALLIS, TX 77485								
A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:								
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown							
	(2) Type of Distribution System: Granty	Unknown							
	(3) Approximate Location of Drain Field or Distribution System:	Unknown							
	100' west of structure								
	(4) Installer:	Unknown							
	(5) Approximate Age:	Unknown							
В.	MAINTENANCE INFORMATION:								
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  If yes, name of maintenance contractor:  Phone:  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?								
		Yes 🖳 No							
	(4) Does Seller have manufacturer or warranty information available for review?	Yes YNo							
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 so transferred to the buyer.	ewer facility							
	R-1407) 1-7-04 Initialed for Identification by Buyer, and Seller,	Dec. 4 -50							
•	R-1407) 1-7-04 Initialed for Identification by Buyer, and Seller (COO,)	Page 1 of 2							
5 Star	r Country Properties LLC 2668 Hwy 36 S. Brenham, TX 77833	mm. m. r. t.							

Phone: 979.530.8289 Fax: 936.878.1991 Michael Thomas

COLEMAN,

3306	CUNNINGHAM RD.	(GUEST	HOUSE)
	WALLIS. TX	77485	

Information about On-Site	Sewer Facility	concerning
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D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphiets 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.

Facility	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.

All	Pamola Oleman	1-19-21
Signature of Sell	er	Date

SCOTT H. & PAMELA COLUMAN

Signature of Seller

SPIKER DAVIS

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date