

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.

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

CONCERNING THE PROPERTY AT

Bevers Real Estate, 7701 Hwy 290 E. Chappell Hill TX 77426

AGENT.

4905 Prairie Hill Rd- Main House

Brenham, TX 77833

Phone: (979)830-1180

Fax: (979)830-0112

4905 Prairie Hill

Item	Y	N	U		Ite	m		Y	N	U	Item	Υ	N	U
Cable TV Wiring	J	700	ratif.				Propane Gas:	V	0.0		Pump: sump grinder	•	./	0
Carbon Monoxide Det.	91	V	14.7		-		ommunity (Captive)	19th	V		Rain Gutters	18	V	
Ceiling Fans	V	PET	W				Property	V			Range/Stove	V	V	
Cooktop	4-VIII	1			_	t Tu			V	1000	Roof/Attic Vents	V		
Dishwasher	V				Int	erco	om System	d Fall	V		Sauna		1	
Disposal	V						vave	V		1711	Smoke Detector	1	-	
Emergency Escape Ladder(s)	YAS A	1	an b		Ou	utdo	or Grill	.80	V	S non	Smoke Detector - Hearing Impaired	ns.	/	
Exhaust Fans	1				Pa	tio/[Decking	/			Spa	V		
Fences	V				_		ing System	V			Trash Compactor		V	
Fire Detection Equip.	s wo	V	Y3 a		Po	ol	enotifitres enimel	1	10 %	V811	TV Antenna	no.	1	
French Drain		~			Po	ol E	quipment	~			Washer/Dryer Hookup	V	IMD.	
Gas Fixtures	V				Po	ol N	laint. Accessories	1			Window Screens	1		
Natural Gas Lines		/			Po	ol H	eater	V			Public Sewer System		V	
							nella p	+			- Inconnector 1		n-T-1	
Item				Υ	N	U	A CAP TO THE		A	dditio	onal Information		and it	H
Central A/C		-115		V	uot	1867	electric gas	nur	nber	of un	its:			
Evaporative Coolers		-30			>	DOLL I	number of units:	-					Time!	-
Wall/Window AC Units				ins.	V		number of units:				ne de Teodel Mésesies			
Attic Fan(s)			100	non-	V	hum	if yes, describe:				t water one			
Central Heat		nolle		/	1118	har	electric gas	nur	nber	of un	its: 4 3			
Other Heat	K OL	5.0	183.10	Tio	1 ar	Serve	if yes, describe:					HSI		H
Oven				V			number of ovens:	2	, ,	elec	ctric gas other:	- 6		
Fireplace & Chimney				\checkmark		- 14	2 wood gas lo	gs_	mo	ock_	other:	nn.		57
Carport	the or	La agl	m		/	Jaim	attached not	tatta	che	d	Les Its un rendomans alman			
Garage			1100	/	Page 1	rai ire	2 attached not	atta	che	d				
Garage Door Openers	10.25	a Kenn		V	Mode		number of units:	2			number of remotes: 2	S. Joseph		71
Satellite Dish & Controls	3	mel	61	Lan	V	77737	owned _lease	ed fro	m:		project of the second		-11	1
Security System				1	2		✓owned lease	ed fro	m:		Paradan Panaira			
Solar Panels	n n n				V	WW	owned lease	d fro	m:		Dent Page or	or pour		1
Water Heater	- Do	me	O.P	/	s.lefe	Sido	electricgas	0	ther:		number of units:			
Water Softener			i	~			ownedlease	d fro	m:					
Other Leased Items(s)		-			-		if yes, describe:				The at the section of the Atlanta			

