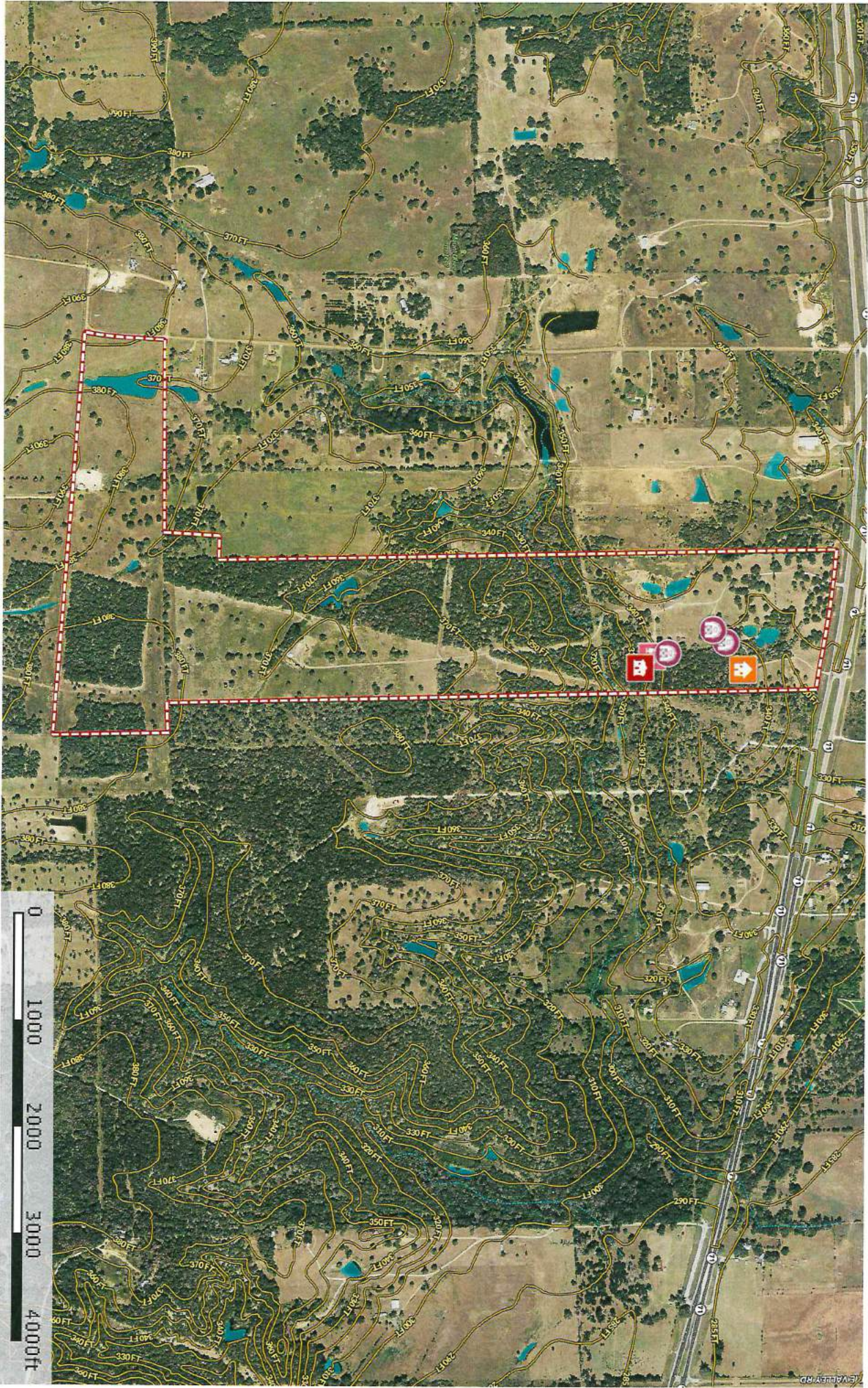


Brock Ranch
Texas, AC +/-



Main House

Barn

House

Cabin

Boundary

Stream,
Interim

River/Creek

Water Body

Terrell Newton
P: 979-968-3106

www.landbrokersrealestate.com

2379 W. State Hwy 71 La Grange, TX 78945

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Main House



SELLER'S DISCLOSURE NOTICE

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

CONCERNING THE PROPERTY AT 1300 E. State HWY 71
West Point, TX 78963

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (approximate date) or ☐ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring		N	
Carbon Monoxide Det.		N	
Ceiling Fans	Y		
Cooktop	Y		
Dishwasher	Y		
Disposal		N	
Emergency Escape Ladder(s)		N	
Exhaust Fans	Y		
Fences		N	
Fire Detection Equip.	Y		
French Drain	Y		
Gas Fixtures	Y		
Natural Gas Lines		N	

