

CONCERNING THE PROPERTY AT





# SELLER'S DISCLOSURE NOTICE

OTexas Association of REALTORS#, Inc. 2013

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.

1300 E. State HWY 71

West Point, TX 78963

DATE SIGNED BY SEI	LLEF	R AN	ID IS	S NO	TC	A SI	UBSTITUTE FOR A	NY I	INS	PECT	TION OF THE PROPERTY AS IONS OR WARRANTIES TH SELLER'S AGENTS, OR AN	E BL	JYE	R
Seller V is _ is not o	ссир	ying	the	Pro	perty	/. If	unoccupied (by Sell mate date) or ne	er), l	how	long s	since Seller has occupied the	Prop	erty	?
Section 1. The Proper	rty h	as t sisbi	he it Vah th	ems	s ma	rke	d below: (Mark Yes	(Y)	, No	(N), c		zy.		
Item	Y	N	U		Ite	77		Y	N	U	Item	TY	N	U
Cable TV Wiring	+	N			Liquid Propane Gas:			1	1	H	Pump: sump grinder	-	N	
Carbon Monoxide Det.		N	_		-LP Community (Captive)				N	$\Box$	Rain Gutters		N	
Ceiling Fans	V	113			-LP on Property			Y	1	$\Box$	Range/Stove	Y		T
Cooktop	V	-			Hot Tub			1	N		Roof/Attic Vents	Y		
Dishwasher	1				4 7.0	-	m System	1.	N		Sauna	1	N	
Disposal	1	N			-	-	vave	TY			Smoks Detector	Y		1
Emergency Escape Ladder(s)		N			Outdoor Grill			Y			Smoke Detector - Hearing Impaired		N	
Exhaust Fans	TY				Pa	tio/I	Decking	IY.			Spa		N	
Fences	T	N			Plu	mb	ing System	TY			Trash Compactor	IY		
Fire Detection Equip.	Y				Po	ol		1	IN		TV Antenna		N	
French Drain	Y.				Po	ol E	quipment		N		Washer/Dryer Hookup	Y		
Gas Fixtures	Y				_	-	laint. Accessories		N		Window Screens	TY		
Natural Gas Lines	1	N			Po	ol H	leater		N		Public Sewer System		N	
	*		_											
Item	110000			Y	N	U			_		onal Information			
Central A/C				Y				nur	nbe	r of ur	nits:			
Evaporative Coolers					N		number of units:							
Wall/Window AC Units					N		number of units:							
Attic Fan(s)					N		if yes, describe:							
Central Heat		-1170-2		Y			The second second second	nur	nbe	r of un	nits:			
Other Heat					N		if yes, describe:							
Oven				Y.			number of ovens:			the same of the same of	ctric ) gas other:			_
Fireplace & Chimney				Y			✓ wood gas lo		_	ock_	other:			
Carport				Y.				t atta		77				
Garage				Ÿ.			attached ✓ no	tatta						
Garage Door Openers				Y.			number of units;		3		number of remotes: 3			
Satellite Dish & Controls	S		. 1	Y			ownedlease	ed fro	om:					
Security System					N		ownedlease	ed fro	om:					
Solar Panels					N		ownedlease	ed fro	om:			1		
Water Heater				Y			electric V gas	_ 0	ther		number of units:	2		_
Water Softener					N		owned lease	ed fro	om:		-		-	
Other Leased Items(s)					N	and a second	if yes, describe:		-	_ D:				
(TXR-1406) 09-01-19			Initia	led i	by: B	uye	s	and S	Seller	BI	BB. GlB	ege	1 of	6
Land Brokers, Inc., 2379 West State Blig	hway 71	LaGra	nge TX	78945					Ph	one: 9799	9683106 Fax:	Le	ck Ran	d

## 1300 E. State HWY 71 West Point, TX 78963

Concerning the Property	at			West Point, TX 78963									
Underground Lawn Sprin	Underground Lawn Sprinkler , N					automatic manual areas covered:							
Septic / On-Site Sewer Fa		Y if y				Abo	out On-	Site Sewer Facility (TXR-140	7)				
Water supply provided by Was the Property built be (If yes, complete, sign Roof Type: NETA	fore 1978? _ n, and attach i 🌽	_yes_ <u>√</u> no_ TXR-1906 c	ur once	iknow ming l Age:	n ead-based (3 Ye	pair AR	it hazai	rds). (appn					
covering)?yes <a>v</a> ro	unknown f any of the it	tems listed in	n this	Secti	on 1 that a	ire n	ot in w	claced over existing shingles working condition, that have de any):					
Section 2. Are you (Sel aware and No (N) if you			s or	malfu	nctions in	any	of the	ofollowing? (Mark Yes (Y) it	you	are			
Item	YN	Item				Y	N	Item	Y	N			
Basement	N.	Floors					N	Sidewalks		IN			
Ceilings	N	Foundati	on / s	Slab(s	)		N	Walls / Fences		N			
Doors	I N	Interior V	Valls				N	Windows		IN			
Driveways	N.	Lighting I	Fixtu	res			N	Other Structural Components		N			
Electrical Systems	N,	Plumbing	Sys	tems			N			T			
Exterior Walls	N	Roof	Name of the last				N						
Section 3. Are you (Sel you are not aware.)	ler) aware o	f any of the	follo	wing			Aark Y	es (Y) if you are aware and	No (I				
Condition			Y	N	Conditio	_			Y	_			
Aluminum Wiring			-	N	Radon G	as			+	W			
Asbestos Components			1	N	Settling				+	W			
Diseased Trees: oak v			-	M	Soil Mov	47.51	Harris Maria	- De Bornetto Kand	4	N			
Endangered Species/Hab	ittat on Prope	ny	+-	N				re or Pits Perpant Sept ge Tanks PROPANT Sept	1	N			
Fault Lines Hazardous or Toxic Wast			+	N	Unplatte	SATISFIED CO.	THE RESERVE AND ADDRESS OF THE PARTY OF THE		T	N			
Improper Drainage	e		+	~	Unrecord	PERSONALISM	_		+				
Intermittent or Weather S	prings		+-	N				Insulation	+	W			
Landfill	pringe	0.7 10.7	1	N	2000	10.102.303	Marie Marie Commission	Due to a Flood Event					
Lead-Based Paint or Lead	d-Based Pt. H	lazards	1	N	Wetland				T	*			
Encroachments onto the	Property			N	Wood R	ot				W			
Improvements encroaching	ng on others'	property		N	Active in destroying			f termites or other wood WDI)		W			
Located in Historic Distric	t		I	M				for termites or WDI	1	WW			
Historic Property Designa	ition		_	M		-		WDI damage repaired		N			
Previous Foundation Rep	airs			N	Previous					W,			
Previous Roof Repairs			1	$\mathcal{M}$	The same of the sa			nage needing repair	_	N			
Previous Other Structural				N	Single B Tub/Spa		able M	ain Drain in Pool/Hot		N			
Previous Use of Premises of Methamphetamine	s for Manufac	ture		N			BE						
(TXR-1406) 09-01-19	Initiale roduced with zipForm	d by: Buyer: _ 8 by ziplogik 18070	Filteen	Mile Road	and S Frame, Michigan				ige 2	af 6			

Сопсет	ning the Property at 1300 E. State HWY 71 West Point, TX 78963	
If the an	nswer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):	
*6.0		
	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 as not been previously disclosed in this notice?yesno If yes, explain (attach adary):	n need of repair ditional sheets
Section	5 Are your (Spiller) myore of any of the full of the state of the stat	
wholly o	<ol> <li>Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are a or partly as applicable. Mark No (N) if you are not aware.)</li> </ol>	ware and check
T IN	Present flood incurrence courses (%	
_ <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 emerg- water from a reservoir.	ency release of
$-N_j$	Previous flooding due to a natural flood event (if yes, attach TXR 1414).	
- <u>~</u> ,	Previous water penetration into a structure on the Property due to a natural flood even TXR 1414).	t (if yes, attach
25125 12 12 12 12 12 12 12 12 12 12 12 12 12	Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, AH, VE, or AR) (if yes, attach TXR 1414).	V, A99, AE AO,
_₩	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (s	shaded)).
_ N	Located wholly partly in a floodway (if yes, attach TXR 1414).	
- M	Locatedwhollypartly 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):	
	turposes of this notice:	
which	rear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special f is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual of is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reserve	iance of flooding, ir.
area, r	rear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a mode which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual ch is considered to be a moderate risk of flooding.	rate flood hazard ance of flooding,
"Flood subject	f pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the res t to controlled inundation under the management of the United States Army Corps of Engineers.	ervoir and that is
"Flood	insurance rate map" means the most recent flood hazard map published by the Federal Emergency Man the National Flood insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).	agement Agency
"Floods of a riv	way" means an area that is identified on the flood insurance rate map as a regulatory floodway, which inclu err or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood 00-year flood, without cumulatively increasing the water surface elevation more than a designated height.	ides the channel I, also referred to
"Resen	voir" means a water impoundment project operated by the United States Army Corps of Engineers that is it or delay the runoff of water in a designated surface area of land.	ntended to retain
XR-1406)	09-01-19 Initialed by: Buyer: and Seller: BBB, GIB	Page 3 of 6
	Produced with zipFormib by zioLogix 18070 Filteen Mile Road, Fraser, Michigan 48025 www.zioLogik.spm (a	rA Kanch

## 1300 E. State HWY 71 West Point, TX 78963 Concerning the Property at 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 V no If yes, explain (attach additional sheets as necessary): \*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 structure(s). 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 vno If yes, explain (attach additional sheets as necessary): Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are 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: Phone: Manager's name: Fees or assessments are: \$ 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 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): DS BBB GUB Initialed by: Buyer. and Seller: Page 4 of 6 (TXR-1406) 09-01-19

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Concerning the Property at _		1300 E. State HWY 71 West Point, TX 78963						
	has not attached a survey of the Property. ast 4 years, have you (Seller) received any written inspection reports	fron						
persons who regularly	provide inspections and who are either licensed as inspectors or other inspections?yes vono if yes, attach copies and complete the following:							
Inspection Date Type	Name of Inspector No. of I	ages						
Note: A buyer should r A b	not rely on the above-cited reports as a reflection of the current condition of the Propert buyer should obtain inspections from inspectors chosen by the buyer.	y.						
	exemption(s) which you (Seller) currently claim for the Property:							
Homestead	Senior Citizen Disabled Disabled Disabled Veteran							
Wildlife Management	AgriculturalDisabled Veteran							
nsurance provider? yes Section 13. Have you (Sel Insurance claim or a settle	Unknown ler) ever filed a claim for damage, other than flood damage, to the Property w s v no ller) ever received proceeds for a claim for damage to the Property (for examenent or award in a legal proceeding) and not used the proceeds to make the rep	ple, a						
Section 12. Have you (Sel insurance provider?yet Section 13. Have you (Sel insurance claim or a settle	Unknown lier) ever filed a claim for damage, other than flood damage, to the Property w sno lier) ever received proceeds for a claim for damage to the Property (for exam	ple, a						
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Section 12. Have you (Sel neurance provider?yes section 13. Have you (Sel neurance claim or a settle which the claim was made which the claim was made section 14. Does the Propequirements of Chapter 7 Attach additional sheets if no "Chapter 766 of the Hear installed in accordance including performance, if armily who will reside in impairment from a licens the seller to install smoke agree who will bear the constitution of the procession of the seller acknowledges that the he brokes is the seller acknowledges that the seller acknowledges the seller ackn	Linknown  Iller) ever filled a claim for damage, other than flood damage, to the Property we so no  Iller) ever received proceeds for a claim for damage to the Property (for examinent or award in a legal proceeding) and not used the proceeds to make the reperty yes no if yes, explain:  Derty have working smoke detectors installed in accordance with the smoke of the Health and Safety Code?*unknownnovyes. If no or unknown, necessary):  In although the requirements of the building code in effect in the area in which the dwelling is located to the continuous proceeds of the health grade of the building code in effect in the area in which the dwelling is located to the continuous process of the same process of the hearing impaired if: (1) the buyer or a member of the buyer in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the incaminent process for the hearing-impaired and specifies the locations for installation. The parties may cost of installing the smoke detectors and which brand of smoke detectors to install.  The parties may cost of installing the smoke detectors and which brand of smoke detectors to install.  The parties may cost of installing the smoke detectors and which brand of smoke detectors to metall.  The parties may cost of installing the smoke detectors and which brand of smoke detectors to metall.  The parties may cost of installing the smoke detectors and which brand of smoke detectors to metall informatic and continuous provide inaccurstastic property.	ple, a airs for etector explain s s d, n						
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Section 12. Have you (Sel insurance provider?yes Section 13. Have you (Sel insurance claim or a settle which the claim was made section 14. Does the Proprequirements of Chapter 7 (Attach additional sheets if no "Chapter 766 of the Hear installed in accordance including performance, including performance, in a constant of the seller to install small agree who will bear the constant of the brokestas of the seller to install small agree who will bear the constant of the brokestas of the seller acknowledges that the seller acknowledges that the brokestas of the seller acknowledges that the seller acknowledges that the brokestas of the seller acknowledges that the seller acknowled	Unknown  Iller) ever filled a claim for damage, other than flood damage, to the Property we so no  Iller) ever received proceeds for a claim for damage to the Property (for examinent or award in a legal proceeding) and not used the proceeds to make the reperty yes very no if yes, explain:  Descript have working smoke detectors installed in accordance with the smoke of the Health and Safety Code?* unknown no very life to runknown, no very life to runknown, and power source requirements. If you do not know the building code requirements in the dwelling is located in the dwelling is hearing-impaired; (2) the buyer gives the saller written evidence of the hearing and physician; and (3) within 10 days after the effective date, the buyer makes a written request the detectors for the hearing-impaired and specifies the locations for installismon. The parties make steetesters for the hearing-impaired and specifies the locations for installism. The parties makes to installing the smoke detectors and which brand of smoke detectors to install.  The statements in this notice are true to the best of Seller's belief and that no person, in or influenced Seller to provide inaccustate information or to omit any material informatic 2/24/2020  Cail I. Brock	ple, arairs for etecto explair						
Section 12. Have you (Sel insurance provider?yes Section 13. Have you (Sel insurance claim or a settle which the claim was made which the claim was made section 14. Does the Proprequirements of Chapter 7 (Attach additional sheets if no "Chapter 766 of the Hear installed in accordance including performance, in effect in your area, you no A buyer may require a set family who will reside in impairment from a licens the seller to install small agree who will bear the constitution of the brokes (as a by broke Seller acknowledges that the brokes).	Unknown  liter) ever filed a claim for damage, other than flood damage, to the Property we work to a claim for damage to the Property (for examenent or award in a legal proceeding) and not used the proceeds to make the reperty have working smoke detectors installed in accordance with the smoke of the Health and Safety Code?*unknownnovyes. If no or unknown, necessary):    State   Safety Code requires one-family or two-family dwellings to have working smoke detector with the requirements of the building code in effect in the area in which the dwelling is located location, and power source requirements. If you do not know the building code requirements in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the buyer in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the incame sood physician; and (3) within 10 days after the effective date, the buyer makes a written request to the detectors for the hearing-impaired; (2) the buyer gives the seller written evidence of the incame sood physician; and (3) within 10 days after the effective date, the buyer makes a written request to the detectors for the hearing-impaired; (2) the buyer gives the seller written evidence of the incame sood physician; and (3) within 10 days after the effective date, the buyer makes a written request to the detectors for the hearing-impaired; (2) the buyer gives the seller written evidence of the incame sood of installing the smoke detectors and which brand of smoke detectors to installing the smoke detectors and which brand of smoke detectors to installing.    Printed Name:	etecto explair s decluding						

