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1575 Kramr Rd

Fax: 713.520.8628

TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT

Martha Turner Sotheby's International Realty, 1717 West Loop South, Suite 1700 Houston TX 77027

1575 Kramr Rd

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Phone: 713.520.1981

Concerning the Property at 1575 Kramr Rd Fayetteville, TX 78940											
Underground Lawn Sprir	nkler		VIII	211	itomat						
Septic / On-Site Sewer F	acility		X				are	eas co	vered:		
Water supply provided by Was the Property built be (If yes, complete, sig Roof Type: 5-40-4) Is there an overlay roo	y: ci efore 19 n, and f ceve	ty X v 978? attach Sta	vell Mt Xyes	no _	co-op unkno	unknown wn	_	other:	ards). placed over existing shingle		ate)
Are you (Seller) aware o are need of repair? ye	fany o	of the i	tems liste s, describe	d in the	is Sec	ction 1 that a	re r	not in v	vorking condition, that have deary):	efect	s, or
	ller) aw are no	vare o	f any defe re.)	ects o	r malf	unctions in	any	of the	e following? (Mark Yes (Y) it	f you	are
Item	Y	N	Item				Y	N	Item	1 1	
Basement		X	Floors					X	Sidewalks	Y	
Ceilings		X		lation /	Slab(s)		X		+	X
Doors		X		r Walls		5)		$\overline{\mathcal{C}}$	Walls / Fences Windows		X
Driveways		X	Lightin		2017						X
Electrical Systems		X	Plumb					X	Other Structural Components		X
Exterior Walls		Y	Roof	g cy	otomo			X			
Section 3. Are you (Sell you are not aware.)	er) aw	are of	any of th	ne follo	owing	conditions	? (N	lark Y	es (Y) if you are aware and l	No (N	N) if
Condition				Y	INI	Condition	400				
Aluminum Wiring				-	N	Conditio	1155			Y	N
Asbestos Components					\Diamond	Radon Ga	as				X
Diseased Trees: oak w	ilt				1	Settling					X
Endangered Species/Habi		Proper	tv		X	Soil Move			Dir.		X
Fault Lines			-,		V	Subsurfac	und	Stores	e or Pits		X
Hazardous or Toxic Waste)				V	Undergro Unplatted					X
Improper Drainage					X	Unrecorde					X
Intermittent or Weather Sp	rings				X	Urea-form					X
Landfill					X	Water Da	man	o Not	Due to a Flood Event		X
Lead-Based Paint or Lead-	-Based	Pt. Ha	azards		X	Wetlands	on I	Proport	bue to a Flood Event	1	X
Encroachments onto the P	roperty	,				Wood Rot		Topen	ty	-	X
Improvements encroaching	on oth	ners' p	roperty		_			ion of	termites or other wood		X
					X	destroying	ins	ects (V	VDI)		~
Located in Historic District					X	Previous t	reat	ment f	or termites or WDI		X
Historic Property Designati	on				X	Previous t	erm	ite or V	VDI damage repaired		X
Previous Foundation Repa	irs				X	Previous F	ires	3 31 V	ror damage repaired		X
Previous Roof Repairs				0	X				age needing repair		X
Previous Other Structural F	Repairs					Single Blo	ckal	ole Mai	in Drain in Pool/Hot	-	X
Previous Use of Promises					X	Tub/Spa*				,	X

