

OFFER GUIDANCE SHEET

601 Medical Court Brenham, TX 77833 TREC # 417611

INCLUDE WITH YOUR OFFER:

- □ Survey
- □ Property Condition Addendum (AS-IS)
- □ Other Addendum to Include:
 - o Addendum for HOA
- Buyer's pre-qualification or pre-approval letter from lender (if applicable) or Proof of Funds

OFFER TERMS

- Seller Names: Jeff G. Ross, Lauri A. Ross
 - Address of Property: 2719 Benton Drive, Brenham, TX 77833
 - Legal: Lot 74, 75 & 76 Country Place Northwest, Tract 410 P Coe Abstract 31
- Exclusions: Crane in workshop, Gym speed bag, chicken coop
- Title Company: Old 300 Title, 204 W. Alamo, Brenham, TX 77833 979-274-0900
- Earnest Money: 15,000 Option Period: 10 days for \$500
- Survey: existing
- Property Condition: As-Is, use Property Condition Addendum on offer
- Residential Service Contract: none
- Closing: within 30-45 days
- Seller's Email: jross@lunkersales.com, lross1963@gmail.com
- Seller's Attorney: Andy Hefferly hefferly@moormantate.com

BROKER INFORMATION (INCLUDE ON OFFER)

- Broker: S. Day Inc. dba Coldwell Banker Properties Unlimited #417611
- Agent/License #: Lindi Braddock #233744
- Email: Lindi@theLCTeam.com
- Phone: (979) 277-4763
- Licensed Supervisor of Associate/License #: Lindi Braddock #233744
- Address: 601 Medical Ct., Brenham, Tx. 77833

PROPERTY CONDITION ADDENDUM

Buyer agrees to accept the Property in its present "AS IS" condition, and agrees that the following provision will be included in the deed by which Seller will convey the Property to Buyer:

GRANTEE ACKNOWLEDGES AND AGREES THAT EXCEPT FOR GRANTOR'S WARRANTY OF TITLE AS HEREIN PROVIDED, GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THOSE MADE IN ANY EARNEST CONTACT AND ADDENDA, INCLUDING ANY STATEMENTS OR OPINIONS REGARDING THE CONDITION OF THE PROPERTY, AT COMMON LAW, BY STATUTE, OR OTHERWISE, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO: (A) THE NATURE, QUALITY, OR CONDITION OF THE PROPERTY, INCLUDING WITHOUT LIMITATION, THE WATER, SOIL, GEOLOGY, AIR QUALITY, MICROBIAL CONTAMINATION AND/OR FLOOD HAZARD STATUS OF THE PROPERTY; (B) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES GRANTEE MAY CONDUCT THEREON; (C) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (D) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (E) THE STATE OF REPAIR, DISREPAIR OR LACK OF REPAIR OF ANY IMPROVEMENTS, FIXTURES, EQUIPMENT OR LANDSCAPING LOCATED ON THE PROPERTY; OR (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. WITHOUT LIMITING THE FOREGOING, GRANTOR DOES NOT MAKE AND IS NOT MAKING ANY REPRESENTATION OR WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ANY HAZARDOUS SUBSTANCES (AS HEREINAFTER DEFINED) ON, UNDER OR ABOUT THE PROPERTY OR THE COMPLIANCE OR NONCOMPLIANCE OF THE PROPERTY WITH ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAWS, RULES AND REGULATIONS CONCERNING HAZARDOUS SUBSTANCES OR OTHER ENVIRONMENTAL CONDITIONS. FOR PURPOSES OF THIS CONVEYANCE, THE TERM "HAZARDOUS SUBSTANCES" SHALL MEAN AND INCLUDE THOSE ELEMENTS OR COMPOUNDS WHICH ARE CONTAINED ON THE LIST OF HAZARDOUS SUBSTANCES ADOPTED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND THE LIST OF TOXIC POLLUTANTS DESIGNATED BY CONGRESS OR THE ENVIRONMENTAL PROTECTION AGENCY OR UNDER ANY HAZARDOUS SUBSTANCE LAWS, GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS PURCHASING THE PROPERTY PURSUANT TO GRANTEB'S OWN INDEPENDENT EXAMINATION, STUDY, INSPECTION AND KNOWLEDGE OF THE PROPERTY AND GRANTEE IS RELYING UPON GRANTEE'S OWN DETERMINATION OF THE VALUE OF THE PROPERTY AND USES TO WHICH THE PROPERTY MAY BE PUT, AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND GRANTOR MAKES NO REPRESENTATIONS AS TO THE ACCURACY GRANTEE ACCEPTS THE PROPERTY WITHOUT OR COMPLETENESS OF SUCH INFORMATION. REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, EXCEPT FOR THE WARRANTY OF TITLE AS SET FORTH HEREIN, AND OTHERWISE IN AN "AS IS," "WHERE IS" AND "WITH ALL FAULTS" CONDITION, BASED SOLELY ON GRANTEE'S OWN INSPECTION AND INVESTIGATION.

