

TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

Section 5.006, 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 410 N. Fayette St. Fayetteville, TX 78940

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.

Seller is occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
 intermittent or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U))
This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
→ Cable TV Wiring			✓	Gas Lines (Not LP)			✓	Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			
→ Carbon Monoxide Det.			✓	Hot Tub			✓	Rain Gutters			✓
Ceiling Fans	✓			Intercom System			✓	Range/Hood			
Cooktop			✓	Microwave			✓	Roofing Vents			
Dishwasher			✓	Outdoor Grill			✓	Sauna			✓
Disposal			✓	Patio/Decking				Smoke Detector			✓
Emergency Escape Ladder(s)			✓	Plumbing System			✓	Smoke Detector - Hearing Impaired			✓
Exhaust Fans	✓			Pool			✓	Spa			✓
→ Fence			✓	Pool Equipment			✓	Trash Compactor			✓
Fire Detector Equip.	✓		✓	Pool Maint. Accessories			✓	TV Antenna			
French Drain			✓	Pool Heater			✓	Washer/Dryer Hookup			✓
Gas Features			✓	Public Sewer System			✓	Window Screens			✓

Item	Y	N	U	Additional Information
→ Central AC			✓	<input type="checkbox"/> electric <input type="checkbox"/> gas number of units:
→ Evaporative Coolers			✓	number of units:
Weather Window AC Units			✓	number of units:
→ Air Purifier			✓	Type describe:
→ Central Heat			✓	<input type="checkbox"/> electric <input type="checkbox"/> gas number of units:
Chimney			✓	Is it sealed?
Oven			✓	number of ovens: <input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney			✓	<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mook <input type="checkbox"/> other:
Ceapon			✓	<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage			✓	<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers			✓	number of units: number of remotes:
Satellite Dish & Controls			✓	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Security System			✓	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater			✓	<input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: number of units: /
Water Softener			✓	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Underground Lawn Sprinkler			✓	<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered:
Septic / On-Site Sewer Facility			✓	If yes, attach information About On-Site Sewer Facility (TAR-1407)

(TAR-1408) 1-01-10 Initialed by: Seller: NW and Buyer: _____ Page 1 of 6

410 N. Fayette St.

Tomball, TX 78240

Concerning the Property at _____

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

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TAF-1006 concerning lead-based paint hazards).

Roof Type: asph/flt Age: 9 years (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

yes no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Stairways		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Partials		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

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

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Previous Foundation Repairs		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Previous Roof Repairs		<input checked="" type="checkbox"/>
Diseased Trees <input type="checkbox"/> oak wilt <input type="checkbox"/>		<input checked="" type="checkbox"/>	Other Structural Repairs		<input checked="" type="checkbox"/>
Engineered Specified Loads on Property		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Interior Drainage		<input checked="" type="checkbox"/>	Subsidence Structure or Pile		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Leach		<input checked="" type="checkbox"/>	Unlisted Easements		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Uninsulated Insulation		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Water Penetration		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>	Wells on Property		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (if yes, attach TAR-1414)		<input checked="" type="checkbox"/>	Active Infestation of termites or other wood-destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous Flooding into the Structure		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Pests		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>			

(TAR-1406) 1-01-10 Initialed by Seller: [Signature] and Buyer: _____ Page 2 of 8

410 E. Fayette St.
Fayetteville, VA 28940

Concerning the Property at _____

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

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? yes no. If yes, explain (attach additional sheets if 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.)

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: _____
Manager's name: _____ Phone: _____
Fees or assessments are \$ _____ per _____ and are: mandatory voluntary
Any unpaid fees or assessments 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.

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: _____

→ 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, hardship, 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, certificates of mold remediation or other remediation).

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

410 E. Fayette St.

Fort Worth, TX 76102

Concerning the Property at _____

Section 6. Seller has has not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

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

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

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

Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: _____

Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 706 of the Health and Safety Code? unknown no yes. If no or unknown, explain. (Attach additional checks if necessary): _____

Chapter 706 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

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

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Martha Wilcox 5/24/10

Signature of Seller _____ Date _____ Signature of Buyer _____ Date _____

Printed Name: Martha L. Wilcox Printed Name: _____

(TAR-1408) 1-01-10 Initialed by Seller: HW and Buyer: _____ Page 4 of 5

410 E. Fayette St.
Fayetteville, TX 78940

Concerning the Property at _____

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.brdps.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:

