

### 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.

			,	_							N RD. (MAIN HOUSE)			
CONCERNING THE PR	ROPI	ERT	Y A	F	_		Е	BRO	OKS	SHIRE	, TX 77423			70
DATE SIGNED BY SE	LLEF	AN	I DI	S N	OT	A SI	UBSTITUTE FOR A	NY	INS	PECTI	TION OF THE PROPERTY AS ONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	BU	JYEI	R
Seller X is _ is not o	ccup	ying	the	Pro	pert	y. If	unoccupied (by Sellmate date) or nev	er), l	how	long s	since Seller has occupied the F ne Property	rop,	erty	?
Section 1. The Prope	rty h	as t	he i	tem	s ma	arke	d below: (Mark Yes	(Y)	, No	(N), o				
Item	Υ	N	U	1	Ite	m		Υ	N	U	Item	Y	N	U
Cable TV Wiring	X			1	Lic	uid	Propane Gas:	X			Pump: sump grinder		X	
Carbon Monoxide Det.	×			1	_		ommunity (Captive)				Rain Gutters	X		
Ceiling Fans	X			1	-		Property	X			Range/Stove		X	
Cooktop	X			1			b NOTCONNECTED	X			Roof/Attic Vents	$\Box$	X	
Dishwasher (Z)	X			1			om System	X			Sauna	П	X	
Disposal (Z)	X			1	Mi	crow	vave	1	X		Smoke Detector	X		
Emergency Escape Ladder(s)		Χ			Οι	itdo	or Grill		X	П	Smoke Detector - Hearing Impaired			
Exhaust Fans	X			1	Pa	tio/[	Decking	X			Spa	X		
Fences	X			1			ing System	X			Trash Compactor		X	
Fire Detection Equip.	X			1	Po	ol		X			TV Antenna		X	
French Drain	X			1	Po	ol E	quipment	X			Washer/Dryer Hookup	X		
Gas Fixtures	A			1	Po	ol N	laint. Accessories	X			Window Screens	X	•	
Natural Gas Lines					Po	ol H	eater NOTCOMPCTE	X			Public Sewer System		X	
Item	_		-	Υ	N	U			-	Additio	onal Information			
Central A/C (3)	T-1777	- 1		X			Z electric gas	nur		r of un				
Evaporative Coolers					X		number of units:			NA		170		
Wall/Window AC Units					X		number of units:				HK			
Attic Fan(s)					X		if yes, describe:			100	2			
Central Heat				X			electric x gas	nur	nbe					
Other Heat					X		if yes, describe:							
Oven	(2			又	1		number of ovens:	7	2	Veled	ctric * gas other:			
Fireplace & Chimney	-	(2)					wood √gas log	gs	m	ock	other:			
Carport				X			attached_v not	atta	che	d				77
Garage							✓attachednot	atta	che	d				
Garage Door Openers				X			number of units:	350	I		number of remotes: 2		1.92	
Satellite Dish & Controls	S						l owned lease	d fro	m:	D	irectv			
Security System				X			✓ ownedlease	d fro	om:					
Solar Panels					X		owned lease							
Water Heater				X			electric _vgas	_ 0	ther	Tan	number of units:			
Water Softener				X			owned lease	d fro	m:					
Other Leased Items(s)							if yes, describe:				1			
(TXR-1406) 09-01-19			Initia	led I	ov. B	uver	a	nd S	eller	Mak	A PS	ane	1 of 6	6

38615 & 38619 DONIGAN RD. (MAIN HOUSE)