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

Concerning the Property	/ at		4905 Prairi Brer	ie Hill R nham, T				
Underground Lawn Spri	nkler	3	automatic mar	nual are	as cov	vered:		
Septic / On-Site Sewer I	acility					-Site Sewer Facility (TXR-1407)	
Was the Property built be (If yes, complete, signature)	efore 19	978? _ attach	vellMUD co-op unkno _ yes	own c	other: _	anue, empere code raque e se se la buyer on or before toe affectivit the minim in disclosusce requiri		Note
Roof Type: Is there an overlay roccovering)?yesno	of cove	ring or	Age:	oof cov	ering	placed over existing shingles	xima or	ite) roof
Are you (Seller) aware are need of repair? y	of any o	of the it o If yes	tems listed in this Section 1 the s, describe (attach additional sh	at are n	ot in w	vorking condition, that have detary):	fects	, or
Section 2. Are you (So aware and No (N) if you	eller) av	vare of	f any defects or malfunctions	s in any	of the	e following? (Mark Yes (Y) if	you	are
Item	Y	N	Item	Y	N	Item	Y	N
Basement		V	Floors		1	Sidewalks	1	-
Ceilings		V	Foundation / Slab(s)	~		Walls / Fences	100	V
Doors		~	Interior Walls		/	Windows		V
Driveways	V	1	Lighting Fixtures	4 10	~	Other Structural Components		V
Electrical Systems		V	Plumbing Systems		/			
Exterior Walls	Salt and	1	Roof		V	1000	771	
If the answer to any of the	ne items	in Sec	etion 2 is yes, explain (attach and RED, SOME SIDEWA	dditional	sheet 21 Vizi	s if necessary):	nob) Puel	76.1 56.1
The state of the s		and the same of th		And the latest			A SCUL	-

Condition	Y	N
Aluminum Wiring	4	L
Asbestos Components		V
Diseased Trees:oak wilt		V
Endangered Species/Habitat on Property	II G	1
Fault Lines		1
Hazardous or Toxic Waste	· 1000	-
Improper Drainage		-
Intermittent or Weather Springs	11 18	V
Landfill	-	V
Lead-Based Paint or Lead-Based Pt. Hazards		1
Encroachments onto the Property	4001	u
Improvements encroaching on others' property	the tor	L
Located in Historic District		L
Historic Property Designation	0.08	~
Previous Foundation Repairs	V	17
Previous Roof Repairs	/	9
Previous Other Structural Repairs	188	-
Previous Use of Premises for Manufacture of Methamphetamine	-	-

Condition	Y	N
Radon Gas	Sun	V
Settling		V
Soil Movement	17	V
Subsurface Structure or Pits	S 1)	v
Underground Storage Tanks	agi	L
Unplatted Easements	Prob	V
Unrecorded Easements	19	
Urea-formaldehyde Insulation	8 0	V
Water Damage Not Due to a Flood Event	131	
Wetlands on Property	/18	0
Wood Rot	BIQ	-
Active infestation of termites or other wood destroying insects (WDI)	age.	-
Previous treatment for termites or WDI	1996	-
Previous termite or WDI damage repaired	Pilio)	~
Previous Fires	TILL	V
Termite or WDI damage needing repair	1 16	L
Single Blockable Main Drain in Pool/Hot Tub/Spa*	190	レ

(TXR-1406) 09-01-19

Initialed by: Buyer: __

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(TXR-1406) 09-01-19

Initialed by: Buyer: and Seller:

as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain

Page 3 of 6

water or delay the runoff of water in a designated surface area of land.

Concernin	g the Property at
provider,	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance including the National Flood Insurance Program (NFIP)?*yes no If yes, explain (attach additional necessary):
Even w risk, ar structur	(Viceascan
Administr	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property?yes ✓no If yes, explain (attach additional sheets as
Section 8.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
Y N	
<u> </u>	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.
_ 7	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association:
	Manager's name:Phone:Phone:
	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.
<u> </u>	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:
_ 7	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
_ <u>N</u>	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
_ 7	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
1	Any condition on the Property which materially affects the health or safety of an individual.
Nonding	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).
<u></u>	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.
_ <u>L</u>	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
of breakfree o	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
If the answ	er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Initialed by: Buyer:

(TXR-1406) 09-01-19

	operty at	Brenham, TX 77833	Brenham, TX 77833	
			313	ADDITIONAL NOTICES TO BUY
THE SISTER OF THE	on is mouse.		act a anudream y their old	con o teambrogue acuse enteraigen
Section 9. Seller	✓ has has	not attached a survey o	of the Property.	Anemhaq e p
persons who re	gularly provid	e inspections and w	eller) received any wri ho are either licensed If yes, attach copies and c	tten inspection reports from as inspectors or otherwise omplete the following:
Inspection Date	Туре	Name of Inspect	or	No. of Pages
Raciosimas Land.	uterphicade and	alen ii an haterigiaala wast	s audi to yarinet teames.	unt et ma Smoothy la Innelad In a
nieda of alone	natitupen lenous	its of becaused to sit	Linguistics the Property	of the Tauts Densdorant o
ani o) sinamevojor	I TO PRESENTE OF IT	Stip is a serial	rsucence. A certificate of co	il hert bins impreparen suntingo
Tavas Vulndakon	HUBERTH SHIP C	ust to become the	Wil Warran scholo nobe	Preseny, for more intern
Note: A buye	r should not rely A buyer si	on the above-cited report hould obtain inspections fi	s as a reflection of the curre com inspectors chosen by the	ent condition of the Property. ne buyer.
			r) currently claim for the	Property:
Homestead		Senior Citizen	Disable Disabl	abled
Wildlife Man	nagement	Agricultural		abled Veteran
Other:	describer fragment and	i in endone hamen su	Unk	known
insurance claim o	r a settlement o	or award in a legal process vno If yes, explain:	eding) and not used the p	the Property (for example, an proceeds to make the repairs for
insurance claim o	r a settlement o	or award in a legal proce	eding) and not used the p	proceeds to make the repairs for
insurance claim of which the claim of the cla	r a settlement of as made? yet the Property has hapter 766 of the	er award in a legal proce esno If yes, explain: ave working smoke det the Health and Safety Co	eding) and not used the p	proceeds to make the repairs for
section 14. Does requirements of C	r a settlement of as made? yet the Property has hapter 766 of the	er award in a legal proce esno If yes, explain: ave working smoke det the Health and Safety Co	eding) and not used the p	dance with the smoke detector
insurance claim of which the claim of the cla	r a settlement of as made? yet the Property has hapter 766 of the	er award in a legal proce esno If yes, explain: ave working smoke det the Health and Safety Co	eding) and not used the p	dance with the smoke detector
Section 14. Does requirements of C (Attach additional s *Chapter 766 of installed in according performance claim w	the Property has the property has the Health and scordance with the promance, location,	ave working smoke det he Health and Safety Code requires one-far requirements of the building and power source requirements.	ectors installed in accordate?*unknownno vertically or two-family dwellings to a code in effect in the area in	dance with the smoke detector yes. If no or unknown, explain. have working smoke detectors which the dwelling is located, building code requirements in
Section 14. Does requirements of C (Attach additional s *Chapter 766 installed in accincluding performents in your a A buyer may refamily who will impairment from the seller to in	the Property has the Pr	ave working smoke det he Health and Safety Code requires one-far requirements of the building and power source requirements with unknown above or contact install smoke detectors for the elling is hearing-impaired; (2 ician; and (3) within 10 days stors for the hearing-impaired	ectors installed in accordance of the pectors installed in accordance of the pectors installed in accordance of the pectors installed in accordance of the pector of the p	dance with the smoke detector yes. If no or unknown, explain. have working smoke detectors which the dwelling is located, building code requirements in location formation. yer or a member of the buyer's written evidence of the hearing yer makes a written request for installation. The parties may
*Chapter 766 installed in accincluding performing who will seller acknowledge	the Property has the Pr	ave working smoke det he Health and Safety Code requires one-far requirements of the building and power source requirements with unknown above or contact install smoke detectors for the healting is hearing-impaired; (2 ician; and (3) within 10 days stors for the hearing-impaired stalling the smoke detectors and stalling the smoke detectors and this notice are truenced Seller to provide interests.	ectors installed in accordance of the property of two-family dwellings to be provided in effect in the area in the	dance with the smoke detector yes. If no or unknown, explain. have working smoke detectors which the dwelling is located, building code requirements in lore information. yer or a member of the buyer's written evidence of the hearing yer makes a written request for installation. The parties may