1300 E. State	HWY 71	
West Point, T.	X 78963	

## Concerning the Property at \_

#### 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 <a href="https://www.txdps.state.tx.us">www.txdps.state.tx.us</a>. 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 hall 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.

(0)	I ne tollowing	providers	currently	provide service	to the	Property:
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Electric: Bluebonneet Electric	phone #:	800-842-7708
Sewer: N/A-	phone #:	
Water FAYETTE WATER	phone #:	979-968-6475
Cable: N/A	phone #:	•
Trash: N/A	phone #:	
Natural Gas: N/A-	phone #:	
Phone Company: COLORADO VALLEY COMMUNICATION	phone #:	979-242-5911
Propane: FAYETTEVILLE PROPARE	phone #:	
Internet: ColoRADO VALLEY COMMUNICATIONS	phone #:	979-242-59-11
		•

(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:	
(TXR-1406) 09-01-19	Initialed by: Buyer:,	and Seller BBB, GBB	Page 6 of 6
P	hoduced with zipformill by ziplogic 10070 Fitten Mile R	lood, Praser, Michigan 48006 menusiri ooks oom	Luck Ranch

Main House



## INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WIND ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORSIS, INC. IS NOT AUTHORIZED. INTexas Association of REALTORSIS, Inc., 2004

	State HWY 71 pint, TX 78963
A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
(1) Type of Treatment System: Septic Tank Aerobic Treatm	nent Unknown
(2) Type of Distribution System: DRAIN FIELD	Unknown
(3) Approximate Location of Drain Field or Distribution System:	Unknown
	and the same of th
(4) Installer: TED HARBERS PLUMEING	□ Unknown
(5) Approximate Age: 13 YEARS	Unknown
B. MAINTENANCE INFORMATION:	
(1) Is Seller aware of any maintenance contract in effect for the on-sit If yes, name of maintenance contractor:	le sewer facility? Yes No
Phone: contract expiration date: Maintenance contracts must be in effect to operate aerobic treatm sewer facilities.)	ent and certain non-standard" on-site
(2) Approximate date any tanks were last pumped?	
(3) Is Seller aware of any defect or malfunction in the on-site sewer fa If yes, explain:	acility? Yes No
(4) Does Seller have manufacturer or warranty information available for	for review?
C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:	,
(1) The following items concerning the on-site sewer facility are attach planning materials permit for original installation final in maintenance contract manufacturer information warranty	nspection when OSSF was installed
(2) "Planning materials" are the supporting materials that describe submitted to the permitting authority in order to obtain a permit to it	
(3) It may be necessary for a buyer to have the permit to transferred to the buyer.	operate an on-site sewer facility
(TXR-1407) 1-7-04 Initialed for Identification by Buyer, and Sc	elle BBB, GBB Page 1 of 2
Land Brokers, Inc., 2379 West State Highway 71 LaGrange TX 78945 Phone: 9 Terrell Sentia: Produced with application by aplicage: 18070 Hören Mile Road, Fraser, Michigan 48026	799653(06 Fac Leck Roach www.zicLock.com

Information about On-Site Sewer Facility	concerning	West Point, TX 7896	3
D. INFORMATION FROM GOV available from the Texas Ag from Texas Commission on wastewater usage rates. Actu and acceptable to TCEQ.	ncultural Extension Ser Environmental Quality	vice. Information in the follow (TCEO) on 10/24/2002 The	wing table was obtained
Fac	ility	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 Single family dwelling (3 b Single family dwelling (4 b Single family dwelling (5 b Single family dwelling (6 b Mobile home, condo, or to Mobile home, condo, or to	edrooms; less than 2,50 edrooms; less than 3,50 edrooms; less than 4,50 edrooms; less than 5,50 wnhouse (1-2 bedroom)	0 sf) 300 0 sf) 375 0 sf) 450 0 sf) 525 225	180 240 300 360 420 180 60
This document is not a substituthe best of Seller's knowledge experts about on-site sewer factor of Buyer's choice	and belief on the da ilities. Buyer is encour	te signed. Seller and real	estate agents are not
Bobby B. Brock	2/24/2020	— DocuSigned by:	2/24/2020
Signature of Seller	Date	Gail II. Brock Signatura di Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

1300 E. State HWY 71

Date

Saloon



# SELLER'S DISCLOSURE NOTICE

OTexas Association of REALTORSS, Inc. 2010

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						1300 E. State HWY 71 West Point, TX 78963								
DATE SIGNED BY SE	LLE	R AN	ID IS	S N	OT	AS	UBSTITUTE FOR A	NY	INS	PECTI	TION OF THE PROPERTY AS IONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	BL	JYE	R
Seller is _ is not o	ccup	ying	the	Pro	peri (app	y. If	unoccupied (by Sell- mate date) or nev	er), ver c	how	long s	since Seller has occupied the F ne Property	rop	erty	r?
Section 1. The Proper	nty h	ias ti stabl	he it ish th	em:	5 M	arke	ed below: (Mark Yes	(Y)	, No	(N), o	UT: STK	у.		
Item	Y	N	U		Ite	m		Y	N	U	Item	Ty	N	111
Cable TV Wiring	+	N	-		Liquid Propane Gas:			Ė	1		Pump: sump grinder	+:	W	-
Carbon Monoxide Det.	1	N			_		mmunity (Captive)		N	$\forall$	Rain Gutters		N	1
Ceiling Fans	1/	1			THEFTON	1	Property	V	N	$\vdash$	Range/Stove	V	1.4	1
Cooktop	10				_	t Tu		-	N.	-	Roof/Attic Vents	W		
Dishwasher	V				-	NUMBER	om System	-	N	+	Sauna	1	N	-
Disposal	1	N	$\vdash$		-	**********	vave	V	-	+	Smoke Detector	V	IV	
Emergency Escape Ladder(s)		N					or Grill	-	N	村	Smoke Detector - Hearing Impaired	1	N	
Exhaust Fans	V				Ps	tio/f	Decking	V		$\forall$	Soa	$\vdash$	N	-
Fences	1	N			Division Interests	a contaction of	ing System	W	-	$\vdash$	Trash Compactor	V	, ,	
Fire Detection Equip.	V	-			Po		ing O Juliani	1	N	+	TV Antenna	1	N	
French Drain	V		-			-	guipment	-	N	H	Washer/Dryer Hookup	4	10	-
Gas Fixtures	4				THE REAL PROPERTY.	ALTERNATION D	laint. Accessories		N.	Н	Window Screens	V	$\vdash$	
Natural Gas Lines	<u></u>	N					eater		N		Public Sewer System	I	N	
			_									-	_	
Item Central A/C			-1	Y	N	U	-		- W		nal Information			
Evaporative Coolers	-	-	-	Y.	.7	-		nun	nper	r of uni	ts:			-
Wall/Window AC Units			$\rightarrow$	_	N,	_	number of units:							
			-	_	N	_	number of units:		_		-	_		_
Attic Fan(s)			-	. 1	N		if yes, describe:	7.00					-	
Central Heat			-	Y	1			nun	hbei	of uni	ts:			
Other Heat			-	.,	N		if yes, describe:							
Oven			_	У,			number of ovens:			-	tric / gas _ other:			
Fireplace & Chimney			_	Y		_	✓wood gas log	-	-	CONTRACTOR OF THE PARTY OF THE	other:			
Carport					N			atta		-	SCHOOL SERVICE AS INTO A STANDARD STAND			
Garage				Y,			attached Vnot	atta						
Garage Door Openers				K)			number of units:			3	number of remotes: 3			
Satellite Dish & Controls		- 2		Y			ownedlease	d fro	m:					
Security System					N		ownedlease	d fro	m:			NAME OF THE OWNER, THE		
Solar Panels					N		owned lease	d fro	m:					
Nater Heater				7			electric V gas	ot	her:		number of units:	/		
Vater Softener					N		owned lease	d fro	m:					
Other Leased Items(s)					N		if yes, describe:			_ DS				
TXR-1406) 09-01-19			nitial		y: B	џуег,	,a	nd Se	aller.	BE	ob Glb	ge 1	1 016	3

Concerning the Property	y at					1300 E. S West Poi					_
Underground Lawn Spri	nkler		,N	au	tomatic	manual	are	as co	wered:		
Septic / On-Site Sewer	Facility		7	if yes,	attach	Information	a Ab	out O	n-Site Sewer Facility (TXR-1407)		
Water supply provided to Was the Property built to (If yes, complete, sign Roof Type:META is there an overlay recovering)?yesno Are you (Seller) aware are need of repair?y	oy: ci efore 19 gn, and of cove o unk of any co	978? _ attach ring or nown of the it o If yes	yes very triple yes to the P the P terms list, descri	NUD	co-op _ unknow erningAge: _ (shing is Sect	unknown In lead-based () les or roof lion 1 that a	pair O cov	other: t haz y 5 ering ot in neces	rards).  # (2-5 (approximate placed over existing shingles working condition, that have defeater):	dima or i	S, Of
Section 2. Are you (S aware and No (N) if you Item		ot awa			r malf	unctions in	1	of the	ne following? (Mark Yes (Y) if y	you	
Basement	1	N	Floo	rs				N	Sidewalks		N
Ceilings		N	Four	ndation	/ Slab(s	5)	Т	N	Walls / Fences		N
Doors		N	-	ior Wall	- 4		1	N	Windows	$\vdash$	N
Driveways	1	IN.	Ligh	ting Fixt	ures		1	N	Other Structural Components		N
Electrical Systems		N	_	nbing Sy			1	N			
Exterior Walls		N	Roo					N			
Section 3. Are you (So you are not aware.)						conditions	5? (I		ets if necessary):Yes (Y) if you are aware and N	o (ħ	N) if
Condition				Y	N,	Conditio	on			Y	N
Aluminum Wiring					N	Radon G	Sas				N
Asbestos Components					N	Settling					N
Diseased Trees:oak	wilt				N.	Soil Mov	eme	nt			N
Endangered Species/Ha	ibitat on	Prope	rty		N				ture or Pits		N
Fault Lines					N.				age Tanks Propave/Septic		
Hazardous or Toxic Was	ste				N.	Unplatte					N
Improper Drainage					N,	Unrecord	ded	Easer	ments		N
Intermittent or Weather :	Springs			1	IN.	Urea-fon	malo	jehvd	e Insulation		14/

Condition	1	l IN
Aluminum Wiring		N
Asbestos Components		N
Diseased Trees: oak wilt		N
Endangered Species/Habitat on Property		N
Fault Lines		N
Hazardous or Toxic Waste		N
Improper Drainage		N
Intermittent or Weather Springs		N
Landfill		N
Lead-Based Paint or Lead-Based Pt. Hazards		N
Encroachments onto the Property		N
Improvements encroaching on others' property		N
Located in Historic District		N
Historic Property Designation		N
Previous Foundation Repairs		N
Previous Roof Repairs		N
Previous Other Structural Repairs		N
Previous Use of Premises for Manufacture of Methamphetamine		N