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

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

Item	Y	N	U	Additional Information
Central A/C	Y			✓ electric gas number of units: _____
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 number of units: _____
Other Heat		N		if yes, describe: _____
Oven	Y			number of ovens: _____ electric ☒ gas other: _____
Fireplace & Chimney	Y			✓ wood gas logs mock other: _____
Carport	Y			✓ attached not attached
Garage	Y			attached ✓ not attached
Garage Door Openers	Y			number of units: <u>3</u> number of remotes: <u>3</u>
Satellite Dish & Controls	Y			owned leased from: _____
Security System		N		owned leased from: _____
Solar Panels		N		owned leased from: _____
Water Heater	Y			electric ☒ gas other: _____ number of units: <u>2</u>
Water Softener		N		owned leased from: _____
Other Leased Items(s)		N		if yes, describe: _____

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: BBB GLB

Page 1 of 6

1300 E. State HWY 71
West Point, TX 78963

Concerning the Property at _____

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: ___ city ___ well ☒ MUD ___ co-op ___ unknown ___ other: _____

Was the Property built before 1978? ___ yes ☒ no ___ unknown

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

Roof Type: METAL Age: 13 YEARS (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ___ yes ☒ no ___ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ___ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		☒
Ceilings		☒
Doors		☒
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

Item	Y	N
Floors		☒
Foundation / Slab(s)		☒
Interior Walls		☒
Lighting Fixtures		☒
Plumbing Systems		☒
Roof		☒

Item	Y	N
Sidewalks		☒
Walls / Fences		☒
Windows		☒
Other Structural Components		☒

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

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

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

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

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: _____

DS
BBB
DS
GLB

Page 2 of 6

Concerning the Property at _____

1300 E. State HWY 71
West Point, TX 78963If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

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

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

☒ N

Present flood insurance coverage (if yes, attach TXR 1414).

☒ N

Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.

☒ N

Previous flooding due to a natural flood event (if yes, attach TXR 1414).

☒ N

Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).

☒ NLocated ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).☒ NLocated ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).☒ NLocated ☐ wholly ☐ partly in a floodway (if yes, attach TXR 1414).☒ NLocated ☐ wholly ☐ partly in a flood pool.☒ NLocated ☐ wholly ☐ partly in a reservoir.If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

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

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: _____

DS
BBB GAB

Page 3 of 6

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 ☒ 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 ☒ no 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.)

Y N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____

Phone: _____

Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary

Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☐ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

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

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

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

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

Any rainwater harvesting system located on the Property that is larger than 500-gallons and that uses a public water supply as an auxiliary water source.

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

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

If the answer 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: _____

DS DS
BBB GAB

Page 4 of 6

Concerning the Property at 1300 E. State HWY 71
West Point, TX 78963

Section 9. Seller **has** **has not attached a survey of the Property.**

Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property.
A buyer should obtain inspections from inspectors chosen by the buyer.*

Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

☐ Homestead	☐ Senior Citizen	☐ Disabled
☐ Wildlife Management	☐ Agricultural	☐ Disabled Veteran
☐ Other:		☐ Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes ☒ no ☐

Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes ☐ no ☒ If yes, explain: _____

Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? * ☐ unknown ☐ no ☒ yes. If no or unknown, explain.
(Attach additional sheets if necessary):

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Designated by: <u>Bobby B. Brock</u> Date: <u>2/24/2020</u>		Designated by: <u>Gail A. Brock</u> Date: <u>2/24/2020</u>	
Signature of Seller	Date	Signature of Seller	Date

Printed Name: _____ Printed Name: _____ DS _____ DS _____

(TXR-1406) 09-01-19

Initiated by: Buyer: _____, _____ and Seller: _____

Produced with zipForm® by zip.co.uk 18070 Ffytan Mile Road, Fraser, Michigan 48026 www.zip.co.uk

Task Results

1300 E. State HWY 71
West Point, 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 www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric:	<u>Bluebonnet Electric</u>	phone #:	<u>800-842-7708</u>
Sewer:	<u>N/A</u>	phone #:	
Water:	<u>FAYETTE WATER</u>	phone #:	<u>979-968-6475</u>
Cable:	<u>N/A</u>	phone #:	
Trash:	<u>N/A</u>	phone #:	
Natural Gas:	<u>N/A</u>	phone #:	
Phone Company:	<u>COLORADO VALLEY COMMUNICATION</u>	phone #:	<u>979-242-5911</u>
Propane:	<u>FAYETTEVILLE PROPANE</u>	phone #:	<u>979-378-2213</u>
Internet:	<u>COLORADO VALLEY COMMUNICATIONS</u>	phone #:	<u>979-242-5911</u>