*Chapter 766 installed in accincluding perfection your a A buyer may refamily who will impairment fro the seller to inagree who will Seller acknowledge the broker(s), has in	the Property has the Pr	ave working smoke det he Health and Safety Code requires one-far requirements of the building and power source requirements with unknown above or contact install smoke detectors for the elling is hearing-impaired; (2 ician; and (3) within 10 days stors for the hearing-impaired stalling the smoke detectors and stalling the smoke detectors are truenced Seller to provide in a color of the hearing-impaired stalling the smoke detectors are truenced Seller to provide in a color of the hearing-impaired stalling the smoke detectors are truenced Seller to provide in a color of the hearing-impaired stalling the smoke detectors are truenced Seller to provide in a color of the hearing-impaired stalling the smoke detectors are truenced Seller to provide in a color of the hearing-impaired stalling the smoke detectors are truenced Seller to provide in a color of the hearing-impaired stalling the smoke detectors are truenced Seller to provide in a color of the hearing-impaired stalling the smoke detectors are truenced Seller to provide in a color of the hearing-impaired stalling the smoke detectors are truenced Seller to provide in a color of the hearing-impaired stalling the smoke detectors are truenced Seller to provide in a color of the hearing-impaired stalling the smoke detectors are truenced seller to provide in a color of the hearing-impaired stalling the smoke detectors are truenced seller to provide in a color of the hearing-impaired stalling the smoke detectors are truenced seller to provide in a color of the hearing-impaired stalling the smoke detectors are truenced seller to provide in a color of the hearing-impaired stalling the smoke detectors are truenced seller to provide in a color of the hearing-impaired stalling the smoke detectors are truenced seller to provide in a color of the hearing-impaired seller to provide in a color of the hearing-impaired seller to provide in a color of the hearing-impaired seller to provide in a color of the hearing-impaired seller to provide in a color of the hearing-impaired sel	ectors installed in accordance of the pectors installed in accordance of the pectors installed in accordance of the pector of the accordance of the pector of the accordance of the pector of the pect	dance with the smoke detector yes. If no or unknown, explain. have working smoke detectors which the dwelling is located, building code requirements in hore information. yer or a member of the buyer's written evidence of the hearing yer makes a written request for ir installation. The parties may protors to install. elief and that no person, including mit any material information.
*Chapter 766 installed in accincluding perfect in your and A buyer may refamily who will impairment fro the seller to inagree who will Seller acknowledge the broker(s), has in Signature of Seller	the Property has the Pr	ave working smoke det he Health and Safety Code requires one-far requirements of the building and power source requirements with unknown above or contact install smoke detectors for the healing is hearing-impaired; (2 ician; and (3) within 10 days fors for the hearing-impaired stalling the smoke detectors and in this notice are truenced Seller to provide in the code of the stall smoke detectors and the smoke detectors and the smoke detectors are truenced Seller to provide in the smoke detectors and the smoke detectors are truenced Seller to provide in the smoke detectors and the smoke detectors are truenced Seller to provide in the smoke detectors and the smoke detectors are truenced Seller to provide in the smoke detectors.	ectors installed in accordance of and which brand of Seller's because to the best of Seller's beaccurate information or to of Signature of Seller	dance with the smoke detector yes. If no or unknown, explain. have working smoke detectors which the dwelling is located, building code requirements in nore information. yer or a member of the buyer's written evidence of the hearing yer makes a written request for installation. The parties may notors to install.
*Chapter 766 installed in accincluding perfection your and A buyer may refamily who will impairment fro the seller to inagree who will seller acknowledge the broker(s), has in	the Property has the Pr	ave working smoke det he Health and Safety Code requires one-far requirements of the building and power source requirements with unknown above or contact install smoke detectors for the healing is hearing-impaired; (2 ician; and (3) within 10 days fors for the hearing-impaired stalling the smoke detectors and in this notice are truenced Seller to provide in the code of the stall smoke detectors and the smoke detectors and the smoke detectors are truenced Seller to provide in the smoke detectors and the smoke detectors are truenced Seller to provide in the smoke detectors and the smoke detectors are truenced Seller to provide in the smoke detectors and the smoke detectors are truenced Seller to provide in the smoke detectors.	ectors installed in accordance of the pectors installed in accordance of the pectors installed in accordance of the pector of the accordance of the pector of the accordance of the pector of the pect	dance with the smoke detector yes. If no or unknown, explain. have working smoke detectors which the dwelling is located, building code requirements in hore information. yer or a member of the buyer's written evidence of the hearing yer makes a written request for ir installation. The parties may protors to install. elief and that no person, including mit any material information.