Concerning the Property at	_	_			_		BROOKSH	IKE,	IX	11423		_			
Underground Lawn Sprinkle		automatic manual areas covered:													
Septic / On-Site Sewer Facil	round Lawn Sprinkler X if						ves, attach Information About On-Site Sewer Facility (TXR-1407)								
Water supply provided by: Was the Property built before (If yes, complete, sign, a Roof Type: Is there an overlay roof covering)?  Are you (Seller) aware of an	cit e 19 and a over unkr	ing nown f the	well	_ MUD s no -1906 c	cour conce	o-op _ nknow rning l Age: shingle	unknown n ead-based 12 V. 4 es or roof on 1 that a	pain cov	other:  ot haz  ering  ot in		or of	, or			
Section 2. Are you (Seller aware and No (N) if you are			are.)	defect	ts or	malfu	nctions in	any	of t	he following? (Mark Yes (Y) if	you	are			
Basement	Ė	v		loors				Ė	X	Sidewalks	Ť	X			
Ceilings		Ÿ	<u> </u>	oundati	ion /	Slah(s	)	+-	X	Walls / Fences	+	X			
Doors		Ŷ	_	nterior V		Olab(3	)	$\vdash$	1	Windows	+				
Driveways	X		_	ighting		res		1	X	Other Structural Components	+	X			
Electrical Systems	-	X		lumbing				$\vdash$	×	outer outdetailer compensions	+	0-			
Exterior Walls		X		Roof	9 0 9 0	, como		$\vdash$	X			$\vdash$			
Section 3. Are you (Seller you are not aware.)	) aw	/are	of any	of the	follo	wing	conditions	s? (N	/lark	Yes (Y) if you are aware and	No (N	l) if			
Condition		_			Υ	N	Conditio	n n			Υ	N			
Aluminum Wiring	_				+·	X	Radon G				+-	X			
Asbestos Components					+	<del>\frac{1}{2}</del>	Settling	,uo			+	X			
Diseased Trees: oak wilt					+	X	Soil Mov	eme	nt		+	X			
Endangered Species/Habitat	on	Prop	ertv		1	X				ture or Pits	+	ñ			
Fault Lines	Diemon.				$\top$	X				rage Tanks	1	-/			
Hazardous or Toxic Waste						X	Unplatte					2			
Improper Drainage						X	Unrecord					X			
Intermittent or Weather Spring	igs	CVE	ec		銐	X	Urea-for	malo	lehyc	le Insulation		X			
Landfill	- 13 - 17 - 1	- 48				义				ot Due to a Flood Event		X			
Lead-Based Paint or Lead-B			Hazar	ds		X	Wetland	s on	Prop	erty		X			
Encroachments onto the Pro						X	Wood R	Wood Rot							
Improvements encroaching of	on o	Improvements encroaching on others' property					Active infestation of termites or other wood								
					1			festa				100			
Located in Historic District	_		Р			X	destroyir	festa	sects	s (WDI)		X			
Historic Property Designation						X X	destroyir Previous	festang in trea	sects atmer	s (WDI) nt for termites or WDI		X			
			, p.op.				destroyir Previous Previous	festang in treats term	sects atmer	s (WDI)		XXX			
Previous Foundation Repairs							Previous Previous Previous	festang in treat terms fire	sects atmer nite c	s (WDI)  tt for termites or WDI  or WDI damage repaired		X X X			
Previous Foundation Repairs Previous Roof Repairs	3						Previous Previous Previous Previous Termite	festang in treastern terms fire t	sects atmer	or WDI) or WDI damage repaired amage needing repair		XXX			
Previous Foundation Repairs	3				X		Previous Previous Previous Previous Termite	festang in a treat term of Willocka	sects atmer	s (WDI)  tt for termites or WDI  or WDI damage repaired	-	X X X			

(TXR-1406) 09-01-19

of Methamphetamine

Initialed by: Buyer:

Page 2 of 6

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

Concernin	38615 & 38619 DONIGAN RD. (MAIN HOUSE) ag the Property atBROOKSHIRE, TX 77423
	ver to any of the items, in Section 3 is yes, explain (attach, additional sheets if necessary):  onotice remodel in 2007-2006. Structural Beauty in state in
Section 4.	gle blockable main drain may cause a suction entrapment hazard for an individual.  Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, s not been previously disclosed in this notice?yes _X no If yes, explain (attach additional sheets if
wholly or	. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check partly as applicable. Mark No (N) if you are not aware.)
Y N	December of the contract of the contract TVD 1414)
<u>~</u> _	Present flood insurance coverage (if yes, attach TXR 1414).  Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
V	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
<u></u>	Previous water penetration into a structure on the Property due to a natural flood 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).
<u> </u>	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
_ <u>X</u> _ X	Located wholly partly in a floodway (if yes, attach TXR 1414).
_ X	Located wholly partly in a flood pool.
<u> X</u>	Located wholly partly in a reservoir.
If the ansy	ver to any of the above is yes, explain (attach additional sheets as necessary):  Property Flooded Wemorial & laborday 2015, Then again with Hamley.
*For pu	urposes of this notice:
which i	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding,

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 Co	orps of Engineers to	hat is intended to retain
water or delay the runoff of water in a designated surface area of land.	las A	1114	

and Seller:

(TXR-1406) 09-01-19

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Initialed by: Buyer:

### 38615 & 38619 DONIGAN RD. (MAIN HOUSE) BROOKSHIRE, TX 77423

Concerning the Property at

Section provider sheets as	6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance including the National Flood Insurance Program (NFIP)?*
Even risk,	es in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the ure(s).
Adminis	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business tration (SBA) for flood damage to the Property?yes _vno If yes, explain (attach additional sheets as y):
Section a	8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are re.)
<u>Y N</u>	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
_ X	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
	Name of association:
	Fees or assessments are: \$ ner and are: mandatory voluntary
	Manager's name: Phone: Phone:
_ 🗷	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  Any optional user fees for common facilities charged? yes no If yes, describe:
_ <u>x</u>	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
_ <u>x</u>	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
_ ≯	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.
<u> </u>	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
<u>_ X</u>	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 ans	wer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(TXR-1406	8) 09-01-19 Initialed by: Buyer:, and Seller: A Page 4 of 6