(TXR-1406) 09-01-19

Previous Use of Premises for Manufacture of Methamphetamine

Initialed by: Buyer: _

and Seller

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Concerr	ing the Property at 1575 Kramr Rd Fayetteville, TX 78940
If the an	swer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*A si	ngle blockable main drain may cause a suction entrapment hazard for an individual.
which h	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of reparts as not been previously disclosed in this notice?yes \(\sum_{no} \) no If yes, explain (attach additional sheetsy):
Section wholly o	5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and chec r partly as applicable. Mark No (N) if you are not aware.)
Y N	The applicable. Mark No (N) II you are not aware.)
_ <u>X</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.
× ×	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attack TXR 1414).
_ X	Locatedwhollypartly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AC AH, VE, or AR) (if yes, attach TXR 1414).
_ <u>X</u> _ <u>X</u>	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
_ <u>X</u>	Located wholly partly in a floodway (if yes, attach TXR 1414).
_ <u>X</u>	Located wholly partly in a flood pool.
_ X	Located wholly partly in a reservoir.
the ansv	ver to any of the above is yes, explain (attach additional sheets as necessary):
	urposes of this notice:
which i	ear 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, v	ear 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, s considered to be a moderate risk of flooding.
"Flood subject	pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is to controlled inundation under the management of the United States Army Corps of Engineers
"Flood under t	insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency he National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seg.).
"Floody of a rive	vay" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel 0-year flood, without cumulatively increasing the water surface elevation more than a designated height.

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

Initialed by: Buyer: _

(TXR-1406) 09-01-19

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

Concernin	g the Property at 1575 Kramr Rd Fayetteville, TX 78940
Section 6 provider,	. Have you (Seller) ever filed a claim for flood damage to the Property with any insuran including the National Flood Insurance Program (NFIP)?*yes
*Home: Even w risk, ar structur	s in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderated low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the
	Have you (Seller) ever received assistance from FEMA or the U.S. Small Busines ation (SBA) for flood damage to the Property? yes X no If yes, explain (attach additional sheets a):
Section 8. not aware.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are.)
<u>Y N</u> X	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 feed as a second of the second o
	Manager's name: Phone:
	Name of association: Manager's name: Fees or assessments are: \$
	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:
_ X	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
X	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
_ X	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
_ <u>X</u>	Any condition on the Property which materially affects the health or safety of an individual.
_ X	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).
-X ;	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.
$-\lambda$	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
f the answer	to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