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: BLUEBONMET RLECTRIC COOP	phone #: 800-847-7703
Sewer:	phone #:
Water:	phone #:
Cable: only to on the say on award to be a white a	phone #:
Trash:	phone #: elosofia (enotibles rioss).A
Natural Gas:	phone #:
Phone Company: AT ? T	phone #:
Propane:	phone #:
Internet: HUGHES NET	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 section of December 1		hestelan, god (3) within Tubuys of rectors for the heading installed	
The undersigned Buyer ad	knowledges receipt of the foregoin	ng notice.	agree who will bear the cost of
Octa	03/18/9		
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: KAI	LICHTENBERC	Printed Name:	relief to soutsout?
(TXR-1406) 09-01-19	Initialed by: Buyer:,	and Seller:,	Page 6 of 6



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	4905 Prairie Hill Rd-Pool House Brenham, TX 77833
DATE SIGNED BY SELLER AND IS NOT A SUB	(NOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE STITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER Y OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER
Seller is is not occupying the Property. If un-	occupied (by Seller), how long since Seller has occupied the Property? te date) or never occupied the Property
Section 1. The Property has the items marked by This notice does not establish the items to be con	pelow: (Mark Yes (Y), No (N), or Unknown (U).)

Item	Y	N	U
Cable TV Wiring	1971	1	7747
Carbon Monoxide Det.	1911	V	977
Ceiling Fans	V	Pon	7
Cooktop	200	~	10
Dishwasher	V		-,
Disposal	V		
Emergency Escape Ladder(s)	yns.	1	an l
Exhaust Fans	V		
Fences	V		
Fire Detection Equip.	uo.	1	Y) :
French Drain		1	
Gas Fixtures	V		
Natural Gas Lines		/	

Item	Y	N	U
Liquid Propane Gas:	V	6 154	27 1
-LP Community (Captive)	TU-UK	V	21
-LP on Property	V	CHAR	77 14
Hot Tub	1	V	84
Intercom System	A MEI	V	
Microwave	V	194	711
Outdoor Grill	3 00	~	2 mg
Patio/Decking	V		
Plumbing System	~		
Pool Venalitatings gailwell	el sa	is to	VII
Pool Equipment			
Pool Maint. Accessories			
Pool Heater		THE STATE OF	

Item	Y	N	U
Pump:sump grinder		/	
Rain Gutters		V	
Range/Stove	V	178.19	
Roof/Attic Vents	V	PMT.	
Sauna		V	
Smoke Detector	Burn	QUA:	1
Smoke Detector - Hearing Impaired	100	/	
Spa		./	
Trash Compactor		V	
TV Antenna	hol	1	5
Washer/Dryer Hookup	Sas	V	
Window Screens	V		
Public Sewer System		V	

Item	Y	N	U	Additional Information
Central A/C	V		a series	electric gas number of units:
Evaporative Coolers	eT aner	V	VIVIII	number of units:
Wall/Window AC Units	1100	V		number of units:
Attic Fan(s)	zina mi	V	Trans	if yes, describe:
Central Heat	V	O La	10.79	velectric gas number of units:
Other Heat	en il Ten	V	EFFE	if yes, describe:
Oven	~	75.02	201/4	number of ovens: \ electric gas \ other:
Fireplace & Chimney		~		woodgas logsmock _ other:
Carport	112	V	· seci	attached not attached
Garage	laiwh s	~	SI PA	attached not attached
Garage Door Openers	of not to	V	5111	number of units: number of remotes:
Satellite Dish & Controls	ICBV 30	V		owned leased from:
Security System		V	ain)	owned leased from:
Solar Panels	C/SA ATES	1	N U	owned leased from:
Water Heater	V	a lela	Jan	velectric gas other: number of units: /
Water Softener	~			owned leased from:
Other Leased Items(s)				if yes, describe:

(TXR-1406) 09-01-19

Initialed by: Buyer:

and Seller:

Page 1 of 6

4905 Prairie Hill Rd-P

Concerning the Property at	C.	Brenham, TX 77833
Underground Lawn Sprinkler	V	automatic manual areas covered:
Septic / On-Site Sewer Facility	V	if yes, attach Information About On-Site Sewer Facility (TXR-1407)
Was the Property built before 1978' (If yes, complete, sign, and atta Roof Type: Is there an overlay roof covering	? yes ch TXR- on the	MUD co-op unknown other:
are need of repair?yesno If	yes, des	listed in this Section 1 that are not in working condition, that have defects, or cribe (attach additional sheets if necessary):
		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		V
Ceilings		V
Doors		V
Driveways	11 - 10 0 0	V
Electrical Systems	T 100 100 100	V
Exterior Walls	40	V

Item	Y	N
Floors		V
Foundation / Slab(s)	V	m-r
Interior Walls		6
Lighting Fixtures	40.74	V
Plumbing Systems	200	V
Roof		~

Item	Y	N
Sidewalks	V	
Walls / Fences		v
Windows	I CONTRACT	V
Other Structural Components		2
		72
	- 121	

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

FUUNDATION PEPALED, SIME SIDEWALK CRACKS

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		~
Asbestos Components		~
Diseased Trees: oak wilt		L
Endangered Species/Habitat on Property	8	1
Fault Lines		1
Hazardous or Toxic Waste		1
Improper Drainage	-	~
Intermittent or Weather Springs	1 5	~
Landfill		1
Lead-Based Paint or Lead-Based Pt. Hazards		1
Encroachments onto the Property	150	~
Improvements encroaching on others' property	10	1
Located in Historic District		V
Historic Property Designation	998	V
Previous Foundation Repairs	V	181
Previous Roof Repairs	058	V
Previous Other Structural Repairs	990	v
Previous Use of Premises for Manufacture of Methamphetamine		V

Condition	Y	N
Radon Gas	E RU	/
Settling		1
Soil Movement	n	1
Subsurface Structure or Pits	6.177	J
Underground Storage Tanks	Original	1
Unplatted Easements	A HI	J
Unrecorded Easements	10	1
Urea-formaldehyde Insulation	Eati	1
Water Damage Not Due to a Flood Event	191	J
Wetlands on Property	ne	V
Wood Rot	sigs	V
Active infestation of termites or other wood destroying insects (WDI)	oger oger	~
Previous treatment for termites or WDI	iper	J
Previous termite or WDI damage repaired	inis)	V
Previous Fires	mic	J
Termite or WDI damage needing repair	118	V
Single Blockable Main Drain in Pool/Hot Tub/Spa*	198	V

(TXR-1406) 09-01-19

Initialed by: Buyer:

and Seller:

Page 2 of 6

SERVY XT medical Brenham, TX 77833

	Brennam, IX 7/833
If the ans	swer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): HOUSE SETTLING CAUSED SLAB (DRIVEWM) DAMAGE
	SIDEWALL 20
	a f
*A sir	ngle blockable main drain may cause a suction entrapment hazard for an individual.
Section 4 which had necessal	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, as not been previously disclosed in this notice?yesno If yes, explain (attach additional sheets if ry):
eanleut	Section 7 Have you (Seller) ever received essistance from FEMA or the U.S. Smail I
A arosa	Administration (SBA) for flood damage to the Property? The Mission Mission (SBA) for flood damage to the Property?
	(Vinesayo):
Section wholly o	Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check or partly as applicable. Mark No (N) if you are not aware.)
<u>N</u>	
_ ~	Present flood insurance coverage (if yes, attach TXR 1414).
~ ~	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
N	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
- N	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
o <u>wo</u> leo	Locatedwhollypartly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
te	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
_ ~	Located wholly partly in a floodway (if yes, attach TXR 1414).
_ ~	Located wholly partly in a flood pool.
N	Located wholly partly in a reservoir.
f the ans	wer to any of the above is yes, explain (attach additional sheets as necessary): NATURAL CREEK IZUNG THROUGH PROPERTY INO IZIGIC TO
70 min 70	IMPROVEMENT.
is considered	Files and the World William Co. William Co. Starting Consider the Constitution of the
*For p	purposes of this notice:
which	year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
area,	year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, is considered to be a moderate risk of flooding.
"Flood subject	d pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is act to controlled inundation under the management of the United States Army Corps of Engineers.
"Flood under	d insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
of a ri	dway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel wer or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.
"Rese water	rvoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain or delay the runoff of water in a designated surface area of land.