Radon Gas	N
Settling	N
Soil Movement	N
Subsurface Structure or Pits	N
Underground Storage Tanks Propane/Septic	1
Unplatted Easements	N
Unrecorded Easements	N
Urea-formaldehyde Insulation	N
Water Damage Not Due to a Flood Event	N
Wetlands on Property	N.
Wood Rot	N
Active infestation of termites or other wood destroying insects (WDI)	N
Previous treatment for termites or WDI	N
Previous termite or WDI damage repaired	N
Previous Fires	N
Termite or WDI damage needing repair	N
Single Blockable Main Drain in Pool/Hot Tub/Spa*	N

(TXR-1406) 09-01-19

Initialed by: Buyer: \_

and Seller Produced with approximately applogia 18070 Filteen Mile Road, France, Midnigan 48025 www.boloops

Page 2 of 6

Leck Reach

Concerni	ng the Propert	y at		West Point.			
		he items in Section 3 is					
"A sin	gle blockable m	ain drain may cause a su	ction entrapmer	nt hazard for an in	dividual,		
wnich na	y):	eller) sware of any its previously disclosed	in this notice	i?yes ∠n	o If yes,	Property that explain (attack	is in need of repain additional sheets
Section 5 wholly or	i. Are you (S partiy as app	eller) aware of any o olicable. Mark No (N) i	f the followin if you are not	g conditions?* aware.)	(Mark Ye	s (Y) if you a	re aware and chec
Y N	ISSUED OF ACTION AND ACTION OF THE						
- <u>N</u>		d insurance coverage		The second secon			
	Previous flow water from a	coding due to a failu a reservoir.	ire or breach	of a reservoir	r or a co	ntrolled or en	nergency release o
_ N/	Previous flo	oding due to a natural t	flood event (if	yes, attach TXR	1414).		
- N	Previous wa TXR 1414).	ater penetration into a	a structure on	the Property	due to a	natural flood	event (if yes, attach
_ 🗸	Located AH, VE, or /	wholly partly in a AR) (if yes, attach TXR	100-year floor 1414),	dplain (Special	Flood Haz	ard Area-Zone	e A, V, A99, AE AO
- N	Located	wholly partly in a 5	500-year flood	plain (Moderate	Flood Haz	card Area-Zone	X (shaded)).
_ M,	Located	whollypartiy in a f	loodway (if ye:	s, attach TXR 14	114).		
_ N	Located	wholly partly in a fi	lood pool.				
_ N	Located	wholly partly in a n	eservoir.				
If the ansv	ver to any of th	ie above is yes, explair	ı (attach additi	ional sheets as r	necessary)	);	
*For pu	irposes of this n	otice:					
which i	s designated as s considered to	neans any area of land th s Zone A, V, A99, AE, A be a high risk of flooding;	O, AH, VE, or A and (C) may in	AR on the map; (i nclude a regulator)	B) has a oi y floodway,	ne percent anni flood pool, or re	ral chance of flooding, servoir.
area, w	mich is designa	neans any area of land t led on the map as Zone be a moderate risk of floo	X (shaded); an	tified on the flood nd (B) has a two-	l insurence lenths of o	rate map as a i ne percent anni	moderate flood hazard ual chance of flooding,
"Flood ; subject	pool" means the to controlled in:	e area adjacent to a reser undation under the manag	voir that lies abo gement of the U	ove the normal mi inited States Army	aximum ope Corps of E	erating level of ti ingineers.	ne reservoir and that is
"Flood under ti	insurance rate r he National Floc	map" means the most red ad Insurance Act of 1968 (	ent flood hazar (42 U.S.C. Sect	rd map published ion 4001 et seq.).	by the Fed	leral Emergency	Management Agency
of a nve	er or other water	area that is identified on t recourse and the adjacent thout cumulatively increas	land areas that	must be reserved	for the disc	chame of a have	floord also referred to
"Resen water o	roir" means a w r delay the runo	ater impoundment project If of water in a designeted	t operated by th I surface area o	re United States A fland	bs	of Engineers th	at is intended to retain
TXR-1406)	09-01-19	Initialed by: Buye	er	and Seller	BBB.	GUB	Page 3 of 6
	9	Volumes with staffermill by stall agis: 1	8070 Filteen Mile Road	, Prazer, Michigan 49026		200	Luck Rauch

Concoming	the Property at West Point, TX 78963
Section 6. provider, in	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance icluding the National Flood Insurance Program (NFIP)?*yesno If yes, explain (attach additional accessary):
Even wh risk, and structure	In high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance, the not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate in low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure.
Administra	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business tion (SBA) for flood damage to the Property?yes _v no If yes, explain (attach additional sheets as
Section 8. 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.
$-\nu$	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
	Name of association: Phone:
	Fees or assessments are: \$ 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.
_ N	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:
- <u>~</u>	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.)
- <u>N</u>	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
_ N	Any condition on the Property which materially affects the health or safety of an individual.
_ N	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>N</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>N</u>	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.
If the answ	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 BBB GBB Page 4 of 6
(1767-1100)	Produced with zio/form® by zipliogiz. 18070 Fitners Wile Rosed, Franker, Michigan 4800% www.zipliosix.com. Lank Rearth

Concerning the Property at	1300 E. State HWY 71 West Point, TX 78963								
	has not attached a survey of the Property.								
persons who regularly	ast 4 years, have you (Seller) received any written inspection provide inspections and who are either licensed as inspectors minspections?yes _v_ no If yes, attach copies and complete the following	or otherwise							
Inspection Date Type	Name of Inspector	No. of Pages							
A	not rely on the above-cited reports as a reflection of the current condition of the buyer should obtain inspections from inspectors chosen by the buyer.	Property.							
Homostead	exemption(s) which you (Seller) currently claim for the Property: Senior Citizen Disabled								
Wildlife Managemen	t Agricultural Disabled Veteran								
Other:									
	e?yes v_no if yes, explain:								
requirements of Chapter	perty have working smoke detectors installed in accordance with the s 765 of the Health and Safety Code?*unknownno _ves. If no or un necessary):	moke detector known, explain.							
installed in accordance including performance, effect in your area, you	eith and Safety Code requires one-family or two-family dwellings to have working smoke with the requirements of the building code in effect in the area in which the dwelling location, and power source requirements. If you do not know the building code requirements are contact your local building official for more information.	is idealed, rements in							
family who will reside in impairment from a ficen- the seller to install smo	seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of t in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the ised physician; and (3) within 10 days after the effective date, the buyer makes a written in the detectors for the hearing-impaired and specifies the locations for installation. The process of installing the smoke detectors and which brand of smoke detectors to install.	ne neanng request for							
Seller acknowledges that the backer(s), has instructed	he statements in this notice are true to the best of Seller's belief and that no p d or influenced Seller to provide inaccurate information or to omit any material in 2/24/2020	erson, including nformation. 2/24/2020							
Bobby B. Brock	Gail a. Brock								
5/01/8/GF61/201/9 eller	Date Signstore-ort-Seller	Date							
Printed Name:	Printed Name: os os								
(TXR-1406) 09-01-19	Initialed by: Buyer:, and Seller BBB . GIB	Page 5 of 6							
Prod	toped with zipformit by zipliogia. 18070 Fitteen Mile Rasel, Frazer, Michigan 48025   www.zipliogia.com	Luck Runch							

Concerning the Property at	1300 E. State HWY 71 West Point, TX 78963
ADDITIONAL NOTICES TO BUYER:	
registered sex offenders are located in certain zip code	stabase that the public may search, at no cost, to determine it areas. To search the database, visit <a href="www.txdos.state.bx.us">www.txdos.state.bx.us</a> certain areas or neighborhoods, contact the local police
mean high tide bordering the Gulf of Mexico, the Prop Protection Act (Chapter 61 or 63, Natural Resources Co	rd of the Gulf Intracoastal Waterway or within 1,000 feet of the perty may be subject to the Open Beaches Act or the Dune ode, respectively) and a beachfront construction certificate or improvements. Contact the local government with ordinance or more information.
of the Texas Department of Insurance, the Property continue windstorm and hail insurance. A certificate of or Property. For more information, please review International Control of the Texas Department of Insurance, the Property of Insurance, the Property of Insurance	state designated as a catastrophe area by the Commissioner y may be subject to additional requirements to obtain or ompliance may be required for repairs or improvements to the formation Regarding Windstorm and Hail Insurance for exas Department of Insurance or the Texas Windstorm
compatible use zones or other operations, Informat available in the most recent Air Installation Compati	tion and may be affected by high noise or air installation ion relating to high noise and compatible use zones is ible Use Zone Study or Joint Land Use Study prepared the Internet website of the military installation and of the ion is located.
(5) If you are basing your offers on square footage, me independently measured to verify any reported information	easurements, or boundaries, you should have those items on.
(6) The following providers currently provide service to the P	roperty:
Electric: Blue Bonner Electric Sewer: N/A Water: FAUETTE WATER Cable: N/A Trash: N/A Natural Gas: N/A Phone Company: Colorado Variey Coma Propane: FAUETTEVIILE PROPANE Internet: Colorado Valley Comanda	phone #: 979-368-6475  phone #: phone #: phone #: phone #: phone #: phone #: 979 - 242-5911  phone #: 979-378-2213
Internet: ColoRADO VALLEY COMMU	NICATIONS phone # 979- 242-5911

(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:		-
(TXR-1405) 09-01-19	Initialed by: Buyer:,	and Select BBB	GAB Lack	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.

1300 E. State HWY 71

CONCERNING THE PROPERTY AT					West Point, TX 78963									
DATE SIGNED BY SEL	LEF	AA S	ID IS	SINC	OT A	A SL	IBSTITUTE FOR A	VY I	NSF	PECTIO	ION OF THE PROPERTY AS ONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	BU	YER	
Seller Vis_is not o	coup	ying	the	Proj	perty	y. If i	unoccupied (by Selle mate date) or nev	er), i er o	coup	long si	ince Seller has occupied the P e Property	rop	erty?	?
Section 1. The Proper	rty h	as ti stebl	he it ish ti	ems	ma	rkes	d below: (Mark Yes	M.	No	(N), o		t.		
Item	IY	N.	U		Ite	m		Y	N	U	Item	Y	N	U
Cable TV Wiring	+	N	_		Lio	uid I	Propane Gas:				Pump: sump grinder		N	
Carbon Monoxide Det.	1.	N				A CONTRACTOR OF THE PARTY OF TH	mmunity (Captive)		N		Rain Gutters		N	
Ceiling Fans	V	-			-	-	Property	V			Range/Stove		N	
Cooktop	++	N.			-	t Tu		-	N		Roof/Attic Vents			>
Dishwasher	+	N			10000		m System		N		Sauna	Ι.	N	
	+-	N			-	crow		V			Smoke Detector	IY	1	
Disposal Emergency Escape Ladder(s)	T	N				- AND STREET	or Grill		N		Smoke Detector - Hearing Impaired		N	
Exhaust Fans	+-	N,			Pa	tio/D	Decking	Y.			Spa		N	
Fences	1	N					ng System	V			Trash Compactor		N	
Fire Detection Equip.	-	N	1		Po	The same of	3 1	1	N		TV Antenna		N	
French Drain		N			-	-	quipment		N		Washer/Dryer Hookup	1	N	
Gas Fixtures	1	N					aint. Accessories		N		Window Screens	Y		
Natural Gas Lines	1	N				100000	eater		N		Public Sewer System		N	
Natural Cas Enics		17.4	1		-			Aurum		_		30	20 Million	
Item				Y	N	U			P	Additio	nal Information			
Central A/C			_	1	N		electric gas	nur	nbe	r of uni	its:			
Evaporative Coolers				1	N		number of units:		-					
Wall/Window AC Units				V	1		number of units:	1	- Collins	****				
Attic Fan(s)				,	N		if yes, describe:							
Central Heat					N		electric gas number of units:							
Other Heat					N	1	if yes, describe:							
Oven					N		number of ovens: electric gas other:							
Fireplace & Chimney					N		wood gas logs mock other:							
Carport					N	1	attached not attached							
Garage				1	N		attached not attached							
Garage Door Openers					N		number of units: number of remotes:							
Satellite Dish & Control	s			V	1		owned lease	d fr	om:					
Security System			-	+	N		owned leased from:							
Solar Panels					N		owned lease	ed fr	om:			-		
Water Heater				IV	1		electric gas	(	other	T.	number of units:	1		
Water Softener				1	N	1	owned lease	ed fr	om:					
Other Leased Items(s)					N	1	If yes, describe:			DS	DS			
(TXR-1406) 09-01-19			Initi	aled	by: E	Buye		and :	Selle	BE	BB, GBB P	age	1 of 6	6
Land Brokers, Inc., 2379 West State His Terrell Newton	gleway 7	T LaGe Produc	range T	X 7894. 1 ztpřío	S ermilii biy	r zipt.cq	gir. 18070 Fitteen Mile Road, Fra	er, W	P. chigan	hone: 9799 48026 <u>s</u>	estable Fax: www.zigi.ogis.com	I,a	ack Rane	ck

Concerning	the	Dranache	-4
COLLOGRAMMS	uie	LIGORITA	at.

