

ADDENDUM FOR RESERVATION OF OIL, GAS, AND OTHER MINERALS

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

1076 FM 2679 Brenham
(Street Address and City)

NOTICE: For use ONLY if Seller reserves all or a portion of the Mineral Estate.

- A. "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, but DOES include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property.
- B. Subject to Section C below, the Mineral Estate owned by Seller, if any, will be conveyed unless reserved as follows (check one box only):

 (1) Seller reserves all of the Mineral Estate owned by Seller.

 (2) Seller reserves an undivided _______ interest in the Mineral Estate owned by Seller. NOTE: If Seller does not own all of the Mineral Estate, Seller reserves only this percentage or fraction of Seller's interest.
 C. Seller _____ does __X does not reserve and retain implied rights of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals. NOTE: Surface rights that may be held by other owners of the Mineral Estate who are not parties to this transaction (including existing mineral lessees) will NOT be affected by Seller's election. Seller's failure to complete Section C will be deemed an election to convey all surface rights described herein.
 D. If Seller does not reserve all of Seller's interest in the Mineral Estate, Seller shall, within 7 days after the
- D. If Seller does not reserve all of Seller's interest in the Mineral Estate, Seller shall, within 7 days after the Effective Date, provide Buyer with the contact information of any existing mineral lessee known to Seller.

IMPORTANT NOTICE: The Mineral Estate affects important rights, the full extent of which may be unknown to Seller. A full examination of the title to the Property completed by an attorney with expertise in this area is the only proper means for determining title to the Mineral Estate with certainty. In addition, attempts to convey or reserve certain interest out of the Mineral Estate separately from other rights and benefits owned by Seller may have unintended consequences. Precise contract language is essential to preventing disagreements between present and future owners of the Mineral Estate. If Seller or Buyer has any questions about their respective rights and interests in the Mineral Estate and how such rights and interests may be affected by this contract, they are strongly encouraged to consult an attorney with expertise in this area.

	TREC rules prohibit real estate licensees from giving legal
advice. READ THIS FORM CAREFULLY.	O D WI A
	Jane a Nyall
Buyer	Seller Joyce A. Wyatt
Buyer	Seller Janice Negrete
	

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC No. 44-2. This form replaces TREC No. 44-1.