Buyer	Seller
-------	--------

TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, 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.

CONCERNING THE PR	OPE	ERT'	Y A ⁻	r l	<u>_o+</u>	79	5474 + Pean W	₩æs	27 enh	19 E am,	Ber TX	ton 77833 Man hous	e		
HIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY IS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.															
Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied ne Property? (approximate date) or never occupied the Property															
Section 1. The Proper This notice does i												Unknown (U).) which items will & will not convey	/ .		
tem	Y)	N	U	1	Ite	m		Y,	N	U	1	Item	Υ	N.	U
Cable TV Wiring	1			1	Na	tura	I Gas Lines	abla		ļ		Pump: sump grinder	П	7	
Carbon Monoxide Det.	/			1	Fu	el G	as Piping:		\overline{V}			Rain Gutters	V	\Box	
Ceiling Fans	17			1			Iron Pipe					Range/Stove	П	1	
Cooktop A	7			1	_	орре	•		V			Roof/Attic Vents			
Dishwasher	V				-Co	วกาน	gated Stainless ubing		√			Sauna		V	
Disposal	7				Но	t Tu	b	V				Smoke Detector			
Emergency Escape Ladder(s)		✓			Inte	Intercom System						Smoke Detector - Hearing Impaired			
Exhaust Fans		7		İ	Mic	crow	/ave	V				Spa Sacurzi			
Fences	7			ĺ	Ou	tdoc	or Grill Propuse	V				Trash Compactor	M		
Fire Detection Equip.		V		İ	$\overline{}$		Decking	V				TV Antenna			
French Drain		,		1	Plu	ımbi	ing System	1				Washer/Dryer Hookup	1	\Box	
Gas Fixtures	1			1	Po		<u>-~</u>	V				Window Screens Some			
iquid Propane Gas:	İ i	7			Po	ol E	quipment	1				Public Sewer System		V	
LP Community (Captive)		V					laint, Accessories	1							
LP on Property		V			Po	ol H	eater	1	-						
Gas to hive nut	۲,	700	ما	de			t tub & fireful	, u			'	<u> </u>			_
tem		٠		Υ	N	Ū	· · · · · · · · · · · · · · · · · · ·			ddit	ior	nal Information			
Central A/C				1			✓ electric gas	nun	nber	of t	nit	s: Z			
Evaporative Coolers					~		number of units:								
Wall/Window AC Units					V		number of units:								
Attic Fan(s)					V		if yes, describe:								_
Central Heat				✓			electricgas	nun	nber	of u	nit	s: 2			
Other Heat							if yes, describe:								
Oven				~			number of ovens:	_1	V	el	ect	ric gas other:			
ireplace & Chimney /	2	<u> </u>		•			wood gas log	gs	mo	ck	_0	ther:			
Carport		/		V				atta	ched	<u> </u>					
Garage					V	í		alta	ched	<u> </u>					
Garage Door Openers							number of units:				1	number of remotes:			
Satellite Dish & Centrols	;			~			owned lease	d fro	m:	Di	_	notwork not housed	u	<u> </u>	
Security System Ring (am	nen	 ኝ	V			owned lease		_						
TXR-1406) 07-10-23				led I	by: B	üver		nd S	eller		7)/	R. Pan Pa	ae 1	1 of 7	 7

