

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.

©TOXAS ASSOCIATION OF REALTORS®, Inc., 2004

COI	NCERNING THE PROPERTY AT 2165 Round Top Rd Round Top	TX	78954
A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:		
	(1) Type of Treatment System:	- au	Inknown
	(2) Type of Distribution System:	_ םו	Jnknown
	(3) Approximate Location of Drain Field or Distribution System: Between pool and garden.		Jnknown
	(4) Installer:	_ = 1	Jnknown
	(4) Installer:		Jnknown
В.			
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?	□ Ye	es @ No
	(Maintenance contracts must be in effect to operate aeropic treatment and certain in site sewer facilities.)	บกรเลก	uara on-
	(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:	ПΥ	es ⊞ -No
	(4) Does Seller have manufacturer or warranty information available for review?		∕es 🖰 Mō
С	. PLANNING MATERIALS, PERMITS, AND CONTRACTS:		
	(1) The following items concerning the on-site sewer facility are attached: ☐ planning materials ☐ permit for original installation ☐ final inspection when Os☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐.	3SF wa	s installed
	(2) "Planning materials" are the supporting materials that describe the on-site sewel submitted to the permitting authority in order to obtain a permit to install the on-site se	r facility wer fac	y that are ility.
	(3) It may be necessary for a buyer to have the permit to operate an on-sit transferred to the buyer.	e sewe	er facility
(TXR 1407) 1-7-04 Initialed for Identification by Buyer:, and Seller MH, CDR		Page 1 of 2

Information about On-Site Sewer Facility concerning 2165 Round Top Rd

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) Single family dwelling (3 bedrooms; less than 2,500 sf) Single family dwelling (4 bedrooms; less than 3,500 sf) Single family dwelling (5 bedrooms; less than 4,500 sf) Single family dwelling (6 bedrooms; less than 5,500 sf)	225 300 375 450 525	180 240 300 360 420
Mobile home, condo, or townhouse (1-2 bedroom) Mobile home, condo, or townhouse (each add'l bedroom)	225 75	180 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.

MA 6/29/23	Carolyn Diane Roch	06/30/23
Signature of Seller Matthew and Carolyn Hennessan Date	Signature of Seller	Date
Receipt acknowledged by:		
Signature of Buyer Date	Signature of Buyer	Date



MAIN House

78954

SELLER'S DISCLOSURE NOTICE

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 compiles with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PR	ROP	PEF	RTY	AT	21	65	Round Top Rd - Po	1	Нои	188		Round Top TX	789	54	-
AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.															
the Property? M Weeke	nd	Ho	me	,			(ar	pro	ixc	ma	te o	late) or Li never occup	ccu lød	ple th	d e
Section 1. The Prope This notice does not es	rty iabi	ha IIsh	s th the i	e ite iem:	ems s lo	ma be d	arked below: (Ma conveyed. The conti	rk act	Ye	8 (d	Y), N etern	io (N), or Unknown (U).) nine which items will & will not d			
Item	Y	N	U	Ite	əm			Y	N	U	I	tem	Y	N	U
			_			1 Pi	ropane Gas:		-	-	I	Pump: 🗆 sump 🚨 grinder		-	
		/		-1	PC	om	munity (Captive)		/			Rain Gutters		-	
	-										1 1	Range/Stove	-		Contract
4-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	-				OF SELLER'S KNOWLEDGE SELLER AND IS NOT A SELL			_	-	1		Roof/Attic Vents	1		
					VISH TO OBTAIN. IT IS NOTER AGENT. The Property. If unoccupied (approximate to be conveyed. The contraction of the contraction				-	T		Sauna		/	
	-		\vdash		P on Property lot Tub ntercom System dicrowave Outdoor Grill Patlo/Decking Plumbing System						1 1	Smoke Detector	-		
		\vdash	Н		tem Iquid Propane Gas: LP Community (Captive) LP on Property Iot Tub Intercom System Microwave Outdoor Grill Patlo/Decking Plumbing System Pool Pool Equipment Pool Maint, Accessories Pool Heater N U Additionatical					Τ	1 [Smoke Detector - Hearing			
		-										Impaired			_
		1		P	atlo	/De	ecking		/	1		Spa		-	
	~	1	П		OF SELLER'S KNOWLEDG SELLER AND IS NOT A NISH TO OBTAIN. IT IS NO IER AGENT. The Property. If unoccupied (app Items marked below: (Mar Ins to be conveyed. The contre Item Liquid Propane Gas: -LP Community (Captive) -LP on Property Hot Tub Intercom System Microwave Outdoor Grill Patlo/Decking Plumbing System Pool Pool Equipment Pool Maint. Accessories Pool Heater N U Additionate Pool Heater N U Additionate Pool Heater N U Additionate Pool Heater If yes, describe: If yes, describe: If yes, describe: If yes describe: Inumber of units: Inumber of un			1						-	
		-			Alcrowave Dutdoor Grill Patio/Decking Plumbing System Pool Pool Equipment Pool Maint, Accessories Pool Heater			1	1		1 [TV Antenna		/	
	~	1	\Box	F	LP Community (Captive) LP on Property Hot Tub Intercom System Microwave Outdoor Grill Patlo/Decking Plumbing System Pool Pool Equipment Pool Maint, Accessories Pool Heater N U Addition Picture Q g number of units			1	1	T	7 [Washer/Dryer Hookup	-	_	_
7777	-	1						/		1	1 [Window Screens	-		
	\top	-	打		A PROPERTY AND ADDRESS OF				-	1][Public Sewer System	L	/	
								_							
Item				Y	N	U		_	-	_					
				~				3	nı	ımı	oer c	or units:			
					~		ARREST TO THE REST OF THE REST		_						
Wall/Window AC Units	5				-						-				_
Attic Fan(s)					-							fthe	****		_
Central Heat				~				3	nı	um	ber (of units:			
Other Heat					/							D all an			
Oven				~						=					-
Fireplace & Chimney				/	_							k U other:			-
Carport				/											
Garage	arbon Monoxide Det. celling Fans cooktop Dishwasher Disposal mergency Escape adder(s) Exhaust Fans Fences Fire Detection Equip. French Drain Gas Fixtures Natural Gas Lines tem Central A/C Evaporative Coolers Wall/Window AC Units Attic Fan(s) Central Heat Other Heat Oven Fireplace & Chimney Carport			<u></u>	-	_		ot :	atta	ach					
					~										
Satellite Dish & Contr	ols			~	_							7(514			_
Security System					/	_							ake no a		
				_	/	_			_		THE OWNER OF TAXABLE PARTY.				_
				~	1	_						number of units; _			
THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THAS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSFWARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KINSELLER'S AGENTS, OR ANY OTHER AGENT. Seller Is to is not occupying the Property. If unoccupied (by Seller), how long since Selle the Property? The is to is not occupying the Property. If unoccupied (by Seller), how long since Selle the Property? The second setablish the llams to be conveyed. The contract will determine which items will & Item					Atesta			_							
Other Leased Item(s)				\perp			I ir yes, describe:		_	urate.	1	H MD			
(TXR-1406) 07-08-22			Initia	led t	oy: f	3uye	or:	and	Se	ller	: _[//	<u>11 , [W]</u>	ege	1 01	6