TREC NO. 44-2



SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2019

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

CONCERNING THE PROPERTY AT

Town & Country Realty and Mortgage, 1004 S. Austin Brenham TX 77833

Debbie Bender

1076 FM 2679

Brenham, TX 77833-6585

Phone: 9792772575

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

DATE SIGNED BY SEL	LEF	R AN	ID I	S NO	TC	A SL	JBSTITUTE FOR A	NY I	NSF	PECTIO	ON OF THE PROPERTY AS DNS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	BU	YEF	3
Seller is is not or	ccup	ying	the	Pro	perty app	y. If roxir	unoccupied (by Sellenate date) or nev	er), h ver o	ow ccup	long si	nce Seller has occupied the F e Property	rop	erty'	?
Section 1. The Proper This notice does r	ty h	as tl stabl	h e it ish ti	ems he ite	ms i	rke o be	d below: (Mark Yes conveyed. The contra	(Y), ct wi	No Il det	(N), o ermine	r Unknown (U).) which items will & will not convey	<i>1</i> .		
Item	Υ	N	U		Ite	m		Υ	N	U	Item	Y	N,	U
Cable TV Wiring	/				Liq	uid l	Propane Gas:	V	20		Pump: sump grinder		1	
Carbon Monoxide Det.		/			-LF	Co	mmunity (Captive)		/		Rain Gutters		./	
Ceiling Fans	1				-LF	on on	Property		¥		Range/Stove	\checkmark		
Cooktop	V	,			Но	t Tu	b				Roof/Attic Vents		٠,	
Dishwasher	V				Int	erco	m System		1		Sauna		1	
Disposal		/			Mid	crow	ave		/		Smoke Detector	V		
Emergency Escape Ladder(s)		/	/	/	Ou	tdoc	or Grill		/		Smoke Detector - Hearing Impaired		1	
Exhaust Fans		1/			Pa	tio/D	ecking		/		Spa		1	
Fences	V	, *			Plu	ımbi	ng System	1			Trash Compactor		/	
Fire Detection Equip.	1				Po	ol			/		TV Antenna		1	
French Drain	/				Po	ol E	quipment		/		Washer/Dryer Hookup	1	,	
Gas Fixtures		1			Po	ol M	aint. Accessories		1	,	Window Screens	/		
Natural Gas Lines		1			Po	ol H	eater		V		Public Sewer System		1	L
Item				Y	N	U			_		nal Information			
Central A/C				1			The state of the s	nun	nber	of uni	ts:			
Evaporative Coolers					\checkmark		number of units:							
Wall/Window AC Units					1		number of units:							_
Attic Fan(s)					1		if yes, describe:	matrice and the same of the sa	_		1 =	-	_	
Central Heat				1			electric _/gas					,		_
Other Heat				w			if yes, describe: /	100	IL.		place Heater			
Oven				1		A)	number of ovens:	-	J.	elec			_	-
Fireplace & Chimney				V	. WA	(1)/	woodgas lo		_	The second second	other:	_		-
Carport		No.		V	_			atta		-	- Company of the Comp	-		_
Garage				V				atta	che					
Garage Door Openers		,	-	/			number of units:	1.6	d		number of remotes:			
Satellite Dish & Controls	3	0	(V)	7		V	owned lease						****	
Security System					V,	_	owned lease				The second secon			
Solar Panels				/	/		ownedlease							
Water Heater				V	1		✓ electricgas		ther		number of units:			
Water Softener					1		ownedlease	d fro	m:		1 1			
Other Leased Items(s)					V		if yes, describe:		Y III	^	1 /1./			
(TXR-1406) 09-01-19			Initia	aled I	оу: В	uyer	: ;	and S	eller	: <u>W</u>	√, // P.	age	1 of	6