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1575 Kramr Rd

(TXR-1406) 09-01-19

Initialed by: Buyer: _

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	operty at	Fay	1575 Kramr Rd vetteville, TX 78940	
Section 9. Seller	has has	s not attached a survey of the	Property.	
ersons who re	gularly provid	years, have you (Seller) le inspections and who a	received any written in	nspection reports from
ermitted by law to	o perform insp	ections?yes X no If yes	attach conies and complete	nspectors or otherwise
			, attach copies and complete	e the following:
spection Date	Туре	Name of Inspector		No. of Pages
Note A I				
Note: A buyer	should not rely	on the above-cited reports as a	reflection of the current cond	dition of the Property
	ri bayor si	iodid obtain inspections from ins	spectors chosen by the buye	r.
ction 11. Check	any tax exemp	tion(s) which you (Seller) curr	cently claim for the December	
Homestead		Senior Citizen Agricultural	Disabled	у.
Wildlife Mana	agement	X Agricultural	Disabled Ve	eteran
Other:			Unknown	eteran
ction 12 Have v	ou (Callan)	er filed a claim for damage, o		
ection 13. Have y surance claim or nich the claim wa	ou (Seller) eve a settlement of s made?	er received proceeds for a cl r award in a legal proceeding)	aim for damage to the Pr and not used the proceed	operty (for example, an s to make the repairs for
ection 13. Have y surance claim or hich the claim wa	ou (Seller) eve a settlement o s made? ye	er received proceeds for a cl r award in a legal proceeding) s no lf yes, explain:	aim for damage to the Pr and not used the proceed	operty (for example, an s to make the repairs for
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hich the claim wa	s made?ye	s no If yes, explain:	and not used the proceed	s to make the repairs for
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ection 14. Does the difference of Chapter 766 of installed in account including performance of the control of t	ne Property hat apter 766 of the eets if necessare the Health and Stordance with the imance, location.	ave working smoke detectors to Health and Safety Code?* Safety Code requires one-family or to requirements of the building code in and power source requirements.	installed in accordance value unknown no yes. I	vith the smoke detector f no or unknown, explain. king smoke detectors e dwelling is located,
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*Chapter 766 of installed in accounting including perform effect in your are family who will impairment from the seller to installed ser acknowledges broker(s), has installed Name:	ne Property had apter 766 of the eets if necessare with the imance, location, and you may check a licensed physical smoke detector at the cost of instituted or influenced	ave working smoke detectors to Health and Safety Code? Safety Code requires one-family or to requirements of the building code in and power source requirements. If the unknown above or contact your located smoke detectors for the hearing illing is hearing-impaired; (2) the bustian; and (3) within 10 days after the lors for the hearing-impaired and specialling the smoke detectors and which the smoke detectors and which the special in this notice are true to the need Seller to provide inaccurate the special in this notice are true to the need Seller to provide inaccurate the special in this notice. Signature Printed	installed in accordance very unknown no yes. If wo-family dwellings to have worn effect in the area in which the you do not know the building of all building official for more information gives the seller written evidually effective date, the buyer makes the brand of smoke detectors to interpretable to the seller's belief and the information or to omit any record Seller.	with the smoke detector f no or unknown, explain. king smoke detectors e dwelling is located, code requirements in mation. member of the buyer's dence of the hearing a written request for ion. The parties may install. that no person, including material information.
Chapter 766 of installed in accounting who will refer to installed to installed to including perform effect in your area. A buyer may requesting the seller to installed to	ne Property had paper 766 of the deets if necessare with the lamance, location, and you may check a licensed physical smoke detector all smoke detector all that the statem tructed or influence with the statem tructed or influence wit	sye working smoke detectors he Health and Safety Code? Safety Code requires one-family or to requirements of the building code in and power source requirements. If to unknown above or contact your located in the smoke detectors for the hearing illing is hearing-impaired; (2) the building the smoke detectors and which is for the hearing-impaired and specialling the smoke detectors and which the smoke detectors and which is in this notice are true to the need Seller to provide inaccurate the smoke detectors. Signature Printed I	installed in accordance value unknown no yes. If wo-family dwellings to have worn effect in the area in which the you do not know the building official for more information in the property of the seller written evidual building official for more information of the buyer of a manager gives the seller written evidual building official for more information for installate the brand of smoke detectors to interpretation of the best of Seller's belief and the information or to omit any record of Seller.	with the smoke detector f no or unknown, explain. king smoke detectors e dwelling is located, code requirements in mation. member of the buyer's dence of the hearing a written request for ion. The parties may istall. that no person, including 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: Tayette County Elec.	phone #:
Sewer:	phone #:
Water:	phone #:
Cable:	phone #:
Trash:	phone #:
Natural Gas:	
Phone Company:	phone #:
Propane: Tayetteville Propane	phone #:
Internet: (planap) [allen	The production of the producti
Constitution of decimal	phone #:
as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY The undersigned Buyer acknowledges receipt of the foregoing	
Signature of Buyer Date	Signature of Buyer Date
Signature of Buyer Date Printed Name:	Signature of Buyer Date Printed Name:





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.

1575 Kramr Rd

Fayetteville, TX 78940

MAY WISH TO OBTAIN AGENT.	N. 17	T IS	NOT	A V	۷AI	RRA	NTY OF ANY KIND	BY	SEL	PECT LER,	TION OF THE PROPERTY AS IONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	BI O	THE	R
Section 1. The Proper	rtv h	as t	he it	— \	m	ark	ed below: (Mark Var	verc	ccu	oled th			erty	y?
Item	Y		U	e ne T		em	e conveyed. The contra	_			or Unknown (U).) e which items will & will not convey	/.		
Cable TV Wiring	<u> </u>	V	-	+	_		Propose Con	Y	N	U	Item	Y	100000000000000000000000000000000000000	
Carbon Monoxide Det.		1		-			Propane Gas:	X			Pump: sump grinder		X	
Ceiling Fans	X	/		-			ommunity (Captive)	V	X		Rain Gutters	X		
Cooktop	-	X		-			Property	X	~		Range/Stove		X	
Dishwasher		X			_	ot T			X		Roof/Attic Vents	X		
Disposal		>					om System	-	X		Sauna		X	
Emergency Escape		1					wave	X			Smoke Detector	X		T
Ladder(s)		×				THE RESPONSE	or Grill		X		Smoke Detector - Hearing Impaired		X	
Exhaust Fans	X						Decking	X			Spa		X	
Fences	~	X					ing System	X			Trash Compactor		7	
Fire Detection Equip.	X				Po	ol			X		TV Antenna		X	
French Drain		X					quipment		X		Washer/Dryer Hookup		0	
Gas Fixtures		X			Po	ol N	Maint. Accessories		X		Window Screens	-	x	
Natural Gas Lines		X			Po	ol H	leater		V		Public Sewer System		7	
Mana.							0				- and contain cyclem	-	\triangle	_
Item					N	U			A	dditio	nal Information		and the same	
Central A/C			- 3	X			electric gas	num		of uni		-		
Evaporative Coolers							number of units:					200		-
Wall/Window AC Units				-	×		number of units:					_		
Attic Fan(s)				_	-	X	if yes, describe:							
Central Heat			7	<			electric gas	num	ber	of unit	ts:			
Other Heat					<u> </u>		if yes, describe:					-		_
Oven							number of ovens:			elect	tric gas other:		_	_
Fireplace & Chimney				×			woodgas log	S	mod		other:	-	_	-
Carport				×			3.74	attac				_	_	_
Garage				>			41 1 1	attac						
Garage Door Openers				×			number of units:	- Charles			number of remotes:			
Satellite Dish & Controls				>			owned leased	fror	n:		ramber of remotes.			
Security System				×			owned leased							
Solar Panels				X			ownedleased							- 1
Water Heater			>				electricgas	oth			number of!			
Water Softener						X	ownedleased				number of units:			
Other Leased Items(s)					1	X	if yes, describe:		_					