- (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: _____

DS
BBB
DS
GLB

Page 6 of 6

Main House



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS, Inc., 2004

CONCERNING THE PROPERTY AT

1300 E. State HWY 71
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: _____ ☐ Unknown
- (4) Installer: TED HARBERS PLUMBING ☐ Unknown
- (5) Approximate Age: 13 YEARS ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.
- (2) Approximate date any tanks were last pumped? _____
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when 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-site sewer facility transferred to the buyer.

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____ and Seller

DS
BBB
DS
GAB

Page 1 of 2

Information about On-Site Sewer Facility concerning _____

1300 E. State HWY 71
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>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

DocuSigned by: 2/24/2020
Bobby B. Brock
 Signature of Seller _____ Date

DocuSigned by: 2/24/2020
Gail A. Brock
 Signature of Seller _____ Date

Receipt acknowledged by:

Signature of Buyer _____ Date

Signature of Buyer _____ Date

Saloon



SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, 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

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (approximate date) or _____ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring		N	
Carbon Monoxide Det.		N	
Ceiling Fans	Y		
Cooktop	Y		
Dishwasher	Y		
Disposal		N	
Emergency Escape Ladder(s)		N	
Exhaust Fans	Y		
Fences		N	
Fire Detection Equip.	Y		
French Drain	Y		
Gas Fixtures	Y		
Natural Gas Lines		N	

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

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

Item	Y	N	U	Additional Information
Central A/C	Y			✓ electric gas number of units:
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 number of units:
Other Heat		N		if yes, describe:
Oven	Y			number of ovens: electric / gas other:
Fireplace & Chimney	Y			✓ wood gas logs mock other:
Carport		N		attached not attached
Garage	Y			attached ✓ not attached
Garage Door Openers	Y			number of units: 3 number of remotes: 3
Satellite Dish & Controls	Y			owned leased from:
Security System		N		owned leased from:
Solar Panels		N		owned leased from:
Water Heater	Y			electric ✓ gas other: number of units: /
Water Softener		N		owned leased from:
Other Leased Items(s)		N		if yes, describe:

(TXR-1406) 09-01-19

Initiated by: Buyer: _____ and Seller: _____

DS
BBB GAB

Page 1 of 6

1300 E. State HWY 71
West Point, TX 78963

Concerning the Property at _____

Underground Lawn Sprinkler	☒ Y ☐ N	automatic manual areas covered:
Septic / On-Site Sewer Facility	☒ Y ☐ N	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: ___ city ___ well ☒ MUD ___ co-op ___ unknown ___ other: _____

Was the Property built before 1978? ___ yes ☒ no ___ unknown

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

Roof Type: METAL Age: 10 YEARS (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ___ yes ☒ no ___ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ___ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement		☒ N	Floors		☒ N	Sidewalks		☒ N
Ceilings		☒ N	Foundation / Slab(s)		☒ N	Walls / Fences		☒ N
Doors		☒ N	Interior Walls		☒ N	Windows		☒ N
Driveways		☒ N	Lighting Fixtures		☒ N	Other Structural Components		☒ N
Electrical Systems		☒ N	Plumbing Systems		☒ N			
Exterior Walls		☒ N	Roof		☒ N			

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

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition	Y	N
Aluminum Wiring		☒ N	Radon Gas		☒ N
Asbestos Components		☒ N	Settling		☒ N
Diseased Trees: oak wilt		☒ N	Soil Movement		☒ N
Endangered Species/Habitat on Property		☒ N	Subsurface Structure or Pits		☒ N
Fault Lines		☒ N	Underground Storage Tanks <u>PROPANE/SEPTIC</u>		
Hazardous or Toxic Waste		☒ N	Unplatted Easements		☒ N
Improper Drainage		☒ N	Unrecorded Easements		☒ N
Intermittent or Weather Springs		☒ N	Urea-formaldehyde Insulation		☒ N
Landfill		☒ N	Water Damage Not Due to a Flood Event		☒ N
Lead-Based Paint or Lead-Based Pl. Hazards		☒ N	Wetlands on Property		☒ N
Encroachments onto the Property		☒ N	Wood Rot		☒ N
Improvements encroaching on others' property		☒ N	Active infestation of termites or other wood destroying insects (WDI)		☒ N
Located in Historic District		☒ N	Previous treatment for termites or WDI		☒ N
Historic Property Designation		☒ N	Previous termite or WDI damage repaired		☒ N
Previous Foundation Repairs		☒ N	Previous Fires		☒ N
Previous Roof Repairs		☒ N	Termite or WDI damage needing repair		☒ N
Previous Other Structural Repairs		☒ N	Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒ N
Previous Use of Premises for Manufacture of Methamphetamine		☒ N			