(TXR-1406) 07-08-22

	mV	78954
Round Top	ТX	10904

onceming the Property at 2000 Round Top Rd 2002	1100				60
Inderground Lawn Sprinkler	oma	tic C	I manual areas covered:		7
Inderground Lawn Sprinkler	alla	ch Inf	formation About On-Site Sewer Facility (TXR-14	107)	7
Vater supply provided by: City Pwell CiMU	ID (on Dunknown Dother:	, - , ,	
Vater supply provided by: Licity Light Livio	י עו	1 unkr	TOWN	-,	•
Vas the Property built before 1978? Diyes and	o L	a unini	lowii		
(If yes, complete, sign, and attach TXR-1906 o	ONG A	ALIIIIR	(approxim	ate)	
Roof Type: Maddle Sthere an overlay roof covering on the Property	Toble	ige	or roof govering blaced over existing shingles o	rroc	of.
s there an overlay roof covering on the Property	(SIIII	igies (of tool covering history over existing similars o	1100	"
covering)? 🗆 yes 🖾 no 🗀 unknown					
Are you (Seller) aware of any of the Items listed defects, or are need of repair? □ yes ☑ no If y	in t	his So	be (attach additional sheets if necessary):	nav	e - -
Section 2. Are you (Seller) aware of any defe If you are aware and No (N) if you are not awa	cts re.)	or ma	alfunctions in any of the following? (Mark Yo	as (\	- /)
W Al Hom			Y N Item	NY	П
Item Y N Item		-	Sidewalks	Ť	7
Buschion	Clak	2/2)	Walls / Fences	-	コ
Cellings Foundation /		1(8)	Windows		
Doors Interior Walls			Other Structural Components	+	-
Driveways Lighting Fixtu	ires		Otte) attuctural components		-
Electrical Systems Plumbing Sy	sten	18			-
Exterior Walls Roof					
Section 3. Are you (Seller) aware of any of and No (N) if you are not aware.)	the	follo	wing conditions? (Mark Yes (Y) if you are		
Condition	Y	N	Condition	Y	N
Aluminum Wiring		-	Radon Gas		
Asbestos Components			Settling		
Diseased Trees: O oak wilt O	1		Soil Movement		
Endangered Species/Habitat on Property			Subsurface Structure or Pits		_
Fault Lines		1-1.			
Hazardous or Toxic Waste			Underground Storage Tanks		
THE RESERVE THE PROPERTY OF TH	-		Underground Storage Tanks Unplatted Easements		
			Unplatted Easements		
Improper Drainage		1111	Unplatted Easements Unrecorded Easements		
Improper Drainage Intermittent or Weather Springs		11111	Unplatted Easements Unrecorded Easements Urea-formaldehyde Insulation		
Improper Drainage Intermittent or Weather Springs Landfill		111111	Unplatted Easements Unrecorded Easements Urea-formaldehyde Insulation Water Damage Not Due to a Flood Event		111111
Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards		1111111	Unplatted Easements Unrecorded Easements Urea-formaldehyde Insulation Water Damage Not Due to a Flood Event Wetlands on Property		
Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property		111111111	Unplatted Easements Unrecorded Easements Urea-formaldehyde Insulation Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot		7
Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards		1111111111	Unplatted Easements Unrecorded Easements Urea-formaldehyde Insulation Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot Active Infestation of termites or other wood		7
Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property		1111111111	Unplatted Easements Unrecorded Easements Urea-formaldehyde Insulation Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot Active Infestation of termites or other wood destroying insects (WDI)		7
Improper Drainage Intermittent or Weather Springs Landfili Lead-Based Paint or Lead-Based Pt, Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District		111111111111	Unplatted Easements Unrecorded Easements Urea-formaldehyde Insulation Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot Active Infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI		~
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			Unrecorded Easements Unrecorded Easements Urea-formaldehyde Insulation Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot Active Infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired		7
Improper Drainage Intermittent or Weather Springs Landfilli 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		111111111111111111111111111111111111111	Unplatted Easements Unrecorded Easements Urea-formaldehyde Insulation Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot Active Infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired Previous Fires		7
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		1111111111111	Unplatted Easements Unrecorded Easements Urea-formaldehyde Insulation Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot Active Infestation of termites or other wood destroying Insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired Previous Fires Termite or WDI damage needing repair		V V BV V V
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		111111111111111111111111111111111111111	Unplated Easements Unrecorded Easements Urea-formaldehyde Insulation Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot Active Infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired Previous Fires Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot		V V BV V V
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			Unplatted Easements Unrecorded Easements Urea-formaldehyde Insulation Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot Active Infestation of termites or other wood destroying Insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired Previous Fires Termite or WDI damage needing repair		V V BV V V
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			Unplatted Easements Unrecorded Easements Urea-formaldehyde Insulation Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot Active Infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired Previous Fires Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot Tub/Spa*		V V NO V V
Improper Drainage Intermittent or Weather Springs Landfili 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			Unplated Easements Unrecorded Easements Urea-formaldehyde Insulation Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot Active Infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired Previous Fires Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot Tub/Spa*		1 1 1 NO 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

