

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.

				Main	House							
CONCERNING THE PR	ROPI	ERT	YAT	13003	E. State	tu	7 7	94	Grapeland, Tx	.7	58	44
MAY WISH TO OBTAIN AGENT. Seller is is not of the section 1. The Proper	CCUP	R All	ND IS NOT the	F SELLER'S K S NOT A SUBS A WARRANTY Property. If und (approximate	NOWLEDGE OF STITUTE FOR AI OF ANY KIND accupied (by Selle e date) or nev	THI NY I BY (er), her o	E CON INSPE SELLE now lo ccupie	IDITI CTIC R, S ng si ed the	ON OF THE PROPERTY AS DNS OR WARRANTIES TH ELLER'S AGENTS, OR AN nce Seller has occupied the Property	S OF E BU Y O	THE	= ?
Item	Y/	N	U	Item		Y	N/ U		Item	J.	N	U
Cable TV Wiring	V,				pane Gas:		1		Pump: sump grinder			U
Carbon Monoxide Det.	V				nunity (Captive)		1		Rain Gutters	1		
Ceiling Fans	V			-LP on Pro			1		Range/Stove	1		
Cooktop	V			Hot Tub			1/		Roof/Attic Vents	1	/	
Dishwasher	V			Intercom S	System	1	1		Sauna		/	
Disposal	V	,		Microwave		1			Smoke Detector	1		
Emergency Escape Ladder(s)	1	V		Outdoor G	rill	1			Smoke Detector - Hearing Impaired		1	
Exhaust Fans	V	1		Patio/Deck	ing	V.			Spa	+	/	
Fences		V		Plumbing \$	System	1	1	7	Trash Compactor	1		
Fire Detection Equip.	V	1		Pool			1		TV Antenna	1		
French Drain		V		Pool Equip	ment		1		Washer/Dryer Hookup	1		

Item	Y/ N U	/ Additional Information							
Central A/C	V	electric gas number of units:							
Evaporative Coolers		number of units:							
Wall/Window AC Units		number of units:							
Attic Fan(s)	- 1 1	if yes, describe:							
Central Heat	V	✓ electric gas number of units:							
Other Heat	V ,	if yes, describe: Wood Stove							
Oven		number of ovens: 2 electric gas other:							
Fireplace & Chimney	. //	wood gas logs mock other:							
Carport	1	attached not attached							
Garage	V	attached not attached							
Garage Door Openers		number of units: number of remotes:							
Satellite Dish & Controls	V /	owned leased from: QISh							
Security System	1	owned leased from:							
Solar Panels		owned leased from:							
Water Heater		✓electric gas other: number of units: 2							
Water Softener		owned leased from:							
Other Leased Items(s)		if yes, describe:							

Pool Maint. Accessories

Pool Heater

Nater Softener		owned leased from:	
Other Leased Items(s)	√	if yes, describe:	
TXR-1406) 09-01-19	Initialed by: Buyer:	,and Seller: JL, JL	Page 1 of 6
awrence Realty, 720 East Loop 304 Crockett,	TX 75835	Phone: 936,546,4182 Fax: .	Untitled

