



2355 Dutton Lane, Madisonville, TX 77864

Property Description:

Madison Co. - 122 acres and 3/2/3CPT custom built home with 2920 SF (per CAD). Just built in 2007! The gourmet kitchen is designed to suit any chef: double convection ovens, huge island & breakfast bar, double deep-sink, built-in spice rack, triple-burner cooktop, & much more.

Adjoining the kitchen is a formal dining featuring custom glass-front cabinets for all your dishware & fine china. The den is a stunning sight with 24' ceilings and western-style flair, and the woodburning stone fireplace is fully working to complement the central heating system. Setup your own home work space or craft room in the large office. An immaculate master suite features gorgeous views through the insulated glass wall, and the master bathroom boasts double sinks, jet tub, and custom walk-in shower with 3 shower heads. The etched & stained concrete floors throughout the home make for easy cleaning and lasting durability. All electric, energy efficient construction with attention paid to every detail! Two zoned AC units ensure an always-cool indoors in summer, and two 50 gal. water heaters keep every hot faucet primed.

Home exterior: A 30'x60' covered back patio - how about a 4th of July party? Plenty of room to relax and enjoy a barbeque! A 25'x35' covered slab serves as a 3-car carport and outdoor storage area.

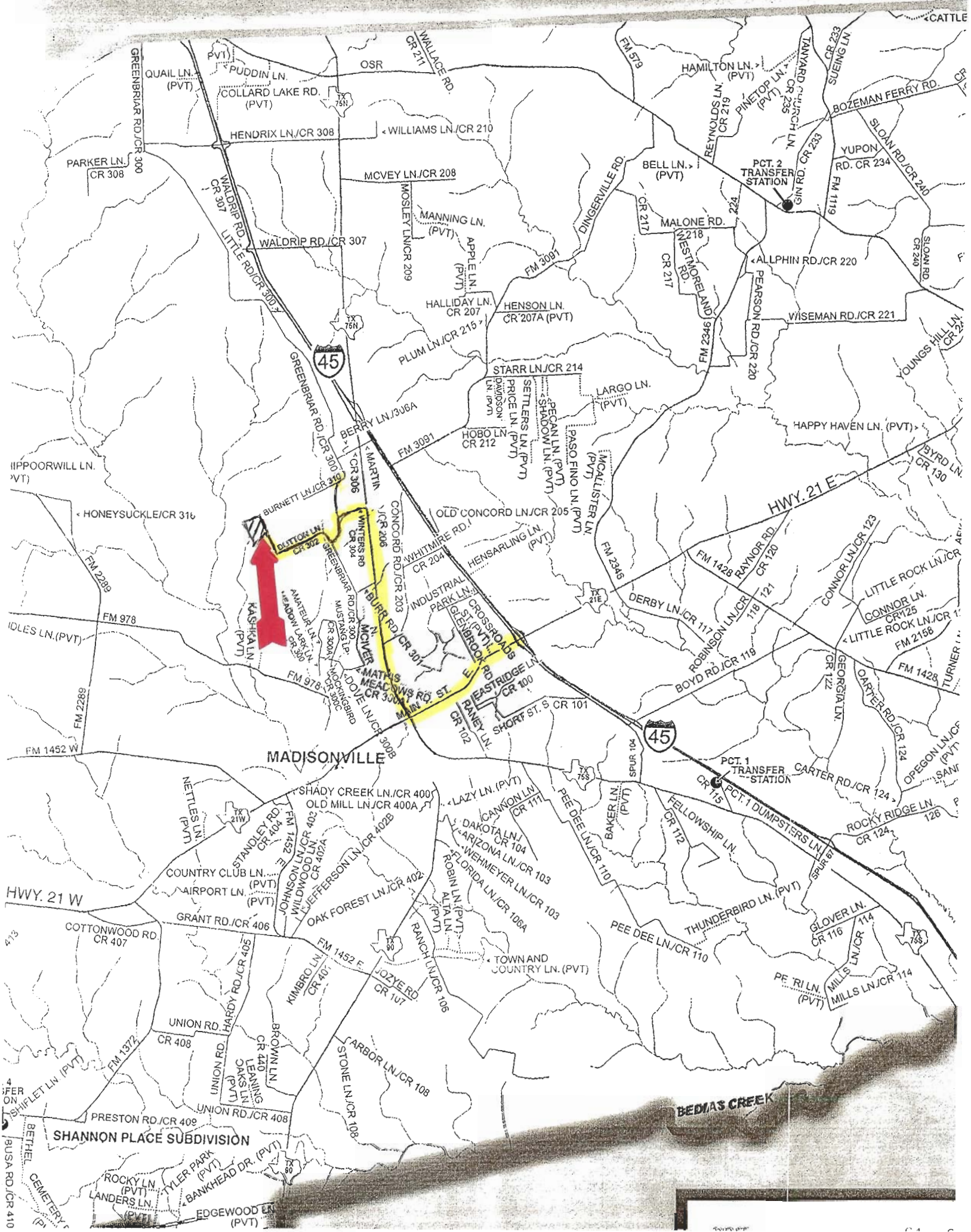
The 122 acre property is designed to accommodate ranching & recreation with approximately 80 acres of divided grazing & harvest pasture and 40 acres of deep woods and native brush-prime hunting land that is home to deer, ducks, hogs, and bobcats! 4 ponds on the property provide for cattle, fishing, and wildlife activity. Additional structures include a 30'x40' new shop on slab, 40'x60' barn with working pens, & 30'x60' RV shed.