Initialed by: Buyer:

(TXR-1406) 09-01-19

CONCERNING THE PROPERTY AT

Concerning	the	Property	at
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1575 Kramr Rd

Concerning the Property	y at		Fayetteville, TX 78940								
Underground Lawn Spri											
Septic / On-Site Sewer Facility / if yes, attach Information About On-Site Sewer Facility (TXR-1407)											
Are you (Seller) aware	gn, and a good cover cover unknown of any cover	attach ing conown	wellMUD X yesno n TXR-1906 co on the Prope	once	co-op _ inknov erning _ Age: (shing	unknown_ /n lead-based p les or roof o	_ cov	other:	ards). (appropriate of the state of the stat	oxima s or	
	eller) av	vare (of any defect						e following? (Mark Yes (Y) i		
Item	Y	N	Item				Y	N	Item	Y	N
Basement		X	Floors					X	Sidewalks	-	
Ceilings		X	Foundation	on /	Slab(s	()		X	Walls / Fences		×
Doors		X	Interior W					X	Windows		12
Driveways		X	Lighting F	_				×	Other Structural Components	-	1
Electrical Systems		X	Plumbing					X	other otructural components		X
Exterior Walls		X	Roof	, -,				X			
Section 3. Are you (Se you are not aware.)	eller) aw	are o	of any of the	follo	owing	conditions?	? (IV	lark Y	es (Y) if you are aware and	No (I	N) if
Condition				Y	N	Condition	1			V	LN
Aluminum Wiring						Radon Ga				Y	
Asbestos Components					X	Settling	10				X
Diseased Trees: oak	wilt				X	Soil Move	me	nt			文
Endangered Species/Hal	bitat on	Prope	erty		×	Subsurfac			re or Pits		·
Fault Lines					X	Undergrou					文
Hazardous or Toxic Was	te				X	Unplatted					X
Improper Drainage					X	Unrecorde	ed E	asem	ents		X
Intermittent or Weather S	prings				X	Urea-form	ald	ehyde	Insulation		X
Landfill					X	Water Dar	nag	ge Not	Due to a Flood Event		X
Lead-Based Paint or Lea	d-Based	d Pt. H	Hazards		X	Wetlands		Prope	rty		X
Encroachments onto the					X	Wood Rot					X
Improvements encroachi	ng on ot	thers'	property						termites or other wood		
Located in Historic Distric	.+				X	destroying	inc				X
						Provious t		ment	for termites or WDI		
Previous Foundation Rep		Historic Property Designation					rea				X
Previous Roof Repairs	alls				X	Previous to	reat	ite or	WDI damage repaired		X
Previous Other Structural					X	Previous to	reaterm erm	ite or	WDI damage repaired		X
	Renair	6			X	Previous to Previous F Termite or	erm ire: WI	iite or s OI dan	WDI damage repaired		X X X
	Repairs	s			X	Previous to Previous F Termite or	erm ire: WI	iite or s OI dan	WDI damage repaired		X