TRANSACTIONS

Con	ceming the Property at 2:	1.65 Round Top Rd - Paol House	4	Round Top	TX	78954
	e answer to any of the	Items in Section 3 is yes, explain	(attach additions	al sheets If neces	sary);	
	(CATED ALL		()			
,						
	*A single blockable main d	rain may cause a auction entrapment haz	ard for an individual.			
of	repair, which has no	er) aware of any item, equipmer t been previously disclosed in t sary):	lhis notice? \square	lyes 12/110 If y	rty that i	s in need ain (attach
Se ch	ction 5. Are you (Seli ack wholly or partly a	ler) aware of any of the following as applicable. Mark No (N) if you	g conditions?* (u are not aware.	Mark Yes (Y) if y)	rou are a	ware and
Y	N Bresent flood in	surance coverage.				
u		ng due to a fallure or breach of	a reservoir or a	controlled or em	ergency	release of
Ф	Previous flood	ng due to a natural flood event.				
	Previous water	penetration into a structure on the	Property due to	a natural flood.		
a	Located Q who	olly □ partly in a 100-year floodpl ·AR).	ain (Special Floo	od Hazard Area-Z	one A, V	/, A99, AE,
	☐ Located ☐ who	olly 🔾 partly in a 500-year floodple	in (Moderate Flo	od Hazard Area-	Zone X (shaded)).
	☐ Located ☐ who	olly CI partly in a floodway.				
	Located Who	olly 🖸 partly in a flood pool.				
	Located Q who	olly 🗖 partly in a reservoir.				
lf	the answer to any of t	ne above is yes, explain (atlach ad	Iditional sheets a	s necessary):		
_						
-	*If Buyer Is concern	ed about these matters, Buyer may	consult Informat	ion About Flood i	iazards (TXR 1414).
	For purposes of this not					
	"100-year floodplain" m	eans any area of land that: (A) is identifie Zone A, V, A99, AE, AO, AH, VE, or AF e a high risk of flooding; and (C) may incl	t on the map: (B) T	las a one percent an	muai chanc	d hezerd erea ce of flooding
	area, which is designal which is considered to be	eans any area of land that: (A) ls identli ed on the map as Zone X (shaded); and e a moderate risk of flooding.	(B) has a two-tent	hs of one parcent an	inuai chani	ce or nooaing
	subject to controlled inv	area adjacent to a reservoir that lies abou ndation under the management of the Uni	led States Army Cor	ps of Engineers.		
	under the National Floo	nap" means the most recent flood hazard d Insurance Act of 1908 (42 U.S.C. Secilo	n 4001 et seq.).			
	a river or other waterco a 100-year flood, withou	rea that is identified on the flood insuranc urse and the adjacent land areas that mus ut cumulatively increasing the water surfac	st be reserved for the se elevation more the	a discharge of a base an a designated heigi	i flood, also nt.) referred to 6
	water or delay the runo	aler impoundment project operaled by the ff of waler in a designaled surface area of	land,	y Corps of Engineers リーハカ	that is inte	
(TXR-1408) 07-08-22	Initialed by: Buyer:	and Seller: 1///	11, 10/		Page 3 of 8

onceming	the Property at _	2165 Round To	op Rd - Pool House		Round Top	XT	78954
Section (provider.	3. Have you Including th	(Seller) ever 1e National Fi	filed a claim for ood insurance Pi	flood damage to ogram (NFIP)?* C	the Property with I yes II no If yes	expla	nsurance In (attach
Even v risk, a structu Section Adminis	when not require nd low risk floo re(s). 7. Have ye tration (SBA	ed, the Federal Er d zones to purch ou (Seller) e) for flood da	nergency Managemen nase flood insurance t ver received ass mage to the Pro	t Agency (FEMA) enco hat covers the structu istance from FE	onders are required to be outages homeowners in tre(s) and the personal MA or the U.S. So If yes, explain (nign risi property Small	y within the
if you ar	8. Are you e not aware.)		of any of the foll	owing? (Mark Yes	(Y) If you are awa	re. Ma	ark No (N)
Y N	Room additi permits, with	ons, structural unresolved pe	l modifications, or rmits, or not in con	other alterations of the other alterations of the other alterations.	or repairs made w ng codes in effect at	thout the tim	necessary 10.
00	Homeowner	s' associations	or maintenance fe	es or assessments.	if yes, complete the	e follov	ving:
	Manager	's name:		Phone	;		
	If the Pro	operty is in mo	re: \$ p essment for the Pro ore than one assoc tion to this notice.	er pperty? □ yes (\$_ lation, provide info	and are: 🏻 manda) 🚨 no mation about the o	tory 🗆 ther as	voluntary
00	interest with	others. If ves.	complete the follo	wina:	ays, or other) co-ov		
םם	Any notices use of the P	of violations o	of deed restrictions	or governmental	ordinances affecting	ihe c	ondition or
	not limited to	o: divorce, fore	closure, heirship, b	enkruptcy, and tax			
	Any death of unrelated to	on the Propert the condition	y except for those of the Property.	deaths caused by	: natural causes, su	icide,	or acciden
	Any condition	on on the Prop	erty which material	ly affects the health	or safety of an Indiv	idual.	
	environmen	ntal hazards su atlach anv c	ch as asbestos, rac ertificates or othe	ion, lead-based pal er documentation	made to the Propi int, urea-formaldehyd identifying the extent other remediation).	de, or r	mold.
00/	Any rainwa	ter harvesting		the Property that is	larger than 500 gall	ons ar	ıd that use:
0 0	retailer.	_			wned by a propane		
- 8	district.				conservation distric		
If the a	nswer to any				lonal sheets if neces	sary): _	
(TXR-14	108) 07-08-22	Initiated	by: Buyer:	and Seller:	IN J. L(!)R		Page 4 of 6

Page 5 of 6

Initialed by: Buyer: __

(TXR-1406) 07-08-22

78954

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://www.dps.texas.gov/. 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 hall insurance. A certificate of compliance may be regulred for repairs or improvements to the Property. For more Information, please review Information Regarding Windstorm and Hall 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.

Electric:	phone #:	
Sewer:	A 100 CO	
Water:		
Cable:	and the second s	_
Trash:		
Natural Gas:		
Phone Company:		
Propane:		_
Internet:	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.