Come own a piece of Texas! \$1,100,000

Directions:

From I-45 at Madisonville: Exit #142 and head West on Hwy 21 for 2.1 mi., turn Right onto Hwy 75 (May St.), go 3.1 mi., turn Left onto Winters Rd., go 0.5 mi., turn Left onto Greenbriar Rd., go 0.4 mi., turn Right onto Dutton Ln., go 1.2 mi. to property gate. Sign Posted.

E F G



DBL REAL ESTATE
1702 E. MAIN
MADISONVILLE, TEXAS 77864
(936) 348-9977

PROPERTY DATA SHEET

ACREAGE: 122.498 Acres. Lot/Survey A-259 Nathan W King, Tract 1, 122.498 Acres

PRICE: \$1,100,000 Terms, CASH OR CONVENTIONAL

MINERALS: Seller reserves the following mineral, royalty, timber or other interests: None - Seller Owns No Mineral or Royalty Interests
Reserved by prior owners All of Record. To be Determined by Title Commitment.

Subject property () is () is not presently under an oil and gas lease.
Subject property () is () is not presently under a coal and lignite lease.

ACCESS: Subject property has ingress and egress via:
(X) Public road, Dutton Lane
() Deed easement wide
() Subject property is land-locked with no deeded easement.

TITLE COMPANY: (X) A. Title policy issued by Landmark Title Company of Madisonville, TX
() B. The Trustee on any Seller-Financed Note shall be:

SURVEY: () A. No survey is required.
() B. Seller shall furnish to Buyer Seller's existing survey of the property dated
(X) C. A survey of the property dated subsequent to the effective date of a contract which shall be furnished within days from the effective date of contract showing the boundaries and visible conditions along the boundaries, perimeter fences, easements, right of way, roadways and computation of area, which shall be furnished and at the expense of () Seller () Buyer by a mutually acceptable Public Surveyor licensed by the State of Texas.
() D. Surveyor:

WATER: Water Supply Company:
() Seller agrees to convey ownership to the water meter with all fees paid. Proration of the water bill shall be made on the basis of the bill of the previous month.
() All transfer fees will be paid by the buyer.

LAND TYPE: (X) Pasture Coastal Field, Native Grass , 67 % +/-
(X) Wooded Hardwoods, Native Brush , 33 % +/-
() Creek (X) 4 Ponds
(X) Soil Fine Sandy Loam

IMPROVEMENTS: Land presently (X) Home Built 2007 (X) Residential
used for: () Cabin (X) Recreation/Hunting
(X) Ranching () Mobile Home
() Commercial () Double Wide Mobile Home
(X) Crop Farming – PASTURES PRODUCED 200 ROUND BALES IN 2007 SEASON

Approx. heated/cooled sq. ft. 2920 , outside dimensions
Total Rooms 8 Living Room Size 16x25 Total Baths 2
Total Bedrooms 3 #1 Size 13x16 #2 Size 14x14 #3 Size 13x13

(X) Air Cond. Cent. Electric (X) Dining 12x14 (X) Stone Exterior
(X) Heat Central Electric () Breakfast (X) Energy Features
(X) Water Well (X) Living Room/Den 16x25 (X) Slab on Builder's Piers:
(X) Electricity Entergy (X) Kitchen 17x16 52 ct. Bell Bottom Piers – 10' Deep
(X) Telephone AT&T (X) Fireplace Wood Burning (X) Shop 30'x40' on Slab
() City Gas (X) Utility Room (X) RV/Storage Shed 30'x60'
() Propane (X) Office/Bonus 15x14 (X) Tin Barn 40'x60'
() Sewer () Garage (X) Steel Working Pens
(X) Aerobic Treatment (X) Carport 3-Car Attached (X) Fully Fenced

