

Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

COBB PROPERTIES- Stefanie Cob	b, Broker 0354878	cobbproperties@yahoo.com	(972)989-5220
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tai Cobb Klam, Broker	594871	taiklam@yahoo.com	972-989-5220
Sales Agent/Associate's Name	License No.	Email	Phone
and the state of t	Buyer/Tenant/Seller/Landlord I	Initials Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE NOTICE

DNCERNING THE PROPERTY AT	12860 E FM 219 Fairy, TX 76457 (Street Addre	ss and City)
D IS NOT A SUBSTITUTE FOR ANY INS	R'S KNOWLEDGE OF THE CONDITION OF THE PURCHASENTS.A WARRANTY OF ANY KIND BY SELLE	HE PROPERTY AS OF THE DATE SIGNED BY SELLER SER MAY WISH TO OBTAIN, IT IS NOT A WARRANTY R OR SELLER'S AGENTS.
eller □ is 【 is not occupying the Pr	operty. If unoccupied, how long since S	Seller has occupied the Property?
The Property has the items checked help	w [Write Yes (Y), No (N), or Unknown (U)]:	
Range	✓ Oven	Microwave
✓ Dishwasher	Trash Compactor	Disposal
Washer/Dryer Hookups	Window Screens	Rain Gutters
Security System	Fire Detection Equipment	Intercom System
Geodity Oystem	Smoke Detector	
	Smoke Detector-Hearing Impaired	
	Carbon Monoxide Alarm	
	Emergency Escape Ladder(s)	
TV Antenna	Cable TV Wiring	Satellite Dish
Behalos elitariamente	Attic Fan(s)	Exhaust Fan(s)
Ceiling Fan(s) Central A/C	Central Heating	Wall/Window Air Conditioning
✓ Plumbing System	Septic System	Public Sewer System
Patio/Decking	Outdoor Grill	Fences
	Sauna	Spa Hot Tub
Pool	Pool Heater	Automatic Lawn Sprinkler System
Pool Equipment Fireplace(s) & Chimney	FOOI Heater	Fireplace(s) & Chimney (Mock)
		Pilepiace(s) & Chilliney (WOCK)
(Wood burning)		
Natural Gas Lines		Gas Fixtures
Liquid Propane Gas	LP Community (Captive)	LP on Property
Garage: Attached	Not Attached	Carport
Garage Door Opener(s):	Electronic	Control(s)
Water Heater: TANKLIESS	Gas	Electric
Water Supply: City	WellMUD	Со-ор
Roof Type: COMP		Age: 4005 (approx.)
Are you (Seller) aware of any of the	above items that are not in working conditions, then describe. (Attach additional sheets if nec	tion, that have known defects, or that are in need of