(6) The following providers currently provide service to the Property:

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name	
(TXR-1408) 07-08-22	Initialed by: Buyer;	and Seller: MH, CDR	Page 6 of 6



SELLER'S DISCLOSURE NOTICE

Guest House

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.

exceed the minimum disclosures requ	ireu by the c	,0ua.							-
CONCERNING THE PROPERTY						Round Top TX	-	954	-
THIS NOTICE IS A DISCLOSUR AS OF THE DATE SIGNED B WARRANTIES THE BUYER MA' SELLER'S AGENTS, OR ANY O	Y SELLEF Y WISH TO THER AGE	R AND IS NOT A DOBTAIN. IT IS N ENT.	VS V	BS' A V	TITU' VARF	TE FOR ANY INSPECTION RANTY OF ANY KIND BY S	ONS SELI	LEF	R R,
Seller D is M is not occupying the Property? M Weekend Home Property		(a)	oprox	dma	ate d	ate) or CI never occu	occu pied	ıpie th	d
Section 1. The Property has the This notice does not establish the	e items m items to be	arked below: (Ma conveyed. The conf	ract v	vill a	leterm	ilne which items will & will not	-		
Item Y N U	Item		1 Y	V U		tem	Y	N	U
Cable TV Wiring	Liquid P	ropane Gas:	L	1	F	Pump: 🗆 sump 🚨 grinder		-	
Carbon Monoxide Det.		nmunity (Captive)	V	1	F	Rain Gutters			
Celling Fans	-LP on F		V			Range/Stove	0		
Cooktop	Hot Tub	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-	1	T	Roof/Attic Vents			
Dishwasher		n System		7	1 18	Sauna		-	-
Disposal	Microwa			1	1 13	Smoke Detector			1
Emergency Escape	Outdoor	MALE MET PER PERSONNEL PROPERTY AND ADDRESS OF THE PERSONNEL PROPERTY		+		Smoke Detector - Hearing	1		
Ladder(s)	Outdoo,		١ .	1		mpalred	1	-	
Exhaust Fans	Patio/D	acking		7		Spa		7	F
Fences		Plumbing System				Frash Compactor		1	
	Pool	ig Oyotom	1	+	_	TV Antenna	\vdash	1	
Fire Detection Equip.	Annual Control of the	ulpment	1	+		Washer/Dryer Hookup		1	-
French Drain		aint. Accessories	1	+		Window Screens	+-	1	F-
Gas Fixtures			1	+		Public Sewer System	+	-	1
Natural Gas Lines	Pool He	eater	1.1			Public Sewer System			_
Item	YNU	Addition	al In	for	matic	on			
Central A/C		☐ electric ☐ gas				f units:			
Evaporative Coolers		number of units:			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, 411144			
Wall/Window AC Units		number of units:	-	-		,			
The second secon		if yes, describe:	-			, , , , , , , , , , , , , , , , , , , ,			
Attic Fan(s)		electric aga	e r	um	hero	f units:			_
Central Heat		A STATE OF THE PARTY OF THE PAR	3 1	IUIII	וטטו כ	T CHILLO			
Other Heat		If yes describe: number of ovens		-		electric 🛘 gas 🔾 other:_			
Oven		□ wood □ gas		Fi				-	_
Fireplace & Chimney		attached In				C C Other.		-	-
Carport		🗅 attached 🔾 n				-W			ALC: UNIT
Garage				laci		imber of remotes:			_
Garage Door Openers		number of units:				imper of remotes.			_
Satellite Dish & Controls	-	owned lea							_
Security System		□ owned □ lea							_
Solar Panels	11/	☐ owned ☐ lea				number of united			
Water Heater		☐ electric ☐ gas		-	4	number of units:		-	-
Water Softener		owned lea		ron	n_	hiberton	-		
Other Leased Item(s)		If yes, describe:		-	11	H (ADA)	_		_
(TXR-1408) 07-08-22 Initia	aled by: Buy	9r:	and S	eller	r:	H. CDR	Page	1 0	6

***				-	-				***************************************		_
Inderground Lawn Spr	inkle	r	☐ aut	oma	tic		manı	ial a	areas covered:	105	-
Contin I On Sita Sawar	lity	I If yes.	alta	ich l	nfo	ormati	on Ab	out On-Site Sewer Facility (TXR-1	<u> 407</u>	Ш	
Vater supply provided	hv: [□ cltv	W well MU	DI	C	0-0	p 🔾	unkno	own 🗅 other:	-	
Mae the Property hullt I	hefor	ra 1978	? Dives Un	o L	J un	kn	own				
(If ves. complete, si	an. a	and atta	ich TXR-1906 (conc	erni	ng	lead.	basec	d paint hazards).		
Roof Type: Metal	Į			A	ge:		20	1	approxim (approxim)	ate)
s there an overlay roof	COV	ering or	n the Property	(shir	ngle	s o	r roof	cove	ring placed over existing shingles c	rro	of
covering)? I yes I	no	unkr	iown	•				1			
				in t	hie	Q _o	ction	1 that	t are not in working condition, that	ha	ve
Are you (Seller) aware	01 8	יווע טווג	THE HOLLS HELD	III L	Hae	oril	no lat	lach a	idditional sheets if necessary):	1100	•
defects, or are need of	reha	mr u ;	yes cano ny	65,	ucs	UIII	o lai	(au) t	additional bridges it ricosously,		_
1-44											-
											_
Section 2. Are you (Selle	er) awa	re of any defe	cts	or n	nal	func	lons	in any of the following? (Mark Y	28	(Y)
if you are aware and	No (I	N) if yo	u are not awa	re.)							
	1.4	100	14				TY	M	Item	Y	N
Item	Y	N	Item					N	Sidewalks	•	끰
Basement	 		Floors	01-1	1.1				The state of the s	1-7-W	-
Cellings)(8)		-			\dashv	
Doors										-	
Driveways		~							Other Structural Components	-	
Electrical Systems			Plumbing Sys	sten	18					-	\dashv
Exterior Walls		-	Roof								
1516	Interior Walls Eways Evaluation of the structural Components Fixed Systems Fixed Systems										
If the answer to any of	IIIO	Itams II	II OGUIOII E IS Y	00,	uvhi	un	i Jana	on aa	amoral artesta ii risessessiyy.		
				-					A. A		
									, , , , , , , , , , , , , , , , , , ,		
Section 3. Are you	(Sel	ller) av	vare of any of	the	fol	OV	ving (condi	tions? (Mark Yes (Y) if you are	aw	are
and No (N) if you are	not	: aware) .)								
Condition				γ	N	ſ	Cond	dition		Y	N
						-		n Ga			1
Aluminum Wiring	-					- 1	Settl				-
Asbestos Componen		1/4 P			-	.		Move	ment		-
Diseased Trees: Co			Danis	-	1	-			e Structure or Pits	_	
Endangered Species	Hab	itat on	Property	<u> </u>	-					-	-
Fault Lines				_					ınd Storage Tanks	_	*
Hazardous or Toxic V	<u>Vast</u>	8			_				Easements	-	-
Improper Drainage					/				ad Easements	-	-
Intermittent or Weath	er S	prings			_		Urea	a-form	aldehyde Insulation		~
Landfill	A.				1				mage Not Due to a Flood Event	_	-
Lead-Based Paint or	Lea	d-Base	d Pt. Hazards		1	t	Wet	ands	on Property		1
Encroachments onto				1		1	Woo	d Rot			1
Improvements encro	achir	na on o	thers' properly	1	-	1			estation of termites or other wood		
Ittibiosemente enorg	aorm	ig on o	more property	1	1	1			g insects (WDI)		-
Located in Historic D	Motele	1		\vdash	1		Pre	lous	treatment for termites or WDI	Г	-
				+	+	ł	Pra	doug	termite or WDI damage repaired	1	-
Historic Property De	SIGHE	111011		+	-	1		vlous			-
Previous Foundation		Jaile		+	-	-			r WDI damage needing repair	\vdash	1-
Previous Roof Repa	irs			-	-	7	101	IIIIO O	Include Main Drain in Doct/Hot	-	+
Previous Other Stru	clura	i Repai	rs .		1	1			lockable Main Drain in Pool/Hot		-
				-	_	-	Tub	/Spa*			
Previous Use of Pre		s for M	anufacture	1	-	+			a friends and		
of Methamphetamin	θ					1			(MI) (NN)		
/TVD_1400\ 07.00-99		Initio	fed by: Buver:				an	d Selle	r. MH , CDR Pa	ge 2	of 6
(I XIX-1400) U/-00*22	TXR-1408) 07-08-22 Initialed by: Buyer: _									3	