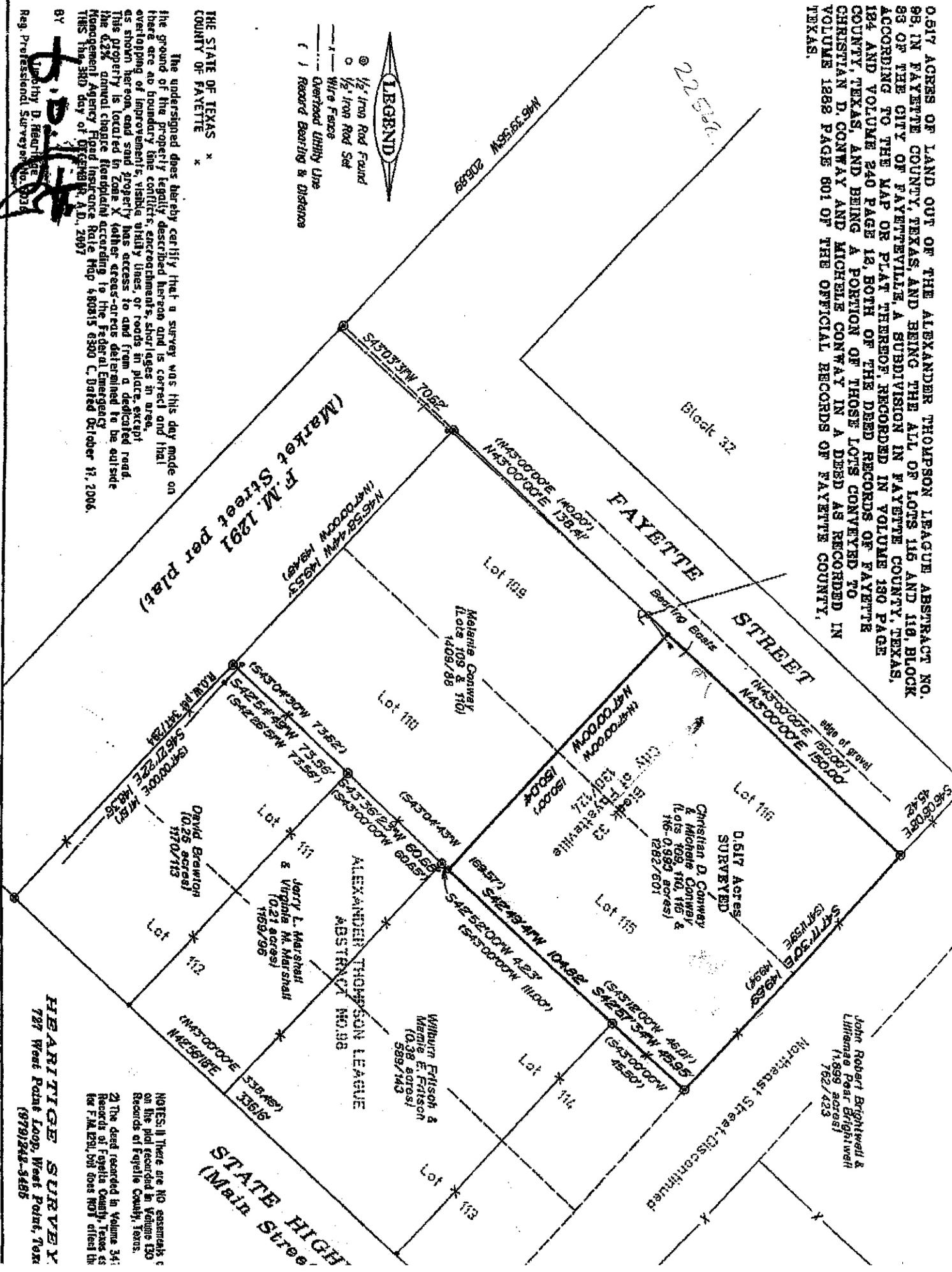
Electric: <u>Bluxbonnet Electric Coop</u>	phone #: _____
Sewer: <u>City of Fayetteville</u>	phone #: _____
Water: <u>" " "</u>	phone #: _____
Cable: _____	phone #: _____
Trash: <u>City of Fayetteville? (Dump)?</u>	phone #: _____
Natural Gas: <u>—</u>	phone #: _____
Phone Company: <u>—</u>	phone #: _____
Propane: <u>—</u>	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.

