

Presenting
2030 County Road 106
Columbus, TX 78934

Ready to Have your Own Place in the Country?

Well, the perfect opportunity has just arisen!

This amazing 53.875 acre tract located 8.5 miles from Columbus boasts the most amazing sprawling live oaks throughout the entire property that you have ever seen! Underbrush has been selectively clear around the improvements, being a fantastic main cabin finished out with top notch building materials PLUS a bunkhouse for when you have larger gatherings. Strategically located are several outbuildings for storage of your farm accessories and equipment. Sit around the fire pit, fish in the pond, practice shooting at your very own pistol and rifle range or view the abundance of wildlife that call this tract home, YOUR CHOICE!

Hunting is fine too! Lots of trails cut through the woods and all protected from the Hogs with a full perimeter Hog fence. This property has an agricultural exemption in place thus keeping the taxes nice and LOW. Finally, you have found the perfect tract for family and friends to experience the best the outdoors has to offer.

*FURNISHINGS IN THE CABIN AND BUNK HOUSE
MAY CONVEY WITH AN ACCEPTABLE OFFER.
(Some Pictures and other Personal items will not convey)*

*CALL ME TO SCHEDULE YOUR PRIVATE SHOWING
OF THIS AMAZING PROPERTY TODAY!!*

Professionally Marketed by

Nicola Hammett, Broker Associate, CRS, SRS, ABR, CRB

979.733.4594 - NicolaHammett1@gmail.com

Call to Schedule Your Private Viewing Today!

*Coldwell Banker The Ron Brown Company
930 Walnut Street, Columbus, TX 78934*

Basic Facts

53.875 Prime Acres - Nicely Wooded - Perimeter Hog Fenced

Main Cabin Features

512 Sq. Ft. with Front and Rear Porches - Built 2005

Living Area - Dining Area

Full Kitchen with Birch Cabinetry

Full Bathroom

Main Sleeping Area Downstairs PLUS Loft Sleeping Area

Tongue and Groove Red/White Oak Flooring - Reclaimed

Cedar Ceiling

Tankless Hot Water on Demand System

Heat/Air Mini-Split System - (2019)