oncerning the Property at 21	65 Round Top Rd - Guest House	Round Top	TX 78954
	items in Section 3 is yes, explain (attac	h additional sheets if necessa	ry):
And the first of the state of t			
	ain may cause a suction entrapment hazard for		
f repair, which has no	er) aware of any item, equipment, or a t been previously disclosed in this n sary):	otice? Liyes wind if ye	s, expiain (attach
check wholly or partly a	er) aware of any of the following con as applicable. Mark No (N) if you are	ditions?* (Mark Yes (Y) if yo not aware.)	u are aware and
Y N Present flood in	surance coverage.		
Previous floodly water from a re-	ng due to a fallure or breach of a rese servoir.	ervoir or a controlled or emen	rgency release o
Previous flooding	ng due to a natural flood event.		
☐ Previous water	penetration into a structure on the Prop	erty due to a natural flood.	
Located C who	olly 🖸 partly in a 100-year floodplain (S AR).	pecial Flood Hazard Area-Zo	ne A, V, A99, At
Located D who	iliy 🖸 partly in a 500-year floodplain (Me	oderate Flood Hazard Area-Zo	one X (shaded)).
□ ☑ Located □ who	olly 🗀 partly in a floodway.		
☐ ☐ Located ☐ who	olly 🖸 partly in a flood pool.		
Located Who	olly 🔾 partly in a reservoir.		
If the answer to any of the	ne above is yes, explain (attach addition	al sheets as necessary):	
	ed about these matters, Buyer may cons	ult Information About Flood Ha	zards (TXR 1414)
For purposes of this not		an flood Incumum rate men de a enc	noist fland hazari ar
which is designated as which is considered to b	eens any area of land that: (A) is identified on th Zone A, V, A99, AE, AO, AH, VE, or AR on the e e high risk of flooding; and (C) may include a r	e map; (b) nas a one percent and egulatory floodway, flood pool, or re	servoir.
area, which is designal which is considered to b	eans any area of land that: (A) is identified on ad on the mep as Zone X (shadad); and (B) h a a moderate risk of flooding.	as a two-tenins of one percent enni	uai changa of hoodh
subject to controlled inu	erea adjacent to a reservoir that lies above the r ndation under the management of the United Sta	itas Army Gorps of Engineers.	
under the National Floo	nep" means the most recent flood hazard map p d Insurance Act of 1988 (42 U.S.C. Section 400)	et seq.).	
a river or other waterco a 100-year flood, withou	rea that is identified on the flood insurance rate r urse and the adjacent land areas that must be ra it cumulatively increasing the water surface elevi	served for the discharge of a base h allon more than a designated height.	oog, giso telaliaa ka
"Reservoir" means a w water or delay the runo	ater impoundment project operated by the Unite If of water in a designated surface area of land. Initiated by: Buyer:an	(AALL) (DD	hat is intended to re Page 3 of
(TXR-1406) 07-08-22			D 0 - (

(TXR-1406) 07-08-22

Concerning the Property at 2165 Round Top Rd - Guest House 78954 Round Top Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* Cl yes Ci no if yes, explain (attach additional sheets as necessary): *Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s). Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? I yes I no if yes, explain (attach additional sheets as necessary): Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.) 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: Phone: Manager's name: _ Fees or assessments are; \$_____per____and are: \(\sigma\) manda Any unpaid fees or assessment for the Property? \(\sigma\) yes (\$_____) \(\sigma\) no ___ and are: □ mandatory □ voluntary 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 00 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. 0 0 Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation). ☐ ☐ Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source. The Property is located in a propane gas system service area owned by a propane distribution system retailer. Any portion of the Property that is located in a groundwater conservation district or a subsidence district. If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Page 4 of 8

Initialed by: Buyer: _____

material Information. 06/30/23 Signature of Seller Date Signature of Seller Frinted Name: Matthew and Carolyn Henneman Printed Name: (TXR-1406) 07-08-22 Initialed by: Buyer:

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 https://www.dps.texas.gov/. 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 hall 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 provi	ide service to the Property:
Electric:	. I
Sewer:	phone #:
Water:	ante a constitue
Cable:	P
Trash:	D.
Natural Gas:	
Phone Company:	11.
Propane:	
Internet:	
Internet:	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) 07-08-22	Initialed by: Buyer:	and Seller: MH , CDR	Page 6 of 6

TR TEXAS REALTORS



SELLER'S DISCLOSURE NOTICE

OTO XASS ASSOCIATION OF REALTORS OF, Inc. 2022

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.