Fax: 9798366046

Solar Panels	1		Ov	ned		leased from	m:						
Water Heater 2024 4 2020	ele	ectric	tric V gas other: number of units: 2										
Water Softener							owned leased from:						
Other Leased Items(s)	if yes	yes, describe:											
Underground Lawn Sprinkler (2)	V au	toma	atic	manua	l ar	eas c	cove	red from gote and aro	ν <u> </u>	I H			
Septic / On-Site Sewer Facility	V									Site Sewer Facility (TXR-140			
Water supply provided by:citywellMUDco-opunknownVother: County Central Was him tow Was the Property built before 1978?yesvnounknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). Roof Type:												te) roof	
Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair?													
Note: 2 more water heaters. I for port both & I for outdoor kitchen											<u> </u>		
Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (if you are aware and No (N) if you are not aware.)											(Y)		
Item Y N	ī	Item					Υ	N		Item	Υ	N	
Basement	7	Floors						abla		Sidewalks			
Ceilings	7	Found	ation /	Slabi	(s)			V	Ī	Walls / Fences			
Doors	7		r Walls		(ı	Windows			
Driveways	7		g Fixtu	res					ŀ	Other Structural Components		╏	
Electrical Systems	7		ing Sys		3				ŀ		╁	ا ۱	
Exterior Walls	7	Roof	g oje						ŀ				
If the answer to any of the items in Carpet hore bits has been for the beautiful at good (Seller) aware.) Section 3. Are you (Seller) aware.)	vare												
Condition			ΙΫ́	N	Ιſ	Condition	<u> </u>				Υ	ПП	
Aluminum Wiring			- '		ľ	Radon Ga					†		
Asbestos Components				7		Settling				· · · · · · · · · · · · · · · · · · ·		1	
Diseased Trees: oak wilt		-		1	l H	Soil Move	me	nt		_ .	├		
Endangered Species/Habitat on Pr	onerts			1	i H	Subsurfac			LIFO.	or Pite		V	
Fault Lines	operty	<u>'</u>			1 -	Undergro						~	
Hazardous or Toxic Waste				./	ւ ⊢	Unplatted				Taliko	 		
Improper Drainage				\ <u>'</u>		Unrecorde				i e			
Intermittent or Weather Springs				-									
Landfill		· · · · · · · · · · · · · · · · · · ·		-		Urea-formaldehyde Insulation Water Damage Not Due to a Flood Event							
Lead-Based Paint or Lead-Based F	Ot Ha	zarde	-										
Encroachments onto the Property	t. Ha	zaius		7	_	Wetlands on Property Wood Rot						<u></u>	
Improvements encroaching on other	re! pr	oporty	-	<u> </u>				tion o	of to	rmites or other wood			
	is pi			<u> </u>		destroying	j ins	sects	(Wi	OI)		~	
Located in Historic District				V						termites or WDI		'	
Historic Property Designation		_	\perp	V					<u>r W</u>	DI damage repaired		~	
Previous Foundation Repairs				/	ΙL	Previous i	Fire	s		_		•	

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, ____ and Seller: TR, Jun__

Page 2 of 7

2719 Benton

Concerning	ı the	Property	v al
Concerning	,	TOPOL	y at

Previous F	Roof Repairs		Termite or WDI damage needing repair
	Other Structural Repairs		Single Blockable Main Drain in Pool/Hot
Dravious I	Jse of Premises for Manufacture		Tub/Spa*
	phetamine		
If the ansv	ver to any of the items in Section 3 is yes, las treated for termites wh	explain (attach additional sheets if necessary): war built
*A sing	le blockable main drain may cause a suction e	ntrapmen	t hazard for an individual.
of repair,	Are you (Seller) aware of any item which has not been previously dissheets if necessary):	sclosed	nent, or system in or on the Property that is in need in this notice?yesno If yes, explain (attach
			
	Are you (Seller) aware of any of the olly or partly as applicable. Mark No (N		ving conditions?* (Mark Yes (Y) if you are aware and re not aware.)
Y N			
	Present flood insurance coverage,		
	Previous flooding due to a failure or water from a reservoir.	breach	of a reservoir or a controlled or emergency release of
📈	Previous flooding due to a natural flood	event.	
_ 🗸	Previous water penetration into a structu	are on the	e Property due to a natural flood.
ybe-	Located wholly partly in a 100-AO, AH, VE, or AR).	-year floo	odplain (Special Flood Hazard Area-Zone A, V, A99, AE,
	Locatedwhollypartly in a 500-ye	ear flood _l	olain (Moderate Flood Hazard Area-Zone X (shaded)).
_ 🗸	Locatedwhollypartly in a floodw	vay.	
$-\sqrt{}$	Locatedwhollypartly in a flood p	oool.	
_ 🗸	Locatedwhollypartly in a reserv	oir.	
If the answ	ver to any of the above is yes, explain (atta ng back of property is a se	ach additi	onal sheets as necessary):
_		Buyer ma	ay consult Information About Flood Hazards (TXR 1414).
•	poses of this notice:	A := / I - **	Post on the Good Comment
which i	s designated as Zone A, V, A99, AE, AO, AF	I, VE, or	fied on the flood insurance rate map as a special flood hazard area, AR on the map; (B) has a one percent annual chance of flooding, nclude a regulatory floodway, flood pool, or reservoir.
area, w	ear floodplain" means any area of land that: (, thich is designated on the map as Zone X (st s considered to be a moderate risk of flooding.	A) is iden haded); ar	ntified on the flood insurance rate map as a moderate flood hazard nd (B) has a two-tenths of one percent annual chance of flooding,
"Flood subject	pool" means the area adjacent to a reservoir the to controlled inundation under the management	hat lies ab nt of the L	ove the normal maximum operating level of the reservoir and that is Inited States Army Corps of Engineers.
(TXR-1406)	07-10-23 Initialed by: Buyer;		and Seller: JR, Jaa_ Page 3 of 7
Coldwall Bankors	Properties Union 601 Medical Court Brondon TV 73931		Phone: 979 (5146)5