Spayed Foam Insulation

Bunk House Features

192 Sq. Ft. with Porch - Built 2008

Window AC Unit - Small Fridge

Tongue and Groove Ceilings

Wide Plank Wood Walls

Tongue and Groove Engineered Wood Floors

Other Features

Pistol and Rifle Range

Equipment Building - 690 Sq. Ft. - Metal - Built 2005

Several Other Outbuildings

Pond +/- 10 Ft. Deep

Underground Power

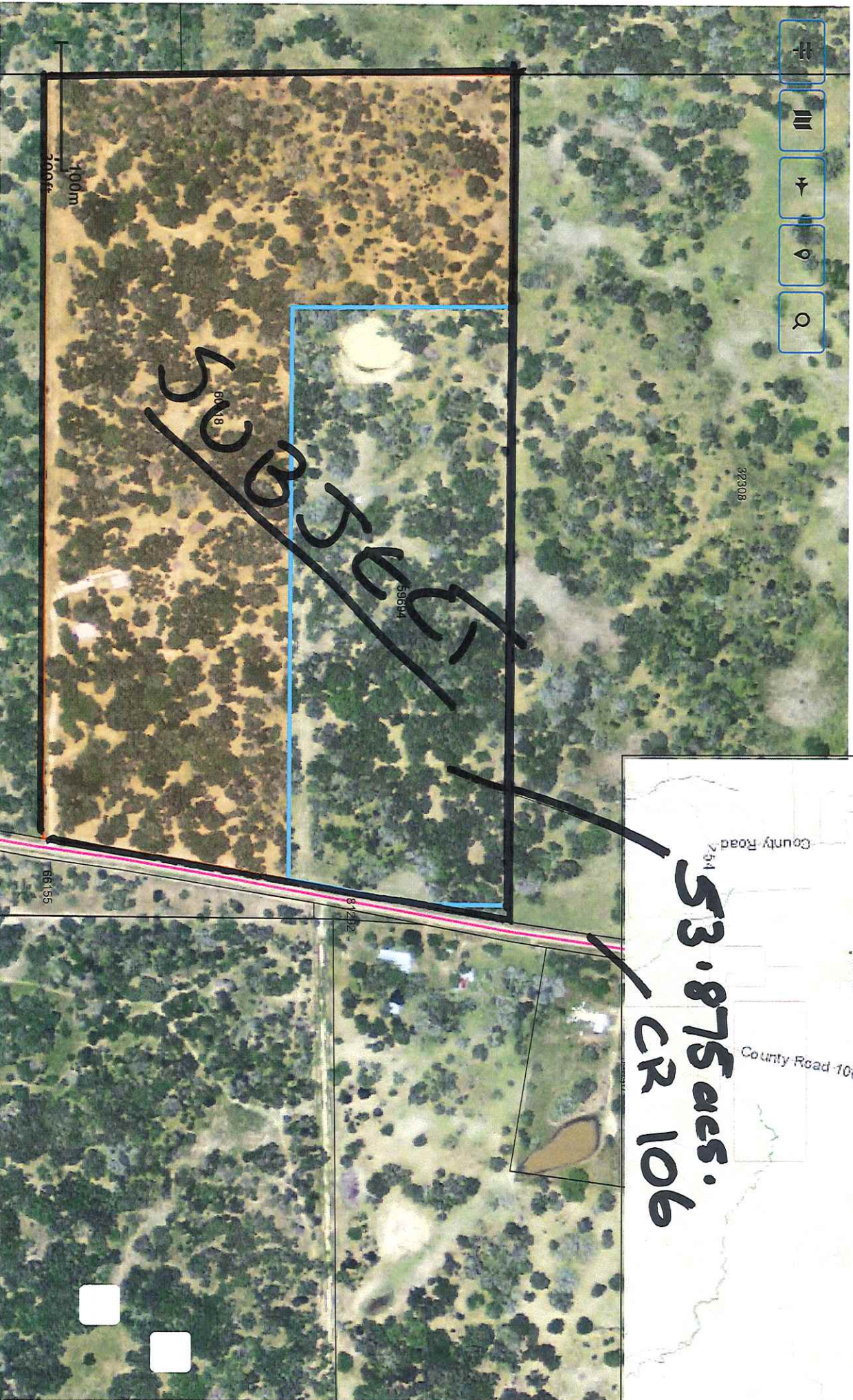
2 Water Wells - 1 with Hand Pump

Water Softener - Water Filtration

Low Pressure Dosage Septic System - 3 Tanks

Mild Restrictions to Protect your Investment

*Contact **Nicola Hammett** at **979-733-4594** to schedule your
Private Viewing of this Remarkable Property!*