A COLUMN TO A COLU			1-1-1										
CONCERNING THE PR	ROF	PERTY	AT.	21	65	Round Top Rd -	Main	H	ouse	Round Top TX	789	54	•
THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.								ζ,					
Seller ☐ is ☑ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? ☑ Weekend Home (approximate date) or ☐ never occupied the Property Section 1. The Property has the Items marked below: (Mark Yes (Y), No (N), or Unknown (U).)													
Section 1. The Proper This notice does not est	tabl	ish the	e Ite Ilems	ms to	be c	onveyed. The c	ontrac	t	will dete	ermine which items will & will not t			
Item	Y	NU	Ite	m			Y		NU	Item	Υ	N	U
Cable TV Wiring			Lie	quic	d Pr	opane Gas:		1		Pump: a sump a grinder		4	_
Carbon Monoxide Det.		-	-L	PC	com	munity (Captive	e)		1	Rain Gutters			
Celling Fans		-				roperty				Range/Stove		1	
Cooktop		V	H	ot 7	ub			1	1	Roof/Attic Vents		-	_
Dishwasher		1	In	ter	com	System			1	Sauna		-	_
Disposal			M	icro	owa	ve				Smoke Detector	<u> </u>	1	_
Emergency Escape			0	utd	oor	Grill				Smoke Detector - Hearing			
Ladder(s)								1		Impaired	_		
Exhaust Fans						cking	L	1	alw	Spa	_	1	_
Fences	/	,	P	lum	bin	g System		1		Trash Compactor	-	-	_
Fire Detection Equip.	T		P	001			-	1		TV Antenna	-		(
French Drain		1	P	ool	Equ	uipment	4	1		Washer/Dryer Hookup	~	-	
Gas Fixtures			P	ool	Ma	int. Accessorie:	S	1		Window Screens		-	
Natural Gas Lines			P	ool	He	ater			1	Public Sewer System	1		
Item			Y	N	U				nforma				
Central A/C				/		🗆 electric 🗅	gas		numbe	r of units:			
Evaporative Coolers				1		number of unit	ts:		nation and the same of the sam				_
Wall/Window AC Units	5		~			number of unit	ts:						_
Attic Fan(s)				/		If yes, describe							-
Central Heat						🗆 electric 🚨			numbe	r of units:			
Other Heat			/			If yes describe	9:					7	
Oven				/		number of over	ens:			☐ electric ☐ gas ☐ other:			-
Fireplace & Chimney				/		□ wood □ g	gas lo	g	s a m	ock 🖸 other:			
Carport				/		☐ attached [
Garage				/	1_	☐ attached 【		a	Mache	<u>d</u>			-
Garage Door Opener	s			/	1_	number of uni		_		number of remotes:			-
Satellite Dish & Contr				/	1_	O owned O					-	-	
Security System				-	1_	☐ owned ☐							
Solar Panels				~	1_	☐ owned ☐							_
Water Heater			-	1_		□ electric □				number of units:			
Water Softener	-			/	1	☐ owned ☐		be	from	Attention Attention			
Other Leased Item(s)				_	1_	if yes, describ	ре:	_		MII ADD	-	_	-
Other Leased Item(s) Tryes, describe:													