ler's Disclosure Notice Concerning the Property at _	12860 E FM 219 Fairy, TX 764	Page 2	8/7/2017
let's Disclosure Notice Concerning the Property at _	(Street Address and City)		0,7,20
Does the property have working smoke detectors instructional Health and Safety Code? Yes No	stalled in accordance with the smoke d Unknown. If the answer to this qu	letector requirements of estion is no or unkr	Chapter 766 nown, explai
(Attach additional sheets if necessary):			
* Chapter 766 of the Health and Safety Code require accordance with the requirements of the building of location, and power source requirements. If you do unknown above or contact your local building office for the hearing impaired if: (1) the buyer or a member buyer gives the seller written evidence of the heaffective date, the buyer makes a written request focations for the installation. The parties may agreemake detectors to install.	code in effect in the area in which the dwo o not know the building code requirement cial for more information. A buyer may recover of the buyer's family who will reside in earing impairment from a licensed physi- for the seller to install smoke detectors for	elling is located, including s in effect in your area, y quire a seller to install so the dwelling is hearing in cian; and (3) within 10 r the hearing impaired an	g performance you may checo noke detector npaired; (2) the days after the d specifies the
Are you (Seller) aware of any known defects/malfund if you are not aware.	ctions in any of the following? Write Ye	es (Y) if you are aware	, write No (N
✓ Interior Walls	Ceilings	W Floors	
W Exterior Walls	Doors	N Windows	,
N Roof	Foundation/Slab(s)	N Sidewalk	
			Svstem
Walls/Fences Plumbing/Sewers/Septics	Driveways Electrical Systems	Intercom	
Walls/Fences Plumbing/Sewers/Septics	Driveways	✓ Intercom ✓ Lighting	
Walls/Fences Plumbing/Sewers/Septics	_ Driveways _ Electrical Systems	N Lighting	Fixtures
Walls/Fences Plumbing/Sewers/Septics Other Structural Components (Describe):	_ Driveways _ Electrical Systems n additional sheets if necessary):	N Intercom	Fixtures
Walls/Fences Plumbing/Sewers/Septics Other Structural Components (Describe): If the answer to any of the above is yes, explain. (Attach	Driveways Electrical Systems n additional sheets if necessary): s? Write Yes (Y) if you are aware, write No	Intercom Lighting (N) if you are not aware.	Fixtures
Walls/Fences Plumbing/Sewers/Septics Other Structural Components (Describe): If the answer to any of the above is yes, explain. (Attach	Driveways Electrical Systems n additional sheets if necessary): s? Write Yes (Y) if you are aware, write No	Intercom N Lighting (N) if you are not aware.	Fixtures
Walls/Fences Plumbing/Sewers/Septics Other Structural Components (Describe): If the answer to any of the above is yes, explain. (Attach Are you (Seller) aware of any of the following conditions Active Termites (includes wood destroying insect	Driveways Electrical Systems n additional sheets if necessary): s? Write Yes (Y) if you are aware, write No	Intercom N Lighting (N) if you are not aware.	Fixtures
Walls/Fences Plumbing/Sewers/Septics Other Structural Components (Describe): If the answer to any of the above is yes, explain. (Attach Are you (Seller) aware of any of the following conditions W Active Termites (includes wood destroying insect Termite or Wood Rot Damage Needing Repair	Driveways Electrical Systems an additional sheets if necessary): S? Write Yes (Y) if you are aware, write Notes Previous Structural or Representation of Previous of Toxic Was	Intercom Lighting (N) if you are not aware. oof Repair	Fixtures
Walls/Fences Plumbing/Sewers/Septics Other Structural Components (Describe): If the answer to any of the above is yes, explain. (Attach Are you (Seller) aware of any of the following conditions Walls/Fences Are you of the Structural Components (Describe): If the answer to any of the above is yes, explain. (Attach Are you (Seller) aware of any of the following conditions Walls/Fences Are you of the shower is yes, explain. (Attach Are you of Seller) aware of any of the following conditions Previous Termites (includes wood destroying insection of the shower is yes, explain.) Previous Termite Damage	Driveways Electrical Systems an additional sheets if necessary): Solution Previous Structural or R Hazardous or Toxic Was Asbestos Components	Intercom Lighting (N) if you are not aware. oof Repair	Fixtures