Concerning the Pro	perty at		DONIGAN RD. (MAIN HOUSE DKSHIRE, TX 77423	
Section 9. Seller	has has	not attached a survey of the	Property.	
persons who re	gularly provide	inspections and who a	received any written insp re either licensed as insp , attach copies and complete th	ectors or otherwise
Inspection Date	Туре	Name of Inspector		No. of Pages
Note: A buye		on the above-cited reports as a ould obtain inspections from in	reflection of the current conditions spectors chosen by the buyer.	on of the Property.
Section 11. Check			rently claim for the Property:	
Homestead		✓ Senior Citizen	Disabled	
Wildlife Man	agement	Agricultural	Disabled Vete	eran
Other:			Unknown	
which the claim w	as made? ye	s <u>v</u> no If yes, explain:		
Section 14. Does requirements of C (Attach additional s	hapter 766 of th	ne Health and Safety Code?*	s installed in accordance wit unknownno _ves. If r	th the smoke detector no or unknown, explain.
installed in ac including perf	cordance with the ormance, location,	requirements of the building code and power source requirements.	two-family dwellings to have working in effect in the area in which the lif you do not know the building contains and building official for more information.	dwelling is located, de requirements in
family who wi impairment fro the seller to ir	Il reside in the dwe om a licensed physi astall smoke detect	elling is hearing-impaired; (2) the lician; and (3) within 10 days after the ors for the hearing-impaired and s	ng impaired if: (1) the buyer or a me buyer gives the seller written evide the effective date, the buyer makes to specifies the locations for installation which brand of smoke detectors to ins	ence of the hearing a written request for on. The parties may
		enced Seller to provide inaccura	the best of Seller's belief and that information or to omit any many	
Signature of Seller	7. 	#190517,7070 C	ture of Seller	Date 8/1/202
Printed Name: 7	- Wayne t	1	d Name: Sandra K. F	layes
(TXR-1406) 09-01-19	Initia	aled by: Buyer: ,	and Seller	Page 5 of 6

### ADDITIONAL NOTICES TO BUYER:

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

Electric: Texpo Exergy	phone #: 713-358-8508
Sewer: NA	phone #:
Water: N/A	phone #:
Cable: DivecTV	phone #: 1-800 - direct v
Trash: Kenthlic Services	phone #: 1-3-726-7300
Natural Gas:	phone #:
Phone Company: Conscionted Communication	Wphone #: 1-844-968-7224
Propane: Local L. P.	phone #: 281-391-0108
Internet: Consolidated Communications	phone #: 1-844-968-7224-
10 m s = 1	

(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 Selle	AKS	Page 6 of 6



### TEXAS ASSOCIATION OF REALTORS®

# **INFORMATION ABOUT ON-SITE SEWER FACILITY**

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.

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cc	NC	SERNING THE PROPERTY AT BROOKSHIRE, TX 77423	OUSE)	
A.	DE	SCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:		
	(1)	Type of Treatment System: Septic Tank Aerobic Treatment  Septics - Prointiets on Sovery	_ Uı -	nknown
	(2)	Type of Distribution System: Drain Field	Uı	nknown
	(3)	Approximate Location of Drain Field or Distribution System:	_ Uı	nknown
		Installer: Completed prider to ownership  Approximate Age: 15-25 years:	•	nknown
В.		AINTENANCE INFORMATION:		
		Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  If yes, name of maintenance contractor:  Phone:  Contract expiration date:  Maintenance contracts must be in effect to operate aerobic treatment and certain non-sewer facilities.)	standard"	
	(2)	Approximate date any tanks were last pumped? All touks pumped 13 mg	ontho	200
		Is Seller aware of any defect or malfunction in the on-site sewer facility?  If yes, explain:		XNo
	(4)	Does Seller have manufacturer or warranty information available for review?	Yes	No
C.	PL	ANNING 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 OS maintenance contract manufacturer information warranty information	SF was ir	nstalled
	(2)	"Planning materials" are the supporting materials that describe the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer	facility the	nat are
	(3)	It may be necessary for a buyer to have the permit to operate an on-sit transferred to the buyer.	e sewer	facility
TAI	R-140	07) 1-7-04 Initialed for Identification by Buyer, and Seller	Pag	ge 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>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

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

Signature of Seller F. WAYNE HAYES

SANDRA W. HAYES

Receipt acknowledged by:

Signature of Buyer

Signature of Buyer Date

Date

Concerning the Prop	perty at	38615 & 38619 DONIGAN RD. (GUEST HOUSE) BROOKSHIRE, TX 77423							
	/								
Section 9. Seller		11.57	Life Carl						
persons who reg	ularly provide ins	spections and	who are either	any written inspection licensed as inspectors sies and complete the follow	s or otherwise				
Inspection Date	Туре	Name of Inspe	ctor		No. of Pages				
	_								
Note: A buyer :	그러스 보다는 어느 아니는 아이들이 얼마면 살아 하는 것이 없는 것이 없는 그리고 있다. 그런 그리고 있다면 없다.	and Mark Mark and the control of the second and the second second and the second	rts as a reflection of from inspectors ch	f the current condition of thosen by the buyer.	ne Property.				
Section 11. Check	any tax exemption(s	s) which you (Sel	ler) currently clain	n for the Property:					
<u> </u> Homestead	gement	Senior Citizen		Disabled					
Wildlife Mana	gement	Agricultural		Disabled Veteran Unknown					
insurance provider	ever me	d a claim for da	mage, other than	flood damage, to the Pr	operty with any				
insurance claim or a	a settlement or awa	ret in a legal prod	eeding) and not us	amage to the Property ( sed the proceeds to mak	e the repairs for				
Section 14. Does the requirements of Ch (Attach additional she	apter 766 of the He	orking smoke do alth and Safety C	etectors installed	in accordance with the n no yes. If no or u	smoke detector nknown, explain.				
installed in acco including perfon effect in your are A buyer may req family who will i	ordance with the requiremance, location, and pera, you may check unknowing a seller to install sizeside in the dwelling is	ements of the buildi ower source require own above or contac moke detectors for the s hearing-impaired;	ng code in effect in the ements. If you do not ct your local building o ne hearing impaired if: (2) the buyer gives the	vellings to have working smokene area in which the dwelling know the building code requificial for more information.  (1) the buyer or a member of the seller written evidence of the the buyer makes a written	g is located, uirements in the buyer's the hearing				
the seller to inst agree who will be	all smoke detectors for ear the cost of installing	the hearing-impaire the smoke detector	ed and specifies the los s and which brand of s	ocations for installation. The period of the contract of the c	parties may				
the broker(s), has ins	tructed or influenced	Seller to provide i	true to the best of S naccurate information	Seller's belief and that no pon or to omit any material	person, including information.				
Signature of Seller	-1 1	Date	Signature of Seller	r	Date				
Printed Name:	- Waynetta	yes	Printed Name:	Sandra W. Hayes					
(TXR-1406) 09-01-19	Initialed by	: Buyer: , _	and Seller:		Page 5 of 6				



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38615 & 38619 DONIGAN RD. (GUEST HOUSE)

CONCERNING THE PE	ROPI	=RT	YA		_		E	RO	OKS	HIRE,	1X 77423			-
DATE SIGNED BY SE	LLEF	R AN	ID I	SN	ОТ	A S	UBSTITUTE FOR A	NY I	NSF	PECTION	ION OF THE PROPERTY AS ONS OR WARRANTIES TH SELLER'S AGENTS, OR AN	E BU	JYEF	2
Seller <u>√</u> is is not o	ccup	ying	the				unoccupied (by Sell- mate date) or nev				ince Seller has occupied the e Property	Prop	erty'	?
Section 1. The Prope				em	s m	arke	d below: (Mark Yes	(Y)	No	(N), o		<i>y</i> .		
Item	Υ	N	U	]	Ite	m		Υ	N,	U	Item	Y	N	U
Cable TV Wiring	V				Lie	quid	Propane Gas:		V		Pump: sump grinder	$\top$	V	
Carbon Monoxide Det.		1			_		ommunity (Captive)		1		Rain Gutters	V		
Ceiling Fans	V		7				Property		/		Range/Stove		V	
Cooktop	$\top$	V.			-	ot Tu			/		Roof/Attic Vents	1		/
Dishwasher		1			Int	erco	om System		/		Sauna	$\Box$		
Disposal		V					vave		/		Smoke Detector	/		
Emergency Escape Ladder(s)		1			Oı	utdo	or Grill		/		Smoke Detector - Hearing Impaired			
Exhaust Fans	V		/		Pa	tio/[	Decking	V			Spa	$\top$	1	
Fences		V			_		ing System	V			Trash Compactor	$\vdash$		
Fire Detection Equip.	1		,		Po				/		TV Antenna	$\top$	1	/
French Drain		V			Po	ol E	quipment		/		Washer/Dryer Hookup	$\top$		
Gas Fixtures		V			_		laint. Accessories		/		Window Screens			/
Natural Gas Lines		V			Po	ol H	eater		/		Public Sewer System	$\Box$		
					×422									
Item				Y	N	U			Α	dditio	nal Information			
Central A/C				V		ł	Velectric gas	nun	nber	of uni	ts:			
Evaporative Coolers					/	Ł	number of units:							
Wall/Window AC Units					/	1	number of units:							
Attic Fan(s)					/		if yes, describe:							
Central Heat				/			✓ electric gas	nun	nber	of uni	ts:			
Other Heat					1		if yes, describe:							
Oven					1		number of ovens:			elec	tricgasother:			
Fireplace & Chimney					/		wood gas log	gs _	mo	ckc	other:			
Carport					/		attached not	atta	chec	b				
Garage					1		attached not	atta	chec	t				
Garage Door Openers					/		number of units:				number of remotes:			
Satellite Dish & Controls	3				/		owned lease	d fro	m: _					
Security System					/		owned lease	d fro	m: _					
Solar Panels					/		ownedlease	d fro	m:					
Water Heater				V	/		v electric gas	_ ot	her:		number of units:	1		
Water Softener				V			✓ ownedlease							
Other Leased Items(s)					/		if yes, describe:	Nic	SOF	t w	ntev Sottemu			
(TXR-1406) 09-01-19		1	nitial	led b	y: B	uyer				Lew	1401	age 1	1 of 6	;