Last annual man and Control or 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	oma	tle	П	manual ar	eas covered:		
Inderground Lawn Sprinkler	otto	och	Info	rmation Ahr	out On-Site Sewer Facility (TXR-14	407	5
Water supply provided by: Clicity Conveil Community	ו מוום		0.0	n D unknov	yn Dother:		1_1
Water supply provided by: Circly will well Circle	0 F	1 un	nlen.	own	All Ca Ottlon		_
Was the Property bullt before 1978? 🗆 yes 🗀 n (If yes, complete, sign, and attach TXR-1906 o	nnnn	DIN	ına	inggar-nggar	naint hazards).		
(If yes, complete, sign, and attach 1714-1900 t	Δ	ימטי	iii y	7.0	(approxim	ate)
Roof Type: Sthere an overlay roof covering on the Property		ige. inle	- n	r roof coveri	ng placed over existing shingles o	r ro	of
Is there an overlay roof tavelling on the Property	(orm	igio	10 0	TOUT COVER	and brond over arresting armidition		
covering)? I yes I no I unknown					t I I land the state of the	la m	
Are you (Seller) aware of any of the Items listed	I in t	his	Se	ction 1 that	are not in working condition, that	na	ve
defects, or are need of repair? 🗀 yes 🖾 no. If y	/es,	des	crit	oe (allach ac	iditional sheets if necessary):		
thank the same of					the state of the s		
				h-M-			
Section 2. Are you (Seller) aware of any defe	cts	or r	mal	functions i	n any of the following? (Mark Y	es	(Y)
If you are aware and No (N) if you are not awa	re.)						
II you are aware and its firth you are not and	,,						
Item Y N Item				YN	150111		N
Basement Floors				_	Sidewalks	-	~
Ceilings Foundation /	Slat	o(s)			Walls / Fences	_	4
Doors Interior Walls	;				Windows		4
Driveways Lighting Fixte					Other Structural Components		/
Electrical Systems Plumbing Sy						\perp	
Exterior Walls Roof						\perp	
EMONO, Wang			late	/attach add	illand shoots if necessary.		
If the answer to any of the Items in Section 2 is y	/es, i	exh	nan	i (allacii add	illonal shoots if nocossary/		
	-						
111111					0 400 1 37 - 440 16 100 000		
Section 3. Are you (Seller) aware of any of	the	fol	llov	ving conditi	ions? (Mark Yes (Y) if you are	aw	are
Section 3. Are you (Seller) aware of any of and No (N) if you are not aware.)	the	fol	llov	ving conditi	ions? (Mark Yes (Y) if you are	aw	 vare
and No (N) if you are not aware.)					ions? (Mark Yes (Y) if you are	aw	
and No (N) if you are not aware.) Condition	the	fol		Condition			
and No (N) if you are not aware.) Condition Aluminum Wiring				Condition Radon Gas			N
Condition Aluminum Wiring Asbestos Components				Condition Radon Gas Settling			N
Aluminum Wiring Asbestos Components Diseased Trees: 🚨 oak wilt 🚨				Condition Radon Gas Settling Soil Movem	nent		N
and No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: 🗓 oak wilt 🔘 Endangered Species/Habitat on Property				Condition Radon Gas Settling Soll Movem Subsurface	nent Structure or Pits		N
and No (N) if you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: 🖸 oak wilt 🖸 Endangered Species/Habitat on Property Fault Lines				Condition Radon Gas Settling Soil Movem Subsurface Undergroun	nent Structure or Pits nd Storage Tanks		N
Condition Aluminum Wiring Asbestos Components Diseased Trees: D oak wilt D Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste				Condition Radon Gas Settling Soil Movem Subsurface Undergrour Unplatted E	nent Structure or Pits nd Storage Tanks asements		N
Condition Aluminum Wiring Asbestos Components Diseased Trees: O oak wilt C Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage				Condition Radon Gas Settling Soil Movem Subsurface Undergroun Unplatted E Unrecorded	nent Structure or Pits nd Storage Tanks Easements I Easements		N
Condition Aluminum Wiring Asbestos Components Diseased Trees: O oak wilt O Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs				Condition Radon Gas Settling Soll Movem Subsurface Undergroun Unplatted E Unrecorded Urea-forms	nent Structure or Pits nd Storage Tanks Easements d Easements		2 1 1 1 1 1
Condition Aluminum Wiring Asbestos Components Diseased Trees: O oak wilt O Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill				Condition Radon Gas Settling Soil Movem Subsurface Undergrout Unplatted E Unrecorded Urea-forms Water Dam	nent Structure or Pits ad Storage Tanks asements d Easements aldehyde Insulation nage Not Due to a Flood Event		2 1 1 1 1 1
Condition Aluminum Wiring Asbestos Components Diseased Trees: D oak wilt D 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				Condition Radon Gas Settling Soil Movem Subsurface Undergroun Unplatted E Unrecorded Urea-forms Water Dam Wetlands of	nent Structure or Pits nd Storage Tanks Easements d Easements		2))) //) //)
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	Y			Condition Radon Gas Settling Soil Movem Subsurface Undergroun Unplatted E Unrecorded Urea-forms Water Dam Wetlands of	nent Structure or Pits Ind Storage Tanks Easements It Easements Idehyde Insulation It age Not Due to a Flood Event		Z)
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	Y			Condition Radon Gas Settling Soll Mover Subsurface Undergrour Unplatted E Unrecorded Urea-forms Water Dam Wetlands of Wood Rot Active infe	nent Structure or Pits Ind Storage Tanks Easements It Easements Idehyde Insulation Itage Not Due to a Flood Event Inn Property Istation of termites or other wood		2))) //) //)
Condition Aluminum Wiring Asbestos Components Diseased Trees: Doak wilt D 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	Y			Condition Radon Gas Settling Soll Mover Subsurface Undergrour Unplatted E Unrecorded Urea-forms Water Dam Wetlands of Wood Rot Active infe	nent Structure or Pits Ind Storage Tanks Easements It Easements Idehyde Insulation Itage Not Due to a Flood Event on Property station of termites or other wood insects (WDI)		N STATE OF THE STA
Condition Aluminum Wiring Asbestos Components Diseased Trees: D oak wilt D 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	Y			Condition Radon Gas Settling Soil Movem Subsurface Undergrout Unplatted E Unrecorded Urea-forms Water Dam Wetlands of Wood Rot Active Infe destroying Previous to	nent Structure or Pits ad Storage Tanks asements aldehyde insulation age Not Due to a Flood Event on Property station of termites or other wood insects (WDI)		N)) / V V V V V
Condition Aluminum Wiring Asbestos Components Diseased Trees: Doak wilt D 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	Y	N		Condition Radon Gas Settiling Soll Movem Subsurface Undergrour Unplatted E Unrecorded Urea-forms Water Dam Wellands o Wood Rot Active infe destroying Previous to	nent Structure or Pits ad Storage Tanks Easements d Easements aldehyde insulation age Not Due to a Flood Event on Property station of termites or other wood insects (WDI) reatment for termites or WDI ermite or WDI damage repaired		N))) V) V V V V V V V V V V V V V V
Condition Aluminum Wiring Asbestos Components Diseased Trees: Doak wilt D 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	Y	N V		Condition Radon Gas Settling Soll Mover Subsurface Undergrour Unplatted E Unrecorded Urea-forms Water Dam Wetlands of Wood Rot Active infe destroying Previous to Previous F	nent Structure or Pits nd Storage Tanks asements d Easements aldehyde insulation age Not Due to a Flood Event on Property station of termites or other wood insects (WDI) reatment for termites or WDI armite or WDI damage repaired		N ハファインファファファファファファファファファ
Condition Aluminum Wiring Asbestos Components Diseased Trees: Doak wilt D 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	Y	N V		Condition Radon Gas Settling Soll Mover Subsurface Undergrour Unplatted E Unrecorded Urea-forms Water Dam Wellands of Wood Rot Active infe destroying Previous to Previous to Previous F	nent Structure or Pits Ind Storage Tanks Easements It Easements Idehyde Insulation Itage Not Due to a Flood Event In Property Istation of termites or other wood Insects (WDI) Ireatment for termites or WDI Ireatment f	Y	N
Condition Aluminum Wiring Asbestos Components Diseased Trees: Doak wilt D 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	Y	N V		Condition Radon Gas Settling Soil Movem Subsurface Undergrout Unplatted E Unrecorded Urea-forms Water Dam Wetlands of Wood Rot Active infe destroying Previous tr Previous E Termite or Single Bio	nent Structure or Pits nd Storage Tanks asements d Easements aldehyde insulation age Not Due to a Flood Event on Property station of termites or other wood insects (WDI) reatment for termites or WDI armite or WDI damage repaired	Y	N ハファインファファファファファファファファファ
Condition Aluminum Wiring Asbestos Components Diseased Trees: Doak wilt D 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	Y	N V		Condition Radon Gas Settling Soll Mover Subsurface Undergrour Unplatted E Unrecorded Urea-forms Water Dam Wellands of Wood Rot Active infe destroying Previous to Previous to Previous F	nent Structure or Pits Ind Storage Tanks Easements It Easements Idehyde Insulation Itage Not Due to a Flood Event In Property Istation of termites or other wood Insects (WDI) Ireatment for termites or WDI Ireatment f	Y	N
Condition Aluminum Wiring Asbestos Components Diseased Trees: Doak wilt D 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	Y	N V		Condition Radon Gas Settling Soil Movem Subsurface Undergrout Unplatted E Unrecorded Urea-forms Water Dam Wetlands of Wood Rot Active infe destroying Previous tr Previous E Termite or Single Bio	nent Structure or Pits Ind Storage Tanks Easements It Easements Idehyde Insulation Itage Not Due to a Flood Event In Property Istation of termites or other wood Insects (WDI) Ireatment for termites or WDI Ireatment f	Y	N
Condition Aluminum Wiring Asbestos Components Diseased Trees: Doak wilt D 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	Y	N V		Condition Radon Gas Settling Soil Movem Subsurface Undergrout Unplatted E Unrecorded Urea-forms Water Dam Wetlands of Wood Rot Active infe destroying Previous tr Previous E Termite or Single Bio	nent Structure or Pits ad Storage Tanks Easements aldehyde insulation rage Not Due to a Flood Event on Property station of termites or other wood insects (WDI) reatment for termites or WDI earmite or WDI damage repaired ires WDI damage needing repair ockable Main Drain in Pool/Hot	Y	N