Walls/Fences Plumbing/Sewers/Septics Other Structural Components (Describe): If the answer to any of the above is yes, explain. (Attach Are you (Seller) aware of any of the following conditions W Active Termites (includes wood destroying insect Termite or Wood Rot Damage Needing Repair Previous Termite Damage Previous Termite Treatment	Driveways Electrical Systems an additional sheets if necessary): Solution Previous Structural or Residue Asbestos Components Urea-formaldehyde Insur	Intercom Lighting (N) if you are not aware. oof Repair	Fixtures
Walls/Fences V Plumbing/Sewers/Septics Other Structural Components (Describe): If the answer to any of the above is yes, explain. (Attach Are you (Seller) aware of any of the following conditions V Active Termites (includes wood destroying insect V Previous Termite Damage Previous Flooding	DrivewaysElectrical Systems an additional sheets if necessary):	Intercom Lighting (N) if you are not aware. oof Repair	Fixtures
Walls/Fences V Plumbing/Sewers/Septics Other Structural Components (Describe): If the answer to any of the above is yes, explain. (Attach Are you (Seller) aware of any of the following conditions W Active Termites (includes wood destroying insect W Termite or Wood Rot Damage Needing Repair Previous Termite Damage Previous Termite Treatment Previous Flooding Improper Drainage	DrivewaysElectrical Systems an additional sheets if necessary): So Write Yes (Y) if you are aware, write Notes W Previous Structural or Representation of Previous Components W Asbestos Components W Urea-formaldehyde Insuration Radon Gas W Lead Based Paint	Intercom Lighting (N) if you are not aware. oof Repair	Fixtures
Walls/Fences V Plumbing/Sewers/Septics Other Structural Components (Describe): If the answer to any of the above is yes, explain. (Attach Are you (Seller) aware of any of the following conditions V Active Termites (includes wood destroying insect V Termite or Wood Rot Damage Needing Repair Previous Termite Damage Previous Termite Treatment Previous Flooding W Improper Drainage W Water Penetration	Driveways Electrical Systems an additional sheets if necessary): Solve Yes (Y) if you are aware, write Notes What Previous Structural or Research Asbestos Components What Asbestos Components What Radon Gas What Radon Gas What Aluminum Wiring	Intercom Lighting (N) if you are not aware. oof Repair	Fixtures
Walls/Fences V Plumbing/Sewers/Septics Other Structural Components (Describe): If the answer to any of the above is yes, explain. (Attach Are you (Seller) aware of any of the following conditions W Active Termites (includes wood destroying insect W Termite or Wood Rot Damage Needing Repair Previous Termite Damage Previous Termite Treatment Previous Flooding Improper Drainage Water Penetration Located in 100-Year Floodplain	Driveways Electrical Systems an additional sheets if necessary): Previous Structural or Roward Asbestos Components Normal Radon Gas No	Intercom Lighting (N) if you are not aware. oof Repair ste	Fixtures
Walls/Fences V Plumbing/Sewers/Septics Other Structural Components (Describe): If the answer to any of the above is yes, explain. (Attach Are you (Seller) aware of any of the following conditions V Active Termites (includes wood destroying insect V Termite or Wood Rot Damage Needing Repair Previous Termite Damage Previous Termite Treatment Previous Flooding V Improper Drainage V Water Penetration V Located in 100-Year Floodplain Present Flood Insurance Coverage Landfill, Settling, Soil Movement, Fault Lines	DrivewaysElectrical Systems an additional sheets if necessary):	Intercom Lighting (N) if you are not aware. oof Repair ste llation	Fixtures
Walls/Fences V Plumbing/Sewers/Septics Other Structural Components (Describe): If the answer to any of the above is yes, explain. (Attach Are you (Seller) aware of any of the following conditions W Active Termites (includes wood destroying insect V Previous Termite Damage Previous Termite Treatment Previous Flooding M Improper Drainage Water Penetration Located in 100-Year Floodplain Present Flood Insurance Coverage	DrivewaysElectrical Systems an additional sheets if necessary):	Intercom Lighting (N) if you are not aware. oof Repair ste	Fixtures