Concerning the Property at

1076 FM 2679 Brenham, TX 77833-6585

Underground Lawn Sprinkler								
		matic				The state of the s	71	
Septic / On-Site Sewer Facility if y	es, a	ittach	Information A	Abo	ut On-	Site Sewer Facility (TXR-140	7)	
Water supply provided by:city _wellMUD _	co	o-op	unknown	0	ther:			
Was the Property built before 1978?yes _/ no _	un	know	n					
(If yes, complete, sign, and attach TXR-1906 co	oncer	rning I	ead-based p	ain	t hazar			
Roof Type: Composition		Age:			41	(appr		
Is there an overlay roofl covering on the Proper	rty (s	shingle	es or roof o	OVE	ering p	laced over existing shingle	s or	roof
covering)? yes 🗹 no unknown								
Are you (Seller) aware of any of the items listed in	n this	Secti	on 1 that are	e no	ot in w	orking condition, that have d	efects	s, or
are need of repair? _ves _ no If yes, describe (a	ttach	addit	ional _i sheets	if n	ecessa	ary): Alock-Fire pla	uce	5/
heaterneed rewiring. Ga	DIE	ا ا ر	1, 015CO	ne	ecte	atrom Dione 100	140	rk
Dishwasher not used in Altrelo	NIX	WSE	1 9000	11	Mes.	- Fences in need	3 5 1	1 B
Unter need read. Danage as	Or	o pe	neron	1/	le r	ight side is imope	UNIND	10,
Section 2. Are you (Seller) aware of any defect	s or	malfu	inctions in a	any	of the	e following? (Mark Yes (Y) i	f you	are
aware and No (N) if you are not aware.)								
tem Y N Item				Y	N,	Item	Y	N
Basement Floors				,	1	Sidewalks	1/	
Ceilings Foundation	on / S	Slab(s)	/		Walls / Fences	V	
Doors / Interior W	Valls		3	/		Windows	/	
Oriveways Lighting F	Fixtur	res			1	Other Structural Components	3	
Electrical Systems V Plumbing	Sys	tems						
Exterior Walls Roof							1	
f the answer to any of the items in Section 2 is yes	exp	lain (a	ttach additio	nal	sheets	s if necessary): Lenula	de	5172
1. 1 manueway in new	<u>co</u>	OX A	per- 7	7	1 out	The Transfer of the transfer o	anda	or a
sidework near green tray	47.	ym	eng-	学		The Topic lay no la	1	HA.
new post & hurdane fence	2 M	11 1		7				
		. ,	NUMBER 17	8 1	upo	Mis man man	No /) (.c.
	follo	wing	conditions?	(1)	lark Y	es (Y) if you are aware and	No (I	V) if
you are not aware.)	follo	wing	conditions?	/ (N	lark Y	es (Y) if you are aware and	No (I	V) if
you are not aware.) Condition	follo	wing	conditions?) (N	lark Y	es (Y) if you are aware and	No (I	N) if
Condition Aluminum Wiring	follo	wing	Condition San Radon Ga) (N	Mark Y	es (Y) if you are aware and	No (I	N) if
Condition Aluminum Wiring Asbestos Components	follo	wing	Condition Sa Condition Radon Ga Settling	n as	lařk Y	es (Y) if you are aware and	No (I	N) if
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt	follo	wing	Condition Radon Ga Settling Soil Move	n as	lařk Y	es (Y) if you are aware and	No (I	N) if
Condition Aluminum Wiring Asbestos Components Diseased Trees:oak wilt Endangered Species/Habitat on Property	follo	wing	Condition Radon Ga Settling Soil Move Subsurface	n as eme	nt Structu	es (Y) if you are aware and	No (I	N) if
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habitat on Property Fault Lines	follo	wing	Condition Radon Ga Settling Soil Move Subsurfac Undergro	n as eme	ent Structu	es (Y) if you are aware and re or Pits ge Tanks	No (I	N) if
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste	follo	wing	Condition Radon Ga Settling Soil Move Subsurfac Undergro Unplatted	eme ce S unc	ent Structu I Stora	es (Y) if you are aware and re or Pits ge Tanks nts	No (I	N) if
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage	follo	wing	Condition Radon Ga Settling Soil Move Subsurface Undergrou Unplatted	n as eme ce s und Ea	ent Structu I Stora isemer Easem	es (Y) if you are aware and re or Pits ge Tanks nts eents	No (I	N) if
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs	follo	wing	Conditions? Condition Radon Ga Settling Soil Move Subsurfac Undergroi Unplatted Unrecorde Urea-form	n as Eaged I	ent Structu I Stora Isemer Easem	re or Pits ge Tanks nts nents Insulation	No (I	N) if
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill	follo	wing	Conditions? Radon Ga Settling Soil Move Subsurfac Undergroi Unplatted Unrecorde Urea-form Water Da	n as Eace Sunce Eace I halo malo	ent Structu I Stora semer Easem Iehyde ge Not	re or Pits ge Tanks nts lents lents lnsulation Due to a Flood Event	No (I	N) if
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards	follo	wing	Conditions 2 Radon Ga Settling Soil Move Subsurfac Undergroi Unplatted Unrecorde Urea-form Water Da Wetlands	n as Eace Sunce Eace I land a	ent Structu I Stora semer Easem Iehyde ge Not	re or Pits ge Tanks nts lents lents lnsulation Due to a Flood Event	No (I	N) if
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property	follo	wing	Conditions 2 Radon Ga Settling Soil Move Subsurfac Undergroi Unplatted Unrecorde Urea-form Water Da Wetlands Wood Roi	nas eme ce S unc Ea ed I malc malc on	ent Structu I Stora Issemer Easem Iehyde ge Not Prope	re or Pits ge Tanks nts lents Insulation Due to a Flood Event	No (I	N) if
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property	follo	wing	Conditions 2 Condition Radon Ga Settling Soil Move Subsurfac Undergroi Unplatted Unrecorde Urea-form Water Da Wetlands Wood Roi Active infe	in as East and In an	ent Structu I Stora Isemer Easem Iehyde ge Not Prope	re or Pits ge Tanks nts lents Insulation Due to a Flood Event rty	No (I	N) if
Condition Aluminum Wiring Asbestos Components Diseased Trees:oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste mproper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property	follo	wing	Conditions 2 Condition Radon Ga Settling Soil Move Subsurfac Undergrod Unplatted Unrecorde Urea-form Water Da Wetlands Wood Roi Active infedestroying	n as emece Sunce Earling on the esta	ent Structu I Stora seemer Easem lehyde ge Not Prope	re or Pits ge Tanks nts lents Insulation Due to a Flood Event rty f termites or other wood (WDI)	No (I	N) if