Nancy Lawrence

Gas Fixtures

Natural Gas Lines

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Untitled

Window Screens

Public Sewer System

Concerning the Property at											
Underground Lawn Sprinkle	er		1/	auto	omatic	manual	are	as cov	vered:		
Septic / On-Site Sewer Faci	ility /	1							-Site Sewer Facility (TXR-1407	7)	-
Water supply provided by:	city re 1978 and att	3? ach T luw g on wn	yes <u>V</u> FXR-190 the Pr	no un no un no un no conce stal roperty (o-op _ nknow erning I _ Age: shingle	unknown _ n ead-based p es or roof	pair cov	other: _ ot haza ering	Slocum Water ards). [appropriate of the content o	oxima or	
Are you (Seller) aware of a are need of repair? yes _	ny of t	he ite	ems liste describ	ed in this e (attacl	s Secti n addit	on 1 that ar ional sheets	e n	ot in v	vorking condition, that have decary):	fects	s, or
aware and No (N) if you ar	e not a	awar	e.)	fects or	malfu	nctions in	any	of the	e following? (Mark Yes (Y) if	you	are
Item	YI	N	Item				Y	N,	Item	Y	
Basement		V /	Floor	s				V/	Sidewalks		V
Ceilings	1		Foun	dation /	Slab(s			V	Walls / Fences		1
Doors	1	//	Interi	or Walls				V	Windows		V
Driveways	1	//	Light	ing Fixtu	res			V	Other Structural Components		V
Electrical Systems	1	//	Plum	bing Sys	stems			1			
Exterior Walls	V		Roof					V			
Section 3. Are you (Seller you are not aware.)	r) awaı	re of	any of	the follo	wing	conditions	? (1	lark Y	es (Y) if you are aware and l	1) 01	N) if
Condition				- V	LALI	Condition				T v	T
Aluminum Wiring		-		Y	N/	Conditio	NI COLOR			Y	N
Asbestos Components					/	Radon Ga	as			-	
Diseased Trees: oak wilt						Settling Soil Move	mo	nt		+	V
Endangered Species/Habita		operi	hy		1				ire or Pits	+	V
Fault Lines	CONTI	open	Ly				_		age Tanks	+-	1
Hazardous or Toxic Waste					/	Unplatted				+	1
Improper Drainage						Unrecord				+	1
Intermittent or Weather Spring	nas				1		CALCULATION OF		Insulation	_	1
Landfill					1				t Due to a Flood Event	+	1
Lead-Based Paint or Lead-B	Based F	Pt. Ha	azards			Wetlands				+	V
Encroachments onto the Pro					1	Wood Ro		Поро	y		V
Improvements encroaching		ers' p	roperty			Active infe	esta		f termites or other wood		V
· · · · · · · · · · · · · · · · · · ·						destroying					
Located in Historic District	NV:				Y				for termites or WDI		V
Historic Property Designation					V				WDI damage repaired		V
Previous Foundation Repairs	S				V	Previous					V
Previous Roof Repairs					V				mage needing repair		1
Previous Other Structural Re	epairs				1	Single Blo Tub/Spa*		able M	ain Drain in Pool/Hot		1
Previous Use of Premises fo	r Man	ifo oti	180								

(TXR-1406) 09-01-19

of Methamphetamine

Initialed by: Buyer: _

and Seller:

Page 2 of 6

Concerning	g the Property at
If the answ	ver to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
Section 4. which has	le 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 repairs not been previously disclosed in this notice? yes _v no If yes, explain (attach additional sheets in
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.)
V N	party as applicable. Mark NO (N) II you are not aware.)
<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 o water from a reservoir.
_ 1/	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).
	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)).
_ 1/	Located wholly partly in a floodway (if yes, attach TXR 1414).
/	Located wholly partly in a flood pool.
	Located wholly partly in a reservoir.
f the answ	er to any of the above is yes, explain (attach additional sheets as necessary):
*For pu	rposes of this notice:
which is	ar 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, w	ar floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard hich is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding s considered to be a moderate risk of flooding.
"Flood µ subject	pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is to controlled inundation under the management of the United States Army Corps of Engineers.
"Flood i under th	insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agenc ne National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
of a rive	vay" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channe or or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to 0-year flood, without cumulatively increasing the water surface elevation more than a designated height.
"Reserv	voir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain relay the runoff of water in a designated surface area of land.

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and Seller:

Initialed by: Buyer: _____, ____

(TXR-1406) 09-01-19

Page 3 of 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 _ver
Even w risk, an structur	
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. not aware.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
V 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: Phone: and are: mandatory voluntary
	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 answe	er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Concerning the Prop	perty at				
Section 10. Within persons who reg	the last 4 jularly provide	not attached a survey of years, have you (Selle inspections and who ctions?yes no l	er) received any	nsed as inspecto	ors or otherwise
Inspection Date	Туре	Name of Inspector	•		No. of Pages
	A buyer sh	on the above-cited reports ould obtain inspections fro	m inspectors chosei	n by the buyer.	the Property.
Section 11. Check Homestead Wildlife Mana Other:	any tax exempt agement wherex	ion(s) which you (Seller) Senior Citizen Agricultural	currently claim fo	r the Property: _ Disabled _ Disabled Veteran _ Unknown	
Section 13. Have y insurance claim or	? yes <u>√</u> no ou (Seller) eve a settlement or	r filed a claim for damager received proceeds for award in a legal proceeds	a claim for dama ding) and not used	ge to the Property	(for example, an
Section 14. Does to requirements of Chromotographic (Attach additional short)	apter 766 of th	ve working smoke detec e Health and Safety Cod y):	ctors installed in a e?* unknown	nccordance with th no ves. If no or	e smoke detector unknown, explain.
installed in acc including perfor	ordance with the i mance, location, a	afety Code requires one-fami requirements of the building of and power source requireme sunknown above or contact yo	code in effect in the a nts. If you do not kno	rea in which the dwell w the building code re	ing is located,
family who will impairment fron the seller to ins	reside in the dwe n a licensed physic tall smoke detecto	stall smoke detectors for the h lling is hearing-impaired; (2) cian; and (3) within 10 days af ors for the hearing-impaired a talling the smoke detectors an	the buyer gives the s ter the effective date, a and specifies the locat	eller written evidence of the buyer makes a writt ions for installation. Th	of the hearing en request for
Seller acknowledges the broker(s), has install the broker(s) and broker(s) are signature of Seller	s that the statem structed or influe	ents in this notice are true nced Seller to provide inac 8-3-2/ Date Si	ccurate information	er's belief and that no or to omit any materia	al information.
Printed Name:	mmy D.	Lawrence Pr	rinted Name:		
(TXR-1406) 09-01-19		led by: Buyer:,, rm® by zipLogix 18070 Fifteen Mile Road, F	and Seller:	oLogix.com	Page 5 of 6

Concerning the Property at	
ADDITIONAL NOTICES TO BUYER:	
(1) The Texas Department of Public Safety maintains a database that registered sex offenders are located in certain zip code areas. To For information concerning past criminal activity in certain and department.	search the database, visit www.txdps.state.tx.us.
(2) If the Property is located in a coastal area that is seaward of the G mean high tide bordering the Gulf of Mexico, the Property may Protection Act (Chapter 61 or 63, Natural Resources Code, respe dune protection permit may be required for repairs or improveme authority over construction adjacent to public beaches for more info	be subject to the Open Beaches Act or the Dune ectively) and a beachfront construction certificate or ents. Contact the local government with ordinance
(3) If the Property is located in a seacoast territory of this state desig of the Texas Department of Insurance, the Property may be continue windstorm and hail insurance. A certificate of compliance Property. For more information, please review <i>Information Certain Properties</i> (TXR 2518) and contact the Texas Department of the Properties (TXR 2518).	subject to additional requirements to obtain or may be required for repairs or improvements to the Regarding Windstorm and Hail Insurance for
(4) This Property may be located near a military installation and a compatible use zones or other operations. Information relating available in the most recent Air Installation Compatible Use for a military installation and may be accessed on the Internet county and any municipality in which the military installation is located.	ng to high noise and compatible use zones is Zone Study or Joint Land Use Study prepared et website of the military installation and of the
(5) If you are basing your offers on square footage, measuremen independently measured to verify any reported information.	its, or boundaries, you should have those items
(6) The following providers currently provide service to the Property:	
Electric: Hou. Co. Elect. Co-op	phone #: 936-544-5641
Sewer: Slocum Water	phone #:
	phone #: 903 - 478 - 3486
Cable:	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet:	phone #:
(7) This Sollar's Displacure Nation was completed by Caller as of the	

(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	ng notice.
Di D. Lawre 8-3-21	
Signature of Buyer Date	Signature of Buyer Date
Printed Name: Jimmy D. Lawrence	Printed Name:
(TXR-1406) 09-01-19	and Seller: L, SL Page 6 of 6