SCHOOL DISTRICT: Madisonville

TAXES (Per CAD 2008): With HS Exemption & AG Use: County \$ 1,475.16 + School \$ 3,089.16 = Total: \$ 4,564.32

NOTE: All information furnished concerning this property has been obtained from sources deemed reliable and is believed to be correct, but no responsibility is assumed therefore and no warranty or representation is made as to the accuracy thereof; and the same is submitted subject to errors, omissions, prior sale or withdraw from the market without notice. All information must be verified independently by buyer.



2355 Dutton Lane - Custom Home on 122.498 Acres

Interior features include...

Kitchen:

All kitchen appliances made by Kenmore or Frigidaire
Double Convection Oven
Triple Burner Glass Cooktop
Wall-mounted water faucet with swing-arm. Located above cooktop to make filling pots easy!
Beautiful stone archway framing the cooktop & oven area
Countertop and Deep Double Sink by Corian®
Disposal System in sink
Lighted cookware rack hung above island
Island with 4-person Bar Extension. Built into the island:
Under-Counter Ice Maker
Dishwasher
Trash Compactor
Full-Sized Side-by-Side Refrigerator/Freezer
Built-in Microwave
Built-in storage for garbage can
Beautiful stained concrete floors with etched rooster reliefs

Dining Room:

Built-in lighted china cabinet in dining room with extra storage, including a plate rack.
Glass Wall with incredible views of the surrounding acreage. Deer frequent the backyard!

Living Area/Den:

Wood burning fireplace. Fully working to complement the central heating system!
Satellite TV & HD System – Included in Sale
Bose Surround Sound speakers built into the living room media center

Master Bedroom/Bathroom:

Glass Wall with incredible views of the surrounding acreage. Deer frequent the backyard!
Huge 8'x7' Walk-In Shower. Attachments/Nozzles include:
Rain head, body sprayer, regular shower, & wand sprayer
Jet Tub
Back-to-back Vanities

Other Features:

All electric, energy efficient construction
Two 50 gallon water heaters
Two zoned AC units with 15-Seer Efficiency
Maytag Pedestal Washer & Dryer – Included in Sale
Stained concrete floors throughout the home with etched lighthouse and rooster designs.
Ceiling Height: 18' to 24'

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

Information About Brokerage Services

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

IF THE BROKER REPRESENTS THE OWNER:

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

IF THE BROKER REPRESENTS THE BUYER:

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

IF THE BROKER ACTS AS AN INTERMEDIARY:

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

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

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

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

If you choose to have a broker represent you,

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

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

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



01A

TREC No. OP-K

(TAR-2501) 1/1/96

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DBL Real Estate 1702 East Main Street, Madisonville TX 77864
Phone: (936) 348-9977 Fax: (936) 348-9979 DBL Real Estate

Pickle to Eage



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.**

CONCERNING THE PROPERTY AT 2355 DUTTON LANE
MADISONVILLE, TX 77864

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 ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
☐ _____ 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 |
|----------------------------|-------------------------------------|-------------------------------------|---|
| Cable TV Wiring | <input checked="" type="checkbox"/> | | |
| Carbon Monoxide Det. | | <input checked="" type="checkbox"/> | |
| Ceiling Fans | <input checked="" type="checkbox"/> | | |
| Cooktop | <input checked="" type="checkbox"/> | | |
| Dishwasher | <input checked="" type="checkbox"/> | | |
| Disposal | <input checked="" type="checkbox"/> | | |
| Emergency Escape Ladder(s) | | <input checked="" type="checkbox"/> | |
| Exhaust Fans | <input checked="" type="checkbox"/> | | |
| Fences | <input checked="" type="checkbox"/> | | |
| Fire Detection Equip. | <input checked="" type="checkbox"/> | | |
| French Drain | | <input checked="" type="checkbox"/> | |
| Gas Fixtures | | <input checked="" type="checkbox"/> | |