(TXR-1406) 09-01-19

of Methamphetamine

Page 2 of 6

Concer	ning the Property at 1575 Kramr Rd Fayetteville, TX 78940
If the ar	nswer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*A s	ingle blockeble main drains a
Section which I	ingle blockable main drain may cause a suction entrapment hazard for an individual. 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repans not been previously disclosed in this notice? yesXno If yes, explain (attach additional sheets ary):
Section	5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and checor partly as applicable. Mark No (N) if you are not every
<u>Y N</u>	or partly as applicable. Mark No (N) if you are not aware.)
X	Present flood insurance coverage (if yes, attach TXR 1414).
_ X	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
-X	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
_ <u>X</u>	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attac TXR 1414).
_ <u>X</u>	Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AC AH, VE, or AR) (if yes, attach TXR 1414).
_X	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
$-\frac{X}{X}$	Located wholly partly in a floodway (if yes, attach TXR 1414).
$-\frac{\chi}{\chi}$	Located wholly partly in a flood pool.
$- \nearrow$	Located wholly partly in a reservoir.
f the ans	wer to any of the above is yes, explain (attach additional sheets as necessary):
*For p	ourposes of this notice:
which	vear 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,	rear 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 subjec	pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is to controlled inundation under the management of the United States Army Corps of Engineers
"Flood under	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 seg.).
"Flood of a riv	way" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel rer or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to 00-year flood, without cumulatively increasing the water surface elevation more than a designated height.

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Initialed by: Buyer: _

(TXR-1406) 09-01-19

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

7011 00

Page 3 of 6

Concerni	ng the Property at	1575 Kramr Rd Fayetteville, TX 78940
Section (provider	6. Have you (Seller) ever filed including the National Flood Inc.	d a claim for flood damage to the Property with any insurance urance Program (NFIP)?*yes no If yes, explain (attach addition
*Home Even risk, a structu	es in high risk flood zones with mortgage when not required, the Federal Emergand low risk flood zones to purchase ure(s).	ges from federally regulated or insured lenders are required to have flood insurance ency Management Agency (FEMA) encourages homeowners in high risk, modera flood insurance that covers the structure(s) and the personal property within the
	/. Have you (Seller) ever reration (SBA) for flood damage to/):	eceived assistance from FEMA or the U.S. Small Busines the Property?yesno If yes, explain (attach additional sheets a
Section 8	. Are you (Seller) aware of any o	of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you ar
<u>Y N</u>	Room additions, structural modific	cations, or other alterations or repairs made without necessary permits, with pliance with building codes in effect at the time.
_ <u>X</u>	Homeowners' associations or ma	intenance fees or assessments. If yes, complete the following:
	Fees or assessments are: \$ _ Any unpaid fees or assessme	per Phone: per and are: mandatory voluntary ent for the Property? yes (\$) no
_ 🛽	Any common area (facilities such with others. If yes, complete the fo	as pools, tennis courts, walkways, or other) on owned in walk it is
_ X		estrictions or governmental ordinances affecting the condition or use of the
_ <u>X</u>	Any lawsuits or other legal proceeto: divorce, foreclosure, heirship, b	dings directly or indirectly affecting the Property. (Includes, but is not limited pankruptcy, and taxes.)
_ X	the semantion of the Property.	for those deaths caused by: natural causes, suicide, or accident unrelated
$-\frac{X}{X}$	Any condition on the Property which	ch materially affects the health or safety of an individual.
	Any repairs or treatments, other th hazards such as asbestos, radon, If yes, attach any certificates o	an routine maintenance, made to the Property to remediate environmental lead-based paint, urea-formaldehyde, or mold. I other documentation identifying the extent of the ficate of mold remediation or other remediation).
<u> X</u>	Any rainwater harvesting system low water supply as an auxiliary water	ocated on the Property that is larger than 500 mall
<u> </u>		pane gas system service area owned by a propane distribution system
	Any portion of the Property that is le	ocated in a groundwater conservation district or a subsidence district.
the answe	er to any of the items in Section 8 is	yes, explain (attach additional sheets if necessary):