38615 & 38619 DONIGAN RD. (GUEST HOUSE) **BROOKSHIRE, TX 77423** Concerning the Property at manual areas covered: Underground Lawn Sprinkler automatic if yes, attach Information About On-Site Sewer Facility (TXR-1407) Septic / On-Site Sewer Facility Water supply provided by: \_\_city \_\_well \_\_MUD \_\_co-op \_\_unknown \_\_other: \_\_c Was the Property built before 1978? \_\_yes \_vno \_\_unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). Roof Type: Age: 12 12 175 (approximate)
Is there an overlay loof govering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes no wunknown 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 Item Item Sidewalks Floors Basement Walls / Fences Foundation / Slab(s) Ceilings Windows Doors Interior Walls Other Structural Components Lighting Fixtures Driveways Plumbing Systems **Electrical 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 Condition Radon Gas Aluminum Wiring Asbestos Components Settlina Diseased Trees: oak wilt Soil Movement Subsurface Structure or Pits Endangered Species/Habitat on Property **Underground Storage Tanks** Fault Lines Hazardous or Toxic Waste **Unplatted Easements Unrecorded Easements** Improper Drainage Urea-formaldehyde Insulation Intermittent or Weather Springs Water Damage Not Due to a Flood Event Landfill Lead-Based Paint or Lead-Based Pt. Hazards Wetlands on Property Encroachments onto the Property Wood Rot Active infestation of termites or other wood Improvements encroaching on others' property destroying insects (WDI) Located in Historic District Previous treatment for termites or WDI Previous termite or WDI damage repaired Historic Property Designation Previous Foundation Repairs Previous Fires Previous Roof Repairs Termite or WDI damage needing repair

(TXR-1406) 09-01-19

of Methamphetamine

Previous Other Structural Repairs

soiltin 2007

Previous Use of Premises for Manufacture

Initialed by: Buyer:

and Seller:/

Tub/Spa\*

Page 2 of 6

HAYES, WAYNE

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Single Blockable Main Drain in Pool/Hot

# 28615 & 38619 DONIGAN RD. (GUEST HOUSE) BROOKSHIRE, TX 77423 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.) 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

<u>···</u> , <u>···</u>	Present floor insurance coverage (ii yes, attach 17/1/14/4).
<u> </u>	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release o water from a reservoir.
✓ <sub>+</sub>	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attack TXR 1414).
✓_	Locatedwhollypartly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO AH, VE, or AR) (if yes, attach TXR 1414).
<b>√</b> _,	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 answe	er to any of the above is yes, explain (attach additional sheets as necessary):
	Three Honds

\*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.	1.//\		

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_, and Seller

Page 3 of 6

# Concerning the Property at \_\_\_\_\_

### 38615 & 38619 DONIGAN RD. (GUEST HOUSE) BROOKSHIRE, TX 77423

provider, i	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance including the National Flood Insurance Program (NFIP)?*yes no If yes, explain (attach additional necessary):
Even w risk, an structur	
Administra necessary)	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property? yes no If yes, explain (attach additional sheets as
Section 8.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
<u>Y</u> 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:
	Manager's name: Phone: 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.
NAC	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 answ	er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): Contractive
(TXR-1406)	09-01-19 Initialed by: Buyer:, and Seller Page 4 of 6

### ADDITIONAL NOTICES TO BUYER:

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

(6) Th	e following	providers	currently	provide	service	to the	Property:
--------	-------------	-----------	-----------	---------	---------	--------	-----------

Electric: VYPO ENRY94	phone #: 713-358-850%
Sewer: N/A'	phone #:
Water:	phone #:
Cable:	phone #: 1-800-directV
Trash: Republic Sevilices	phone #:
Natural Gas:	phone #: —
Phone Company: Consolidated Communications	phone #: 1-844-968-7224
Propane: Local L. P.	phone #: 281-391-0108
Internet: Consolicated Communication	phone #: 1-844-968-7204

(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: , , Road, Fraser, Michigan 48026 www.zipl.ogix.com	Page 6 of 6