Condition Aluminum Wiring Asbestos Components Diseased Trees:oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District	follo	wing	Conditions 2 Condition Radon Ga Settling Soil Move Subsurfac Undergroi Unplatted Unrecorde Urea-form Water Da Wetlands Wood Roi Active infedestroying Previous	nas emece Sunce Ealed Inalce male on the estate in	ent Structu I Stora seemer Easem Iehyde ge Not Prope ation of sects (atment	re or Pits ge Tanks nts lents Insulation Due to a Flood Event rty f termites or other wood (WDI) for termites or WDI+Tsymal	No (I	N V
Condition Aluminum Wiring Asbestos Components Diseased Trees:oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation	follo	wing	Conditions 2 Condition Radon Ga Settling Soil Move Subsurfac Undergroi Unplatted Unrecorde Urea-form Water Da Wetlands Wood Roi Active infedestroying Previous	eme Eased I malo ma on t teestag in	ant Structu I Stora Isemer Easem Iehyde ge Not Prope ation of sects (atment mite or	re or Pits ge Tanks nts lents Insulation Due to a Flood Event rty f termites or other wood (WDI) for termites or WDI+Tsymal	No (I	N V
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Previous Foundation Repairs	follo	wing	Conditions 2 Radon Ga Settling Soil Move Subsurfac Undergroi Unplatted Unrecorde Urea-form Water Da Wetlands Wood Roi Active infedestroying Previous Previous	in as East and on the starter Fire	ent Structu I Stora Issemer Easem Iehyde ge Not Prope ation of sects (atment mite or	re or Pits ge Tanks nts lents Insulation Due to a Flood Event rty f termites or other wood (WDI) for termites or WDI+Tsymal	No (I	N V
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Previous Foundation Repairs Previous Roof Repairs	follo	wing	Conditions 2 Radon Ga Settling Soil Move Subsurface Undergroi Unplatted Unrecorde Urea-form Water Da Wetlands Wood Roi Active infedestroying Previous Previous Termite o	n as East uncommand on the starter of the starter o	ent Structu I Stora Issemer Easem Iehyde ge Not Prope ation of sects (atment mite or es //DI dar	re or Pits ge Tanks nts nents Insulation Due to a Flood Event rty f termites or other wood (WDI) for-termites or WDI+Termit WDI damage repaired mage needing repair	No (I	N V
Asbestos Components Diseased Trees:oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Previous Foundation Repairs	follo	wing	Conditions 2 Condition Radon Ga Settling Soil Move Subsurface Undergroe Unplatted Unrecorde Urea-form Water Da Wetlands Wood Ro Active infedestroying Previous Previous Termite o Single Blo	mas East unce E	ent Structu I Stora Issemer Easem Iehyde ge Not Prope ation of sects (atment mite or es //DI dar	re or Pits ge Tanks nts lents Insulation Due to a Flood Event rty f termites or other wood (WDI) for termites or WDI+Termit WDI damage repaired	No (I	N V
Condition Aluminum Wiring Asbestos Components Diseased Trees:oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Previous Foundation Repairs Previous Other Structural Repairs	follo	wing	Conditions 2 Radon Ga Settling Soil Move Subsurface Undergroi Unplatted Unrecorde Urea-form Water Da Wetlands Wood Roi Active infedestroying Previous Previous Termite o	mas East unce E	ent Structu I Stora Issemer Easem Iehyde ge Not Prope ation of sects (atment mite or es //DI dar	re or Pits ge Tanks nts nents Insulation Due to a Flood Event rty f termites or other wood (WDI) for-termites or WDI+Termit WDI damage repaired mage needing repair	No (I	N V
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Previous Foundation Repairs Previous Other Structural Repairs Previous Use of Premises for Manufacture	follo	wing	Conditions 2 Condition Radon Ga Settling Soil Move Subsurface Undergroe Unplatted Unrecorde Urea-form Water Da Wetlands Wood Ro Active infedestroying Previous Previous Termite o Single Blo	mas East unce E	ent Structu I Stora Issemer Easem Iehyde ge Not Prope ation of sects (atment mite or es //DI dar	re or Pits ge Tanks nts nents Insulation Due to a Flood Event rty f termites or other wood (WDI) for-termites or WDI+Termit WDI damage repaired mage needing repair	No (I	N V
Condition Aluminum Wiring Asbestos Components Diseased Trees:oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Previous Foundation Repairs Previous Roof Repairs Previous Other Structural Repairs Previous Use of Premises for Manufacture Of Methamphetamine	follo	wing	Conditions 2 Radon Ga Settling Soil Move Subsurface Undergroe Unplatted Unrecorde Urea-form Water Da Wetlands Wood Roe Active infedestroying Previous Previous Termite o Single Blo Tub/Spa*	mas Eas unc Eas ed I nalc malc matrea terr Fire r W	ent Structu I Stora Issemer Easem Iehyde ge Not Prope Ation of sects (atment mite or es //DI dar able M	re or Pits ge Tanks nts ents Insulation Due to a Flood Event rty f termites or other wood (WDI) for-termites or WDI+Termit WDI damage repaired mage needing repair ain Drain in Pool/Hot	No (I	N V V V V V V V V V V V V V V V V V V V
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Previous Foundation Repairs Previous Other Structural Repairs Previous Use of Premises for Manufacture	Y	N N N N N N N N N N N N N N N N N N N	Conditions 2 Condition Radon Ga Settling Soil Move Subsurfac Undergroi Unplatted Unrecorde Urea-form Water Da Wetlands Wood Roi Active infedestroying Previous Previous Previous Termite o Single Blo Tub/Spa*	emeces unce Each I also male on treaterr Works	ent Structu I Stora seemer Easemer Hehyde ge Not Prope ation of sects (atment mite or es //DI dar able M	re or Pits ge Tanks its ients Insulation Due to a Flood Event rty f termites or other wood (WDI) for-termites or WDI+Termit WDI damage repaired mage needing repair ain Drain in Pool/Hot	No (I	N V V V V V V V V V V V V V V V V V V V