Concernir	2719 Benton ng the Property at Brenham, TX 77833
"Flood	I insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
a river	lway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as year flood, without cumulatively increasing the water surface elevation more than a designated height.
	rvoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retair or delay the runoff of water in a designated surface area of land.
provider,	S. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance including the National Flood Insurance Program (NFIP)?* yesv no If yes, explain (attach sheets as necessary):
Even v	es in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance, when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the are(s).
Administ	ration (SBA) for flood damage to the Property?yes ∠ no If yes, explain (attach additional necessary):
	B. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) enot aware.)
Y N	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
√	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: Kevin E Kruse Phone: Fees or assessments are: \$ 200 per yes 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?yesvno 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

Any condition on the Property which materially affects the health or safety of an individual.

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 repairs or treatments, other than routine maintenance, made to the Property to remediate

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.

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, ___ and Seller: ____

Page 4 of 7

Concernin	na the Pron	erty at	В	2719 Benton renham, TX 77833								
/												
✓	The Pro retailer.	perty is located	I in a propane gas system service area owned by a propane distribution system									
_ 🗸	Any poi district,	rtion of the Pr	operty that is located in a	groundwater conservation of	district or a subsidence							
If the ansv	wer to any	of the items in S	ection 8 is yes, explain (attacl	n additional sheets if necessary	y):							
					_							
Section 9	. Within	the last 4	years, have you (Seller)	received any written ins	spection reports from							
				are either licensed as ins s, attach copies and complete t								
Inspection	Date	Туре	Name of Inspector		No. of Pages							
		-	-									
Section 12 with any i Section 12 example,	1. Have yinsurance 2. Have yan insura	you (Seller) ev provider? √ yo you (Seller) e ance claim or	es_no Ruftaced Fover received proceeds f	Onknown lage, other than flood dan o for a claim for damage a legal proceeding) and n	nage, to the Property to the Property (for							
-												
detector	requireme	ents of Chapte	er 766 of the Health and	ectors installed in accorda Safety Code?*unknown								
insta Inclu	alled in acco Iding perforn	ordance with the i nance, location, ai	equirements of the building code nd power source requirements. If y	r two-family dwellings to have work e in effect in the area in which the you do not know the building code n uilding official for more information.	dwelling is located, equirements in effect							
fami. impa selle	ily who will i airment from er to install s	reside in the dwe a licensed physici moke detectors fo	lling is hearing-impaired; (2) the an; and (3) within 10 days after the	ng impaired if: (1) the buyer or a m buyer gives the seller written evid effective date, the buyer makes a v fies the locations for installation. Th rand of smoke detectors to install.	fence of the hearing vritten request for the							
(TXR-1406)	07-10-23	Initia	led by: Buyer:	and Seller: TR, lar	Page 5 of 7							

Coldwell Bankers Properties Unlant, 601 Medical Court Brenham TX 77833 Phone: 979451645 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood SI, Suite 2200, Dallas, TX 7520 www.lwolf.com

