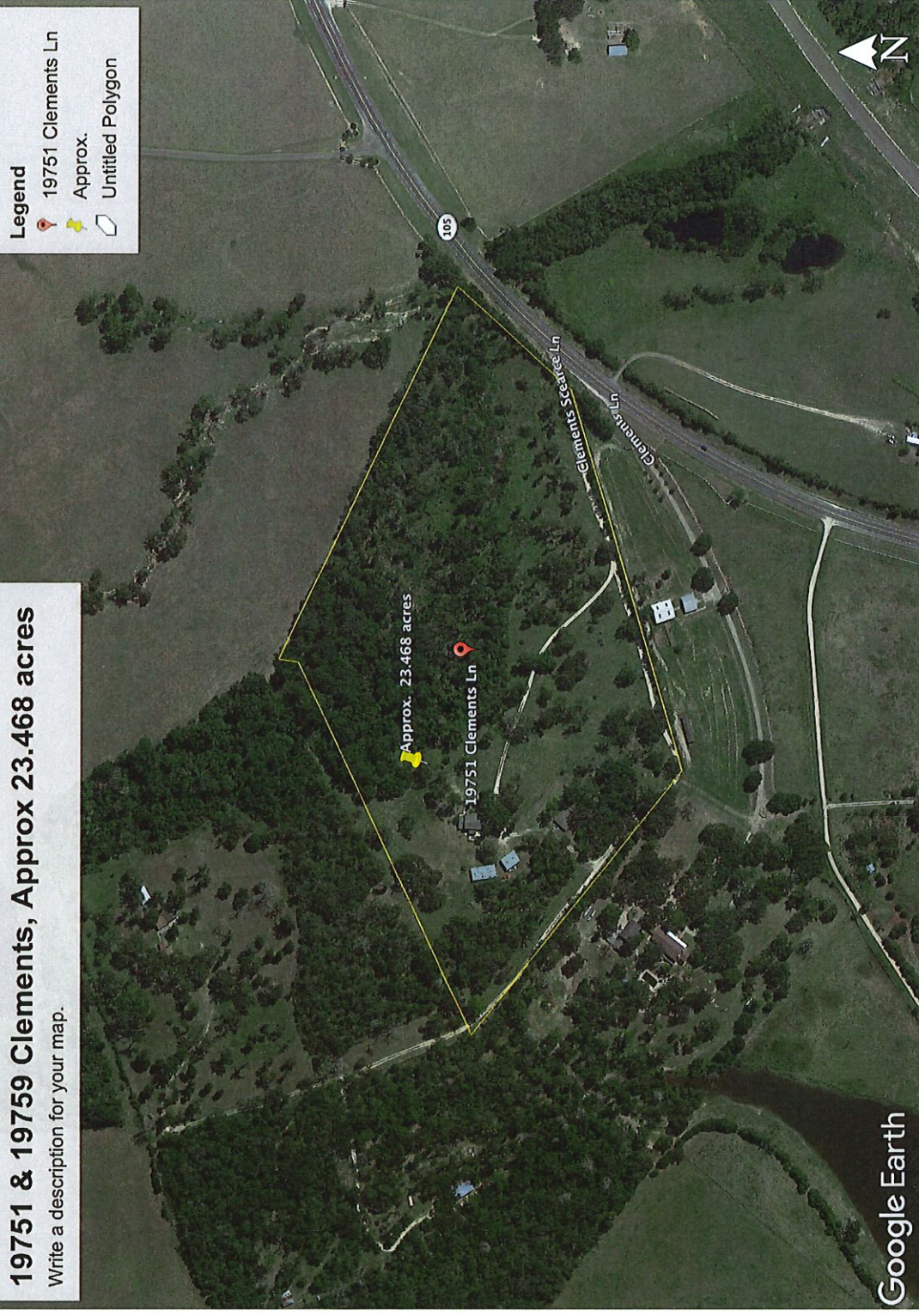


19751 & 19759 Clements, Approx 23.468 acres

Write a description for your map.