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CONCERNING THE PR	OPE	ERT	Y A	г				E. S.		- 14	w	, ,	29	4 Grapeland Tx.	70	:84	
THIS NOTICE IS A DISC DATE SIGNED BY SEL	CLO LLEF	SUF R AN	RE C	F S	ELL OT	ER'S	S KN JBS1	OWLED	GE OF	THI NY I	E CC	OND	ITIO	ON OF THE PROPERTY AS INS OR WARRANTIES THE ELLER'S AGENTS, OR ANY	OF BL	THE	Ē
Seller is is not or	cup	ying	the	Pro	pert (app	y. If proxii	unoc mate	cupied (t date) or	by Selle	er), h ver o	ow ccup	long pied	sir the	nce Seller has occupied the F Property	'rop	erty′	?
Section 1. The Proper This notice does r	ty ha	as ti stabli	ne it	ems	s ma	arke to be	d bel	low: (Ma eyed. The	rk Yes e contra	(Y), ct wi	No Il det	(N), ermi	or ne i	Unknown (U).) which items will & will not convey	<i>/</i> .		
Item	Y/	N	U		Ite	m				Y	N	U		Item	Υ	N	U
Cable TV Wiring	1				10,700	1000000	Prop	ane Gas:		•	1	_		Pump: sump grinder	H	//	
Carbon Monoxide Det.	V							inity (Car			1			Rain Gutters	1		_
Ceiling Fans	1	1					Prop		puve)		1			Range/Stove	1		_
Cooktop		V			_	t Tu		orty			1			Roof/Attic Vents	*		_
Dishwasher	1	,				Market Control	274	stem		1	/			Sauna			-
Disposal	4	\checkmark				crow		otom		/				Smoke Detector	1	•	_
Emergency Escape Ladder(s)	,	1				-	or Gri	II			V			Smoke Detector - Hearing Impaired	•	1	
Exhaust Fans	1	,			Pa	tio/E	ecki	na		,	1			Spa	Н		_
Fences	,	V						ystem		V				Trash Compactor	H	1	_
Fire Detection Equip.	V	,			Po		ng o	yotom			1			TV Antenna	H	/	_
French Drain		1				RS(A)	quipr	nent			1			Washer/Dryer Hookup	1		_
Gas Fixtures		1						Accesso	ries		/		1	Window Screens	1		
Natural Gas Lines		1					eater		1103		./		-	Public Sewer System	٧		_
Tractarian Gao Emico		•			10	0111	cater				V		ı	Fublic Sewer System		V	
Item				Y	N	U	/	,			A	ddit	ion	al Information			
Central A/C				1	-		1	electric	gas	nun	-						_
Evaporative Coolers					V		nun	nber of u									
Wall/Window AC Units					V	,		nber of u									_
Attic Fan(s)				-	1			es, descri									_
Central Heat				\checkmark				electric	gas	nun	ber	of u	nits	s: 1			_
Other Heat							_	s, descri						/			-
Oven				/		•		nber of ov		1		ele	ectr	ric gas other:			_
Fireplace & Chimney					V				gas log	ıs	mo			ther:			_
Carport				-	1			attached			chec	_					
Garage				\checkmark			_	attached			chec						_
Garage Door Openers				1	1			nber of ur					n	umber of remotes:			-
Satellite Dish & Controls				V				wned	lease	d fro	m:						_
Security System			- X		V			wned	lease								
Solar Panels					V			wned	lease								
Water Heater				\checkmark		/	_	electric	gas		her:		-	number of units:			
Water Softener					1			wned	lease						-		_
Other Leased Items(s)					1		_	s, descri									
(TXR-1406) 09-01-19		ı	nitia	led b	y: B	uyer:		,		nd S	eller:	7:	2	, Ad Pa	ige '	1 of 6	

Lawrence Realty, 720 East Loop 304 Crockett, TX 75835

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Phone: 936.546.4182

Fax: .