## 1300 E. State HWY 71 West Point, TX 78963

Underground Lawn Spr	inkler		TIT	nu rh	omatic	manual	-				-
Septic / On-Site Sewer		-	+	**************************************	and the first of the first of the first				vereo: n-Site Sewer Facility (TXR-140	71	
										1)	
Water supply provided I	oy: cr	IY W	MUL MUL	)_c	o-op_	unknown		other:			
Was the Property built to	on and	attach	TVD 1000	u	nknov	vn Jana bassa			-1.		
(If yes, complete, si Roof Type: ME	yn, and TAL	duacii	IAK-1900	CONCE	Ana	lead-based	pair	nt naza	ards).		
is there an overlay m	of cover	rina or	n the Dron	wartu l	_ Mye. (china	loe or roof	75	= 10 1-	کے۔ placed over existing shingle	oxim	ate)
covering)?yes _/ no	unki	nown	i ine riop	roity (	(S) III IY	169 01 1001	CUV	enng	placed over existing sningle	s or	1001
					2						
we you (Seller) aware	or any o	if the n	tems listed	in this	s Sec	tion 1 that a	re n	ot in v	working condition, that have d	efect	S, or
are need of repair?y	Nes V III	o ii yes	, describe	(attac	n aggi	tional sheet	SIT	1ecess	iary);		-
		-		77							
							-	merce and			
C			-02000000000000000000000000000000000000						The state of the s	-	-
Section 2. Are you (S	eller) av	vare of	f any defec	cts or	main	unctions in	апу	of the	e following? (Mark Yes (Y) i	you	are
aware and No (N) if yo	u are no	er awai	ne.)						//		
Item	Y	N	Item				Y	N	Item	Y	N
Basement		N	Floors					M	Sidewalks		N
Ceilings		N,	Founda			;)		W.	Walls / Fences		N
Doors		N	Interior '					N	Windows		N,
Driveways		N	Lighting					M	Other Structural Components		N
Electrical Systems		N	Plumbin	ig Sys	tems			N			
Exterior Walls		N	Roof					N			
you are not aware.)	,		any or are		annia	CONGRECONS	= fan	HEIR I	es (Y) if you are aware and	NO (I	N) IT
Condition				Y	N	Conditio	п			TY	N
Aluminum Wiring	Property of the last of the la				N	Radon Gas					N
Asbestos Components					N	Settling				1	N
Diseased Trees: oak	The second second				N	Soil Movement				T	N
Endangered Species/Ha	bitat on l	Proper	ty		N	Subsurface Structure or Pits					N
Fault Lines					N	Undergro	und	Stora	ge Tanks PROPA-NE/Sert	d	
Hazardous or Toxic Was	te				N	Unplatted	Ea	semen	its	T	N
Improper Drainage	341-111				N	Unrecord					N
Intermittent or Weather S	Springs				N				Insulation		W
Landfill					N				Due to a Flood Event		N
Lead-Based Paint or Lea			azards		N	Wetlands	on				N
Encroachments onto the					N	Wood Ro	0.000				N
improvements encroachi	ng on ot	hers' p	roperty						termites or other wood		
					N	destroying					N
ocated in Historic Distric					N				for termites or WDI		N
Historic Property Designa					$\sim$				WDI damage repaired		N
Previous Foundation Rep	airs				N	Previous I	117.18	70			N
Previous Roof Repairs	-				N				nage needing repair		N
Previous Other Structura	Repairs	5					cka	ble Ma	ain Drain in Pool/Hot		
					N	Tub/Spa*					N
Previous Use of Premise of Methamphetamine	s for Mai	nutactu	ure		N		89	ns	DS		
				للل	-		1	00	3 GAB		
TXR-1406) 09-01-19	lt	nitialed	by: Buyer:	and the same	_,	and Se	ller	BBI	Pa	ge 2 c	of 6
P	roduced with a	apForms t	v zistogic 18070	Filtreen M	the Road	France, Michigan 48	1076	wasserated a	ook.com Lark Senet		650000

Concen	ning the Property at	1300 E. State HWY 71 West Point, TX 78963
		1 3 is yes, explain (attach additional sheets if necessary):
_		
*A s	ingle blockable main drain may cause :	a suction entrapment hazard for an individual.
CONTRACTOR A	Are you (Seller) aware of any nas not been previously disclos rry):	y item, equipment, or system in or on the Property that is in need of repair sed in this notice?yesno If yes, explain (attach additional sheets i
Section wholly o	<ol><li>Are you (Seller) aware of an or partly as applicable. Mark No (</li></ol>	y of the following conditions?" (Mark Yes (Y) if you are aware and check (N) if you are not aware.)
Y N		
- <u>V</u>	Present flood insurance covers	
	Previous flooding due to a f water from a reservoir.	failure or breach of a reservoir or a controlled or emergency release of
- <u>N</u>	Previous flooding due to a natu	ral flood event (if yes, attach TXR 1414).
	Previous water penetration in TXR 1414).	to a structure on the Property due to a natural flood event (if yes, attach
_ ~	Located wholly partly in AH, VE, or AR) (if yes, attach T.	n a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, XR 1414).
7777	Located wholly partly in	a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
_×,		a floodway (if yes, attach TXR 1414).
_ M	Located wholly partly in	
_ N	Located wholly partly in	a reservoir.
If the ans	wer to any of the above is yes, exp	olain (attach additional sheets as necessary);
30 / SS /	surposes of this notice:	
which	is considered to be a high risk of flood	d that: (A) is identified on the flood insurance rate map as a special flood hazard area, i, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, ling; and (C) may include a regulatory floodway, flood pool, or reservoir.
en engy	rear floodplain" means any area of lar which is designated on the map as Zo is considered to be a moderate risk of	nd that: (A) is identified on the flood insurance rate map as a moderate flood hazard one X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, flooding.
"Flood Subjec	i pool" means the area adjacent to a re t to controlled inundation under the ma	servoir that lies above the normal maximum operating level of the reservoir and that is imagement of the United States Army Corps of Engineers.
"Flood		recent flood hazard man published by the Endamt Emanage Manage
"Flood of a riv	way" means an area that is identified over or other watercourse and the adiace	on the flood insurance rate map as a regulatory floodway, which includes the channel ent land areas that must be reserved for the discharge of a base flood, also referred to reasing the water surface elevation more than a designated height.
"Reser		right operated by the Ligitary States Army Corns of Engineers that is intended to
TXR-1406)	) 09-01-19 Initialed by: B	
	Produced with zigForm® by zipLor	giz 18070 Fibern Mile Road, Faxer, Michigan 48026 www.zatlogis.com Luck Roads

Cencemina	the Property at		1300 E. State HW West Point, TX 7		
Cartian S	Have you (Seller) cluding the National	ever filed a claim for Flood Insurance Progr	or flood damage to	the Property w	ith any insurance ain (attach additional
Even with risk, and structure	en not required, the Fer low risk flood zones to (s).	with mortgages from federal deral Emergency Managem to purchase flood insurance	nent Agency (FEMA) end be that covers the struct	ourages homeowners ure(s) and the person	in high risk, moderate nal property within the
Section 7. Administra necessary):	tion (SBA) for flood	) ever received ass damage to the Propert	sistance from FEN y?yes ∠no If y	IA or the U.S. res, explain (attach	Small Business additional sheets as
Section 8. not aware.)		are of any of the follow	ing? (Mark Yes (Y) if	you are aware. Ma	rk No (N) if you are
<u>Y</u> <u>N</u>	unresolved permits, o	ctural modifications, or other not in compliance with	building codes in effect	at the time.	
_ 📈		ations or maintenance fee		es, complete the fall	owing:
	Name of associat Manager's name:	tion:		Phone:	
	Fees or assessme	ents are: \$_ or assessment for the Pro in more than one associa	per operty? ves (\$	and are: ma	andatory voluntary o associations below or
_ ~	with others. If yes, co-	acilities such as pools, ter implete the following: in fees for common facilities			
_ ~	Any notices of violation Property.	ons of deed restrictions o	r governmental ordinan	ices affecting the co	ndition or use of the
- N	Any lawsuits or other to: divorce, foreclosur	legal proceedings directi re, heirship, bankruptcy,	y or indirectly affecting and taxes.)	the Property. (Include	ies, but is not limited
_ N	Any death on the Pro to the condition of the	perty except for those de Property.	aths caused by; natura	ıl causes, suicide, or	accident unrelated
N	Any condition on the	Property which materially	affects the health or s	afety of an individua	i.
_ N	hazards such as asbe if yes, attach any	ents, other than routine nestos, radon, lead-based ourtificates or other doct example, certificate of mo	paint, urea-formaldehy umentation identifying t	rde, or mold. he extent of the	diate environmental
_ <u>N</u>	Any rainwater harves water supply as an at	ting system located on the uxiliary water source.	ne Property that is large	er than 500 gallons a	nd that uses a public
_ <u>~</u>	The Property is loca retailer.	ated in a propane gas :	system service area o	wned by a propan	e distribution system
-N	Any portion of the Pro	operty that is located in a	groundwater conserva	tion district or a sub	sidence district.
If the answ	0.00	in Section 8 is yes, explai			
(TXR-1406)	09-01-19	Initialed by: Buyer:	, and Seller	BB GBB	Page 4 of 6
(		h zipForm® by zipLogix 18070 Filteen Mi	le Road, Roser, Mahigan 48006 99	w.zipl.opiu.com	Lack Rauch

Concerning the Proper	tu at		E. State HWY 71 Point, TX 78963		
oncerning the Proper	ty at				
	han han na	ot attached a survey of the Pro	onarty.		
ersons who requi	arly provide	ears, have you (Seller) re inspections and who are ions?yesno if yes, a	either licensed as	inspectors or ot	s from
	Туре	Name of Inspector		No. of	Pages
apecaon Date	- 19-				
					-
Note: A buyer st	ould not rely on A buyer shou	the above-cited reports as a real aid obtain inspections from inspe	flection of the current o ectors chosen by the b	ondition of the Proper uyer.	ty.
ection 11. Check ar	y tax exemptio	on(s) which you (Seller) currer	ntly claim for the Prop	perty:	
Homestead		Senior Citizen	Disable	d.	
Wildlife Manag	ement	Agricultural	Disable		
				MID	
nsurance provider? Section 13. Have your provider claim or a	yes in no u (Seller) ever u (Seller) ever settlement or a	filed a claim for damage, oti received proceeds for a clai award in a legal proceeding) a	im for damage to the	ge, to the Property ve e Property (for exampled to make the re	nple, s
Section 12. Have you nsurance provider? Section 13. Have you	yes in no u (Seller) ever u (Seller) ever settlement or a	received proceeds for a clai	ner than flood damag im for damage to the and not used the proc	ge, to the Property ve e Property (for exampled to make the re	nple, a
Section 12. Have yoursurance provider? Section 13. Have yoursurance claim or a	yes in no u (Seller) ever u (Seller) ever settlement or a	received proceeds for a clai	ner than flood damag im for damage to the and not used the proc	ge, to the Property ve e Property (for exampled to make the re	nple, a
Section 12. Have you neurance provider? Section 13. Have you neurance claim or a which the claim was section 14. Does the equirements of Chair was section 14. Does the	yes in no u (Seller) ever yes in no u (Seller) ever settlement or a made? yes e Property have	received proceeds for a clai	im for damage to the nd not used the proc	e Property (for example of the remarks to make the remarks to make the remarks with the smoke the remarks to the remarks the remarks to the remarks the remarks to the remarks	nple, a
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Section 12. Have yoursurance provider? Section 13. Have yoursurance claim or a which the claim was section 14. Does the equirements of Chapter 766 of the installed in accounts including performance	yes in no u (Seller) ever yes in no u (Seller) ever settlement or a made? yes e Property have pter 766 of the ets if necessary, the Health and Sa dence with the re	received proceeds for a clainward in a legal proceeding) a no if yes, explain:  e working smoke detectors in Health and Safety Code?*	im for damage to the nd not used the procure installed in accordant unknown no very co-family dwellings to have effect in the area in white you do not know the built	ge, to the Property version of the Property (for example of the Property (for example of the Property (for example of the smoke of the dwelling is located the dwelling is located the good of the dwelling is located the good of the property of the swelling is located the good of the	nple, a pairs f
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Section 12. Have your surance provider? Section 13. Have your surance claim or a which the claim was which the claim was section 14. Does the equirements of Charlet additional she continuing performance of the installed in account including performance of the installed in account including performance of the selfect in your area of the selfect in your area.	a (Seller) ever yes into a (Seller) ever settlement or a made? yes into a made? yes into a seller to instance, location, a a, you may check this is a seller to instance in the dweller licensed physical smoke detector ar the cost of instance ructed or influer	received proceeds for a claimward in a legal proceeding) a fine if yes, explain:  e working smoke detectors in Health and Safety Code?*  fety Code requires one-family or two equirements of the building code in the process of the building code in the same above or contact your local smoke detectors for the hearing ling is hearing-impaired; (2) the building the smoke detectors and white the story in this notice are true to the need Seller to provide inaccurate 2/24/2020	im for damage to the nd not used the procumentalled in accordant unknown noy offently dwellings to have a feet in the procumental form of the seller written of the seller written of seller the locations for in the brand of smoke detectors to best of Seller's belief a information or to omit usigned by:	e Property (for example of the property of the repeats to make the repeats to make the repeat of the season of the head makes a written request stallation. The parties must be install.	detecti explains ors ed, in
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Section 12. Have your assurance provider? Section 13. Have your assurance claim or a which the claim was section 14. Does the equirements of Chapter 766 of the installed in accommendating perform effect in your area family who will be seller to instruction agree who will be seller acknowledges the broker(s), has installed the seller acknowledges the broker(s), has installed the seller acknowledges the broker(s), has installed the seller acknowledges.  Bolday B. Booksignatures acknowledges.	(Seller) ever yes 1/2 no u (Seller) ever settlement or a made? yes yes e Property have pter 766 of the ets if necessary) the Health and Sadance with the related in the dwelle is de in the dwelle is licensed physical ar the cost of instatt the statemer ructed or influer (de	received proceeds for a claimward in a legal proceeding) a fine if yes, explain:  e working smoke detectors in Health and Safety Code?  fety Code requires one-family or two equirements of the building code in and power source requirements. If yourknown above or contact your local smoke detectors for the hearing lang is hearing-impaired; (2) the building the smoke detectors and which is for the hearing-impaired and specialling the smoke detectors and which ents in this notice are true to the coded Sellier to provide inaccurate 2/24/2020  Date Signally	im for damage to the not used the process of the pr	e Property (for example of the repair of the dwelling is located in the dwelling is located in the dwelling in the dwelling in the dwelling is located in the dwelling in the dwelling in the dwelling is located in the dwelling in the dwelling in the dwelling is located in the dwelling in the dwelling in the dwelling is located in the dwelling in the dwelling in the dwelling in the dwelling is located in the dwelling in th	detect explains ors ed, in