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: _____

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GLB

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Concerning the Property at _____

1300 E. State HWY 71
West Point, TX 78963

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

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

Section 4. Are you (Seller) aware of any item, equipment, or system ~~in~~ or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

- | | | |
|-----------|----------|--|
| <u>Y</u> | <u>N</u> | |
| <u> </u> | <u>N</u> | Present flood insurance coverage (if yes, attach TXR 1414). |
| <u> </u> | <u>N</u> | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir. |
| <u> </u> | <u>N</u> | Previous flooding due to a natural flood event (if yes, attach TXR 1414). |
| <u> </u> | <u>N</u> | Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414). |
| <u> </u> | <u>N</u> | Located <u> </u> wholly <u> </u> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414). |
| <u> </u> | <u>N</u> | Located <u> </u> wholly <u> </u> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). |
| <u> </u> | <u>N</u> | Located <u> </u> wholly <u> </u> partly in a floodway (if yes, attach TXR 1414). |
| <u> </u> | <u>N</u> | Located <u> </u> wholly <u> </u> partly in a flood pool. |
| <u> </u> | <u>N</u> | Located <u> </u> wholly <u> </u> partly in a reservoir. |

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

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

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Initialed by: Buyer: _____ and Seller: _____

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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 ☒ 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 ☒ no 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.)

Y N

— N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

— N

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____

Phone: _____

Fees or assessments are: \$ _____ per _____ and are: — mandatory — voluntary

Any unpaid fees or assessment for the Property? — yes (\$ _____) — no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

— 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: _____

— N

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

— N

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

— N

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).

— N

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.

— N

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

— N

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): _____

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Initialed by: Buyer: _____ and Seller: BBB GLB

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Leak Watch

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Concerning the Property at 1300 E. State HWY 71
West Point, TX 78963

Section 9. Seller has has not attached a survey of the Property.

Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

 Homestead Senior Citizen Disabled
 Wildlife Management Agricultural Disabled Veteran
 Other: Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes ☒ no

Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes ☒ no If yes, explain:

Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? unknown no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary):

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Bobby B. Brock
 Signature of Seller

2/24/2020

Date

Gail A. Brock
 Signature of Seller

2/24/2020

Date

Printed Name:

Printed Name:

(TXR-1406) 09-01-19

Initialed by: Buyer: and Seller: BBB GLB

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Concerning the Property at _____

1300 E. State HWY 71
West Point, TX 78963**ADDITIONAL NOTICES TO BUYER:**

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

Electric: BLUE BONNET ELECTRICphone #: 800-242-7708Sewer: N/A

phone #:

Water: FAYETTE WATERphone #: 979-268-6475Cable: N/A

phone #:

Trash: N/A

phone #:

Natural Gas: N/A

phone #:

Phone Company: COLORADO VALLEY COMMUNICATIONSphone #: 979-242-5911Propane: FAYETTEVILLE PROPANEphone #: 979-378-2213Internet: COLORADO VALLEY COMMUNICATIONSphone #: 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: _____

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Dog Trots



SELLER'S DISCLOSURE NOTICE

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

CONCERNING THE PROPERTY AT 1300 E. State HWY 71
West Point, TX 78963

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? (approximate date) or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring		N	
Carbon Monoxide Det.		N	
Ceiling Fans	Y		
Cooktop		N	
Dishwasher		N	
Disposal		N	
Emergency Escape Ladder(s)		N	
Exhaust Fans		N	
Fences		N	
Fire Detection Equip.		N	
French Drain		N	
Gas Fixtures		N	
Natural Gas Lines		N	

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

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

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

(TXR-1406) 09-01-19

Initiated by: Buyer: _____ and Seller: BBB GAB

Page 1 of 6

1300 E. State HWY 71
West Point, TX 78963

Concerning the Property at _____

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: ___ city ___ well ☒ MUD ___ co-op ___ unknown ___ other: _____

Was the Property built before 1978? ___ yes ☒ no ___ unknown

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

Roof Type: METAL Age: 11 YEARS (approximate)
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ___ yes ☒ no ___ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ___ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		☒
Ceilings		☒
Doors		☒
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

Item	Y	N
Floors		☒
Foundation / Slab(s)		☒
Interior Walls		☒
Lighting Fixtures		☒
Plumbing Systems		☒
Roof		☒

Item	Y	N
Sidewalks		☒
Walls / Fences		☒
Windows		☒
Other Structural Components		☒

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

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

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

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

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: _____

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Concerning the Property at _____

1300 E. State HWY 71
West Point, TX 78963

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

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

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

☒ ☒

Present flood insurance coverage (if yes, attach TXR 1414).