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Initialed by: Buyer:

(TXR-1406) 09-01-19

Page 3 of 6

sauch look by Mild shigh 4905 Prairie Hill Rd-Pool House Concerning the Property at Brenham, TX 77833 Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* __yes __no If yes, explain (attach additional sheets as necessary): structure(s). necessary): not aware.) 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 Any unpaid fees or assessment for the Property? ___ yes (\$____ 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

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? __yes vo lf yes, explain (attach additional sheets as Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are 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 Any portion of the Property that is located in a groundwater conservation district or a subsidence district. If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): Initialed by: Buyer: _____, ___and Seller. Page 4 of 6 (TXR-1406) 09-01-19

		4905 Pra	nham, TX 77833	
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persons who re	gularly provide in	nspections and who ar	received any written insp e either licensed as insp attach copies and complete th	ectors or otherwise
Inspection Date	Туре	Name of Inspector	Jean pilduri de Introdijsa resigna	No. of Pages
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Note: A buyer	r snould not rely on th A buyer should	he above-cited reports as a d obtain inspections from ins	reflection of the current condition pectors chosen by the buyer.	on of the Property.
Section 11. Check	any tax exemption	(s) which you (Seller) curr	ently claim for the Property:	
Homestead		Senior Citizen	Disabled	
Wildlife Man	agement	Agricultural	Disabled Vete	ran (1) Al elostava
Other:	of the mattery inst	Kultu leman en no t	Unknown	
willow the claim wa	as made:yes_	no If yes, explain:		The state of the s
	**	norda La Caraca	3/3/158/2 /24/00/3	20 ohisail
requirements of C	the Property have hapter 766 of the H heets if necessary):	working smoke detectors lealth and Safety Code?*	installed in accordance wit ✓ unknown no yes. If n	h the smoke detector no or unknown, explain.
*Chapter 766 of installed in according performance of the control	hapter 766 of the Heheets if necessary): of the Health and Safet cordance with the requiremence, location, and	y Code requires one-family or to irrements of the building code in power source requirements. If	installed in accordance wite unknown no yes. If	no or unknown, explain.
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*Chapter 766 of installed in accincluding performer feet in your all impairment from the seller to insagree who will inspect to the seller acknowledge.	hapter 766 of the Health and Safet cordance with the requirement, location, and rea, you may check unled the safet in the dwelling malicensed physician, stall smoke detectors the bear the cost of installing that the statements	y Code requires one-family or the power source requirements. It known above or contact your local is hearing-impaired; (2) the beginned and sping the smoke detectors and while so in this notice are true to the desired Seller to provide inaccurate of the hearing of the smoke detectors and while so in this notice are true to the desired seller to provide inaccurate of the hearing of the smoke detectors and while so in this notice are true to the desired seller to provide inaccurate of the hearing of the smoke detectors and while so in this notice are true to the desired seller to provide inaccurate of the hearing of the smoke detectors and while the seller to provide inaccurate of the hearing of the smoke detectors and while the seller to provide inaccurate of the hearing of the seller to provide inaccurate of the hearing of the seller to provide inaccurate of the hearing of the seller to provide inaccurate of the hearing of the seller to provide inaccurate of the hearing of the seller to provide inaccurate of the hearing of the seller to provide inaccurate of the hearing of the seller to provide inaccurate of the hearing of the seller to provide inaccurate of the hearing of the seller to provide inaccurate of the hearing of the seller to provide inaccurate of the hearing of the seller to provide inaccurate of the hearing of the seller to provide inaccurate of the seller to pro	wo-family dwellings to have working in effect in the area in which the control of you do not know the building control of you do not know the building control of your done in the building official for more information of impaired if: (1) the buyer or a measure of the seller written evides the effective date, the buyer makes a secifies the locations for installation of high production of smoke detectors to install the best of Seller's belief and the	ng smoke detectors dwelling is located, de requirements in tion. Imber of the buyer's nace of the hearing written request for n. The parties may fall.
*Chapter 766 of installed in accincluding performer and the seller to installed who will impairment from the seller to installed who will seller acknowledges the broker(s), has in	hapter 766 of the Health and Safet cordance with the requirement, location, and rea, you may check unled the safet in the dwelling malicensed physician, stall smoke detectors the bear the cost of installing that the statements	y Code requires one-family or to irements of the building code in power source requirements. It known above or contact your local is hearing-impaired; (2) the building code in the hearing-impaired; (2) the building is hearing-impaired and spring the smoke detectors and while in this notice are true to the discontinuous contact of the hearing in this notice are true to the discontinuous contact of the hearing in this notice are true to the discontinuous contact of the hearing in this notice are true to the discontinuous contact of the hearing in this notice are true to the discontinuous contact of the hearing in this notice are true to the discontinuous contact of the hearing in this notice are true to the discontinuous contact of the hearing in t	wo-family dwellings to have working of the first of the area in which the control of the first of the area in which the control of the first of the	og smoke detectors dwelling is located, de requirements in tion. mber of the buyer's nce of the hearing written request for n. The parties may fall. at no person, including aterial information.