1300	E. State HW	171
West	Point TX 78	963

Concerning the Property at

#### 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 <a href="www.bxdos.state.tx.us">www.bxdos.state.tx.us</a>. 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 hall insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review Information Regarding Windstorm and Hall 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	phone #:	800-242-7708
Sewer: N/A	phone #:	
Water FAYETTE WATER	phone #	979-968-6475
Cable: N/A	phone #	
Trash: N/A	phone #:	-
Natural Gas: W/A	phone #:	
Phone Company: ColoRADO VALLEY COMMUNICATION	phone #:	979-242-5911
Propane: FAYETTE PROPANE	phone #:	979-378-22/3
Internet: ColoRADO VALLEY COMMUNICATIONS	phone #:	979-242-5911

(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:	
(TXR-1406) 09-01-19	Initialed by: Buyer:		and Seller BBB GBB	Page 6 of 6
	Produced with zipForm® by SipLogis: 18070 Filting	in Mills Pla	ad, France, Michigan 48026 www.ziel.oois.com	Lasefe Blassells

Three CAR GARAGE

# SELLER'S DISCLOSURE NOTICE

OTexas Association of REALYORSS, Inc. 2019

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

				1300 E. State HWY 71										
CONCERNING THE PR	OPE	RT	AT	- 1				West Point, TX 78963						-
DATE SIGNED BY SEL MAY WISH TO OBTAIN AGENT.	LER L IT	IS N	D IS	A W	OT A /AR/	SI RAI	JBSTITUTE FOR A NTY OF ANY KIND unoccupied (by Sell	NY I BY S er), i	NSF SELL 10W	ECTI ER,	TION OF THE PROPERTY AS IONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY since Seller has occupied the P	OT	HEI	R
				-			mate date) or ne							
Section 1. The Proper This notice does i	ty h	as ti stabli	ne its	ems e ite	mai ms to	rke o be	d below: (Mark Yes conveyed. The contri	(Y), ect wi	No II det	(N), c	or Unknown (U).) e which items will & will not convey			т.:
Item	Y	N,	U	[	Iter	n		Y	N	U	Item	Y	N	4
Cable TV Wiring		N.			Liqu	uid	Propane Gas:			Ш	Pump: sump grinder		N	_
Carbon Monoxide Det.	1	N		- 1	-LP	C	mmunity (Captive)		N		Rain Gutters		N	_
Ceiling Fans	Y				-LP	on	Property	Y			Range/Stove	-	N	_
Cooktop	1	N			Hol	Tu	b	1.	N		Roof/Attic Vents	Y	L-,	_
Dishwasher		N			Inte	eroc	m System		N		Sauna	Ĺ.,	N	_
Disposal		N			Mic	rov	vave	IY			Smoke Detector	Y		
Emergency Escape Ladder(s)		N			Ou	tdo	or Grill	T	N		Smoke Detector - Hearing Impaired		N	
Exhaust Fans	+	N			Pat	ioli	Decking	Y			Spa		N	
	+	N	-			-	ing System	IV	-		Trash Compactor	-	N	
Fences	-	N			Po	-	ang Oyotom	+	N		TV Antenna	Г	IN	1
Fire Detection Equip.	-	N			100	-	quipment	1	N		Washer/Dryer Hookup	Τ,	N	
French Drain Gas Fixtures	+-	N	7				faint, Accessories	$\vdash$	N	$\Box$	Window Screens	14		
Natural Gas Lines	-	Ň			-	-	leater	1	N		Public Sewer System	Ľ	N	1_
readular Gas Cares	-	7-	-				LEL GARGOTTON							
Item				Y.	N	U			100		onal Information			
Central A/C				Y			✓ electricgas	nu	mbe	r of u	nits:			
Evaporative Coolers					N		number of units:							
Wall/Window AC Units	100				N		number of units:							
Attic Fan(s)		-			N		if yes, describe:							
Central Heat	-			V			electric gas	nu	mbe	r of u	nits:			
Other Heat				1	W	П	if yes, describe:				and the second s			
Oven	-				N		number of ovens:				ectric gas other:		-	
Fireplace & Chimney					N		wood gas le		-	ock	other:	_		_
Carport				Γ.	N			ot att	_			_		_
Garage	- 1100			Y				nt att	_	_				_
Garage Door Openers				Ý,			number of units:			3	number of remotes: 3	_	_	
Satellite Dish & Control	s			V			owned leas	ed fr	om:			_		
Security System				1	N			ed fr						
Solar Panels				Τ.	N	П	owned leas	ed fr	om:			,		
Water Heater			12-	IY	T		electric / gas	_	othe	-	number of units:			_
Water Softener				1	N	1	owned leas	ed fr	om:		and the second s	-	-	_
					ALC: UNKNOWN	_					DSDS			

## 1300 E. State HWY 71 West Point, TX 78963

Underground Lawn Sprinkler   automatic manual areas covered:  Septic / On-Site Sewer Facility   if yes, attach Information About On-Site Sewer Facility (TXR-1407)  Water supply provided by:citywellMUDco-opunknownother:  Was the Property built before 1978?yesnounknown  (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).  Roof Type:M = T A Age:	s, o
Septic / On-Site Sewer Facility   if yes, attach Information About On-Site Sewer Facility (TXR-1407)  Water supply provided by:citywellMUDco-opunknownother:  Was the Property built before 1978?yes/nounknown  (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).  Roof Type:/N = T/A Age:/D	s, o
Water supply provided by:citywellMUDco-opunknownother:	s, o
is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or covering)?yesnounknown  Are you (Selier) aware of any of the items listed in this Section 1 that are not in working condition, that have defects are need of repair?yesno 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 aware and No (N) if you are not aware.)  ItemY N   ItemY N   ItemY Sidewalks   Yes (Y) Item	s, o
Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you aware and No (N) if you are not aware.)  Item Y N Item Y N Item Y N Item Y Sidewalks  Basement N Floors N Sidewalks  Cellings N Foundation / Slab(s) N Walls / Fences	Т
aware and No (N) if you are not aware.)         Y         N         Item         Y         N         Item         Y         N         Item         Y           Basement         N         Floors         N         Sidewalks           Ceilings         N         Foundation / Slab(s)         N         Walls / Fences	Т
Basement V Floors V Sidewalks Ceilings V Foundation / Slab(s) V Walls / Fences	
Ceilings	1
Cenings (Outdoorder, Charles)	1
	1
Doors / Interior Walls / Windows	+
Driveways V Lighting Fixtures V Other Structural Components	+
Electrical Systems Plumbing Systems	+
Exterior Walls /V Roof /V	_
Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (you are not aware.)  Condition	
Condition	1
The state of the s	1
Aspesios Components	1
Discasco (1653, dan with	1
Endangered Species/Habitat on Property  N Subsurface Structure or Pits  Fault Lines  Underground Storage Tanks Propaul / Ceptic	T
Hazardous or Toxic Waste  V Unplatted Easements	
Hazardous of Toxio Wester	
Improper Drainage	7
Landfill Water Damage Not Due to a Flood Event	1
Lead-Based Paint or Lead-Based Pt. Hazards Wetlands on Property	
Encroachments onto the Property // Wood Rot	٦,
Improvements encroaching on others' property  Active infestation of termites or other wood	
Improvements encroaching on others' property  Active infestation of termites or other wood destroying insects (WDI)	
Improvements encroaching on others' property  Active infestation of termites or other wood destroying insects (WDI)  Previous treatment for termites or WDI	+
Improvements encroaching on others' property  Located in Historic District  Historic Property Designation  Active infestation of termites or other wood destroying insects (WDI)  Previous treatment for termites or WDI  Previous termite or WDI damage repaired	
Improvements encroaching on others' property    Active infestation of termites or other wood destroying insects (WDI)	
Improvements encroaching on others' property    Active infestation of termites or other wood destroying insects (WDI)   Cocated in Historic District	

Concernin	ig the Property at		West Point, TX	TOOCO	
		ems in Section 3 is yes, explain			
*A gine	nia hiaricahia main d	rain may cause a suction entrapm	ant hazard for an indivi	dual	
Section 4. which ha	. Are you (Seller s not been previ	) aware of any item, equipme ously disclosed in this notic	ent, or system in or ce? yes vno	on the Property that is	s in need of repair, additional sheets it
		) aware of any of the follow ble. Mark No (N) if you are no		lark Yes (Y) if you are	aware and check
Y_N					
- <u>X</u>		surance coverage (if yes, attac			
_ <u>~</u>	Previous flooding water from a res	ng due to a failure or break ervoir.	ch of a reservoir o	or a controlled or eme	ergency release c
_ N/	Previous floodin	g due to a natural flood event (	if yes, attach TXR 14	414).	
N N	Previous water TXR 1414).	penetration into a structure	on the Property du	e to a natural flood e	vent (if yes, attach
_ <u>K</u>	Located who AH, VE, or AR)	lly partly in a 100-year flo (if yes, attach TXR 1414).	oodplain (Special Flo	ood Hazard Area-Zone	A, V, A99, AE AO
- N	Located who	llypartly in a 500-year floo	odplain (Moderate Fl	ood Hazard Area-Zone	X (shaded)).
_ <u>N</u> ,	-	llypartly in a floodway (if y	yes, attach TXR 1414	4).	
_ <u>N</u> /	Located who	Ily partly in a flood pool.			
N	Located who	lly partly in a reservoir.			
If the ansv	ver to any of the at	bove is yes, explain (attach ad	ditional sheets as ne	cessary):	
*For p	urposes of this notice	ž:			
which	is designated as Zo	is any area of land that: (A) is ide ne A, V, A99, AE, AO, AH, VE, o high risk of flooding; and (C) ma	or AR on the map; (B)	has a one percent annu-	al chance of flooding,
area, i	which is designated	ns any area of land that: (A) is it on the map as Zone X (shaded); a moderate risk of flooding.			
		ea adjacent to a reservoir that lies ation under the management of the			e reservoir and that is
		" means the most recent flood ha surance Act of 1968 (42 U.S.C. S		y the Federal Emergency	Management Agenc)
of a riv as a 1	er or other watercou 00-year flood, withou	that is identified on the flood inst urse and the adjacent land areas ti if cumulatively increasing the wate	het must be reserved for r surface elevation mo	or the discharge of a base re than a designated heigh	flood, also referred to it.
*Reser water c	voir" means a water or delay the runoff of	impoundment project operated by water in a designated surface are	y the United States Arr se of land.	Try Corps of Egginsers the	t is intended to retain
(TXR-1406	) 09-01-19	Initialed by: Buyer:	and Seller: _	BBB GIB	Page 3 of 6