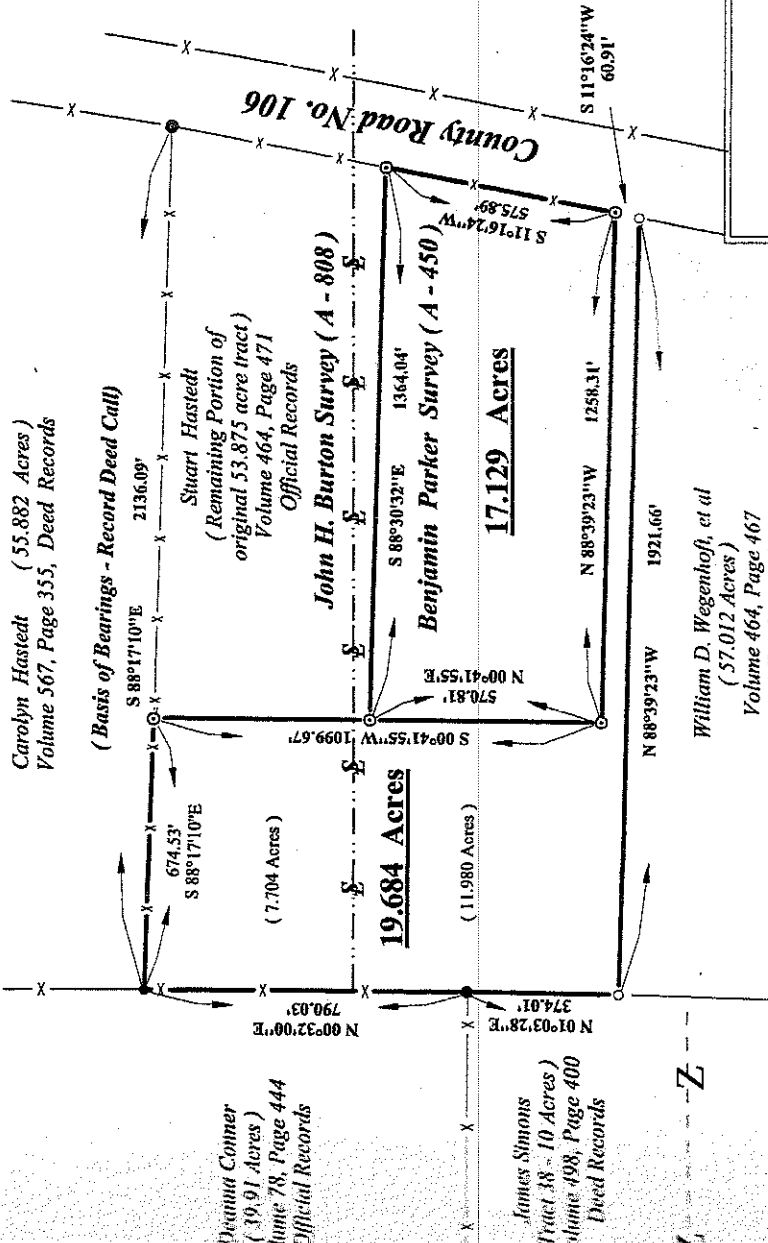


COLORADO COUNTY, TEXAS

JOHN H. BURTON SURVEY (A-808)

BENJAMIN PARKER SURVEY (A-450)

Scale 1" = 400'
January 12, 2005



LEGEND

- 3/8" Iron Rod set with plastic cap stamped "Rau 4173"
- 1/2" Iron rod found
- 3/8" Iron Rod found
- 1 1/2" Pipe found
- 1" Iron rod found
- Overhead Power Line
- Wire Fence

Property Owner: Stuart W. Hastedt

Owner Mailing Address: P.O. Box 217
Columbus, Tx. 78934

Property Address: County Road 106
Columbus, Tx.

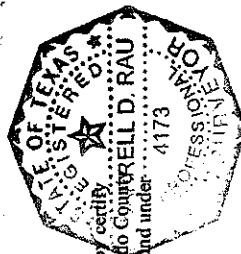
Notes

- (1) All tracts are shown to be outside the flood hazard areas according to FIRM No. 48089C0250 C, effective dated January 3, 1990.
- (2) All visible pipeline easements within this subdivision have been shown.
- (3) Property descriptions to accompany this plat.

Rau Surveying

4176 Hwy. 71
P.O. Box 692 Columbus, Texas 78934
Phone: (979) 732-8494 Fax: (979) 732-8481

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat has been prepared in accordance with the Subdivision Regulations of Colorado County, Texas and each tract of that land described as 53.875 acres in Deed dated January 26, 2004 from Wegenhoff, et al to Stuart W. Hastedt, recorded in Volume 464, Page 471, Colorado Official Records.



Darrell D. Rau, Registration No. 4173

Land Description
19.684 Acres

BEING a tract or parcel containing 19.684 acres of land situated in John H. Burton Survey, Abstract No. 808, and the Benjamin Parker Survey, Abstract No. 450, Colorado County, Texas and being a part or portion of that land described as 53.875 acres in Deed dated January 26, 2004 from Joe R. Wegenhoft, et al to Stuart W. Hastedt, recorded in Volume 464, Page 471, Colorado County Official Records. Said 19.684 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the Northwest corner of the original 53.875 acre tract and the Northwest corner of the herein described 19.684 acre tract, located on the East line of the Deanna Conner 39.91 acre tract as described in Volume 78, Page 444, Official Records, said iron rod also being the Southwest corner of the Carolyn Hastedt 55.882 acre tract as described in Volume 567, Page 355, Deed Records;

THENCE along the North line of the original 53.875 acre tract, common with the South line of said 55.882 acre tract, S 88° 17' 10" E (Basis of Bearings - Record Deed Call) a distance of 674.53 feet to a capped 3/8" iron rod set for the Northeast corner of the herein described tract;

THENCE across the original tract, S 00° 41' 55" W a distance of 1099.67 feet to a capped 3/8" iron rod set for a Southerly interior corner of the herein described tract, which is 60 feet North of the South line of the original 53.875 acre tract;

THENCE along a line that is 60 feet North of and parallel with the South line of the original 53.875 acre tract, S 88° 39' 23" E a distance of 1258.31 feet to a capped 3/8" iron rod set on the Westerly right of way line of County Road 106 for an exterior corner of the herein described tract;

THENCE along the Westerly line of County Road 106, S 11° 16' 24" W a distance of 60.91 feet to a capped 3/8" iron rod found for the Southeast corner of the original 53.875 acre tract and the Southeast corner of the herein described tract, also being the Northeast corner of a 57.012 acre tract conveyed to William D. Wegenhoft, et al by deed recorded in Volume 464, Page 467, Official Records;