Electric:

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:

BLUEBONNET ELECTRIC COOP

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Sewer:	phone #:
Water:	phone #:
Cable: only Condition on It as on myoning of Pobe O years and	phone #:
Trash:	phone #:
Natural Gas: No ME_	phone #:
Phone Company: NOME OF	phone #:
Propane:	phone #:
Internet: AUGHESHET MONE OF	phone #:
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(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 ac	cknowledges receipt of the forego	ping notice.	
Oxoti-	08/18/19		
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: A	LICHTENBERG	Printed Name:	Signature N. Seller
(TXR-1406) 09-01-19	Initialed by: Buyer:,	and Seller: ,	Page 6 of 6
Dec	advand with zin Form® by zint agin 19070 Fifteen Mile I	Dood France Michigan 40000	4005 Desired TER

800-842-7708



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT	4905 Prairie Hill Rd Brenham, TX 77833
A. DESCRIPTION OF ON-SITE SEWER FACIL	ITY ON PROPERTY:
(1) Type of Treatment System: Septic Ta	ank Aerobic Treatment Unknown
(2) Type of Distribution System: SPRAY	Unknown Unknown
(3) Approximate Location of Drain Field or Di	stribution System: Unknown
(4) Installer:	✓ Unknown
(5) Approximate Age: 22 YEARS	Unknown
B. MAINTENANCE INFORMATION:	
(1) Is Seller aware of any maintenance contra If yes, name of maintenance contractor:	
Phone: c Maintenance contracts must be in effect to sewer facilities.)	to operate aerobic treatment and certain non-standard" on-site
(2) Approximate date any tanks were last pur	mped?
(3) Is Seller aware of any defect or malfunction If yes, explain:	
(4) Does Seller have manufacturer or warrant	ty information available for review?
C. PLANNING MATERIALS, PERMITS, AND C	ONTRACTS:
(1) The following items concerning the on-site planning materials permit for origin maintenance contract manufacturer	nal installation final inspection when OSSF was installed
	materials that describe the on-site sewer facility that are der to obtain a permit to install the on-site sewer facility.
(3) It may be necessary for a buyer to transferred to the buyer.	have the permit to operate an on-site sewer facility
(TXR-1407) 1-7-04 Initialed for Identification by	Buyer,and Seller, Page 1 of 2
Bevers Real Estate, 7701 Hwy 290 E. Chappell Hill TX 77426	Phone: (979)830-1180 Fax: (979)830-0112 4905 Prairie Hill

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Tracy Kamprath

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INFORMATION ABOUT ON-SITE SEWER FACILITY

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	(3) it may be necessary for a buyer to I transferred to the buyer.

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.

Signature of Seller Kai Siegfried Lichtenberg	03/13/2019 Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

IMPORMATION FROM GOVERNMENTAL AGENCIES: Pamphiets describing on-site sever facilities are evaluable from the Texes Agricultural Extension Service Information in the following table was obtained from Texes Commission on Environmental Quality (TCEQ) on 1024/2002. The table estimation daily wastewater usage rates. Actual water esage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

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