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Luck Rauch

Cion	the Desperts	es à		1300 E. State H West Point, TX				
Concerning	the Property					D	ith one	incurance
provider, in	ncluding the	(Seller) ever filed National Flood Ins	surance Progran	flood damage n (NFIP)?*yo	to the	If yes, expla	iin any ain (attach	additional
					•			i barrenaa
Even wi risk, an structur	hen not require id low risk floo e(s).	od zones with mortga d, the Federal Emerg d zones to purchase	gency Managemer e flood insumince	it Agency (FEMA) e that covers the str	encourages ucture(s) a	nd the person	in high his mail property	k, moderate y within the
Administra	ation (SBA) for	(Seller) ever to or flood damage t	to the Property?	tance from F	EMA or fyes, exp	the U.S. plain (attach	Small additional	Business sheets as
Section 8. not aware.	Are you (Se	eller) aware of any	of the following	g? (Mark Yes (Y)	if you an	e aware. Ma	rk No (N)	if you are
<u>Y</u> N	unresolved p	ons, structural modi permits, or not in co	mpliance with bu	ilding codes in effe	ect at the t	ime.		rmits, with
$ \swarrow$		s' associations or m			f yes, com	plete the foll	owing:	
		f association: r's name:				Phone:		
	Manage	assessments are; \$	2	per	ar	nd are: ma	andatory	voluntary
	Any unp	aid fees or assessmooperty is in more that	nent for the Prop an one association	erty? yes (\$		) n	0	
_ ~	with others	n area (facilities suc If yes, complete the onal user fees for c	e following:					
$ \stackrel{\ensuremath{\scriptstyle{\sim}}}{}$	Any notices Property.	of violations of dee	d restrictions or g	governmental ordin	nances aff	ecting the co	ndition or	use of the
_ M	Any lawsuits to: divorce, t	s or other legal proc foreclosure, heirship	ceedings directly p, bankruptcy, an	or indirectly affecti d taxes.)	ing the Pro	perty. (Includ	des, but is	not limited
$^{N}$	Any death of to the condi-	n the Property exce tion of the Property.	ept for those deat	hs caused by: nat	ural cause	es, suicide, or	accident	unrelated
_ N	Any condition	on on the Property v	which materially a	iffects the health o	r safety of	f an individua	<b>L</b>	
	hazards suc	or treatments, other th as asbestos, rado ttach any certificate ttion (for example, c	on, lead-based pa es or other docum	aint, urea-formalde nentation identifyin	ehyde, or i	mold. ent of the	diate envi	ronmental
- ~	water suppl	er harvesting syste y as an auxiliary wa	ater source.					
_ 1	retailer.	ty is located in a						
_ N		of the Property that					sidence d	istrict.
If the answ	wer to any of t	he items in Section	8 is yes, explain	(attach additional	sheets if r	necessary): _ os		
/TVD 4 400	0.00.01.50	Initialed by:	Rinier	and Seller:	BBB	GlB		Page 4 of 6
(TXR-1406	1) 03-01-13	Produced with zipForm® by zi			-	com	Lock Ranch	
		a second and the come of of						

	perty at		htate HWY 71 nt, TX 78963	
		not attached a survey of the Prope		
	autoriu provida	years, have you (Seller) rece inspections and who are ei ctions?yes <a href="mailto:receamble">V_no</a> If yes, atta	ther licensed as inspec	OLZ OL OTHERMISE
Inspection Date	Туре	Name of Inspector		No. of Pages
rispection bate	1,750			
***************************************				
	A buyer sh	on the above-cited reports as a refle- could obtain inspections from inspect tion(s) which you (Seller) currently	ors chosen by the buyer.	of the Property.
Homestead	carry sancessamp	Senior Citizen	Disabled	
Wildlife Mar	ragement	Senior Citizen Agricultural	Disabled Veterar	1
Other:	MAGNETHALIT.		Unknown	
which the claim w	ras made?ye	sfio If yes, explain:		
Section 14. Does	Chapter 766 of t	ave working smoke detectors ins	talled in accordance with	
(Attach additional s	sheets if necessa	he Health and Safety Code?" ury):	Inknown _ no by yes, ii no	the smoke detector or unknown, explain.
(Attach additional :	sheets if necessa	he Health and Safety Code?"	Inknown _ no by yes, ii no	the smoke detector or unknown, explain.
(Attach additional s "Chapter 766 installed in a	sheets if necessa is of the Health and coordance with the	safety Code requires one-family or two-	family dwellings to have working test in the area in which the dw	smoke detectors elling is located, requirements in
"Chapter 766 installed in a including per effect in your A buyer may family who w impairment fi the seller to i	sheets if necessal is of the Health and coordance with the formance, location area, you may che require a seller to i vill reside in the du rom a licensed phys install smoke detect ill bear the cost of it	he Health and Satety Code?"  safety Code requires one-family or two- requirements of the building code in e. , and power source requirements. If you k unknown above or contact your local be install smoke detectors for the hearing im welling is hearing-impeired; (2) the buye sicien; and (3) within 10 days after the ell stors for the hearing-impaired and speci- installing the smoke detectors and which be	family dwellings to have working teet in the area in which the dw do not know the building code utilding official for more informative paired it: (1) the buyer or a memir gives the seller written evident fective date, the buyer makes a wises the locations for installation.	smoke detectors retling is located, requirements in on, ber of the buyer's re of the hearing ritten request for The parties may I.
"Chapter 766 installed in a including per effect in your A buyer may family who w impairment fir the seller to agree who will the seller the seller to agree who will the seller the sell	sheets if necessal is of the Health and coordance with the formance, location area, you may che require a seller to i will reside in the dw from a licensed phys install smoke detect ill bear the cost of it ges that the state instructed or inflit	safety Code requires one-family or two- requirements of the building code in e. , and power source requirements. If you ck unknown above or contact your local to install smoke detectors for the hearing im veiling is hearing-impaired; (2) the buyer stors for the hearing-impaired and speci- closs for the hearing-impaired and speci- closs for the hearing-impaired and speci- installing the smoke detectors and which to ments in this notice are true to the in unenced Sellentus and specialises.	family dwellings to have working tiect in the area in which the dw a do not know the building code building official for more informative paired it: (1) the buyer or a meminary gives the seller written evidence the locations for installation. I want of smoke detectors to installation of smoke detectors to installation of the buyer makes a want of smoke detectors to installation.	smoke detectors relling is located, requirements in on, ber of the buyer's or of the hearing mitten request for The parties may it. It no person, including
"Chapter 766 installed in a including per effect in your A buyer may family who w impairment fir the seller to agree who will the seller the seller to agree who will the seller the sell	sheets if necessal is of the Health and coordance with the formance, location area, you may che require a seller to i will reside in the dw from a licensed phys install smoke detect ill bear the cost of it ges that the state instructed or inflit	he Health and Safety Code?"  Safety Code requires one-family or two-le requirements of the building code in e., and power source requirements. If you is unknown above or contact your local to install smoke detectors for the hearing impelling is hearing-impelied; (2) the buyer sician; and (3) within 10 days after the eligions for the hearing-impalred and specinstalling the smoke detectors and which the montacts in this potice are true to the installing the smoke detectors.	family dwellings to have working tiect in the area in which the dw a do not know the building code building official for more informative paired it: (1) the buyer or a meminary gives the seller written evidence the locations for installation. I want of smoke detectors to installation of smoke detectors to installation of the buyer makes a want of smoke detectors to installation.	smoke defectors relling is located, requirements in on.  ber of the buyer's relation request for The parties may I. It no person, including erial information.  2/24/2020
"Chapter 766 installed in a including per effect in your A buyer may family who w impairment for the seller to a agree who we Seller acknowledge the brokestisher by	sheets if necessal is of the Health and coordance with the formance, location area, you may che require a seller to i will reside in the dw from a licensed phys install smoke detect ill bear the cost of it ges that the state instructed or inflit	safety Code requires one-family or two- requirements of the building code in e. , and power source requirements. If you ck unknown above or contact your local to install smoke detectors for the hearing im veiling is hearing-impaired; (2) the buyer stors for the hearing-impaired and speci- closs for the hearing-impaired and speci- closs for the hearing-impaired and speci- installing the smoke detectors and which to ments in this notice are true to the in unenced Sellentus and specialises.	family dwellings to have working flect in the area in which the dw do not know the building code building official for more information paired it: (1) the buyer or a meminary gives the seller written evident fective date, the buyer makes a wines the locations for installation. I wand of smoke detectors to installation of smoke detectors to installation or to omit any mat brock.	smoke detectors relling is located, requirements in on, ber of the buyer's or of the hearing mitten request for The parties may it. It no person, including

1300	E.	Stat	be H	WY 71	
West	Po	oint.	TX	78963	

Concerning the Property at

#### 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 <u>www.txdps.state.tx.us</u>. 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.

Electric BlueBONNET Electric	phone #:	800-842-7708
Somer W/A	nhone #	
Water FRYETTE WATER	phone #:	979-968-6475
Cable: N/R	phone #:	
Trash: N/A-	phone #:	
Network Gar- N/A	phone #:	979-242-5911
Phone Company: Colorado VILLEY Communications Propane: FAYETEVILL PROPANE	phone #:	979- 378-22/3
Propane: PAYETTENINE PICUPANE		979-242-5911

(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.

(6) The following providers currently provide service to the Property:

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:psps	
(TXR-1405) 09-01-19	Initialed by: Buyer:,	and Seller BBB , GIB	Page 6 of 6
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Saloon
Pog Trots
Three CAR GARAGE TREXAS REALTORS

# INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WIND ARE NOT MEMBERS OF THE TIDUE ASSOCIATION OF REALTORING INC. IS NOT AUTHORIZED.
STEWN ASSOCIATION OF REALTORING, INC.

CONCERNING THE PROPERTY AT	1300 E. State HWY 71 West Point, TX 78963	
A. DESCRIPTION OF ON-SITE SEWER FACILITY ON I	PROPERTY:	
(1) Type of Treatment System: Septic Tank		Unknown
(2) Type of Distribution System: DRAIN Fix	545 1171 - F	Unknown
(3) Approximate Location of Drain Field or Distribution  MAIN HOUSE AND WE	System: WEST 60	Unknown
GARAGE		_
(4) Installer: TED HARBERS PL	umbing	Unknown
(5) Approximate Age: II . YEARLS		Unknown
B. MAINTENANCE INFORMATION:		
(1) Is Selier aware of any maintenance contract in effective (1) If yes, name of maintenance contractor:	ect for the on-site sewer facility?	Yes No
Phone: contract e Maintenance contracts must be in effect to operate sewer facilities.)	e aerobic treatment and certain nor	ı-standard" on-site
(2) Approximate date any tanks were last pumped? _		
(3) Is Seller aware of any defect or malfunction in the If yes, explain:		□Yes ⊠No
(4) Does Seller have manufacturer or warranty inform	nation available for review?	☐Yes 🏹 No
C. PLANNING MATERIALS, PERMITS, AND CONTRA	CTS:	
(1) The following items concerning the on-site sewer planning materials permit for original insta maintenance contract manufacturer informations.	llation I final inspection when O	SSF was installed
(2) "Planning materials" are the supporting material submitted to the permitting authority in order to ob	als that describe the on-site sew stain a permit to install the on-site s	er facility that are ewer facility.
(3) It may be necessary for a buyer to have transferred to the buyer.	the permit to operate an on-s	ite sewer facility
(TXR-1407) 1-7-04 Initialed for Identification by Buyer	and Sellet BBB GUB	Page 1 of 2
Land Brokers, Inc., 2779 West State Highway 71 LaGrange TX 78945 Tenvel Newton Produced with rip Formit by ripLogic 18070 Filteen Mile P	Phone: \$739623306 Face Road, France, Michigan 48006 www.ppl.ogs.com	Luck Ranek

	1300 E. State HWY 71
Information about On-Site Sewer Facility concerning	West Point, TX 78963

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.

DocuSigned by:	2/24/2020	Docusigned by:  Gail A. Brock	2/24/2020
Bobby B. Brock Signature of Seller	Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date



Terreit Newton



## SELLER'S DISCLOSURE NOTICE

OTexas Association of REALTORSO, Inc. 2219

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 PF	ROP	ERT	Y A	Т							e HWY 71 TX 78963			
DATE SIGNED BY SE	LLE	RAN	ND I	SN	OT	AS	UBSTITUTE FOR A	NY	INSF	PECT	TION OF THE PROPERTY AS IONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	BU	IYE	R
Seller V is _ is not o	ccut	ying	the	Pro	per (ap)	ly. If	unoccupied (by Sell mate date) or nev	er), ver c	how	long s	since Seller has occupied the P he Property	гор	erty	?
Section 1. The Proper											or Unknown (U).) e which items will & will not convey	c.		
Item	Y	N	U	1	Ite	m		Y	N	U	Item	Y	N	U
Cable TV Wiring	Ť	N	1		1000		Propane Gas:	1	1	H	Pump: sump grinder		N	Ī
Carbon Monoxide Det.		N					ommunity (Captive)		N		Rain Gutters		N	
Ceiling Fans	Y		1	1			Property	Y	1		Range/Stove	7	-	$\vdash$
Cooktoo	Ý			i	-	ot Tu		-	N		Roof/Attic Vents	Ÿ		
Dishwasher	Ý		1	1	_		om System	-	N		Sauna		N	
Disposal	-	N	1	1	_		vave	+	N	$\vdash$		Y	1-	
Emergency Escape Ladder(s)		N			-	-	or Grill	T	N	П	Smoke Detector - Hearing Impaired		N	
Exhaust Fans	Y	-	-	1	D.	الحاد	Decking	Y	1.0	$\vdash$	Spa	$\vdash$	N	
Fences	Ý	-	-				ing System	Ÿ	$\vdash$	$\vdash$	Trash Compactor	Н	N	
Fire Detection Equip.	1	-	-	1	_	ol	ing System	+-	N	$\vdash$	TV Antenna	$\vdash$	7	$\vdash$
	1	6.1	$\vdash$	1			- demant	-	<u>Christmann</u>	$\vdash$	Washer/Dryer Hookup	Y	N	-
French Drain	u	N	-	1	SAME THE	STATE OF LABOUR.	quipment	-	N	$\vdash$	Window Screens	Ý	-	-
Gas Fixtures	X	-	ļ.,	1	essimo	THE PERSON NAMED IN	faint. Accessories	-	N	$\vdash$		T		-
Natural Gas Lines		_	U	J	LPC	100 P	leater		N	$\Box$	Public Sewer System		N	
					1	T		-		1 3444				
Item				Y	N	U		-			onal Information			
Central A/C			-	Y	-	-		nur	nber	of un	nts;	-	-	-
Evaporative Coolers				_	N	_	number of units:							
Wall/Window AC Units	-				N	_	number of units:					-		_
Attic Fan(s)				_	N		if yes, describe:					_	_	
Central Heat				Y		_	electric √ gas	пип	nber	of un	nits:			
Other Heat					N		if yes, describe:						-	
Oven				4			number of ovens:	1			ctric √ gas other:	_	_	_
Fireplace & Chimney					N		wood gas lo	CONTRACTOR OF THE PARTY.	-		other:			-
Carport					N		attached not	attz	che	d				
Garage				Y			✓ attached not	atta	che	d				
Garage Door Openers					N		number of units:				number of remotes:			
Satellite Dish & Controls				Y			owned lease	d fro	om:				No-call-time	
Security System					N		owned lease	d fro	imc					
Solar Panels					N	-	owned lease	_	-					- Carrie
Water Heater				Y	T		✓ electric gas	0	ther:		number of units:			
Water Softener					N	1	owned lease					-		
Other Leased Items(s)	-	-			N		if yes, describe:			_ D	os Os Os			
(TXR-1406) 09-01-19					by: f	Suye		and S	Seller	La		80	1 of I	