19751 & 19759 CLEMENTS LANE, Washington County

23.5 acres with 2 homes

20 minutes to Brenham, 5 minutes to Navasota, 25 minutes to College Station

Called 89.26 Acre Tract
From L. Moore Land Company
Vol. 315 Pg. 616, D.R.W.C.

Found 5/8" Iron Rod
Set By Condon Survey, 1985

NOTE: Fence Line Called For
In Moore Deed

Found Flipped 80D Nail @ 1' Offset
Past @ Fence Line Angle

Called Fence Line Angle By Moore Deed,
Called Iron Rod For Angle Corner
In West Boundary of Moore Tract
By Science Deed
For Corner in Dilday Deed.

Called N 62° 25'W, 1094.17' by Moore Deed
S 62° 25'00"E, 1092.42'
Called N 62° 25'W, 1094.25' by Science Deed

NOTE:
Dilday & Science Deeds Call For
Adjacent With West Boundary Of Moore Tract.

Found 5/8" Iron Rod Set
By Condon Survey, 1985

Called 13.437 Ac.
revey By Condon, 1985

23.468 Ac subject to survey
24.331 AG

Called 23.468 Ac.
Donald G. Dilday, Et Ux
E. W. Seabrook, Et Ux
Vol. 380, Pg. 600, D.R.W.C.
Recorded, August 17, 1979
Original 43.006 Ac. Tract
Jane Buckley Clements, Et Ux
Donald G. Dilday, Et Ux
Vol. 387, Pg. 405, D.R.W.C.

Called S 82° 34'W, 1001.15' By Science Deed
By Condon Survey, 1985
Called S 99° 26'05"E, 803.64'

Found 5/8" Iron Rod
Set By Condon Survey, 1985

Found 5/8" Iron Rod
Set By Condon Survey, 1985

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Set By Condon Survey, 1985

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Set By Condon Survey, 1985

Found 5/8" Iron Rod
Set By Condon Survey, 1985

Tract 1
Called 13.3658 Ac.
Vol. 515 Pg. 737, D.R.W.C.

Found 5/8" Iron Rod
Set By Condon Survey, 1985

Found 5/8" Iron Rod
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Set By Condon Survey, 1985

Found 5/8" Iron Rod
Set By Condon Survey, 1985

NOTE:
CALLS FOR COMMON BOUNDARIES OF ORIGINAL
TRACTS. THESE BOUNDARIES ARE THE SAME IN THE RESPECTIVE DEEDS.

Scale: 1" = 100'
Project Number: 92.000.09

SCIENCE TRACT



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 19751 Clements Lane
Navasota, TX 77868-6893

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? _____ (approximate date) 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	✓	✓	✓
Carbon Monoxide Det.	✓	✓	✓
Ceiling Fans	✓	✓	✓
Cooktop	✓	✓	✓
Dishwasher	✓	✓	✓
Disposal	✓	✓	✓
Emergency Escape Ladder(s)	✓	✓	✓
Exhaust Fans	✓	✓	✓
Fences <u>partial</u>	✓	✓	✓
Fire Detection Equip.	✓	✓	✓
French Drain	✓	✓	✓
Gas Fixtures	✓	✓	✓
Natural Gas Lines	✓	✓	✓

Item	Y	N	U
Liquid Propane Gas:	✓	✓	✓
-LP Community (Captive)	✓	✓	✓
-LP on Property	✓	✓	✓
Hot Tub	✓	✓	✓
Intercom System	✓	✓	✓
Microwave	✓	✓	✓
Outdoor Grill	✓	✓	✓
Patio/Decking	✓	✓	✓
Plumbing System	✓	✓	✓
Pool	✓	✓	✓
Pool Equipment	✓	✓	✓
Pool Maint. Accessories	✓	✓	✓
Pool Heater	✓	✓	✓