(TXR-1406) 09-01-19

Initialed by: Buyer:

and Seller

Page 4 of 6

Concerning the Pro	perty at		1575 Kramr Rd Fayetteville, TX 78940								
Section 10. Within	the last 4	not attached a survey of years, have you (Sello	or) received and	spection reports from							
permitted by law to	perform insp	e inspections and who ections?yesno If	are either licensed as in yes, attach copies and complete	spectors or otherwise the following:							
Inspection Date	Туре	Name of Inspector		No. of Pages							
	A buyer si	ioulu obtairi irispections fron	s a reflection of the current condi n inspectors chosen by the buyer								
Section 11. Check	any tax exemp	tion(s) which you (Seller)	currently claim for the Property	r							
Homestead		Senior Citizen Agricultural	Disabled								
Wildlife Mana	gement	X Agricultural	Disabled Ve	eteran							
			Unknown e, other than flood damage, to								
	aptor 100 Of the	e nealth and Safety Cone	ors installed in accordance w ?* \(\frac{1}{2}\) unknown \(_ \) no \(_ \) yes. If	ith the smoke detector							
Attach additional she	eets if necessar	y):	7	, .,,							
including perfori	nance, location.	and power source requirement	or two-family dwellings to have work de in effect in the area in which the s. If you do not know the building c r local building official for more inform	dwelling is located,							
A buyer may req family who will r impairment from the seller to inst agree who will be	uire a seller to ins eside in the dwe a licensed physic all smoke detecto ear the cost of insi	stall smoke detectors for the hea lling is hearing-impaired; (2) th sian; and (3) within 10 days afte ars for the hearing-impaired and alling the smoke detectors and	aring impaired if: (1) the buyer or a me e buyer gives the seller written evid r the effective date, the buyer makes d specifies the locations for installation which brand of smoke detectors to ins	ember of the buyer's lence of the hearing a written request for on. The parties may stall.							
Seller acknowledges	that the statem	ents in this notice are true to need Seller to provide inacco bluckbuck Hospin	o the best of Seller's belief and the desired to the seller and th								
rinted Name:			nature of Seller	Date							
XR-1406) 09-01-19	Initial	ed by: Buyer:	and Seller:								
		n® by zipLogix 18070 Fifteen Mile Road, Fras		Page 5 of 6							

1575 Kramr Rd Fayetteville, TX 78940

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
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- (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 Prop Electric: Fayette Electric		
	phone #:	
Sewer:	phone #:	
Water:	phone #:	
Cable:	phone #:	
Trash:	phone #:	
Natural Gas:	phone #:	
Phone Company:	phone #:	
Propane: Faytteville	phone #:	
Internet: Colorado Valou	phone #:	
7) This Sollar's Diseless N. II		

(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	Dete
Printed Name:		Printed Name:	Date
(TXR-1406) 09-01-19	Initialed by: Buyer:, _	and Seller GBH, UH	Page 6 of 6

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PRORATED TAX PROVISION

Regarding the property at: 1575 Kramr Rd, Fayetteville, TX 78940

If, after the Closing, the actual taxes in the year of Closing are different from the prorated taxes at Closing, Seller and Buyer agree to a modification of the prorated taxes as of the Closing Date based upon the actual taxes and shall account to one another and remit payment of any additional funds due to one or the other. This provision requiring the subsequent modification and reconciliation of the prorated taxes by Seller and Buyer shall survive Closing.

AGREED TO BY:	
Buyer	Date
Buyer	Date
Seller Blackbird Hospilaty Blackbird Hospitality Farm LLC	11-7-19 Date
Seller tum / tumb For BLAGEBIND	Date 11.7.19

This addendum was prepared by Seita Jongebloed for MTSIR for residential real estate transactions and is not a mandatory TREC form. This addendum changes paragraph 13 of the residential contracts by (1) specifically requiring the parties to account to one another for any modification of taxes and to remit payment, and (2) specifying that the provision survives closing. TREC rules prohibit real estate license holders from giving legal advice.