*A single blockable main drain may cause a suction entrapment hazard for an individual.

3	12860 E FM 219 Fairy, TX 76457
	ler's Disclosure Notice Concerning the Property at Page 3 8/7/2017 (Street Address and City)
	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, explain. (Attach additional sheets if necessary):
	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.
	Momeowners' 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 lawsuits directly or indirectly affecting the Property.
	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	Any condition on the Property which materially affects the physical health or safety of an individual.
	Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
	Many portion of the property that is located in a groundwater conservation district or a subsidence district.
	If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):
	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.
	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
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INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.

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CC	12860 E FM 219 Fairy, TX 76457 NCERNING THE PROPERTY AT	
A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown
	(2) Type of Distribution System:	4Unknown
	(3) Approximate Location of Drain Field or Distribution System:	Unknown
	(4) Installer:	- - - - - - - - - - - - - - - - - - -
	(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 Ho
	(4) Does Seller have manufacturer or warranty information available for review?	Yes 4No
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 se	
	(3) It may be necessary for a buyer to have the permit to operate an on-si transferred to the buyer.	te sewer facility
(T)	R-1407) 1-7-04 Initialed for Identification by Buyer RH , and Seller ,	Page 1 of 2

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>	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.

Na Gui	by a	2,2019		
Signature of Seller H3 Hill Ranch LLC		Date	Signature of Seller	Date
Receipt acknowledged by:				
Signature of Buyer		Date	Signature of Buyer	Date

10-10-11



APPROVED BY THE TEXAS REAL ESTATE COMMISSION ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION

EQUAL HOUSING OPPORTUNITY	ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS	
di i dicianii i	AS REQUIRED BY FEDERAL LAW	

CO	NCERNING THE PROPERTY AT 12860 E FM 219 F	airy, TX 76457	
		(Street Address and City)	
Α.	LEAD WARNING STATEMENT: "Every purchaser residential dwelling was built prior to 1978 is notified based paint that may place young children at risk of may produce permanent neurological damage, in behavioral problems, and impaired memory. Lead poi seller of any interest in residential real property is based paint hazards from risk assessments or inspecknown lead-based paint hazards. A risk assessment prior to purchase."	that such property may present ex developing lead poisoning. Lead p cluding learning disabilities, redu- isoning also poses a particular risk required to provide the buyer with ctions in the seller's possession an	cosure to lead from lead- loisoning in young children ced intelligence quotient, to pregnant women. The any information on lead- and notify the buyer of any
-	NOTICE: Inspector must be properly certified as requi	red by federal law.	
В.	SELLER'S DISCLOSURE: 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAI (a) Known lead-based paint and/or l		
	(b) Seller has no actual knowledge of lead-base 2. RECORDS AND REPORTS AVAILABLE TO SELLEF (a) Seller has provided the purchaser with	R (check one box only): all available records and reports pe	
	and/or lead-based paint hazards in the Prop		
	 (b) Seller has no reports or records pertaining Property. 	ig to lead-based paint and/or lead-k	pased paint hazards in the
C.	BUYER'S RIGHTS (check one box only): 1. Buyer waives the opportunity to conduct a risk lead-based paint or lead-based paint hazards. 2. Within ten days after the effective date of this selected by Buyer. If lead-based paint or lead contract by giving Seller written notice within 1	contract, Buyer may have the Prope id-based paint hazards are present,	erty inspected by inspectors Buyer may terminate this
D.	money will be refunded to Buyer. BUYER'S ACKNOWLEDGMENT (check applicable boxes 1. Buyer has received copies of all information lister		
E.	2. Buyer has received the pamphlet <i>Protect Your Fa</i> BROKERS' ACKNOWLEDGMENT: Brokers have informed (a) provide Buyer with the federally approved p addendum; (c) disclose any known lead-based paint a records and reports to Buyer pertaining to lead-base provide Buyer a period of up to 10 days to have the	ed Seller of Seller's obligations under a samphlet on lead poisoning preve and/or lead-based paint hazards in t and paint and/or lead-based paint ha	ention; (b) complete this the Property; (d) deliver all azards in the Property; (e)
F.	addendum for at least 3 years following the sale. Brokers CERTIFICATION OF ACCURACY: The following persbest of their knowledge, that the information they have pro-	sons have reviewed the information	above and certify, to the
Rus		Seller FM	Jeg 2,2019
Buy	yei Dale	H3 Hill Ranch LLC	V Date
Buy	yer Date	Seller	Date
Oth	ner Broker Date	Listing Broker Tai Cobb Klam, Broker	Date
	The form of this addendum has been approved by the Texas Real forms of contracts. Such approval relates to this contract form only. No representation is made as to the legal validity or adequacy of transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX	TREC forms are intended for use only by transprovision in any specific transactions. It	rained real estate licensees. is not suitable for complex

(TXR 1906) 10-10-11