

SELLER'S DISCLOSURE OF PROPERTY CONDITION

(SECTION 5.008, TEXAS PROPERTY CODE)

CONCERNING THE PROPERTY AT 7470 CR 261 Ranch House
(Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☒ is ☐ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property?

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Oven	<input checked="" type="checkbox"/> Microwave
<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Trash Compactor	<input type="checkbox"/> Disposal
<input checked="" type="checkbox"/> Washer/Dryer Hookups	<input checked="" type="checkbox"/> Window Screens	<input type="checkbox"/> Rain Gutters
<input type="checkbox"/> Security System	<input type="checkbox"/> Fire Detection Equipment	<input type="checkbox"/> Intercom System
<input type="checkbox"/> TV Antenna	<input checked="" type="checkbox"/> Smoke Detector	<input checked="" type="checkbox"/> Satellite Dish
<input checked="" type="checkbox"/> Ceiling Fan(s)	<input type="checkbox"/> Smoke Detector-Hearing Impaired	<input checked="" type="checkbox"/> Exhaust Fan(s)
<input checked="" type="checkbox"/> Central A/C <i>Elect.</i>	<input checked="" type="checkbox"/> Carbon Monoxide Alarm	<input type="checkbox"/> Wall/Window Air Conditioning
<input checked="" type="checkbox"/> Plumbing System	<input type="checkbox"/> Emergency Escape Ladder(s)	<input type="checkbox"/> Public Sewer System
<input type="checkbox"/> Patio/Decking	<input checked="" type="checkbox"/> Cable TV Wiring	<input checked="" type="checkbox"/> Fences
<input type="checkbox"/> Pool	<input type="checkbox"/> Attic Fan(s)	<input type="checkbox"/> Spa <input type="checkbox"/> Hot Tub
<input type="checkbox"/> Pool Equipment	<input checked="" type="checkbox"/> Central Heating <i>Gas</i>	<input type="checkbox"/> Automatic Lawn Sprinkler System
<input type="checkbox"/> Fireplace(s) & Chimney (Woodburning)	<input checked="" type="checkbox"/> Septic System	<input checked="" type="checkbox"/> Fireplace(s) & Chimney (Mock)
<input checked="" type="checkbox"/> Gas Lines (Nat./LP)	<input checked="" type="checkbox"/> Outdoor Grill	<input checked="" type="checkbox"/> Carport
<input type="checkbox"/> Garage: <input type="checkbox"/> Attached <input type="checkbox"/> Not Attached	<input type="checkbox"/> Sauna	<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> City <input checked="" type="checkbox"/> Well
<input type="checkbox"/> Garage Door Opener(s): <input type="checkbox"/> Electronic <input type="checkbox"/> Controls	<input type="checkbox"/> Pool Heater	<input type="checkbox"/> MUD <input type="checkbox"/> Co-op
	<input checked="" type="checkbox"/> Water Heater: <input checked="" type="checkbox"/> Gas <i>40 gal</i> <input type="checkbox"/> Electric	

Roof Type: Class 4 Composition (50 yr) Age: 3 (approx)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects or that are in need of repair? ☐ Yes ☒ No ☐ Unknown If yes, then describe. (Attach additional sheets if necessary): _____

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? ☒ Yes ☐ No ☐ Unknown

If the answer to the question above is no or unknown, explain. (Attach additional sheets if necessary):

3. Are you (Seller) aware of any known defects/malfunctions in any of the following?

Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Interior Walls | <input checked="" type="checkbox"/> Ceilings | <input checked="" type="checkbox"/> Floors |
| <input checked="" type="checkbox"/> Exterior Walls | <input checked="" type="checkbox"/> Doors | <input checked="" type="checkbox"/> Windows |
| <input checked="" type="checkbox"/> Roof | <input checked="" type="checkbox"/> Foundation/Slab(s) | <input type="checkbox"/> Basement |
| <input checked="" type="checkbox"/> Walls/Fences | <input checked="" type="checkbox"/> Driveways | <input type="checkbox"/> Sidewalks |
| <input checked="" type="checkbox"/> Plumbing Sewers/Septics | <input checked="" type="checkbox"/> Electrical Systems | <input checked="" type="checkbox"/> Lighting Fixtures |
| <input type="checkbox"/> Other Structural Components (Describe) _____ | | |