Concerning the Property at
If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if recessary) Additional sheets if recessary and recessary additional sheets if recessary) Additional sheets if recessary additional sheets if recessary) Additional sheets if recessary additional sheets if recessary) Additional s
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 tho If yes explain (attach additional sheets if necessary): Delille of the hamouse to replace to the hamouse of th
Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)
Y N Present flood insurance coverage (if yes, attach TXR 1414).
Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
Previous flooding due to a natural flood event (if yes, attach TXR 1414).
Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
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).
Locatedwhollypartly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
Located wholly partly in a floodway (if yes, attach TXR 1414).
Located wholly partly in a flood pool.
Located wholly partly in a reservoir.
If the answer to any of the above is yes, explain (attach additional sheets as necessary): Carportand Atrica
*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,

"Reservoir" means a water impoundment project operated by the United St.	ates Army Cor	ps of Er	ngineers that is intended	to retain
water or delay the runoff of water in a designated surface area of land.	~)	1/20)	

(TXR-1406) 09-01-19

Page 3 of 6

[&]quot;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.

[&]quot;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.

[&]quot;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.

[&]quot;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.).

[&]quot;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.

Concerning the Property at

1076 FM 2679 Brenham, TX 77833-6585

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)?*yesno If yes, explain (attach additional necessary):
Even w	s in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. hen not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate d low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the e(s).
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?yesno 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
Y N	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: 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):
(TXR-1406) (09-01-19 Initialed by: Buyer:, and Seller:, Page 4 of 6 Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5

Concerning the Prop	erty at		1076 FM 2679 am, TX 77833-6585	-
-	- A			
Section 10. Within persons who regi	the last 4 ularly provide	not attached a survey of the P years, have you (Seller) r e inspections and who are ctions?yesno If yes,	received any written inspe e either licensed as inspe	ectors or otherwise
Inspection Date	Туре	Name of Inspector		No. of Pages
				There is a aged
				100
	A buyer sh	on the above-cited reports as a re ould obtain inspections from insp	pectors chosen by the buyer.	n of the Property.
Section 11. Check a	ny tax exempt	tion(s) which you (Seller) curre		
✓ Homestead	romont	Senior Citizen Agricultural	Disabled	
Other:	gement	Agricultural	Disabled Veter Unknown	an
insurance claim or a which the claim was Section 14. Does th	e Property ha	er received proceeds for a class award in a legal proceeding) as no lf yes, explain: ve working smoke detectors a Health and Safety Code?*	and not used the proceeds to	make the repairs for the smoke detector
	and the second s			
installed in according perform effect in your area A buyer may requirement from the seller to insta	rdance with the repair of the control of the contro	afety Code requires one-family or two requirements of the building code in and power source requirements. If a unknown above or contact your local stall smoke detectors for the hearing lling is hearing-impaired; (2) the budian; and (3) within 10 days after the fors for the hearing-impaired and spectalling the smoke detectors and whice	n effect in the area in which the di you do not know the building code al building official for more informati impaired if: (1) the buyer or a mem eyer gives the seller written eviden effective date, the buyer makes a vecifies the locations for installation.	welling is located, e requirements in ion. aber of the buyer's ace of the hearing written request for . The parties may
Seller acknowledges	that the statem	ents in this notice are true to the nced Seller to provide inaccurate	e beshof Seller's belief and tha	at no person, including