☒ ☒

Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.

☒ ☒

Previous flooding due to a natural flood event (if yes, attach TXR 1414).

☒ ☒

Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).

☒ ☒Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR) (if yes, attach TXR 1414).☒ ☒Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).☒ ☒Located ☐ wholly ☐ partly in a floodway (if yes, attach TXR 1414).☒ ☒Located ☐ wholly ☐ partly in a flood pool.☒ ☒Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

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

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: _____

BBB GAB

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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 ☒ 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 ☒ no 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.)

☒ Y ☐ N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

☒ Y ☐ N

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____

Phone: _____

Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary

Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☒ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☒ Y ☐ 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: _____

☒ Y ☐ N

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

☒ Y ☐ N

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☒ Y ☐ N

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

☒ Y ☐ N

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

☒ Y ☐ 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).

☒ Y ☐ N

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.

☒ Y ☐ N

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

☒ Y ☐ N

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): _____

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: _____

DS
BBB
DS
CLB

Page 4 of 6

Concerning the Property at 1300 E. State HWY 71
West Point, TX 78963

Section 9. Seller has has not attached a survey of the Property.

Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property.
 A buyer should obtain inspections from inspectors chosen by the buyer.*

Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

 Homestead Senior Citizen Disabled
 Wildlife Management Agricultural Disabled Veteran
 Other: Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes ☒ no

Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes ☒ no If yes, explain:

Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? unknown no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary):

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

DocuSigned by: Bolden B. Brock 2/24/2020
 Signature of Seller: Gail H. Brock Date: 2/24/2020

Printed Name: Bolden B. Brock Printed Name: Gail H. Brock
 (TXR-1406) 09-01-19 Initialed by: Buyer: and Seller: BBB GHB

Concerning the Property at _____

1300 E. State HWY 71
West Point, TX 78963**ADDITIONAL NOTICES TO BUYER:**

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

Electric: BLUEBONNET ELECTRIC
 Sewer: N/A
 Water: FAYETTE WATER
 Cable: N/A
 Trash: N/A
 Natural Gas: N/A
 Phone Company: COLORADO VALLEY COMMUNICATIONS
 Propane: FAYETTE PROPANE
 Internet: COLORADO VALLEY COMMUNICATIONS

phone #: 800-242-7708
 phone #: _____
 phone #: 979-968-6475
 phone #: _____
 phone #: _____
 phone #: _____
 phone #: 979-242-5911
 phone #: 979-378-2213
 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: _____

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 BBB
 GAB

Page 6 of 6

Three CAR GARAGE



SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2012

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

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (approximate date) or ☐ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring		☒	
Carbon Monoxide Det.		☒	
Ceiling Fans	☒		
Cooktop		☒	
Dishwasher		☒	
Disposal		☒	
Emergency Escape Ladder(s)		☒	
Exhaust Fans		☒	
Fences		☒	
Fire Detection Equip.		☒	
French Drain		☒	
Gas Fixtures		☒	
Natural Gas Lines		☒	

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

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

Item	Y	N	U	Additional Information
Central A/C	☒			☒ electric gas number of units:
Evaporative Coolers		☒		number of units:
Wall/Window AC Units		☒		number of units:
Attic Fan(s)		☒		if yes, describe:
Central Heat	☒			electric gas number of units:
Other Heat		☒		if yes, describe:
Oven		☒		number of ovens: electric gas other:
Fireplace & Chimney		☒		wood gas logs mock other:
Carport		☒		attached not attached
Garage	☒			☒ attached not attached
Garage Door Openers	☒			number of units: 3 number of remotes: 3
Satellite Dish & Controls	☒			owned leased from:
Security System		☒		owned leased from:
Solar Panels		☒		owned leased from:
Water Heater	☒			electric / gas other: number of units: 1
Water Softener		☒		owned leased from:
Other Leased Items(s)		☒		if yes, describe:

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: _____

DS
BBB
CLB

Page 1 of 6

1300 E. State HWY 71
West Point, TX 78963

Concerning the Property at _____

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: ___ city ___ well ☒ MUD ___ co-op ___ unknown ___ other: _____