Fax: 9798366046

Concerning the Property at	2719 Benton Brenham, TX 77833	
Including the broker(s), has instructe material information.	nts in this notice are true to the best of Seller's belied or influenced Seller to provide inaccurate inform	ef and that no person nation or to omit any
Jeff G. Ross	4/5/2024 7:12 Howevit O. Ross	4/5/2024
Stgnfattlife of Beller	Date Signature of Siller	Date
Printed Name:	Printed Name;	
ADDITIONAL NOTICES TO BUYER:		
determine if registered sex offend	Safety maintains a database that the public may stars are located in certain zip code areas. To sear information concerning past criminal activity ce department.	ch the database, visit
feet of the mean high tide borderl Act or the Dune Protection Act (C construction certificate or dune pro	istal area that is seaward of the Gulf Intracoastal Wa ing the Gulf of Mexico, the Property may be subject Chapter 61 or 63, Natural Resources Code, respective otection permit may be required for repairs or impro- e authority over construction adjacent to public	to the Open Beaches vely) and a beachfront overnents, Contact the
Commissioner of the Texas De requirements to obtain or continuation or improvent required for repairs or improvent	seacoast territory of this state designated as a cate epartment of insurance, the Property may be use windstorm and hall insurance. A certificate of nents to the Property. For more information, please insurance for Certain Properties (TXR 2518) and s Windstorm insurance Association.	subject to additional compliance may be see review information
compatible use zones or other of available in the most recent Air to	r a military installation and may be affected by high reperations. Information relating to high noise and cornstallation Compatible Use Zone Study or Joint Landbe be accessed on the internet website of the military the military installation is located.	mpatible use zones is d Use Study prepared
(5) If you are basing your offers on items independently measured to veri	n square footage, measurements, or boundaries, yo ify any reported information.	u should have those
(6) The following providers currently prov	ride service to the Property;	
Electric: Bluebonnet Elec	phone #:	
Sewer: septic	phone #:	
Water: Wccentral		
Trash: <u>not</u> weed		·
Natural Gas: <u>Lity of Brenta</u>	phone #:	
Phone Company: none		
Propane:	phone #:	··
Internet: Optimum	phone #:	
77\15 4100\07\40 ==	TRI	
	y: Buyer:, and Seller:,	Page 6 of 7
Coldwell Bankers Properties Unimt, 681 Medical Court Brenham TX 77 Lindi Braddock Produced with Long Wol	1833 Phone: 9794514645 Fax: 979 If Transections (zipForm Edition) 717 N Herwood St, Suite 2200, Delias, TX 76201 <u>www.bwoll.</u>	98366046 1719 Benton <u>GOM</u>

10:37 AM

Concerning the Property at	2719 Benton Brenham, TX 77833									
	Seller as of the date signed. The brokers have relied on ason to believe it to be false or inaccurate. YOU ARE CHOICE INSPECT THE PROPERTY.									
The undersigned Buyer acknowledges receipt of the forego	ing notice.									
Signature of Buyer Date	Signature of Buyer Date									
Printed Name:	Printed Name:									

(TXR-1406) 07-10-23

Initialed by: Buyer: ____

_and Seller: <u></u>

TR TEXAS REALTORS

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	NCERNING THE PROPERTY AT	2719 Benton Brenham, TX 77833	Main House											
Α.	DESCRIPTION OF ON-SITE SEWER FACILITY	•												
	(1) Type of Treatment System: Septic Tank	Aerobic Treatment	Unknown											
	(2) Type of Distribution System: Till line		Unknown											
	(3) Approximate Location of Drain Field or Distrib													
	(4) Installer Justin-Hasawski		Unknown											
	(5) Approximate Age: 20%		Unknown											
В.	MAINTENANCE INFORMATION:													
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? If yes, name of maintenance contractor: Phone: Contract expiration date: Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard" on-site sewer facilities.)													
	(2) Approximate date any tanks were last pumped	12 2018												
	(3) Is Seller aware of any defect or malfunction in If yes, explain:	the on-site sewer facility?	☐ Yes ☑ No											
C.	(4) Does Seller have manufacturer or warranty inf PLANNING MATERIALS, PERMITS, AND CONT		Yes 4No											
	(1) The following items concerning the on-site sev planning materials permit for original ir maintenance contract manufacturer infor	nstallation [] final inspection when	OSSF was installed											
	(2) "Planning materials" are the supporting ma submitted to the permitting authority in order to		•											
	(3) It may be necessary for a buyer to ha transferred to the buyer.	ve the permit to operate an on	-site sewer facility											
(TX	R-1407) 1-7-04 Initialed for Identification by Buyer	,and Seller OK. Larv	Page 1 of 2											

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

<u>Facility</u>	Usage (gal/day) without water- <u>saving devices</u>	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 Jeff G. Ross