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Active Termites (includes wood destroying insects) | <input checked="" type="checkbox"/> Termite or Wood Rot Damage Needing Repair | <input checked="" type="checkbox"/> Previous Termite Damage |
| <input checked="" type="checkbox"/> Previous Termite Treatment | <input checked="" type="checkbox"/> Previous Flooding | <input checked="" type="checkbox"/> Improper Drainage |
| <input checked="" type="checkbox"/> Water Penetration | <input checked="" type="checkbox"/> Located in 100-Year Floodplain | <input checked="" type="checkbox"/> Present Flood Insurance Coverage |
| <input checked="" type="checkbox"/> Previous Structural or Roof Repair | <input checked="" type="checkbox"/> Hazardous or Toxic Waste | <input checked="" type="checkbox"/> Asbestos Components |
| <input checked="" type="checkbox"/> Urea-formaldehyde Insulation | <input checked="" type="checkbox"/> Radon Gas | <input checked="" type="checkbox"/> Lead Based Paint |
| <input checked="" type="checkbox"/> Aluminum Wiring | <input checked="" type="checkbox"/> Previous Fires | <input checked="" type="checkbox"/> Unplatted Easements |
| <input checked="" type="checkbox"/> Landfill, Settling, Soil Movement, Fault Lines | | <input checked="" type="checkbox"/> Subsurface Structure or Pits |
| <input checked="" type="checkbox"/> Previous Use of Premises for Manufacture of Methamphetamine | | |

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (if you are aware) ☒ No (if you are not aware). If yes, then describe. (Attach additional sheets if necessary)

6. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
- ☒ Homeowners' Association or maintenance fees or assessments.
- ☒ Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- ☒ Any lawsuits directly or indirectly affecting the Property.
- ☒ Any condition on the Property which materially affects the physical health or safety of an individual.

If the answer to any of the above is yes explain. (Attach additional sheets if necessary):

7. 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.

9-25-09 Signature Owens
Date Signature of Seller

9-25-09 Signature Owens
Date Signature of Seller

The undersigned purchaser hereby acknowledges receipt of the foregoing notice and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.

Date Signature of Purchaser

Date Signature of Purchaser

SELLER'S DISCLOSURE OF PROPERTY CONDITION

(SECTION 5.008, TEXAS PROPERTY CODE)

CONCERNING THE PROPERTY AT 7470 CR 261, Zephyr TX Bunk House (Mfg. Home)
(Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☒ is ☐ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property?