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

1076 FM 2679 Brenham, TX 77833-6585

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 https://publicsite.dps.texas.gov/SexOffenderRegistry. 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)	compatible use zones or other operations. Informa available in the most recent Air Installation Compa	ation and may be affected by high noise or air installat tion relating to high noise and compatible use zones tible Use Zone Study or Joint Land Use Study prepa- the Internet website of the military installation and of tion is located.	is rec
(5)	If you are basing your offers on square footage, mindependently measured to verify any reported information	easurements, or boundaries, you should have those ite on.	ms
(6)	The following providers currently provide service to the I	Property:	
	Electric: Blue bonnet Electric Sewer: NA Water: MA	phone #: phone #:	
	Cable: N/A		
	Natural Gas:	phone #: phone #:	
	Phone Company: MA Propane: Stephan LP Gas Internet: NA	phone #	
(7)		as of the date signed. The brokers have relied on this not be false or inaccurate. YOU ARE ENCOURAGED TO HAROPERTY.	
The	e undersigned Buyer acknowledges receipt of the foregoi	ng notice.	
Sig	nature of Buyer Date	Signature of Buyer Da	ate
Prir	nted Name:	Printed Name:	
(TX	R-1406) 09-01-19 Initialed by: Buyer: ,	and Seller: M, Av Page 6 d	of 6

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Ganada N1T 1J5 www.lwolf.com



INFORMATION ABOUT ON-SITE SEWER FACILITY

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

©Texas Association of REALTORS®, Inc., 2004

CC	ONCERNING THE PROPERTY AT Brenham, TX 77833		
Α.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:		
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknow	'n
	(2) Type of Distribution System: Field line	Unknow	'n
	(3) Approximate Location of Drain Field or Distribution System: Dr	Unknow	'n
	(4) Installer:		'n
	(5) Approximate Age: 39 Vr5	Unknow	'n
В.	MAINTENANCE INFORMATION:		
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer fall yes, name of maintenance contractor: Phone: Maintenance contracts must be in effect to operate aerobic treatment and conserved sewer facilities.)		/ o
	(2) Approximate date any tanks were last pumped? 10 yrs, K+	· A Septic Cr.	2
	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain: Heavy wage may cause backup due to roots invading Septic line a North a large people. Buyer may want in spect should re	to restrooms	o D -
	(4) Does Seller have manufacturer or warranty information available for review?	? Yes Th	0
C.	PLANNING MATERIALS, PERMITS, AND CONTRACTS:		
	(1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation final inspection maintenance contract manufacturer information warranty information		d _
	(2) "Planning materials" are the supporting materials that describe the on-submitted to the permitting authority in order to obtain a permit to install the		e
	(3) It may be necessary for a buyer to have the permit to operate transferred to the buyer.		У
(TX	(R-1407) 1-7-04 Initialed for Identification by Buyer, and Seller	Page 1 of	2

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

1076 FM 2679

Town & Country Realty and Mortgage, 1004 S. Austin Brenham TX 77833

Debbie Bender

	1074 FW 4676	
Information about On-Site Sewer Facility concerning	Brenham, TX 77833-6585	

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 Joyce A. Wyatt	Wyatt of	2/02 Date	Signature of Seller Japice Negrete	Negrete	2/11/2 Date
Receipt acknowledged by:					
Signature of Buyer	ī	Date	Signature of Buyer		Date