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#### 1528 E. State HWY 71 West Point, TX 78963

Concerning the Property at					West Poi	nt, T	X 789	63		_
Underground Lawn Sprinkler N automatic manual areas covered:										
Septic / On-Site Sewer Fac						Site Sewer Facility (TXR-1407	)			
Water supply provided by: Was the Property built before (If yes, complete, sign, Roof Type: Metal	re 1978? 🗸 and attach	yesno TXR-1906 c	un	know ming l Age:	n ead-based UNK	paint	hazar ルルハ	rds). (appro		
covering)?yes √no Are you (Seller) aware of a	unknown any of the its	ems listed i	n this	Secti	on 1 that a	re no	at in w	placed over existing shingles		
are need of repair?yes	no it yes,	, describe (a	anach	acon	onai sireeii	3 11 10	306334	ay,		_
Section 2. Are you (Selle aware and No (N) if you a	er) aware of re not awar	any defec	ts or	malfu	nctions in	any	of the	e following? (Mark Yes (Y) if		
Item	YN	Item				Y	N	Item	Y	N
Basement		Floors					N.	Sidewalks		N
Ceilings	IN	Foundat	ion / S	Slab(s	)		N.	Walls / Fences		N
Doors	IN	Interior V	Walls				N	Windows		N
Driveways	IN	Lighting	Fixtu	res			N	Other Structural Components		1
Electrical Systems	I N	Plumbin					N			
Exterior Walls	1/2	Roof	-				N			
you are not aware.)			ΙY	N	Conditio	de la companya de la		es (Y) if you are aware and	Y	
Condition			1	N	Radon C			The state of the s	+	N
Aluminum Wiring			+-	N	Settling	Jap	-	was publicated and a second and	Y	1
Asbestos Components			+-		Soil Mov	10000	ni.		+	N
Diseased Trees: oak wi	The same of the sa	4	+	N			A CONTRACTOR OF THE PERSON	re or Pits	+	N
Endangered Species/Habit	at on Prope	rty	+	72	Association to the second			ge Tanks	+	N
Fault Lines			-	7	Unplatte				_	N
Hazardous or Toxic Waste			+	N	Unrecon				1	N
Improper Drainage Intermittent or Weather Sp	rings		+	N				Insulation	$\top$	N
ALTERNATIVE PROPERTY AND ADDRESS OF THE PROPERTY ADDRESS OF TH	iliyys		-	N				t Due to a Flood Event	TY	1
Landfill Lead-Based Paint or Lead-	Dacad Dt L	lazanie	+-	N	Wetland					N
Encroachments onto the P	CONTRACTOR OF THE PARTY OF THE	igzai us	+	N	Wood R		1.000		TY	
Improvements encroaching	The state of the s	property		N		festa		f termites or other wood	T	N
I II III Dieta de Dieta			+-	N				for termites or WDI	1	N
Located in Historic District	ion		+	7				WDI damage repaired	$\top$	N
Historic Property Designati Previous Foundation Repa			-	N	Previous			110100111001		N
Previous Roof Repairs	ii 5		V	1.4				mage needing repair		N
Previous Other Structural I	Repairs		1	N		lock		lain Drain in Pool/Hot		N
Previous Use of Premises of Methamphetamine	for Manufac	ture		N				s Os Os		-
(TXR-1406) 09-01-19	Initiale	d by: Buyer: 8 by ziplogia 1807		Mile Rea	and S		-	E BBB GBB p	age 2	of 6

Concerni	ing the Property a	it		528 E. State lest Point, T				
		items in Section 3 is yes		THE CONTRACT OF THE PARTY OF TH	er frank i tre tremellen sit to	necessary	n:	
		drain may cause a suction						
which ha	as not been pre	er) aware of any item, e viousty disclosed in th	is notice?	system in o yes V no	or on the	Property explain (a	that is in r ttach addit	eed of repair ional sheets i
Section 5	5. Are you (Selle	er) aware of any of the	following co	nditions?* (	(Mark Yes	s (Y) if yo	ou are awa	re and check
wholly or	r partly as applic	cable. Mark No (N) if you	u are not awa	re.)				
-	Present flood i	insurance coverage (if ye	s. attach TXR	1414).				
— <u>и</u> — <u>и</u>		ding due to a failure o			or a cor	itrolled o	r emergen	cy release of
<u>N</u>	Previous floodi	ing due to a natural flood	event (if yes,	attach TXR	1414).			
_ <u>N</u>	Previous wate TXR 1414).	er penetration into a str	ucture on the	Property d	ue to a r	natural flo	od event (	if yes, attach
_ ~	Located wh AH, VE, or AR	olly partly in a 100- ) (if yes, attach TXR 141-	year floodplair 4).	n (Special F	lood Haza	ard Area-	Zone A, V,	A99, AE AO
7272	Located wh	olly partly in a 500-y	ear floodplain	(Moderate F	Flood Haz	ard Area-	Zone X (sh	aded)).
_ <u>N</u>		ollypartly in a flood		ach TXR 14	14).			
- <u>N</u> /		olly partly in a flood						
_ ~	Located wh	olly _ partly in a reser	voir.					
If the ansi	wer to any of the :	above is yes, explain (att	ach additional	sheets as n	ecessary)			
*For p	urposes of this notic	GD:						
which	is designated as Z	ans any area of land that: (/ ľone A, V, A99, AE, AO, Ai a high risk of flooding; and	H, VE, or AR or	n the map; (B	i) has a or	ne percent	annual char	nce of flooding.
area, 1	which is designated	ans any area of land that: ( d on the map as Zone X (s a moderate risk of flooding	haded); and (B)					
*Flood subjec	l pool" means the ai t to controlled inunc	rea adjacent to a reservoir t dation under the manageme	that lies above that of the United	he normal ma States Army	ximum ops Carps of E	rating leve ngineers.	of the rese	rvoir and that is
'Fload under	l insurance rate ma the National Flood i	p* means the most recent Insurance Act of 1968 (42 U	flood hazard ma J.S.C. Section 4	ap published i 001 et seq.).	by the Fed	eral Emerç	gency Manag	gement Agency
of a riv	ver or other waterco	pa that is identified on the fi nurse and the adjacent land out cumulatively increasing t	areas that must	be reserved	for the disc	harge of a	base flood,	
"Reser water o	rvoir" means a wate or delay the runoff o	er impoundment project ope of water in a designated sur	rated by the Un face area of land	nited States A d.	rmy Corps	of Enginee	ers that is int — ps	ended to retain
TXR-1406	09-01-19	Initialed by: Buyer:		and Seller:	LE.	BBB	GUB	Page 3 of 6

Produced with approximate by application 18070 Fifteen Mile Road, Proser, Michigan 48026 William applications

Look Ranch

Concernin	a the Property at			1528 E. State West Point, T.				
Section 6. provider,	Have you /Sel	ler) ever filed a o	claim for fl	ood damage NFIP)?*)	to the	Property w If yes, expl	vith any lain (attach	insurance additional
Even v risk, ar structu	when not required, th nd low risk flood 20 re(s).	ones with mortgages from the Federal Emergency ones to purchase flood	Management / insurance tha	Agency (FEMA) at covers the st	encourages ructure(s) s	s nomeowners and the perso	s in high risi inal property	within the
Administr	ration (SBA) for fl	eller) ever receiv lood damage to the	Property? _	nce from I _yes √no	FEMA or If yes, ex	the U.S. plain (attach	. Small additional	Business sheets as
				one of the second				
Section 8.		aware of any of the	e following?	(Mark Yes (Y	) if you ar	e aware. Ma	ark No (N)	if you are
<u>Y N</u>	Room additions	structural modificatio	ns, or other a	Iterations or re ing codes in ef	pairs made fect at the	e without ned time.	cessary per	mits, with
N	Homeowners' as	sociations or mainter	nance fees or	assessments.	If yes, con	nplete the fol	lowing:	
	Managarie	ociation:				Phone:		
	Fees or asse Any unpaid f If the Proper	essments are: \$	or the Propert	per v? ves (\$	a	nd are: m ) :	andatory _ no	
_ N	with others If we	ea (facilities such as p s, complete the follow user fees for commo	vina:					
_ N	Property.	olations of deed restr						
<u> </u>	Any lawsuits or o to; divorce, foreo	other legal proceeding closure, heirship, bank	gs directly or i kruptcy, and t	indirectly affect axes.)	ting the Pro	operty. (Inclu	ides, but is	not limited
_ <u>N</u>	Any death on the to the condition of	e Property except for of the Property.		caused by: na		es, suicide, o	r accident	unrelated
_ N	Any condition or	the Property which r	materially affe	cts the health	or safety o	f an individua	al.	
_ <u>N</u>	hazards such as	eatments, other than asbestos, radon, lea any certificates or of (for example, certifica	id-based pain ther documer	t, urea-formald itation identifyi	lehyde, or ng the exte	mold. ent of the	ediate envir	ronmental
_ <u>N</u> >	Any rainwater ha water supply as	arvesting system loca an auxiliary water so	ited on the Prurce.	operty that is k	arger than	500 gallons	and that us	es a public
- N	The Property is retailer.	located in a propar	ne gas syste	m service are	ea owned	by a propar	ne distribut	ion system
_ N	Any portion of th	e Property that is loc	ated in a grou	indwater conse	ervation dis	strict or a sub	osidence di	strict.
If the ans	wer to any of the its	ems in Section 8 is ye	es, explain (at	tach additional	sheets if r		DS	
/TXR-1406	5) 09-01-19	Initialed by: Buyer.		and Seller	LE.	BBB 6	Sab	Page 4 of 6
		gad with zipform® by ziplogik 181		, Fraser, Michigan 48003	6 menziologia	.000	Lock Reach	