THENCE along the common boundary between the original 53.875 acre and the Wegenhoft, et al 57.012 acre tract, N 88° 39' 23" W a distance of 1921.66 feet to a capped 3/8" iron rod found for the Southwest corner of the original tract and the herein described tract, also being the Northwest corner of said 57.012 acre tract, also being on the East line of the James Simons 10.00 acre tract as described in Volume 498, Page 400, Deed Records;

THENCE along the West line of the original tract and the East line of the Simons tract, N 01° 03' 28" E a distance of 374.01 feet to a 1/2" iron rod found for the Northeast corner of the Simons tract and being the Southeast corner of the Deanna Conner 39.91 acre tract;

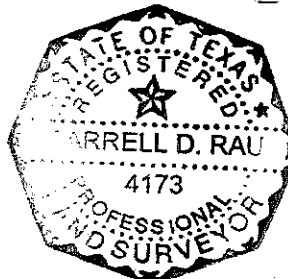
THENCE along the West line of the original tract and the East line of the Conner 39.91 acre tract, N 00° 32' 00" E a distance of 790.03 feet to the **POINT OF BEGINNING**, containing 19.684 acres of land of which 11.980 acres being in the Benjamin Parker Survey and 7.704 acres in the John H. Burton Survey.

Notes: A survey plat to accompany this description.



Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173

Date: January 12, 2005



0113004484701

Land Description
17.129 Acres

BEING a tract or parcel containing 17.129 acres of land situated in the Benjamin Parker Survey, Abstract No. 450, Colorado County, Texas and being a part or portion of that land described as 53.875 acres in Deed dated January 26, 2004 from Joe R. Wegenhoft, et al to Stuart W. Hastedt, recorded in Volume 464, Page 471, Colorado County Official Records. Said 17.129 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a capped 3/8" iron rod set on the Westerly right of way line of County Road 106 for the Southeast corner of the herein described tract and being N 11° 16' 24" E a distance of 60.91 feet from the Southeast corner of the original 53.875 acre tract, said iron rod also being an exterior corner of a 19.684 acre tract surveyed out of the original 53.875 acre tract this same day;

THENCE along the common line between the herein described tract and said 19.684 acre tract, which is 60 feet North of and parallel with the South boundary of the original 53.875 acre tract, N 88° 39' 23" W a distance of 1258.31 feet to a capped 3/8" iron rod set for an interior corner of said 19.684 acre tract and being the Southwest corner of the herein described tract;

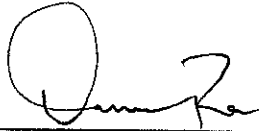
THENCE continuing along said common boundary line, N 00° 41' 55" E a distance of 570.81 feet to a capped 3/8" iron rod set for the Northwest corner of the herein described tract;

THENCE across the original tract, S 88° 30' 32" E a distance of 1364.04 feet to a capped 3/8" iron rod set on the Westerly line of County Road 106 for the Northeast corner of the herein described tract;

THENCE along the Westerly line of County Road 106, S 11° 16' 24" W a distance of 575.89 feet to the **POINT OF BEGINNING**, containing 17.129 acres of land.

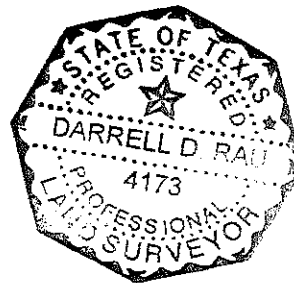
Notes:

- (1) A survey plat to accompany this description.
- (2) All bearings are based on the record deed calls.



Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173

Date: January 12, 2005



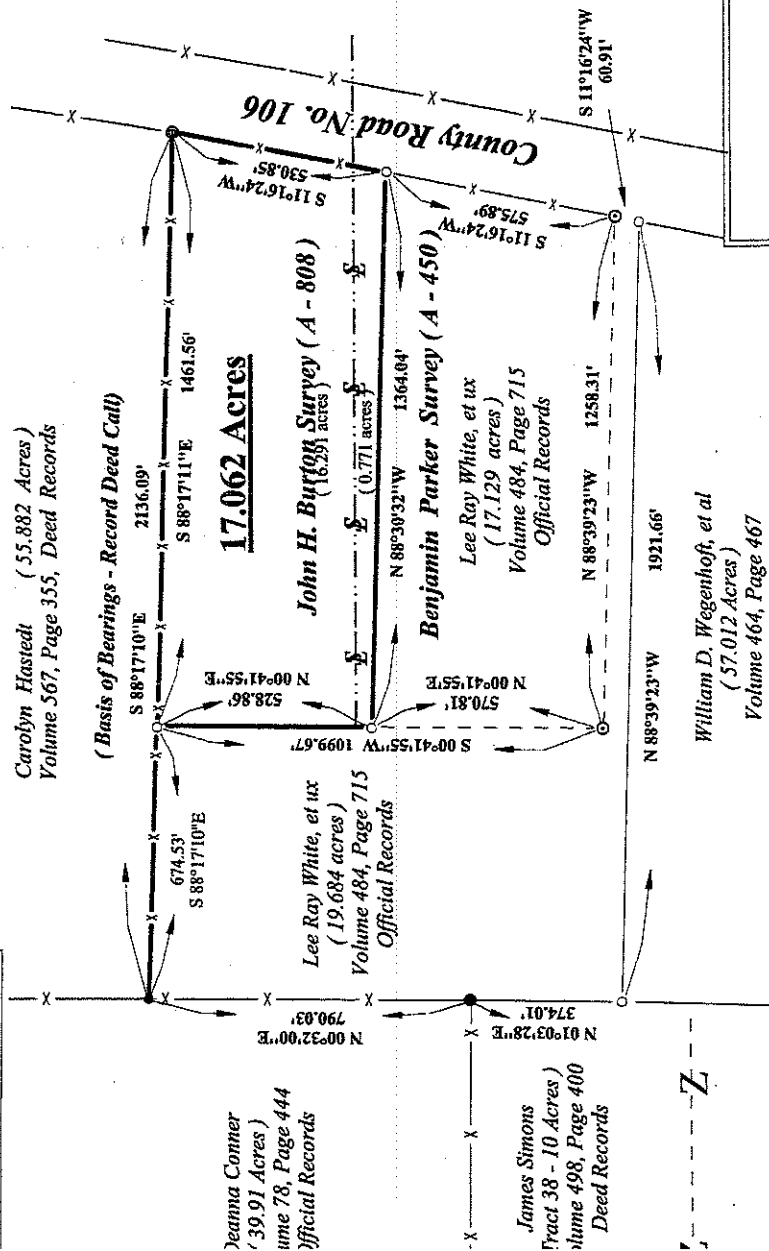
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COLORADO COUNTY, TEXAS

JOHN H. BURTON SURVEY (A-808)

BENJAMIN PARKER SURVEY (A-450)

Scale 1" = 400'
February 19, 2005



LEGEND

- 3/8" Iron Rod set with plastic cap stamped "Rau 4173"
- 1/2" Iron rod found
- 3/8" Iron Rod found
- 1 1/2" Pipe found
- 1" Iron rod found
- Overhead Power Line
- Wire Fence
- x-x-

Property Owner: Stuart W. Hastedi
Owner Mailing: P.O. Box 217
Address: Columbus, Tx. 78934
Property Address: County Road 106
Columbus, Tx.

Notes

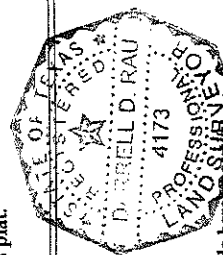
- (1) This tract is shown to be outside the flood hazard areas according to FIRM No. 48089C0250 C, effective dated January 3, 1990.
- (2) All visible pipeline easements within this subdivision have been shown.
- (3) Property descriptions to accompany this plat.

Rau Surveying

4176 Hwy. 71
P.O. Box 692 Columbus, Texas 78934
Phone: (979) 732-8494 Fax: (979) 732-8481

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat has been prepared in accordance with the Subdivision Regulations of Colorado County and further certify that this plat represents the results of an actual survey made on the ground under my supervision and that all corners are marked as shown.