Was the Property built before 1978? ___ yes ☒ no ___ unknown

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

Roof Type: METAL Age: 10 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ___ yes ☒ no ___ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ___ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement		☒	Floors		☒	Sidewalks		☒
Ceilings		☒	Foundation / Slab(s)		☒	Walls / Fences		☒
Doors		☒	Interior Walls		☒	Windows		☒
Driveways		☒	Lighting Fixtures		☒	Other Structural Components		☒
Electrical Systems		☒	Plumbing Systems		☒			
Exterior Walls		☒	Roof		☒			

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

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition	Y	N
Aluminum Wiring		☒	Radon Gas		☒
Asbestos Components		☒	Settling		☒
Diseased Trees: oak wilt		☒	Soil Movement		☒
Endangered Species/Habitat on Property		☒	Subsurface Structure or Pits		☒
Fault Lines		☒	Underground Storage Tanks <u>Propane / Septic</u>		☒
Hazardous or Toxic Waste		☒	Unplatted Easements		☒
Improper Drainage		☒	Unrecorded Easements		☒
Intermittent or Weather Springs		☒	Urea-formaldehyde Insulation		☒
Landfill		☒	Water Damage Not Due to a Flood Event		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒	Wetlands on Property		☒
Encroachments onto the Property		☒	Wood Rot		☒
Improvements encroaching on others' property		☒	Active infestation of termites or other wood destroying insects (WDI)		☒
Located in Historic District		☒	Previous treatment for termites or WDI		☒
Historic Property Designation		☒	Previous termite or WDI damage repaired		☒
Previous Foundation Repairs		☒	Previous Fires		☒
Previous Roof Repairs		☒	Termite or WDI damage needing repair		☒
Previous Other Structural Repairs		☒	Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒			

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: BBB GLB

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Page 2 of 6

Luck Ranch

1300 E. State HWY 71
West Point, TX 78963

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

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

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- ☒ N Present flood insurance coverage (if yes, attach TXR 1414).
- ☒ N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☒ N Previous flooding due to a natural flood event (if yes, attach TXR 1414).
- ☒ N Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- ☒ N Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
- ☒ N Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☒ N Located ☐ wholly ☐ partly in a floodway (if yes, attach TXR 1414).
- ☒ N Located ☐ wholly ☐ partly in a flood pool.
- ☒ N Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

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

(TXR-1406) 09-01-19

Initialed by: Buyer: _____, _____ and Seller: BBB, GLB

Page 3 of 6

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 ☒ 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 ☒ no 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.)

☒ Y ☒ N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

☒ Y ☒ N

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____

Phone: _____

Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary

Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☒ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☒ Y ☒ 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: _____

☒ Y ☒ N

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

☒ Y ☒ N

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☒ Y ☒ N

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

☒ Y ☒ N

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

☒ Y ☒ 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).

☒ Y ☒ N

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.

☒ Y ☒ N

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

☒ Y ☒ N

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): _____

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: _____

DS
BBB GLB

Page 4 of 6

1300 E. State HWY 71
West Point, TX 78963

Concerning the Property at _____

Section 9. Seller ___ has ___ has not attached a survey of the Property.

Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ___ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

___ Homestead ___ Senior Citizen ___ Disabled
___ Wildlife Management ___ Agricultural ___ Disabled Veteran
___ Other: _____ ___ Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ___ yes ☒ no

Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ___ yes ☒ no If yes, explain: _____

Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ___ unknown ___ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Disclosed by: Bobby B. Brock
Signature of Seller

Date

Gail A. Brock

Signature of Seller

2/24/2020

Date

Printed Name: _____

Printed Name: _____

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: BBB GLB

Page 5 of 6

1300 E. State HWY 71
West Point, 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 www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: BLUEBONNET ELECTRIC
Sewer: N/A
Water: FRYETTE WATER
Cable: N/A
Trash: N/A
Natural Gas: N/A
Phone Company: COLORADO VALLEY COMMUNICATIONS
Propane: FRYETTEVILLE PROPANE
Internet: COLORADO VALLEY COMMUNICATIONS

phone #: 800-842-7708
phone #: _____
phone #: 979-968-6475
phone #: _____
phone #: _____
phone #: _____
phone #: 979-242-5911
phone #: 979-378-2213
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 Seller: _____

DS
BBB DS
GLB

Page 6 of 6

Saloon
Dog Trats

Three CAR GARAGE



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS, INC. IS NOT AUTHORIZED
(Texas Association of REALTORS, Inc., 2004)

CONCERNING THE PROPERTY AT

1300 E. State HWY 71
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: WEST OF MAIN HOUSE AND WEST OF 3 CAR GARAGE ☐ Unknown
- (4) Installer: TED HARBERS PLUMBING ☐ Unknown
- (5) Approximate Age: 11 YEARS ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? _____
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when 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-site sewer facility transferred to the buyer.