Untitled

Page 1 of 6

Concerning the Property at			/									
Underground Lawn Sprinkl	er	T	V	auto	matic	manual	are	as cov	ered:			
Septic / On-Site Sewer Fac					Colonia de la Co		224 100 100	Maria Carlo	-Site Sewer Facility (TXR-140	7)		
Was the Property built before (If yes, complete, sign, Roof Type: 7 to ga., Is there an overlay roof covering)?yes vno	and a gallover unkr	o78? _ attach walu ring or nown	rell MUD _ _ yes no _ TXR-1906 co time med n the Proper	_ co _ ur once ty (o-op nknowi rning l Age: shingle	unknown n ead-based lby es or roof	pain cov	ther: _ t haza ; ering p	rds). Claced over existing shingle	roxim s or		
are need of repair? yes	er) aw	o If yes	f any defects	ttach	additi	ional sheets	s if n	of the	orking condition, that have deary): e following? (Mark Yes (Y) i	f you	u a	re
Basement	+	1	Floors				T	N	Sidewalks	Y		N
Ceilings		/	Foundation	n / 9	Slob/o			1		+	+	-
Doors		1	Interior W		Siab(s)			1	Walls / Fences	+	+	<u> </u>
Driveways				Cales Disorder				V	Windows	-	+	V
Electrical Systems	-		Lighting F					/	Other Structural Components	3	+	V
Exterior Walls								-	+			
Section 3. Are you (Selle you are not aware.)	er) aw	are of	any of the f	follo	wing	conditions	? (N	lark Y	es (Y) if you are aware and	No ((N)	if
Condition				Υ	N	Conditio	n			Y	, T	N,
Aluminum Wiring					/	Radon G				+'		V
Asbestos Components						Settling	uo			+		/
Diseased Trees: oak will	t				1	Soil Move	eme	nt			+	V
Endangered Species/Habita	at on	Prope	rtv		V	Subsurfa			re or Pits	+		/
Fault Lines					1	AUGUST REPORT OF THE STATE OF T	ge Tanks	\top	_	/		
Hazardous or Toxic Waste					/	Unplatted						/
Improper Drainage					V	Unrecord					+	V
Intermittent or Weather Spr	ings				V		_		Insulation		+	V,
Landfill					/			-	Due to a Flood Event		1	/
Lead-Based Paint or Lead-	Base	d Pt. H	azards		V	Wetlands			The state of the s		1	1
Encroachments onto the Pr	opert	.y			1	Wood Ro						/
Improvements encroaching	on o	thers' p	property		1	Active inf	esta	ation of	termites or other wood			1
					/	destroyin	g in	sects (WDI)		1	,
Located in Historic District					V	Previous	trea	tment	for termites or WDI		1	/
Historic Property Designation					V	Previous	terr	nite or	WDI damage repaired		,	V,
Previous Foundation Repai	rs				V	Previous	Fire	S			1	1
Previous Roof Repairs					1				nage needing repair			V
Previous Other Structural R	1000				/	Single Blo Tub/Spa*		able Ma	ain Drain in Pool/Hot			/
Previous Use of Premises for Methamphetamine	or Ma	anufact	ure									

(TXR-1406) 09-01-19

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

Concernin	g the Property at
If the answ	rer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*A sing	e blockable main drain may cause a suction entrapment hazard for an individual.
which has	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, not been previously disclosed in this notice?yes vno If yes, explain (attach additional sheets if
Section 5. 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	
/	Present flood insurance coverage (if yes, attach TXR 1414).
- <u>v</u>	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
/	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
	Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
_ 1	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).
_ 1	Located wholly partly in a flood pool.
	Located wholly partly in a reservoir.
If the answ	er to any of the above is yes, explain (attach additional sheets as necessary):
*For pu	rposes of this notice:
which is	ar 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, w	ar floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard hich is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, a considered to be a moderate risk of flooding.
"Flood _l subject	pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is to controlled inundation under the management of the United States Army Corps of Engineers.
"Flood i under ti	nsurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency ne National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
of a rive	ray" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel or or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to 0-year flood, without cumulatively increasing the water surface elevation more than a designated height.
"Reserv water o	oir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain relay the runoff of water in a designated surface area of land.

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(TXR-1406) 09-01-19

Initialed by: Buyer: _____, ___ and Seller:

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	6. Have you (Seller) ever filed a claim for flood dan r, including the National Flood Insurance Program (NFIP)?* s necessary):	yes _v no If yes, explain (attach additiona
Even risk, a	les in high risk flood zones with mortgages from federally regulated or when not required, the Federal Emergency Management Agency (FE and low risk flood zones to purchase flood insurance that covers the ture(s).	MA) encourages homeowners in high risk moderate
Section 7 Administ necessary	7. Have you (Seller) ever received assistance from tration (SBA) for flood damage to the Property? yes y):	FEMA or the U.S. Small Business no If yes, explain (attach additional sheets as
Section 8	8. Are you (Seller) aware of any of the following? (Mark Ye	s (Y) if you are aware. Mark No (N) if you are
<u>Y N</u>	Room additions, structural modifications, or other alterations of unresolved permits, or not in compliance with building codes in	or repairs made without necessary permits, with n effect at the time.
	Homeowners' associations or maintenance fees or assessme Name of association:	nts. If yes, complete the following:
	Manager's name:	Phone:
	Manager's name: per	and are: mandatory voluntary
	Any unpaid fees or assessment for the Property? yes of the Property is in more than one association, provide interaction attach information to this notice.	(\$) no
,		
/	Any common area (facilities such as pools, tennis courts, walk with others. If yes, complete the following: Any optional user fees for common facilities charged?	
/	with others. If yes, complete the following:	yes no If yes, describe:
/	with others. If yes, complete the following: Any optional user fees for common facilities charged? Any notices of violations of deed restrictions or governmental	yes no If yes, describe: ordinances affecting the condition or use of the
	with others. If yes, complete the following: Any optional user fees for common facilities charged? Any notices of violations of deed restrictions or governmental Property. Any lawsuits or other legal proceedings directly or indirectly at	yes no If yes, describe: ordinances affecting the condition or use of the ffecting the Property. (Includes, but is not limited
	with others. If yes, complete the following:	yes no If yes, describe: ordinances affecting the condition or use of the ffecting the Property. (Includes, but is not limited a natural causes, suicide, or accident unrelated
	with others. If yes, complete the following: Any optional user fees for common facilities charged? Any notices of violations of deed restrictions or governmental Property. Any lawsuits or other legal proceedings directly or indirectly at to: divorce, foreclosure, heirship, bankruptcy, and taxes.) Any death on the Property except for those deaths caused by to the condition of the Property.	yes no If yes, describe: ordinances affecting the condition or use of the ffecting the Property. (Includes, but is not limited a natural causes, suicide, or accident unrelated alth or safety of an individual. adde to the Property to remediate environmental haldehyde, or mold. tifying the extent of the
	with others. If yes, complete the following: Any optional user fees for common facilities charged? Any notices of violations of deed restrictions or governmental Property. Any lawsuits or other legal proceedings directly or indirectly at to: divorce, foreclosure, heirship, bankruptcy, and taxes.) Any death on the Property except for those deaths caused by to the condition of the Property. Any condition on the Property which materially affects the heat Any repairs or treatments, other than routine maintenance, mathazards such as asbestos, radon, lead-based paint, urea-form If yes, attach any certificates or other documentation identifications.	ordinances affecting the condition or use of the ffecting the Property. (Includes, but is not limited a natural causes, suicide, or accident unrelated alth or safety of an individual. adde to the Property to remediate environmental haldehyde, or mold. Itifying the extent of the property to remediation).
	with others. If yes, complete the following: Any optional user fees for common facilities charged? Any notices of violations of deed restrictions or governmental Property. Any lawsuits or other legal proceedings directly or indirectly at to: divorce, foreclosure, heirship, bankruptcy, and taxes.) Any death on the Property except for those deaths caused by to the condition of the Property. Any condition on the Property which materially affects the head Any repairs or treatments, other than routine maintenance, mathazards such as asbestos, radon, lead-based paint, urea-form If yes, attach any certificates or other documentation identification (for example, certificate of mold remediation of the Property that	ordinances affecting the condition or use of the ffecting the Property. (Includes, but is not limited a natural causes, suicide, or accident unrelated alth or safety of an individual. adde to the Property to remediate environmental haldehyde, or mold. tifying the extent of the protection of the protection.
	with others. If yes, complete the following: Any optional user fees for common facilities charged? Any notices of violations of deed restrictions or governmental Property. Any lawsuits or other legal proceedings directly or indirectly at to: divorce, foreclosure, heirship, bankruptcy, and taxes.) Any death on the Property except for those deaths caused by to the condition of the Property. Any condition on the Property which materially affects the head Any repairs or treatments, other than routine maintenance, mathazards such as asbestos, radon, lead-based paint, urea-form If yes, attach any certificates or other documentation identification (for example, certificate of mold remediation of the Property that water supply as an auxiliary water source. The Property is located in a propane gas system service	ordinances affecting the condition or use of the ffecting the Property. (Includes, but is not limited a natural causes, suicide, or accident unrelated alth or safety of an individual. adde to the Property to remediate environmental haldehyde, or mold. tifying the extent of the per other remediation). is larger than 500 gallons and that uses a public area owned by a propane distribution system