Concerning the Property at	2165 Round Top Rd - Main House	Round Top	TX	78954
	e Items in Section 3 is yes, explain (attach	additional sheets if necess	sary):	
*A single blockable main	drain may cause a suction entrapment hazard for a	n Individual.		
Section 4. Are you (Sel	ller) aware of any item, equipment, or s ot been previously disclosed in this no ssary):	ystem in or on the Prope tice? □ yes ☑ no If y	es, expl	ain (attach
Section 5. Are you (Se check wholly or partly	ller) aware of any of the following cond as applicable. Mark No (N) if you are n	litions?" (Mark Yes (Y) if y ot aware.)	ou are a	aware and
Y N Present flood i	nsurance coverage.			
• • • • • • • • • • • • • • • • • • • •	ling due to a fallure or breach of a reser	rvoir or a controlled or em	ergency	release of
☐ ☐ Previous flood	ling due to a natural flood event.			
Previous water	r penetration into a structure on the Prope	rty due to a natural flood,		
Located U wh	nolly D partly in a 100-year floodplain (Spor AR).	pecial Flood Hazard Area-Z	one A, \	/, A99, AE
☐ ☐ Located ☐ wh	olly D partly in a 500-year floodplain (Mo	derate Flood Hazard Area-	Zone X (shaded)).
Located D w	olly 🗀 partly in a floodway.			
☐ ☐ Located ☐ wh	nolly 🗓 partly in a flood pool.			
□ ☑ Located □ wh	nolly 🗅 partly in a reservoir.			
If the answer to any of	the above is yes, explain (attach additiona	l sheets as necessary):		
				7100 4441
MeG 1000000 €0	ned about these matters, Buyer may consul	it Information About Piodd F	iazaros (IXR 1414).
which is docinated to	once: means any area of land that: (A) is identified on the s Zone A, V, A99, AE, AO, AH, VE, or AR on the be a high risk of flooding; and (C) may include a re	man, the mas a one norvem an	LIGHT OHOUS	d hazard arei ce of floodin
"500-year floodplain" r area, which is designs	means any area of land that: (A) is identified on li aled on the map as Zone X (shaded); and (B) has be a moderale risk of flooding.	he flood insurance rate map as	a moderat	e flood haza ce of floodin
"Flood pool" means th aubject to controlled in	e area adjacent to a reservoir that lies above the no undation under the management of the United State	ormal maximum opereling level o as Army Corps of Engineers.	f the reser	voir and that
under the National Flo	map" means the most recent flood hazard map po od insurance Act of 1968 (42 U.S.C. Section 4001 e	at 88q.).		
e river or other waterd a 100-year flood, with	area that is identified on the flood insurance rate mourse and the adjacent land areas that must be resout cumulatively increasing the water surface eleval	erved for the discharge of a base Non more than a designated heigi	100a, eise 1 t.	o oenerer o
"Reservoir" means a water or delay the run	water impoundment project operaled by the United off of water in a designaled surface area of land.	States Army Corps of Engineers	that is int	ended to ret
(TXR-1408) 07-08-22	Initialed by: Buyer;and	Seller: MH CDR		Page 3 of 6

orovider, 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 Ino If yes, explain (attach neets as necessary):
Even who riek, and structure(
Administra	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property? I yes I no If yes, explain (attach additional necessary):
	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) not aware.)
Y N P	coom additions, structural modifications, or other alterations or repairs made without necessary ermits, with unresolved permits, or not in compliance with building codes in effect at the time.
	lamanymeral accomplations or maintenance fees or assessments. If yes, complete the following:
	Name of association:Phone:Phone:
	Fees or assessments are; \$per and are: \(\omega\) mandatory \(\omega\) voluntary
	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.
o c /	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:
00/	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	Any lawsults or other legal proceedings directly or indirectly affecting the Property. (includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
വേധ്	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 Properly which materially affects the health or safety of an individual.
- (9)	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.
0 0	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
o e	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
If the an	ewer to any of the Items in Section 8 is yes, explain (attach additional sheets if necessary):
(TXR-140	Page 4 of 6

TRANSACTIONS

Page 5 of 6

(TXR-1408) 07-08-22

Concerning the Property at 2165 Round Top Rd - Main House

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://www.dps.texas.gov/. 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 hall insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hall 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 cu	rrently provide service to the Property:	
Electric:		
Sewer:	phone #:	
Water:	phone #:	
Cable:	to a second to	
Trash:	at an atte	
Natural Gas:	-lana dh	
Phone Company:		
Propane:	alama da	
Internet:	t. a.u.a. dla	

(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-1408) 07-08-22	Initialed by: Buyer:	and Seller: MH , CDR	Page 6 of 6