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Oven	<input type="checkbox"/> Microwave
<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Trash Compactor	<input type="checkbox"/> Disposal
<input checked="" type="checkbox"/> Washer/Dryer Hookups	<input checked="" type="checkbox"/> Window Screens	<input checked="" type="checkbox"/> Rain Gutters
<input type="checkbox"/> Security System	<input type="checkbox"/> Fire Detection Equipment	<input type="checkbox"/> Intercom System
<input type="checkbox"/> TV Antenna	<input checked="" type="checkbox"/> Smoke Detector	<input checked="" type="checkbox"/> Satellite Dish
<input checked="" type="checkbox"/> Ceiling Fan(s)	<input type="checkbox"/> Smoke Detector-Hearing Impaired	<input checked="" type="checkbox"/> Exhaust Fan(s)
<input checked="" type="checkbox"/> Central A/C <i>Elect.</i>	<input type="checkbox"/> Carbon Monoxide Alarm	<input type="checkbox"/> Wall/Window Air Conditioning
<input checked="" type="checkbox"/> Plumbing System	<input type="checkbox"/> Emergency Escape Ladder(s)	<input type="checkbox"/> Public Sewer System
<input checked="" type="checkbox"/> Patio/Decking	<input checked="" type="checkbox"/> Cable TV Wiring	<input type="checkbox"/> Fences
<input type="checkbox"/> Pool	<input type="checkbox"/> Attic Fan(s)	<input type="checkbox"/> Spa <input type="checkbox"/> Hot Tub
<input type="checkbox"/> Pool Equipment	<input checked="" type="checkbox"/> Central Heating <i>Elect.</i>	<input type="checkbox"/> Automatic Lawn Sprinkler System
<input type="checkbox"/> Fireplace(s) & Chimney (Woodburning)	<input checked="" type="checkbox"/> Septic System	<input type="checkbox"/> Fireplace(s) & Chimney (Mock)
<input type="checkbox"/> Gas Lines (Nat./LP)	<input type="checkbox"/> Outdoor Grill	<input checked="" type="checkbox"/> Carport
<input type="checkbox"/> Garage: <input type="checkbox"/> Attached <input type="checkbox"/> Not Attached	<input type="checkbox"/> Sauna	<input checked="" type="checkbox"/> Water Supply <input type="checkbox"/> City <input checked="" type="checkbox"/> Well <input type="checkbox"/> MUD <input type="checkbox"/> Co-op
<input type="checkbox"/> Pool Heater		
<input type="checkbox"/> Garage Door Opener(s): <input type="checkbox"/> Electronic <input type="checkbox"/> Controls	<input checked="" type="checkbox"/> Water Heater: <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <i>40 gal</i>	

Roof Type: Class 4 composition (50 yr) Age: 3 yrs (approx)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects or that are in need of repair? ☐ Yes ☒ No ☐ Unknown If yes, then describe. (Attach additional sheets if necessary): _____

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? ☒ Yes ☐ No ☐ Unknown

If the answer to the question above is no or unknown, explain. (Attach additional sheets if necessary):

3. Are you (Seller) aware of any known defects/malfunctions in any of the following?

Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | | |
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| <input checked="" type="checkbox"/> Exterior Walls | <input checked="" type="checkbox"/> Doors | <input checked="" type="checkbox"/> Windows |
| <input checked="" type="checkbox"/> Roof | <input checked="" type="checkbox"/> Foundation/Slab(s) | <input type="checkbox"/> Basement |
| <input type="checkbox"/> Walls/Fences | <input checked="" type="checkbox"/> Driveways | <input type="checkbox"/> Sidewalks |
| <input checked="" type="checkbox"/> Plumbing Sewers/Septics | <input checked="" type="checkbox"/> Electrical Systems | <input checked="" type="checkbox"/> Lighting Fixtures |
| <input type="checkbox"/> Other Structural Components (Describe) _____ | | |

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Active Termites (includes wood destroying insects) | <input checked="" type="checkbox"/> Termite or Wood Rot Damage Needing Repair | <input type="checkbox"/> Previous Termite Damage |
| <input checked="" type="checkbox"/> Previous Termite Treatment | <input checked="" type="checkbox"/> Previous Flooding | <input checked="" type="checkbox"/> Improper Drainage |
| <input checked="" type="checkbox"/> Water Penetration | <input checked="" type="checkbox"/> Located in 100-Year Floodplain | <input checked="" type="checkbox"/> Present Flood Insurance Coverage |
| <input checked="" type="checkbox"/> Previous Structural or Roof Repair | <input checked="" type="checkbox"/> Hazardous or Toxic Waste | <input checked="" type="checkbox"/> Asbestos Components |
| <input checked="" type="checkbox"/> Urea-formaldehyde Insulation | <input checked="" type="checkbox"/> Radon Gas | <input checked="" type="checkbox"/> Lead Based Paint |
| <input checked="" type="checkbox"/> Aluminum Wiring | <input checked="" type="checkbox"/> Previous Fires | <input checked="" type="checkbox"/> Unplatted Easements |
| <input checked="" type="checkbox"/> Landfill, Settling, Soil Movement, Fault Lines | | <input checked="" type="checkbox"/> Subsurface Structure or Pits |
| <input checked="" type="checkbox"/> Previous Use of Premises for Manufacture of Methamphetamine | | |

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (if you are aware) ☒ No (if you are not aware). If yes, then describe. (Attach additional sheets if necessary)

6. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
- ☒ Homeowners' Association or maintenance fees or assessments.
- ☒ Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- ☒ Any lawsuits directly or indirectly affecting the Property.
- ☒ Any condition on the Property which materially affects the physical health or safety of an individual.