### TEXAS ASSOCIATION OF REALTORS®

# INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.

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cc	38615 & 38619 DONIGAN RD. (GUEST ONCERNING THE PROPERTY AT BROOKSHIRE, TX 77423	T HOUSE)
	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown
	(2) Type of Distribution System:	Unknown
	(3) Approximate Location of Drain Field or Distribution System:	Unknown
	(4) Installer:	 
	(5) Approximate Age:	Unknown
В.	MAINTENANCE INFORMATION:	
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  If yes, name of maintenance contractor:  Phone:  Contract expiration date:  Maintenance contracts must be in effect to operate aerobic treatment and certain not sewer facilities.)	Yes No
	(2) Approximate date any tanks were last pumped?	⊖ ☐Yes ØNo
c.	(4) Does Seller have manufacturer or warranty information available for review?  PLANNING MATERIALS, PERMITS, AND CONTRACTS:	☐ Yes X No
	(1) The following items concerning the on-site sewer facility are attached:  planning materials permit for original installation final inspection when maintenance contract manufacturer information warranty information	OSSF was installed
	(2) "Planning materials" are the supporting materials that describe the on-site set submitted to the permitting authority in order to obtain a permit to install the on-site set.	: [17] [18] [18] [18] [18] [18] [18] [18] [18
	(3) It may be necessary for a buyer to have the permit to operate an on transferred to the buyer.	<i>Y</i>
TA	R-1407) 1-7-04 Initialed for Identification by Buyer,and Seller	Page 1 of 2

Bevers Real Estate, LLC, 7701 Highway 290 East Chappell Hill, TX 77426 Shelly Moschak Produced with zipForm® b

ast Chappell Hill, TX 77426 Phone: 9792511343
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Fax: 5125326023

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

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

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

Signature of Seller
F. WAYNE HAYES

Date

Signature of Seller SANDRA W. HAYES

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

Date



# 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.

38615 & 38619 DONIGAN RD. (BARN QUARTERS) BROOKSHIRE, TX 77423

THIS NOTICE IS A DISC DATE SIGNED BY SEL MAY WISH TO OBTAIN AGENT.	LEF	NA S	DIS	SNO	TC	SL	JBSTITUTE FOR A	I YV	NSF	PECT	IONS O	R WARRANTIES THE	: BU	IYEI	R
Seller <u>v</u> is is not o	ccup	ying	the	Pro	perty (app	/. If	unoccupied (by Selle mate date) or nev	er), ł er o	ow ccup	long pied t	since Se he Prope	ller has occupied the lerty	⊃rop	erty	?
Section 1. The Proper	rty h	as th	e it	ems	s ma	rke o be	d below: (Mark Yes conveyed. The contra	(Y), ct wi	No Il dei	(N), e termin	or Unkn e which it	own (U).) ems will & will not conve	у.		
Item	Υ	N	U		Ite	m		Υ	N/	U	Item		Υ	N	U
Cable TV Wiring		V			Liq	uid	Propane Gas:		V		Pum	o:sumpgrinder		1	
Carbon Monoxide Det.		V			-LF	Co	mmunity (Captive)				Rain	Gutters	V	F	
Ceiling Fans	V			ĺ	-LF	on	Property		1		Rang	je/Stove	-	/	
Cooktop		1	,		Но	t Tu	b		1		Roof	Attic Vents	-		
Dishwasher		V			Inte	erco	m System		1		Saur	а		/	
Disposal		1		1	Mic	crow	ave		/		Smo	ke Detector	$\angle$		
Emergency Escape Ladder(s)					Ou	tdoo	or Grill				Smo	ke Detector - Hearing ired		/	
Exhaust Fans	1				Pa	tio/E	Decking		/		Spa			/	
Fences	/	1	1	1	Plu	ımbi	ing System	/			Tras	n Compactor		/	
Fire Detection Equip.		1	/	1	Po	ol			/			ntenna		/	
French Drain		1			Po	ol E	quipment		/			ner/Dryer Hookup		/	
Gas Fixtures		1	,		Po	ol M	laint. Accessories		1		Wind	ow Screens	/		/
Natural Gas Lines		/			Po	ol H	eater		/		Publ	c Sewer System		/	
Item				Y	N	U	/					ormation			
Central A/C				V				nur	nbe	of u	nits:				
Evaporative Coolers					1		number of units:								
Wall/Window AC Units					/	_	number of units:								
Attic Fan(s)				L,	/		if yes, describe:							_	_
Central Heat				/	_			nur	nbe	r of u	nits:				
Other Heat				L,	W		if yes, describe:			1					
Oven				/	N.		number of ovens:	1		√ ele	The second second second	gasother:			
Fireplace & Chimney				١.,	/		woodgas lo			ock_	other:			_	_
Carport				/	/			atta					_		
Garage					/	_	attached not	atta	iche	a				-	-
Garage Door Openers					1		number of units:				numbe	r of remotes:			_
Satellite Dish & Controls	S				1		ownedlease							_	_
Security System				_	1		owned lease								_
Solar Panels				1	/		ownedlease		_				1	_	
Water Heater				/	-		velectricgas	-	ther			number of units:	1	_	_
Water Softener				_	/	_	ownedlease	d fro	om:				-		
Other Leased Items(s)					/		if yes, describe:			1.1	1			_	
(TXR-1406) 09-01-19		1	Initia	aled I	by: B	uyer	:,	and S	Seller	ds.	4.4	KH F	age	1 of	6