(TXR-1407) 1-7-04

Initialed for identification by Buyer _____ and Seller

DS
BBB GAB
DS

Page 1 of 2

Land Builders, Inc., 2179 West State Highway 71 LaGrange TX 78945
Trevell Newton

Produced with zipForm® by zipLogic 18070 Fifteen Mile Road, Farmington, Michigan 48035 www.ziplogic.com

Phone: 979.963.3366

Fax:

Lack Ranch

1300 E. State HWY 71
West Point, TX 78963

Information about On-Site Sewer Facility concerning _____

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

2/24/2020

2/24/2020

DocuSigned by:
Bakley B. Brock
Signature of Seller _____ Date

DocuSigned by:
Gail A. Brock
Signature of Seller _____ Date

Receipt acknowledged by:

Signature of Buyer _____ Date

Signature of Buyer _____ Date

Ranch House



SELLER'S DISCLOSURE NOTICE

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

CONCERNING THE PROPERTY AT

1528 E. State HWY 71
West Point, TX 78963

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (approximate date) or ☐ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring		N	
Carbon Monoxide Det.		N	
Ceiling Fans	Y		
Cooktop	Y		
Dishwasher	Y		
Disposal		N	
Emergency Escape Ladder(s)		N	
Exhaust Fans	Y		
Fences	Y		
Fire Detection Equip.	Y		
French Drain		N	
Gas Fixtures	Y		
Natural Gas Lines			U

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

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

Item	Y	N	U	Additional Information
Central A/C	Y			✓ electric gas number of units:
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 number of units:
Other Heat		N		if yes, describe:
Oven	Y			number of ovens: 1 electric ✓ gas other:
Fireplace & Chimney		N		wood gas logs mock other:
Carport		N		attached not attached
Garage	Y			✓ attached not attached
Garage Door Openers		N		number of units: number of remotes:
Satellite Dish & Controls	Y			owned leased from:
Security System		N		owned leased from:
Solar Panels		N		owned leased from:
Water Heater	Y			✓ electric gas other: number of units:
Water Softener		N		owned leased from:
Other Leased Items(s)		N		if yes, describe:

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: _____

DS DS DS
CE BBB GAB

Page 1 of 6

1528 E. State HWY 71
West Point, TX 78963

Concerning the Property at _____

Underground Lawn Sprinkler	☐ N	automatic manual areas covered:
Septic / On-Site Sewer Facility	☒ Y	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: ☒ city ☐ well ☐ MUD ☐ co-op ☐ unknown ☐ other: _____

Was the Property built before 1978? ☒ yes ☐ no ☐ unknown

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

Roof Type: Metal Age: UNKNOWN (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☒ no ☐ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☐ no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement	☐	☒ N
Ceilings	☐	☒ N
Doors	☐	☒ N
Driveways	☐	☒ N
Electrical Systems	☐	☒ N
Exterior Walls	☐	☒ N

Item	Y	N
Floors	☐	☒ N
Foundation / Slab(s)	☐	☒ N
Interior Walls	☐	☒ N
Lighting Fixtures	☐	☒ N
Plumbing Systems	☐	☒ N
Roof	☐	☒ N

Item	Y	N
Sidewalks	☐	☒ N
Walls / Fences	☐	☒ N
Windows	☐	☒ N
Other Structural Components	☐	☒ N

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

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring	☐	☒ 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	☒ Y	☐
Previous Other Structural Repairs	☐	☒ N
Previous Use of Premises for Manufacture of Methamphetamine	☐	☒ N

Condition	Y	N
Radon Gas	☐	☒ N
Settling	☒ Y	☐
Soil Movement	☐	☒ N
Subsurface Structure or Pits	☐	☒ N
Underground Storage Tanks	☐	☒ N
Unplatted Easements	☐	☒ N
Unrecorded Easements	☐	☒ N
Urea-formaldehyde Insulation	☐	☒ N
Water Damage Not Due to a Flood Event	☒ Y	☐
Wetlands on Property	☐	☒ N
Wood Rot	☒ Y	☐
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

Initiated by: Buyer: _____ and Seller: _____

DS DS DS
LE BBB CAB

Page 2 of 6

1528 E. State HWY 71
West Point, TX 78963

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

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

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

 N

Present flood insurance coverage (if yes, attach TXR 1414).

 N

Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.