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Concerning the Prop	perty at				
Section 10. Within persons who reg	the last 4	not attached a survey years, have you (Some inspections and controls)	Seller) received ar	ensed as inspecto	ors or otherwise
Inspection Date	Туре	Name of Inspec	ctor		No. of Pages
Note: A buyer	should not rely o A buyer sh	n the above-cited repo ould obtain inspections	rts as a reflection of the from inspectors chos	he current condition of en by the buyer.	the Property.
Wildlife Mana Other: Section 12. Have y insurance provider Section 13. Have y	ou (Seller) eve yes no ou (Seller) eve	Senior Citizen Senior Citizen Agricultural Exemption r filed a claim for dan r received proceeds award in a legal proc	mage, other than flo	Disabled Disabled Veteran Unknown ood damage, to the	(for example, an
Section 14. Does to	he Property ha	ve working smoke dee Health and Safety C	etectors installed in	accordance with th	e smoke detector
installed in acco	ordance with the imance, location,	afety Code requires one-f requirements of the buildi and power source require unknown above or contac	ng code in effect in the ements. If you do not kr	area in which the dwell now the building code re	ling is located, equirements in
family who will impairment fron the seller to ins	reside in the dwe n a licensed physic tall smoke detecto	stall smoke detectors for th lling is hearing-impaired; sian; and (3) within 10 day ors for the hearing-impaire talling the smoke detectors	(2) the buyer gives the is after the effective date and specifies the loc	seller written evidence , the buyer makes a writ ations for installation. Th	of the hearing ten request for
Signature of Seller	Structed or influe	ents in this notice are and notice are analysis and notice are and notice are and notice are and notice are analysis and notice are analysis are analysis.	rrue to the best of Se naccurate information Signature of Seller	ller's belief and that no or to omit any materi	o person, including al information. 8/4/2/ Date
Printed Name:	7	awrence	Printed Name:	0 0.0	-
(TXR-1406) 09-01-19		led by: Buyer:, , _m® by zipLogix 18070 Fifteen Mile R	and Seller: oad, Fraser, Michigan 48026	Z, , JZ	Page 5 of 6 Untitled

Co	ncerning the Property at
AD	DITIONAL 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 <i>Information Regarding Windstorm and Hail Insurance for Certain Properties</i> (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: Hou, Co, Elect. Co-Op Sewer: phone #: 936-544-5641 Water: Slocum Water phone #: phone #: phone #: Trash: phone #: ph
(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

Printed Name: ______ Printed Name: ______

(TXR-1406) 09-01-19

Initialed by: Buyer: _____, ___ and Seller:

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Lawrence Realty	0499239	nlawrence@txcom.net	(936)544-4747	
Licensed Broker /Broker Firm Name or	License No.	Email	Phone	
Primary Assumed Business Name				
Nancy Lawrence	0499239	nlawrence@txcom.net	(936)544-4747	
Designated Broker of Firm	License No.	Email	Phone	
Nancy Lawrence	0499239	nlawrence@txcom.net	(936)544-4747	
Licensed Supervisor of Sales Agent/	License No.	Email	Phone	
Associate				
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer∕	Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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	DNCERNING THE PROPERTY AT				
Α.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY: (1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown			
	(2) Type of Distribution System: perf. pipe in gravel bed (3) Approximate Location of Drain Field or Distribution System: 3 outh side of main house with a clean out next to the crepe myrtle.	Unknown Unknown			
	(4) Installer: <u>Cooper + Cooper Plumbins</u> (5) Approximate Age: <u>Tustalled</u> 2005	Unknown 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 non-sewer facilities.)	Yes No			
	(2) Approximate date any tanks were last pumped? have not needed				
	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain:	☐ Yes ☑ No			
C	(4) Does Seller have manufacturer or warranty information available for review? PLANNING MATERIALS, PERMITS, AND CONTRACTS:	Yes No			
0.	(1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation final inspection when OSS maintenance contract manufacturer information warranty information	SF was installed			
	(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				
	(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-1407) 1-7-04 Initialed for Identification by Buyer, and Seller,,	Page 1 of 2			
Low	Books 720 Fort Van 2014 Conduct TV 75025	. ago 1 012			

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	8-3-24 Date	Sherrie Javrence Signature of Seller	8 4 2 ₁
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

INFORMATION ABOUT MY SEPTIC SYSTEM

Seller: <u>limmy</u> O. + Sherrie Lawrence Property Address: 13003 E. State Hwy 294 Grapeland, Tx. 75844
Property Address: 13003 E. State Hwy 294 Grapeland, Tx, 75844
House Guest House
ABOVE DIAGRAM INDICATES LOCATION OF TANK(S) AND FIELD LINES
Number of tank(s):
Size of tank(s): I think 500 gallons each
Amount of field line: ± 200 lin. feet
I have had the following replaced or repaired: No repairs to date needed
If you've had the septic tanks cleaned, when? Have not needed to clean
SELLER DATE SELLER DATE