Darrell D. Rau, Registration No. 4173



Land Description
17.062 Acres

BEING a tract or parcel containing 17.062 acres of land situated in John H. Burton Survey, Abstract No. 808, and the Benjamin Parker Survey, Abstract No. 450, Colorado County, Texas and being a part or portion of that land described as 53.875 acres in Deed dated January 26, 2004 from Joe R. Wegenhoft, et al to Stuart W. Hastedt, recorded in Volume 464, Page 471, Colorado County Official Records. Said 17.062 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1½" iron pipe found for the Northeast corner of the original 53.875 acre tract and the Northeast corner of the herein described 17.062 acre tract, located on the Westerly right of way line of County Road No. 106, said iron rod also being the Southeast corner of the Carolyn Hastedt 55.882 acre tract as described in Volume 567, Page 355, Deed Records;

THENCE along Westerly line of County Road 106, S 11° 16' 24" W a distance of 530.85 feet to a capped 3/8" iron rod found for the Northeast corner of a 17.129 acre tract conveyed to Lee Ray White, et ux by deed recorded in Volume 484, Page 715, Official Records and being the Southeast corner of the herein described tract;

THENCE departing said road and across the original tract, which is along the North line of the White 17.129 acre tract, N 88° 30' 32" W a distance of 1364.04 feet to a capped 3/8" iron found for the Northwest corner of the White 17.129 acre tract and being the Southwest corner of the herein described tract, also being on the East boundary of a 19.684 acre tract conveyed to Lee White, et ux by deed recorded in Volume 484, Page 715, Official Records;

THENCE continuing across the original tract and along the East line of the White 19.684 acre tract, N 00° 41' 55" E a distance of 528.86 feet to a capped 3/8" iron rod found on the South line of the Carolyn Hastedt 55.882 acre tract for the Northeast corner of the White 19.684 acre tract and being the Northwest corner of the herein described tract;

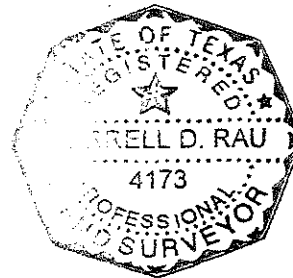
THENCE along the North line of the original 53.875 acre tract, common with the South line of said 55.882 acre tract, S 88° 17' 10" E (Basis of Bearings – Record Deed Call) a distance of 1461.56 to the **POINT OF BEGINNING**, containing 17.062 acres of land of which 0.771 acres being in the Benjamin Parker Survey and 16.291 acres in the John H. Burton Survey.

Notes: A survey plat to accompany this description.



Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173

Date: February 19, 2005



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Exhibit "D"

This conveyance is made subject to the following covenants and restrictions, which are accepted by Grantees and shall be binding upon Grantees, their heirs, successors and assigns, to-wit:

1. The herein described land and premises shall be limited to single family residential use; it shall not be used for business or commercial purposes.
2. Use of house trailers, mobile homes, portable buildings, buses, trucks or similar vehicles, for residence purposes is hereby prohibited, and no such vehicle shall be kept or permanently parked on the heretofore described land and premises; motor homes, recreational vehicles, campers, tents and any other temporary or mobile structures shall be located so as to be generally hidden from view and out of sight from County Road Number 106.
3. Residences shall be located not less than one hundred fifty (150) feet from the Easterly property line, same being the Westerly line of County Road Number 106, and not less than fifty (50) feet from any other property line.
4. Residences shall be constructed of brick, stone, stucco, masonry veneer, concrete, log or cedar, and shall be designed in a traditional or contemporary style.
5. Guest houses and servants quarters shall be constructed in such a manner so as not to detract from the residential character of the property.
6. Barns and outbuildings shall be placed on the tract in such a manner so as not to detract from the residential character of the property.
7. Animals and livestock may be kept, bred and maintained on said land and premises, subject to the following conditions:
 - A. All horses, cattle or other livestock or animals shall be kept enclosed on the tract by suitable fencing;
 - B. No swine may be bred, kept or maintained on said land and premises, except two (2) owned for personal consumption and/or show competition;

121 30W 4 8 4 10A

buildings, buses, trucks or similar vehicles, for residence purposes is hereby prohibited, and no such vehicle shall be kept or permanently parked on the heretofore described land and premises; motor homes, recreational vehicles, campers, tents and any other temporary or mobile structures shall be located so as to be generally hidden from view and out of sight from County Road Number 106.