| Item | Y | N | U |
|-------------------------|-------------------------------------|-------------------------------------|---|
| Gas Lines (Nat/LP) | | <input checked="" type="checkbox"/> | |
| Hot Tub | | <input checked="" type="checkbox"/> | |
| Intercom System | | <input checked="" type="checkbox"/> | |
| Microwave | <input checked="" type="checkbox"/> | | |
| Outdoor Grill | | <input checked="" type="checkbox"/> | |
| Patio/Decking | <input checked="" type="checkbox"/> | | |
| Plumbing System | <input checked="" type="checkbox"/> | | |
| Pool | | <input checked="" type="checkbox"/> | |
| Pool Equipment | | <input checked="" type="checkbox"/> | |
| Pool Maint. Accessories | | <input checked="" type="checkbox"/> | |
| Pool Heater | | <input checked="" type="checkbox"/> | |
| Public Sewer System | | <input checked="" type="checkbox"/> | |

| Item | Y | N | U |
|--|-------------------------------------|-------------------------------------|---|
| Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder | | <input checked="" type="checkbox"/> | |
| Rain Gutters | | <input checked="" type="checkbox"/> | |
| Range/Stove | | <input checked="" type="checkbox"/> | |
| Roof/Attic Vents | <input checked="" type="checkbox"/> | | |
| Sauna | | <input checked="" type="checkbox"/> | |
| Smoke Detector | <input checked="" type="checkbox"/> | | |
| Smoke Detector – Hearing Impaired | | <input checked="" type="checkbox"/> | |
| Spa | <input checked="" type="checkbox"/> | | |
| Trash Compactor | <input checked="" type="checkbox"/> | | |
| TV Antenna | | <input checked="" type="checkbox"/> | |
| Washer/Dryer Hookup | <input checked="" type="checkbox"/> | | |
| Window Screens | | <input checked="" type="checkbox"/> | |

| Item | Y | N | U | Additional Information |
|---------------------------------|-------------------------------------|-------------------------------------|---|--|
| Central A/C | <input checked="" type="checkbox"/> | | | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2 - 15 Seer, 3 ton</u> |
| Evaporative Coolers | | <input checked="" type="checkbox"/> | | number of units: _____ |
| Wall/Window AC Units | | <input checked="" type="checkbox"/> | | number of units: _____ |
| Attic Fan(s) | | <input checked="" type="checkbox"/> | | if yes, describe: _____ |
| Central Heat | <input checked="" type="checkbox"/> | | | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u> |
| Other Heat | <input checked="" type="checkbox"/> | | | if yes, describe: <u>Working Fireplace</u> |
| Oven | <input checked="" type="checkbox"/> | | | number of ovens: <u>2</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ |
| Fireplace & Chimney | <input checked="" type="checkbox"/> | | | <input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____ |
| Carport | <input checked="" type="checkbox"/> | | | <input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached |
| Garage | | <input checked="" type="checkbox"/> | | <input type="checkbox"/> attached <input type="checkbox"/> not attached |
| Garage Door Openers | | <input checked="" type="checkbox"/> | | number of units: _____ number of remotes: _____ |
| Satellite Dish & Controls | <input checked="" type="checkbox"/> | | | <input type="checkbox"/> owned <input type="checkbox"/> leased from _____ |
| Security System | | <input checked="" type="checkbox"/> | | <input type="checkbox"/> owned <input type="checkbox"/> leased from _____ |
| Water Heater | <input checked="" type="checkbox"/> | | | <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>2 - 50 gal</u> |
| Water Softener | | <input checked="" type="checkbox"/> | | <input type="checkbox"/> owned <input type="checkbox"/> leased from _____ |
| Underground Lawn Sprinkler | <input checked="" type="checkbox"/> | | | <input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____ |
| Septic / On-Site Sewer Facility | <input checked="" type="checkbox"/> | | | if yes, attach Information About On-Site Sewer Facility (TAR-1407) |

(TAR-1406) 7-2-07

Initialed by: Seller: [Signature] and Buyer: [Signature]

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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 TAR-1906 concerning lead-based paint hazards).

Roof Type: Comp Age: New (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 |
|--------------------|---|-------------------------------------|
| Basement | | <input checked="" type="checkbox"/> |
| Ceilings | | <input checked="" type="checkbox"/> |
| Doors | | <input checked="" type="checkbox"/> |
| Driveways | | <input checked="" type="checkbox"/> |
| Electrical Systems | | <input checked="" type="checkbox"/> |
| Exterior Walls | | <input checked="" type="checkbox"/> |

| Item | Y | N |
|----------------------|---|-------------------------------------|
| Floors | | <input checked="" type="checkbox"/> |
| Foundation / Slab(s) | | <input checked="" type="checkbox"/> |
| Interior Walls | | <input checked="" type="checkbox"/> |
| Lighting Fixtures | | <input checked="" type="checkbox"/> |
| Plumbing Systems | | <input checked="" type="checkbox"/> |
| Roof | | <input checked="" type="checkbox"/> |