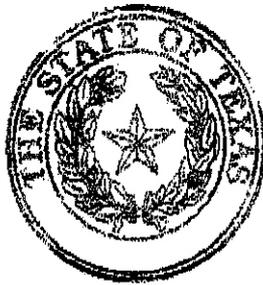
Signature of Buyer _____	Date _____	Signature of Buyer _____	Date _____
Printed Name: _____		Printed Name: _____	

0.617 ACRES OF LAND OUT OF THE ALEXANDER THOMPSON LEAGUE ABSTRACT NO. 98, IN FAYETTE COUNTY, TEXAS, AND BEING THE ALL OF LOTS 115 AND 116, BLOCK 32 OF THE CITY OF FAYETTEVILLE, A SUBDIVISION IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 130 PAGE 124 AND VOLUME 240 PAGE 12, BOTH OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THOSE LOTS CONVEYED TO CHRISTIAN D. CONWAY AND MICHAEL CONWAY IN A DEED AS RECORDED IN VOLUME 1282 PAGE 801 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS.



BY
 D. P. Hearitige
 D. P. Hearitige
 Reg. Professional Surveyor No. 2014

NOTES: 1) There are NO easements on the plat recorded in Volume 130 Records of Fayette County, Texas.
 2) The deed recorded in Volume 34; Records of Fayette County, Texas as the F.M.L. 251, 5th does NOT affect the



Certificate of Registration

Texas Residential Construction Commission

Hereby Certifies that

**Chardonay Farms Saddlebreds, LLC
Chardonay Farms Country Cottages
4050 FM 2714
Round Top, TX 78954**

Has Met the Statutory Requirements

As a

**Registered Builder
No. 38092**

In the State of Texas

Issued on

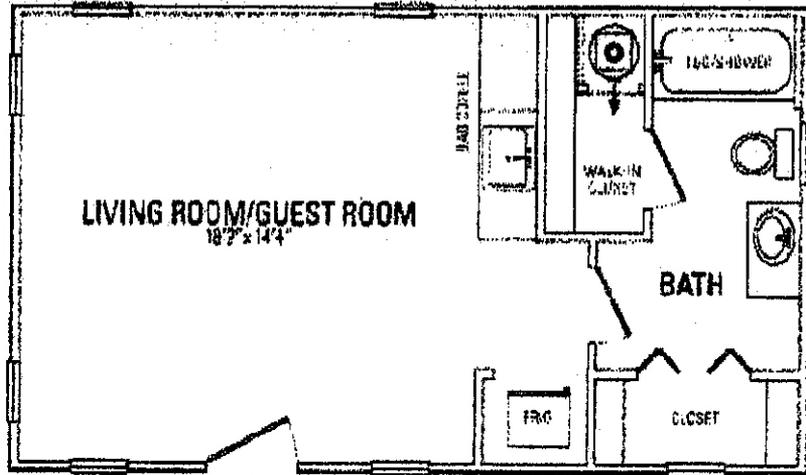
Monday, October 22, 2007



Patrick Corbero, Chairman



A. Duane Waddill, Executive Director



420 sq. ft.*

*Does not include area for front porch and deck.

NOTICE TO PURCHASER

TO PURCHASER SHOWN BELOW:

The real property described below, which you are about to purchase is located in the FAYETTE COUNTY GROUND WATER CONSERVATION DISTRICT, Fayette County, Texas. The district has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds. As of this date, the most recent rate of taxes levied by the district on real property located in the district is \$.01 on each \$100.00 dollars of assessed valuation. The total amount of bonds which has been approved by the voters and which have been or may, at this date, be issued is \$-0-. The purpose of this district is to provide water control and improvement services within the district through the issuance of bonds payable from property taxes and user charges. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned by the district. The legal description of the property which you are acquiring is as follows:

410 E. Fayette St.
Fayetteville, TX 78940

Martha Wiley

Seller

Seller

The undersigned purchaser hereby acknowledges receipt of the foregoing notice prior to executing a contract to purchase the real property described in such notice.

Purchaser

Purchaser

NOTICE TO PURCHASER

TO PURCHASER SHOWN BELOW:

The real property described below, which you are about to purchase is located in the Lee-Fayette Counties Caddoquin Creek Water Control and Improvement District, Fayette County, Texas. The district has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds. As of this date, the most recent rate of taxes levied by the district on real property located in the district is \$.0200 on each \$100.00 dollars of assessed valuation. The total amount of bonds which has been approved by the voters and which have been or may, at this date, be issued is none. The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property which you are acquiring is as follows:

410 E. Fayette St.
Fayetteville, TX 78940

Martha Wilcox
Seller

Seller

The undersigned purchaser hereby acknowledges receipt of the foregoing notice prior to executing a contract to purchase the real property described in such notice.

Purchaser

Purchaser