3. Residences shall be located not less than one hundred fifty (150) feet from the Easterly property line, same being the Westerly line of County Road Number 106, and not less than fifty (50) feet from any other property line.
4. Residences shall be constructed of brick, stone, stucco, masonry veneer, concrete, log or cedar, and shall be designed in a traditional or contemporary style.
5. Guest houses and servants quarters shall be constructed in such a manner so as not to detract from the residential character of the property.
6. Barns and outbuildings shall be placed on the tract in such a manner so as not to detract from the residential character of the property.
7. Animals and livestock may be kept, bred and maintained on said land and premises, subject to the following conditions:
 - A. All horses, cattle or other livestock or animals shall be kept enclosed on the tract by suitable fencing;
 - B. No swine may be bred, kept or maintained on said land and premises, except two (2) owned for personal consumption and/or show competition;
 - C. No chickens, turkeys or other poultry may be kept or raised on said land and premises,

except five (5) per acre owned for personal consumption and/or show competition;

- D. No public stables shall be placed upon said land and premises;
 - E. No feed lots shall be placed upon said land and premises;
 - F. Said land and premises shall be maintained in such a manner as to prevent health hazards and shall not be offensive to the neighboring tracts.
8. Said land and premises shall be maintained in a clean, neat and attractive condition. Said land and premises shall not be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept, except in sanitary containers. The owner of said land and premises shall be responsible for disposing of all trash, garbage and rubbish in a sanitary manner and in a location provided for that purpose by a local governmental authority. The owner of said land and premises shall provide for the disposal of waste material through a septic system approved by the appropriate governmental authority.
9. Said land and premises shall not be used as a storage or salvage yard. No abandoned or inoperative automobile or other vehicle or trailer shall be permitted to remain on said land and premises. Personal campers, boats, tractors, trailers, recreational vehicles in good and usable condition may be kept on said land and premises.
10. No noxious or offensive activities shall be conducted on said land and premises, and nothing shall be done thereon which may be or become an annoyance or nuisance to the neighboring tracts.
11. The herein described land and premises shall not be subdivided.
12. Said land and premises shall not be used as an access easement for a road to land other than that which is a part of the original 53.875 acre tract of land described in Deed recorded in Volume 464, Page 471, of the Official Records of Colorado County, Texas, of which the herein described land is a part.
13. The covenants and restrictions set forth herein shall continue and be binding upon Grantees, their heirs, successors and assigns, as a

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clean, neat and attractive condition. and premises shall not be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste shall not be kept, except in sanitary containers. The owner of said land and premises shall be responsible for disposing of all trash, garbage and rubbish in a sanitary manner and in a location provided for that purpose by a local governmental authority. The owner of said land and premises shall provide for the disposal of waste material through a septic system approved by the appropriate governmental authority.

9. Said land and premises shall not be used as a storage or salvage yard. No abandoned or inoperative automobile or other vehicle or trailer shall be permitted to remain on said land and premises. Personal campers, boats, tractors, trailers, recreational vehicles in good and usable condition may be kept on said land and premises.
10. No noxious or offensive activities shall be conducted on said land and premises, and nothing shall be done thereon which may be or become an annoyance or nuisance to the neighboring tracts.
11. The herein described land and premises shall not be subdivided.
12. Said land and premises shall not be used as an access easement for a road to land other than that which is a part of the original 53.875 acre tract of land described in Deed recorded in Volume 464, Page 471, of the Official Records of Colorado County, Texas, of which the herein described land is a part.
13. The covenants and restrictions set forth herein shall continue and be binding upon Grantees, their heirs, successors and assigns, as a covenant running with the land, for a period of twenty-five (25) years from January 26, 2004; at

the end of such period, these covenants and restrictions shall automatically be extended for successive periods of ten (10) years, unless an instrument executed by a majority of the owners of the tracts comprising that original 53.875 acre tract of land described in Deed recorded in Volume 464, Page 471, of the Official Records of Colorado County, Texas, has been recorded, agreeing to change such covenants and restrictions, in whole or in part, or to revoke them.

14. To insure the observance of these covenants and restrictions and in the case of and upon any violation or non-observance of any of the above listed covenants and restrictions, Grantors, their heirs, successors or assigns, or any of the owners or occupants of any part or portion of that certain 53.875 acre tract of land described in Deed recorded in Volume 464, Page 471, of the Official Records of Colorado County, Texas, of which the heretofore described land and premises hereby conveyed is a part, shall have the right to prevent the breach thereof by injunction, mandatory or otherwise, and to recover whatever damages may have been suffered from such breach; and no act or omission upon the part of any of the beneficiaries of this clause shall be a waiver of the operation or enforcement of any of said covenants and restrictions.
15. Invalidation of any one (1) or more of these covenants or restrictions by judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.