| Item | Y | N |
|-----------------------------|---|-------------------------------------|
| Sidewalks | | <input checked="" type="checkbox"/> |
| Walls / Fences | | <input checked="" type="checkbox"/> |
| Windows | | <input checked="" type="checkbox"/> |
| Other Structural Components | | <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 |
|--|---|-------------------------------------|
| Aluminum Wiring | | <input checked="" type="checkbox"/> |
| Asbestos Components | | <input checked="" type="checkbox"/> |
| Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____ | | <input checked="" type="checkbox"/> |
| Endangered Species/Habitat on Property | | <input checked="" type="checkbox"/> |
| Fault Lines | | <input checked="" type="checkbox"/> |
| Hazardous or Toxic Waste | | <input checked="" type="checkbox"/> |
| Improper Drainage | | <input checked="" type="checkbox"/> |
| Intermittent or Weather Springs | | <input checked="" type="checkbox"/> |
| Landfill | | <input checked="" type="checkbox"/> |
| Lead-Based Paint or Lead-Based Pt. Hazards | | <input checked="" type="checkbox"/> |
| Encroachments onto the Property | | <input checked="" type="checkbox"/> |
| Improvements encroaching on others' property | | <input checked="" type="checkbox"/> |
| Located in 100-year Floodplain | | <input checked="" type="checkbox"/> |
| Present Flood Insurance Coverage (If yes, attach TAR-1414) | | <input checked="" type="checkbox"/> |
| Previous Flooding into the Structures | | <input checked="" type="checkbox"/> |
| Previous Flooding onto the Property | | <input checked="" type="checkbox"/> |
| Previous Fires | | <input checked="" type="checkbox"/> |
| Previous Foundation Repairs | | <input checked="" type="checkbox"/> |

| Condition | Y | N |
|---|---|-------------------------------------|
| Previous Roof Repairs | | <input checked="" type="checkbox"/> |
| Other Structural Repairs | | <input checked="" type="checkbox"/> |
| Radon Gas | | <input checked="" type="checkbox"/> |
| Settling | | <input checked="" type="checkbox"/> |
| Soil Movement | | <input checked="" type="checkbox"/> |
| Subsurface Structure or Pits | | <input checked="" type="checkbox"/> |
| Underground Storage Tanks | | <input checked="" type="checkbox"/> |
| Unplatted Easements | | <input checked="" type="checkbox"/> |
| Unrecorded Easements | | <input checked="" type="checkbox"/> |
| Urea-formaldehyde Insulation | | <input checked="" type="checkbox"/> |
| Water Penetration | | <input checked="" type="checkbox"/> |
| Wetlands on Property | | <input checked="" type="checkbox"/> |
| Wood Rot | | <input checked="" type="checkbox"/> |
| Active infestation of termites or other wood-destroying insects (WDI) | | <input checked="" type="checkbox"/> |
| Previous treatment for termites or WDI | | <input checked="" type="checkbox"/> |
| Previous termite or WDI damage repaired | | <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) 7-2-07

Initialed by: Seller: [Signature] and Buyer: [Signature]

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 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.
- ☐ ☒ 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.
- ☐ ☒ 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).

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

Concerning the Property at 2355 DUTTON LANE
MADISONVILLE, TX 77864

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-cited 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 766 of the Health and Safety Code?* ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**Chapter 766 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.*

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.

Signature of Seller
Printed Name:

Date

Signature of Seller
Printed Name:

Date

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 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: ENTERGY 800-368-3749 Sewer: _____
- Water: _____ Cable: DIRECT TV 888-777-2954
- Trash: _____ Natural Gas: _____
- Local Phone: AT&T 800-288-2020 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 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.

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



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 2355 DUTTON LANE
MADISONVILLE, TX 77864

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: SPRINKLERS ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: TANKS AND PUMP IS ON THE WEST END OF THE HOUSE, AND SPRINKLERS ARE ON THE NORTH (BACK YARD) ☐ Unknown
- (4) Installer: Castleberry septic ☐ Unknown
- (5) Approximate Age: 1 YEAR ☐ 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: Castleberry septic
Phone: (936) 291-6380 contract expiration date: August, 2009
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? N/A
- (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 [Signature] [Signature] Page 1 of 2

DBL Real Estate 1702 East Main Street Madisonville, TX 77864

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2355 DUTTON LA

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- 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.

Signature of Seller 01/25/2008
Date

Signature of Seller 01/25/2008
Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date