 N

Previous flooding due to a natural flood event (if yes, attach TXR 1414).

 N

Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).

 N

Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).

 N

Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).

 N

Located wholly partly in a floodway (if yes, attach TXR 1414).

 N

Located wholly partly in a flood pool.

 N

Located wholly partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

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

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: _____

CE BBB GLB

Page 3 of 6

1528 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 ☒ 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 ☒ no 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.)

Y N— N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

— N

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____

Phone: _____

Fees or assessments are: \$ _____ per _____ and are: — mandatory — voluntaryAny 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: _____— N

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

— N

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

— N

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).

— N

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.

— N

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

— N

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): _____

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: _____

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BBBDS
GAB

Page 4 of 6

Concerning the Property at 1528 E. State HWY 71
West Point, TX 78963

Section 9. Seller has has not attached a survey of the Property.

Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

 Homestead Senior Citizen Disabled
 Wildlife Management Agricultural Disabled Veteran
 Other: Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes ☒ no

Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes ☒ no If yes, explain:

Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? unknown no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary):

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

DocuSigned by:

2/26/2020

Charlotte Elliott
Signature of Seller
030A84AE4912407...

Date

Signature of Seller

DocuSigned by:

Date

Printed Name:

Printed Name:

2/24/2020

(TXR-1406) 09-01-19

Initialed by: Buyer:

and Seller:

Page 5 of 6

Concerning the Property at _____

1528 E. State HWY 71
West Point, TX 78963**ADDITIONAL NOTICES TO BUYER:**

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

Electric: Bluebonnet Electric
 Sewer: N/A
 Water: FAYETTE WATER
 Cable: N/A
 Trash: N/A
 Natural Gas: N/A
 Phone Company: Colorado Valley Communications
 Propane: Sharp Propane
 Internet: Colorado Valley Communications

phone #: 800-842-7708
 phone #: _____
 phone #: 979-968-6475
 phone #: _____
 phone #: _____
 phone #: _____
 phone #: 979-242-5911
 phone #: 800-932-4315
 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: _____

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Page 6 of 6



INFORMATION ABOUT ON-SITE SEWER FACILITY

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

1528 E. State HWY 71
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-REAR CORNER of HOUSE ☐ Unknown
- (4) Installer: Harbers Plumbing, Inc. ☐ Unknown
- (5) Approximate Age: _____ ☒ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? _____
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when 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-site sewer facility transferred to the buyer.

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____ and Seller _____

DS
LE
DS
BBB
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CAB

Page 1 of 2

1528 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>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

DocuSigned by:

Charlotte Elliott

Signature of Seller

2/26/2020

Date

DocuSigned by:

Gail A. Brock

2D1581CCA12C489...

2/24/2020

DocuSigned by:

Bobbie B. Brock

Signature of Seller

2/24/2020

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



APPROVED BY THE TEXAS REAL ESTATE COMMISSION
**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
 ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
 AS REQUIRED BY FEDERAL LAW**

10-10-11

CONCERNING THE PROPERTY AT 1528 E. State HWY 71 West Point
 (Street Address and City)

- A. LEAD WARNING STATEMENT:** "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS** (check one box only):
☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____
☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. **RECORDS AND REPORTS AVAILABLE TO SELLER** (check one box only):
☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____
☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- ☐ 1. 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.
☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- ☐ 1. Buyer has received copies of all information listed above.
☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

- (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____
 Seller Charlotte Elliott 2/26/2020
 00AB4AE4912407...

Buyer _____ Date _____
 DocuSigned by: Bobby B. Brock 2/24/2020
 201581CCA12C489...

Other Broker _____ Date _____
 Listing Broker Terrell Newton 2/24/2020
 DocuSigned by: Gail A. Brock

The form of this addendum has been approved by the Texas Real Estate Commission for use with the TREC forms approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-006-6000 (<http://www.trec.texas.gov>)

(TXR 1906) 10-10-11

TREC No. OP-L

Land Brokers, Inc., 2379 West State Highway 71 LaGrange TX 75945
 Terrell Newton

Phone: 979-683106 Fax: 979-683106
 Produced with zipForm9 by zipLegal: 18070 Fifth Mile Road, Fraser, Michigan 48036 www.zipLegal.com

Lack Ranch

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

Section 1, 2 & 3

- 1) Roof had leaked when I 1st 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.
- 2) We have removed some of the door casings and floor baseboards.
- 3) 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.
- 4) The house has shifted so you can see where some of the drywall has cracked or buckled.
- 5) 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.
- 8) 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.
- 9) 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.
- 11) 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.

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2/26/2020

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