STATE OF TEXAS COUNTY OF COLORADO
I hereby certify that this instrument was FILED on the
date and time stamped hereon by me; and was duly
RECORDED to the Volume and Page of the OFFICIAL
RECORDS of Colorado County, Texas and stamped
hereon by me, on

FEB 08 2005



Darlene Hayek
DARLENE HAYEK
COUNTY CLERK, COLORADO COUNTY, TEXAS

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SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2019

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

CONCERNING THE PROPERTY AT

53.875 Acres CR 106
Columbus, TX 78934

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? WEEK END USE (approximate date) or never occupied the Property FULL TIME

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	X		
Carbon Monoxide Det.		X	
Ceiling Fans	X		
Cooktop	X		
Dishwasher		X	
Disposal		X	
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	X	X	
French Drain		X	
Gas Fixtures		X	
Natural Gas Lines		X	

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

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

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

(TXR-1406) 09-01-19

Initialed by: Buyer: _____, _____ and Seller: [Signature]

Page 1 of 6

Concerning the Property at _____

2030 CR 106
Columbus, TX 78934

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

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

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

Roof Type: _____ Age: _____ (approximate)
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ___ yes ☒ no ___ unknownAre you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ___ yes ☒ no If yes, describe (attach additional sheets if necessary): _____**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

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

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

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

SMALL LEAK IN ROOF ABOVE REFRIG - SHEET METAL SCREW
RUBBER WASHER FAILED - CHAULICED SCREW TO REPAIR
CAN SEE WATER MARKS ON CEILING WOOD

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

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

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

(TXR-1406) 09-01-19

Initialed by: Buyer: _____, _____ and Seller:  Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Page 2 of 6

2030 CR 106,

Concerning the Property at _____

2030 CR 106
Columbus, TX 78934

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
NEVER TREATED FOR SEEN OAK WILT

*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? X yes no If yes, explain (attach additional sheets if necessary):
METAL SHIPPING CONTAINER HAS HOLE IN ROOF AND WOOD FLOOR NEEDS REPLACED

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

- X Present flood insurance coverage (if yes, attach TXR 1414).
- X Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- X Previous flooding due to a natural flood event (if yes, attach TXR 1414).
- X 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)).
- X Located — wholly — partly in a floodway (if yes, attach TXR 1414).
- X Located — wholly — partly in a flood pool.
- X 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: [Signature] [Signature]

Page 3 of 6

Concerning the Property at _____

53.875 Acres CR 106
Columbus, TX 78934

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): _____

Concerning the Property at _____

ONE ROOM BUNKHOUSE ADDED ONTO PROPERTY. LEON'S ELECTRIC
RAN WIRE TO BUILDING AND WIRED INSIDE. NO WATER
IN BUNKHOUSE

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): THERE IS SMOKE DETECTORS IN CABIN AND
BUNKHOUSE - DO NOT KNOW IF INSTALLED BY CHAPTER 766 OF THE
HEALTH & SAFETY CODE

*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.

Signature of Seller

Date

Signature of Seller

Date

Printed Name: LEE R WHITE

Printed Name: ANNIE WHITE

Concerning the Property at _____

53.875 Acres CR 106
Columbus, TX 78934

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: SAN BERNARD ELECTRIC
Sewer: —
Water: —
Cable: AT&T - DIRECTV
Trash: —
Natural Gas: —
Phone Company: —
Propane: —
Internet: HUGHES NET

phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: _____

- (7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.


Signature of Buyer

Date

Signature of Buyer

Date

Printed Name: _____

Printed Name: _____

(TXR-1406) 09-01-19

Initialed by: Buyer: _____, _____ and Seller: 

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INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

53.875 Acres CR 106
Columbus, TX 78934

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ LOW PRESSURE DOSAGE
- (2) Type of Distribution System: LOW PRESSURE DOSAGE TO DRAINAGE GRID ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: FACING EAST OF FRONT PORCH - 3 SEPTIC TANKS TO LEFT - DRAINAGE GRID TO LEFT OF TREE IN FRONT YARD ☐ Unknown
- (4) Installer: LEON'S ELECTRIC ☐ Unknown
- (5) Approximate Age: 14 1/2 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? NEVER
- (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 ☐ _____
PERMITS WERE FILED BY LEON'S ELECTRIC
- (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

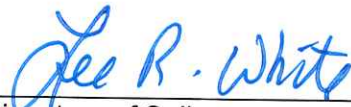
Initialed for Identification by Buyer _____, _____ and Seller [Signature], [Signature]

Page 1 of 2

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.


Signature of Seller
Lee R. White
3/18/2020
Date


Signature of Seller
3-18-2020
Date

Receipt acknowledged by:

Signature of Buyer
Date

Signature of Buyer
Date