Bevers Real Estate, LLC, 7701 Highway 290 East Chappell Hill, TX 77426 Shelly Moschak Produced with zipForm® b

CONCERNING THE PROPERTY AT

Phone: 9792511343

Fax: 5125326023

# 38615 & 38619 DONIGAN RD. (BARN QUARTERS)

Concerning the Property at					В	ROOKSHIR	E, TX 77	423		
					matic	manual a	reas cove	ered:		
	Septic / On-Site Sewer Facility if yes, attach Information About On-Site Sewer Facility (TXR-1407)									
covering)?yes _/ nou	nd a over unkn	78? _attach ing o nown f the i	yes no TXR-1906 con n the Propert	_ un ncer ry (s	known rning le Age: _ shingle	ad-based particles or roof contraction 1 that are	aint hazar 30 QV overing p	ds).  (approximated over existing shingles orking condition, that have defined as a second condition of the		
Section 2. Are you (Seller aware and No (N) if you are	e no	are o	ire.)	or	malfu			following? (Mark Yes (Y) if		
Item	Υ	N	Item				YN	Item	Υ	N
Basement			Floors					Sidewalks	-	1
Ceilings			Foundatio	n / S	Slab(s)			Walls / Fences	↓	
Doors			Interior W					Windows		
Driveways			Lighting F	ixtu	res b	illosout	1	Other Structural Components	_	
Electrical Systems			Plumbing	Sys	tems	1	Ag /			
Exterior Walls		/	Roof							
Section 3. Are you (Seller you are not aware.)	) av	vare o	of any of the f	ollo	wing	conditions?	(Mark Y	es (Y) if you are aware and N	lo (N	l) if
Condition				Υ	N	Condition	1		Y	N
Aluminum Wiring					1	Radon Ga	is			
Asbestos Components	_				/	Settling	1777			7
Diseased Trees: oak wilt						Soil Move	ment			
Endangered Species/Habita	-	Prop	ertv			Subsurfac	e Structu	re or Pits		
Fault Lines						Undergrou	und Stora	ge Tanks		
Hazardous or Toxic Waste					/	Unplatted				/
Improper Drainage						Unrecorde	ed Easem	ents		/
Intermittent or Weather Spring	ngs					Urea-form	aldehyde	Insulation		/
Landfill					1	Water Da	mage Not	Due to a Flood Event	/	
Lead-Based Paint or Lead-E	Base	d Pt.	Hazards		7	Wetlands	on Prope	rty		
Encroachments onto the Pro	per	ty				Wood Rot				
Improvements encroaching on others' property					/	Active infe		f termites or other wood (WDI)		
Located in Historic District				Previous	treatment	for termites or WDI		/		
Historic Property Designation						Previous	termite or	WDI damage repaired		
Previous Foundation Repairs						Previous	21711120000000000			1
Previous Roof Repairs						Termite o	r WDI dar	nage needing repair		
Previous Other Structural Re						Single Blo Tub/Spa*	ckable M	ain Drain in Pool/Hot		
Previous Use of Premises for Manufacture of Methamphetamine								Inn		

(TXR-1406) 09-01-19

Page 2 of 6

Initialed by: Buyer: \_\_\_\_\_, \_\_\_ and Seller \_\_\_\_, \_\_\_\_ Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026

Concerning	the Property at BROOKSHIRE, TX 77423
If the enew	er to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):  Seem Thomas 3 times - Siewy This 19 remidiated in regards.
Section 4.	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, s not been previously disclosed in this notice?yesno If yes, explain (attach additional sheets if
Section 5	Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check 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.
<b>/</b> _	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).
	Locatedwhollypartly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
<u>/</u>	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 ansv	ver to any of the above is yes, explain (attach additional sheets as necessary):
*For pt	urposes of this notice:
which	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
area, v	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, is considered to be a moderate risk of flooding.
"Flood subjec	pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is to controlled inundation under the management of the United States Army Corps of Engineers.
"Flood under	insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
"Flood	way" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel

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

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

(TXR-1406) 09-01-19

and Seller Initialed by: Buyer: \_\_

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

### 38615 & 38619 DONIGAN RD. (BARN QUARTERS) BROOKSHIRE, TX 77423

Section 6. provider, i	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance ncluding the National Flood Insurance Program (NFIP)?*yes _v no If yes, explain (attach additional necessary):
Even w risk, an structure	
Section 7. Administra necessary)	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property?yes _v no If yes, explain (attach additional sheets as
Section 8.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
<u>Y N</u>	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
	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 answ	er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(TXR-1406)	09-01-19 Initialed by: Buyer:, and Selle, Page 4 of 6

Concerning the Prop	perty at		38615 & 38619 DONIGAN RD. (BARN QUARTERS) BROOKSHIRE, TX 77423			
Section 10. Within	the last 4	not attached a survey o years, have you (Se e inspections and wh ections?yesno	ller) received a no are either li	censed as inspecto	ors or otherwise	
Inspection Date	Туре	Name of Inspecto	or		No. of Pages	
Note: A buyer	should not rely A buyer sh	on the above-cited reports nould obtain inspections fr	s as a reflection of om inspectors cho	the current condition of sen by the buyer.	the Property.	
Section 11. Check	any tax exemp	tion(s) which you (Selle	r) currently claim	for the Property:		
Homestead	4	Senior Citizen Agricultural		Disabled Disabled Veteran		
Wildlife Man	agement	Agricultural		Unknown		
which the claim wa	as made? ye	esno If yes, explain:				
Section 14. Does requirements of C (Attach additional st	hapter 766 of t	ave working smoke det he Health and Safety Co ry):	ode?* unknown	n accordance with the non-	e smoke detector r unknown, explain.	
installed in acc	cordance with the ormance, location,	Safety Code requires one-fai requirements of the building and power source requiren ck unknown above or contact	g code in effect in th nents. If you do not	e area in which the dwel know the building code re	ling is located, equirements in	
family who wil impairment fro the seller to in	I reside in the dw m a licensed phys stall smoke detec	nstall smoke detectors for the relling is hearing-impaired; (2 sician; and (3) within 10 days stors for the hearing-impaired stalling the smoke detectors	<ol><li>the buyer gives the after the effective date</li><li>and specifies the log</li></ol>	e seller written evidence te, the buyer makes a writ ocations for installation. Ti	of the hearing ten request for	
the broker(s), has in	es that the states	ments in this notice are treenced Seller to provide in	accurate information	on or to omit any mater	ial information. $8/7/2020$	
Signature of Seller	- When t	L	Signature of Seller	,	/ / Date	
Printed Name: T	· varia		Printed Name:	MA AVII	Page 5 of 6	
(TXR-1406) 09-01-19		ialed by: Buyer:, -om® by zipLogix 18070 Fifteen Mile Roa	and Seller: d	ww.zipLogix.com	HAYES, WAYNE	

### 38615 & 38619 DONIGAN RD. (BARN QUARTERS) BROOKSHIRE, TX 77423

Concerning the Property at

### ADDITIONAL NOTICES TO BUYER:

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

(6)	The following	providers	currently	provide servi	ce to	the	Property:
-----	---------------	-----------	-----------	---------------	-------	-----	-----------

Electric: Texas Every 4	phone #: 713-358-8508
Sewer: Sewaric	phone #:
Water: WEVI	phone #:
Cable: No	phone #: <u></u>
Trash:	phone #:
Natural Gas: No	phone #:
Phone Company:	phone #:
Propane: No	phone #:
Internet: No	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: A series and seller:	Page 6 of 6



# TEXAS ASSOCIATION OF REALTORS®

# INFORMATION ABOUT ON-SITE SEWER FACILITY

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CC	NC	38615 & 38619 DONIGAN RD. (BARN QUA ERNING THE PROPERTY AT BROOKSHIRE, TX 77423	RTERS)	<u>&amp;</u>			
۹.	DE	SCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:					
	(1)	Type of Treatment System: Septic Tank Aerobic Treatment	Ur	known			
	(2)	Type of Distribution System:	Ur	known			
	(3) Approximate Location of Drain Field or Distribution System:			iknown			
	(4)	Installer:	Unknown				
	(5)	Approximate Age: 15-25 years?	Ur	known			
в.		INTENANCE INFORMATION:	13-677-15-67				
	(1)	Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  If yes, name of maintenance contractor:					
		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?  If yes, explain:	Yes	No			
	(4)	Does Seller have manufacturer or warranty information available for review?	Yes	NO			
C.	PL	ANNING 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 submitted to the permitting authority in order to obtain a permit to install the on-site sew					
	(3)	It may be necessary for a buyer to have the permit to operate an on-site transferred to the buyer.	e sewer	facility			
TA	R-14	107) 1-7-04 Initialed for Identification by Buyer, and Selection,	Pa	ge 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>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

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

Sig	nat	ure	of	Se	ller	
F	WA	YN	F	HA	YES	

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

SANDRA W. HAYES

Date