	erty at	1528 West	Point, TX 78963	
Section 9. Seller	_ has has no	ot attached a survey of the P	roperty.	
persons who reg	ularly provide	inspections and who are	eceived any written inspe e either licensed as inspe attach copies and complete the	ctors or otherwise
Inspection Date	Туре	Name of Inspector		No. of Pages
Note: A buyer		the above-cited reports as a r ld obtein inspections from insp	effection of the current condition pectors chosen by the buyer.	of the Property.
Section 11. Check	any tax exemptio	n(s) which you (Seller) curre	ently claim for the Property:	
			Disabled	
	gement	Agricultural	Disabled Vetera	an
Other:			Unknown	
insurance claim or	a settlement or a	ward in a legal proceeding)	and not used the proceeds to	make the repairs for
Section 13. Have y insurance claim or which the claim wa	a settlement or a	ward in a legal proceeding) on If yes, explain:	and not used the proceeds to	make the repairs for
insurance claim or which the claim wa	a settlement or a s made?yes y	ward in a legal proceeding) on If yes, explain:	and not used the proceeds to	make the repairs for
insurance claim or which the claim wa section 14. Does to requirements of Cl	a settlement or a s made?yes y	ward in a legal proceeding) no if yes, explain: working smoke detectors Health and Safety Code?*	and not used the proceeds to	make the repairs for
insurance claim or which the claim was section 14. Does to requirements of Cl (Attach additional shapes) "Chapter 766 of the claim of t	a settlement or a s made?yes y he Property have papter 766 of the eets if necessary)	ward in a legal proceeding) no if yes, explain: working smoke detectors Health and Safety Code?*	installed in accordance with unknown no _/ yes. If no wo-family dwellings to have working	the smoke detectors
insurance claim or which the claim was which the claim was section 14. Does to requirements of Classificational shapes of the claim additional shapes of the claim according performance with the claim section of the claim and the claim according performance with the claim according performance with the claim according performance with the claim according to the claim according to the claim of	a settlement or a s made?yes y he Property have papter 766 of the eets if necessary) of the Health and Safe ordance with the remance, location, and	ward in a legal proceeding) no if yes, explain: working smoke detectors Health and Safety Code?*  ety Code requires one-femily or to quirements of the building code if d power source requirements. If	installed in accordance withunknown noyes. If no	the smoke detectors or unknown, explain.
Section 14. Does to requirements of Cl (Attach additional should be in accounted in	a settlement or a smade?yes yes yes yes yes yes yes yes yes yes	ward in a legal proceeding) no if yes, explain: working smoke detectors Health and Safety Code?*  ety Code requires one-femily or to quirements of the building code if d power source requirements. If nknown above or contact your local smoke detectors for the hearing ing is hearing-impaired; (2) the be for the hearing-impaired and sp	installed in accordance with unknown no _/ yes. If no wo-family dwellings to have working a effect in the area in which the draw you do not know the building code	the smoke detectors or unknown, explain.  smoke detectors welling is located, a requirements in ion.  sher of the buyer's according written request for the parties may
Section 14. Does to requirements of Chapter 766 of installed in accordant with a buyer may refamily who will impairment from the seller to installed seller acknowledges.	a settlement or a s made?yes y he Property have apter 766 of the eets if necessary) of the Health and Saft ordance with the remance, location, an es, you may check us quire a seiler to instance in the dwelling a licensed physiciatall smoke detectors over the cost of instance that the statement	ward in a legal proceeding) no if yes, explain: working smoke detectors Health and Safety Code?*  by Code requires one-femily or to guirements of the building code if a power source requirements, if anknown above or contact your loc all smoke detectors for the hearing ing is hearing-impaired; (2) the be in; and (3) within 10 days after the is for the hearing-impaired and sp ling the smoke detectors and while ints in this notice are true to the	installed in accordance with unknown no yes. If no wo-family dwellings to have working a effect in the area in which the draw do not know the building code at building official for more information are gives the seller written evidence effective date, the buyer makes a recilies the locations for installation.	the smoke detectors or unknown, explain.  I smoke detectors welling is located, a requirements in ion.  The parties may will.  It no person, including
Section 14. Does to requirements of Claster 766 of installed in accordance offect in your are family who will impairment from the seller to insagree who will in Seller acknowledges the broker(s), has in-	a settlement or a s made?yes y he Property have apter 766 of the eets if necessary) of the Health and Saft ordance with the remance, location, an es, you may check us quire a seiler to instance in the dwelling a licensed physiciatall smoke detectors over the cost of instance that the statement	ward in a legal proceeding) no if yes, explain: working smoke detectors Health and Safety Code?*  by Code requires one-femily or to guirements of the building code if all power source requirements. If nknown above or contact your loc all smoke detectors for the hearing ing is hearing-impaired; (2) the be in; and (3) within 10 days after the is for the hearing-impaired and sp ling the smoke detectors and while hits in this notice are true to the cod Seller to provide inaccurate 2/26/2020	installed in accordance with unknown no _/ yes. If no wo-family dwellings to have working to effect in the area in which the draw do not know the building code at building official for more information are gives the seller written evident effective date, the buyer makes are edifies the locations for installation, the brand of smoke detectors to install the best of Seller's belief and that is information or to omit any make information or to omit any make	the smoke detectors or unknown, explain.  I smoke detectors welling is located, a requirements in ion.  The parties may will no person, including terial information.
Section 14. Does to requirements of Claster additional shadilional	a settlement or a s made?yes y he Property have apter 766 of the eets if necessary) of the Health and Saft ordance with the remance, location, an es, you may check us quire a seiler to instance in the dwelling a licensed physiciatall smoke detectors over the cost of instance that the statement	ward in a legal proceeding) no if yes, explain: working smoke detectors Health and Safety Code?*  ety Code requires one-temily or to guirements of the building code if of power source requirements, if nknown above or contact your local all smoke detectors for the hearing ing is hearing-impaired; (2) the building the hearing-impaired and sp ling the smoke detectors and while ints in this notice are true to the code Seller to provide inaccurate 2/26/2020  Date Signature	installed in accordance with unknown no _/ yes. If no wo-family dwellings to have working to effect in the area in which the draw building official for more information at building official for more information and provided the seller written evident effective date, the buyer makes are effective of Seller's belief and that he information or to omit any materials of Sellerbousigned by:	the smoke detectors or unknown, explain.  I smoke detectors welling is located, a requirements in ion.  The parties may will.  It no person, including
Section 14. Does to requirements of Ct (Attach additional should be installed in accontented in your ar A buyer may refamily who will impairment from the seller to insagree who will is Seller acknowledges the broker(s), has in-	a settlement or a s made?yes y he Property have apter 766 of the eets if necessary) of the Health and Saft ordance with the remance, location, an es, you may check us quire a seiler to instance in the dwelling a licensed physiciatall smoke detectors over the cost of instance that the statement	ward in a legal proceeding) no if yes, explain: working smoke detectors Health and Safety Code?*  by Code requires one-femily or to guirements of the building code if all power source requirements. If nknown above or contact your loc all smoke detectors for the hearing ing is hearing-impaired; (2) the be in; and (3) within 10 days after the is for the hearing-impaired and sp ling the smoke detectors and while hits in this notice are true to the cod Seller to provide inaccurate 2/26/2020	installed in accordance with unknown no _/ yes. If no wo-family dwellings to have working the effect in the area in which the of you do not know the building code all building official for more information impaired if: (1) the buyer or a memory gives the seller written evident effective date, the buyer makes a verification of smoke detectors to installation. In the property of the locations for installation. In the buyer of Sellen's belief and that is information or to omit any matter of Sellencusioned by:  Name: Gail L. Brooks	the smoke detectors or unknown, explain.  I smoke detectors welling is located, a requirements in ion.  The parties may will.  It no person, including terial information.

1528	E. Stat	te H	WY 71	
West	Point.	TX	78963	

Concerning	the	Property	at_
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#### 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 <a href="www.txdps.state.tx.us">www.txdps.state.tx.us</a>. 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 f	ollowing	providers	currently	provide service	to the	Property:
-----	-------	----------	-----------	-----------	-----------------	--------	-----------

Electric: Bluebonnet Electric	phone # 800 - 842 - 7708
Sewer: N/A	phone #:
Water: FAYETTE WATER	phone #: 979-968-6475
Cable: N/A	phone #:
Trash: N/A	phone #:
Natural Gas: N/A	phone #:
Phone Company: Colorado Valley Communications	phone #: 979 - 242 - 59//
Propane: Sharp Propane	phone #: 860 - 932 - 4315
Internet: Colorado Valley Communications	phone #: 979 - 242 - 59//
, mark 199	

(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:	
(TXR-1406) 09-01-19	initialed by: Buyer:		and Seller LE BBB GI	B Page 6 of 6
	Produced with application by applicate 10070 Fibero	Mile Ro	Carried Section 1	Lock Roset



# INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORSIS, INC. IS NOT AUTHORIZED. OTEXAS Association of REALTORSIS, Inc., 2084

CC	DNCERNING THE PROPERTY AT West Point. TX 78963					
A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:					
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown				
	(2) Type of Distribution System: Drain Field	Unknown				
	(3) Approximate Location of Drain Field or Distribution System: EAST-REMA  CORNEAL OF HOUSE	Unknown				
	(4) Installer: Harbers Plumbing. Inc.	Unknown				
	(5) Approximate Age:	Unknown				
В.	MAINTENANCE INFORMATION:					
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  If yes, name of maintenance contractor:  Phone:  contract expiration date:	☐Yes ☑No				
	Maintenance contracts must be in effect to operate aerobic treatment and certain non- sewer facilities.)	standard" on-site				
	(2) Approximate date any tanks were last pumped?					
	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility?  If yes, explain:	Yes WNo				
c	(4) Does Seller have manufacturer or warranty information available for review?  PLANNING MATERIALS, PERMITS, AND CONTRACTS:	□Yes ☑√No				
٥.	(1) The following items concerning the on-site sewer facility are attached:  planning materials permit for original installation final inspection when OSSF was installed maintenance contract manufacturer information warranty information					
	(2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.					
	(3) It may be necessary for a buyer to have the permit to operate an on-sit transferred to the buyer.	te sewer facility				
(T)	(R-1407) 1-7-04 Initialed for Identification by Buyer, and Sellec CE DDD	GUB Page 1 of 2				
	Brokers, Inc., 2379 West State Righway 71 LaGrange TX 78945 Process Produced with approximal by ziplogic 18070 Fitners Mile Road, Present Michigan 48028 www.ziplogic.com	Lock Ranch				

	411.44	1528 E. State HWY 71	Land Company of the C
Information about On-Site Sewer Facility concerning		West Point, TX 7896	3
D. INFORMATION FROM GOVERNMENTAL available from the Texas Agricultural Exter from Texas Commission on Environmenta wastewater usage rates. Actual water usage and acceptable to TCEQ.	sion Service, Info	ormation in the follow on 10/24/2002. The	ving table was obtained le table estimates daily
		Usage (gal/day)	Usage (gal/day)
		without water-	with water-
Facility		saving devices	saving devices
Single family dwelling (1-2 bedrooms; les	ss 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	hedroom)	225	180
Mobile home, condo, or townhouse (eac	b add'l bedroom)	75	60
This document is not a substitute for any in the best of Seller's knowledge and belief of experts about on-site sewer facilities. Buyer	on the date sign is encouraged t	ed. Seller and real o have the on-site s	sewer facility inspected
by an inspector of Buyer's choice.		Signed by:	2/24/2020
	Gail	d. Brock	
2/26/20	)20 — <sub>2D15</sub>	81CCA12C489	2/24/2020
DocuSigned by:		uSigned by:	2/24/2020
Charlotte Elliott	Bala	by B. Brock	
Sightature of Seller D	ate Signa	tite of Seller	Date
Receipt acknowledged by:			
Signature of Buyer D	late Signa	ture of Buyer	Date



## APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11

## ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

CONCERNING THE	PROPERTY AT	1528 E. State F		West Poin	t
			(Street Address a	ind City)	
residential dwel based paint the may produce behavioral prob seller of any is based paint hat known lead-base prior to purchase NOTICE: Inspect	ctor must be properly cert	78 is notified the ren at risk of de damage, incluory. Lead poiso property is recents or inspection assessment or diffied as required.	at such property may eveloping lead poison ding learning disab- ning also poses a po- quired to provide the ons in the seller's po- inspection for possible d by federal law.	present exposure to ing. Lead poisoning in lities, reduced intelli articular risk to pregna buyer with any infon ssession and notify the le lead-paint hazards i	lead from lead- young children gence quotient, ant women. The mation on lead- ie buyer of any s recommended
	own lead-based paint and/o				
	ller has no actual knowledg			paint hazards in the Pr	operty.
	AND REPORTS AVAILABL				
	iller has provided the pur d/or lead-based paint hazar			d reports penaming to	iead-baseti paint
	arui reau-paseu pairit nazor	do ni uno ri operi	(nar documents).		
(b) Se	ller has no reports or rec	ords pertaining	to lead-based paint a	nd/or lead-based paint	hazards in the
	operty.				
	TS (check one box only):				the assessed of
Long P	<ol> <li>Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.</li> </ol>				
	ten days after the effective		ntract, Suyer may hav	e the Property inspect	ed by inspectors
selecte	d by Buyer, If lead-based	paint or lead-b	pased paint hazards a	are present, Buyer ma	ry terminate this
	contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest				
	will be refunded to Buyer.	elienkla kassash			
	NOWLEDGMENT (check ap ras received copies of all inf		hove		
	has received the pamphlet F			lome.	
	KNOWLEDGMENT: Broker				852d to:
addendum; (c) records and re provide Buyer :	uyer with the federally disclose any known lead- ports to Buyer pertaining a period of up to 10 day	based paint and to lead-based ; s to have the l	/or lead-based paint ! paint and/or lead-bas Property inspected; ar	hazards in the Propert ed paint hazards in t nd (f) retain a complet	y; (d) deliver all he Property; (e) ted copy of this
	least 3 years following the				
	N OF ACCURACY: The swiedge, that the information				2/26/2020
DOSC OF GIGHT NATO	model our ne memer	meg nare provid	العرال ال	 - 11	-,,
		5-1-	Charlotte Elli	øtt	Date
Buyer		Date	SellesoaB4AE4912407  DocuSigned by:		27,737
					2/24/2020
Dinana		Date	Bobby B. Brock		Date
Buyer		Date C	—2D1581CCA12C489		Date
Other Broker		Date	caseing broken	DocuSigned by:	Date 2 (24 (202
			Terrell Newton	ail a. Brock	2/24/202
forms of contracts. No representation	dendum has been approved by Such approval relates to this co is made as to the legal validity Real Estate Commission, P.O. Box	ontract form only. The or adequacy of any	tate Commission for use of EC forms are intended for provision in any specific t	PDJ5845CA32E489. approved ouse only by trained real estransactions. It is not suitable	tate licensees.
TYP 1906) 10-	10.11			TDE	C No OP-I

## Concerning the Property at: 1528 E. State Hwy 71 West Point, TX 78963

#### Section 1, 2 & 3

- Roof had leaked when I 1<sup>st</sup> moved there and it was fixed, by whom, I don't remember. I painted
  over the damaged spot on ceiling and there is slight damage on paneling on kitchen wall.
- We have removed some of the door casings and floor baseboards.
- Some of the windows are painted shut from before I lived there. Some of them will not fully close so that you can lock them.
- The house has shifted so you can see where some of the drywall has cracked or buckled.
- The door casing in the guest bathroom has rotted out in a couple of places near the floor, I can only assume from moisture.
- 6) Some of the outlets have been replaced with grounded outlets and some have not. I believe the wiring in the house was never updated, so not sure if that will need to be looked at.
- 7) There have been 2 water heaters that busted in the house, hence the no carpet and 1960's linoleum. With the house shifting, the concrete has cracked throughout the house. The wood around the water heater closet is damaged from not drying quickly enough.
- The attic has free flowing insulation and I noticed last week that there is quite a bit of a dead foliage (leaves) mixed in with it.
- There is a crack in the brick on the front of the house outside of the laundry room.
- 10) The outside areas where there is tile, you can see where the tile has cracked and chipped.

 The trees in the front yard that have had a time seem to be affected by a fungal agent, I don't believe it is oak wilt.

- DocuSigned by:

2/26/2020

Charlotte Elliott

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2/24/2020

Bobby B. Brock -201581CCA12C489...

-DocuSigned by:

2/24/2020

Gail a. Brock