If the answer to any of the above is yes explain. (Attach additional sheets if necessary):

7. 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.

9-25-09

Date

Suzanne Owens

Signature of Seller

9-25-09

Date

[Signature]

Signature of Seller

The undersigned purchaser hereby acknowledges receipt of the foregoing notice and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.

Date

Signature of Purchaser

Date

Signature of Purchaser

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 7470 CR 261 Ranch House Zephyr, Tx

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: A grid of three
50 ft. foot drain lines run from a main line connected
to the 2 tank system located at rear center of the
house ☐ Unknown
- (4) Installer: Bob & Jeff Hutson ☐ Unknown
- (5) Approximate Age: 3 yrs. ☐ 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? has not needed pumping
- (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:
- | | | |
|---|---|--|
| <input type="checkbox"/> planning materials | <input type="checkbox"/> permit for original installation | <input type="checkbox"/> final inspection when OSSF was installed |
| <input type="checkbox"/> maintenance contract | <input type="checkbox"/> manufacturer information | <input type="checkbox"/> warranty information <input type="checkbox"/> _____ |
-
- (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 JS, RW Page 1 of 2

Tootie Kelly Real Estate 111 B Early Blvd. Early, TX 76802
Phone: 325-646-2444 Fax: 325-646-2888

Fax: 325-646-2888

Kim Green

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


R.C. Owens

Information about On-Site Sewer Facility concerning 7470 CR 261, Zephyr, Tx Ranch House

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)</u> <u>without water-</u> <u>saving devices</u>	<u>Usage (gal/day)</u> <u>with water-</u> <u>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.

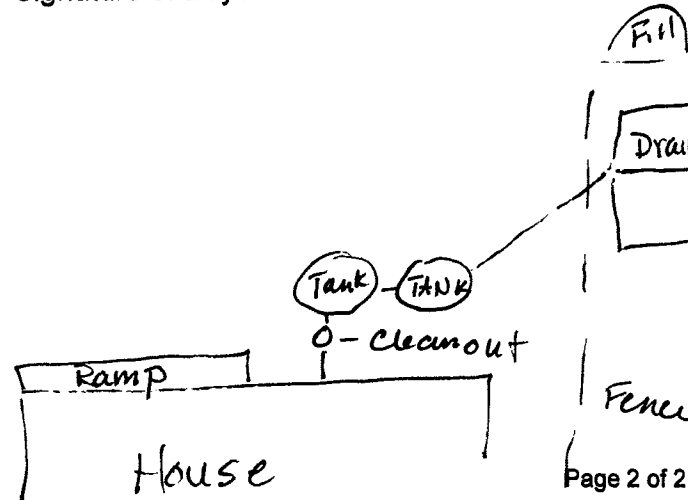

Signature of Seller _____ Date _____

 9-28-09
Signature of Seller _____ Date _____

Receipt acknowledged by:

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____



(TAR-1407) 1-7-04



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 7470 CR 261, Zephyr Tx Manufactured Home

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: Drain line runs down hill from south west corner of house for about 100 ft. ☐ Unknown
- (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? 1-8-09
- (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 RG, SO

Page 1 of 2

Tootie Kelly Real Estate 111 B Early Blvd. Early, TX 76802
Phone: 325-646-2444

Fax: 325-646-2888

Kim Green

R.C. Owens

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

Information about On-Site Sewer Facility concerning 7470 CR 261, Zephyr Tx, Manufactured Home

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Mobile home, condo, or townhouse (1-2 bedroom)	225	180
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R. Owens
Signature of Seller Date

Suzanne Owens 9-8-09
Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