Item	Y	N	U
Pump: sump grinder	✓	✓	✓
Rain Gutters	✓	✓	✓
Range/Stove	✓	✓	✓
Roof/Attic Vents	✓	✓	✓
Sauna	✓	✓	✓
Smoke Detector	✓	✓	✓
Smoke Detector - Hearing Impaired	✓	✓	✓
Spa	✓	✓	✓
Trash Compactor	✓	✓	✓
TV Antenna	✓	✓	✓
Washer/Dryer Hookup	✓	✓	✓
Window Screens	✓	✓	✓
Public Sewer System	✓	✓	✓

Item	Y	N	U	Additional Information
Central A/C	✓	✓	✓	electric <u>✓</u> gas number of units: <u>1</u>
Evaporative Coolers	✓	✓	✓	number of units: _____
Wall/Window AC Units	✓	✓	✓	number of units: _____
Attic Fan(s)	✓	✓	✓	if yes, describe: _____
Central Heat	✓	✓	✓	electric <u>✓</u> gas number of units: <u>1</u>
Other Heat	✓	✓	✓	if yes, describe: <u>Bathrooms - ceiling</u>
Oven	✓	✓	✓	number of ovens: <u>1</u> electric <u>✓</u> gas other: _____
Fireplace & Chimney	✓	✓	✓	<u>✓</u> wood gas logs mock other: _____
Carport	✓	✓	✓	attached not attached
Garage	✓	✓	✓	attached not attached
Garage Door Openers	✓	✓	✓	number of units: _____ number of remotes: _____
Satellite Dish & Controls	✓	✓	✓	owned leased from: _____
Security System	✓	✓	✓	owned leased from: _____
Solar Panels	✓	✓	✓	owned leased from: _____
Water Heater	✓	✓	✓	electric <u>✓</u> gas other: <u>1</u> number of units: <u>1</u>
Water Softener	✓	✓	✓	owned leased from: _____
Other Leased Items(s)	✓	✓	✓	if yes, describe: _____

(TXR-1406) 02-01-18

Yvette Kirkland, 601 Medical Ct. Brenham TX 77833
Yvette Kirkland

Initialed by: Buyer: _____ and Seller: JB

Phone: 979-532-148 Fax: 979-836-6046
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Page 1 of 5

19751 Clements

19751 Clements Lane
Navasota, TX 77868-6893

Concerning the Property at _____

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	automatic	manual	areas covered:
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)		

Water supply provided by: ___ city ___ well ___ MUD ___ co-op ___ unknown ___ other: City utilities
Was the Property built before 1978? ___ yes ___ ☒ no ___ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Composition Age: 5 (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"/>	<input type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electrical Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

(TXR-1406) 02-01-18

Initialed by: Buyer: _____ and Seller: JB

Page 2 of 5

Concerning the Property at _____

19751 Clements Lane
Navasota, TX 77868-6893

Historic Property Designation	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input checked="" type="checkbox"/>

Termite or WDI damage needing repair	<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input checked="" type="checkbox"/>

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): a few small areas on facie to boards.

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

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, with unresolved 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. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

☒ Any condition on the Property which materially affects the health or safety of an individual.

☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

☒ 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.

☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.

☒ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

Concerning the Property at _____

19751 Clements Lane
Navasota, TX 77868-6893

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

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 filed a claim for damage to the Property with any insurance provider? ☒ yes ☐ no

Section 10. 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 11. 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.*

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.

Lori Balusek 6-13-19
Signature of Seller

Date

Printed Name: Lori Balusek

Signature of Seller

Date

(TXR-1406) 02-01-18

Initialed by: Buyer: _____ and Seller: LB

Page 4 of 5

Concerning the Property at _____

19751 Clements Lane
Navasota, TX 77868-6893

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: Bluebonnet Electric
Sewer: _____
Water: Corix
Cable: _____
Trash: _____
Natural Gas: _____
Phone Company: _____
Propane: Navasota LP Gas
Internet: _____

phone #: 800-842-7708
phone #: _____
phone #: 877-718-4396
phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: 936-825-3214
phone #: _____

- (7) 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: _____	

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.

Lori Gail Balusek 6-13-19
Signature of Seller Date
Lori Gail Balusek

Signature of Seller _____ Date _____

Receipt acknowledged by:

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____