Date

Lauri A. Ross

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

TR TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2022

	fore t	the e	ffect	ive d	late :	of a	contract, This form co		es v	yith an	nd contains additional disclosur	es v	vhic	h
CONCERNING THE PR	- ł	Pic	m	Wood 2.05 AC	ノ Br	27 enh	19 Be am, T	enton X 77833 - Ban/Ap	مه	+~	يعمر			
THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPE AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER'S AGENTS, OR ANY OTHER AGENT.											RT'	Y G R		
Seller is _v is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? (approximate date) or never occupied the Property												d e		
Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).) This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.														
Item	ΙÝ	N	U	Ì	Ite	m		ĺΥ	N	ΙŪΙ	Item	Υ	N	U
Cable TV Wiring	/						l Gas Lines			Ħ	Pump: sump grinder	H	~	
Carbon Monoxide Det.	ť	/					as Piping:		V	H	Rain Gutters	\Box	<u> </u>	
Ceiling Fans							Iron Pipe		Ż	\vdash	Range/Stove	K	_	
Cooktop	\ <u>\</u>	1				agge	<u> </u>			H	Roof/Attic Vents	U		<u> </u>
	├─	1			_		gated Stainless		7	H	Sauna	H		
Dishwasher		V			Ste	el T	ubing		'					
Disposal		1			Но	t Tu	b		V		Smoke Detector	1		
Emergency Escape Ladder(s)		,/	-		Int	erco	m System		/		Smoke Detector - Hearing Impaired			
Exhaust Fans			_		Mi	crow	/ave		V		Spa			
Fences					Οι	tdoo	or Grill		~		Trash Compactor	П		
Fire Detection Equip.	\vdash	V					Decking		/		TV Antenna	П		
French Drain		Ť					ing System	/			Washer/Dryer Hookup			
Gas Fixtures	Ť				Po		· · · · · · · · · · · · · · · · · · ·	Ť	/		Window Screens	\Box	V	
Liquid Propane Gas:					Po	ol E	quipment	Ħ	レ		Public Sewer System	П		
-LP Community							laint, Accessories				,	П		
(Captive)		[V]							V					
-LP on Property		V			Po	ol H	eater		/					
				-			Γ			7 1147				
Item				Υ	N	U					onal information			
Central A/C								nun	nber	of uni	its: 1 (apt 4 g	4	~)	
Evaporative Coolers					-		number of units:					_		
Wall/Window AC Units					<u> </u>		number of units:							
Attic Fan(s)					~		if yes, describe:							
Central Heat				_				nun	nber	of uni	its: 2			
Other Heat					سا	_	if yes, describe:					_		
Oven					~	Ĺ	number of ovens:			elec				
Fireplace & Chimney					-		woodgas log				other:			
Carport					-			atta						
Garage					سيا	_		atta	chec	<u> </u>				
Garage Door Openers				~	4			<u> </u>			number of remotes:			
Satellite Dish & Controls				_		.	ownedlease			Di	sh not hooked inp			
Security System Ring	can	~~	~	~	5		ownedlease	d fro	m:					
(TXR-1406) 07-10-23			Initia	led i	у: В	uyer	:a	nd S	eller:		R. Jan Pa	ige '	1 of 7	7
Coldwell Bankers Properties Unimt, 601 N	fedical	Court l	Brenlia	m TX	77833				Pho	one: 97945	514645 Fax: 9798366046	2719) Bento	a

Water Heater														
Water Softener Outher Leased Items(s) Underground Lawn Sprinkler Underground Storage Tanks Underground Storage Tanks Underground Storage Tanks Underground Storage Tanks Underground Storage Tanks Underground Storage Tanks Underground Storage Tanks Underground Storage Tanks Underground Storage Tanks Underground Storage Tanks Underground Storage Tanks Underground Storage Tanks Underground Storage Tanks Underground Storage Tanks Underground Storage Tanks Underground Storage Tanks Underground Storage Tanks Underground Storage Tanks Underground Storage Tanks U	Solar Panels			OW	/ne	ď_	1	leased fro	m:					
Other Leased Items(s) Underground Lawn Sprinkler Septic / On-Site Sewer Facility / Lifeys, describe:	Water Heater	V		electric gas other: number of units:2					2					
Underground Lawn Sprinkler Septic / On-Site Sewer Facility If yes, attach Information About On-Site Sewer Facility (TXR-1407) Water supply provided by:	Water Softener		V .	ov	/ne	d _	1	leased fro	m: _					
Septic / On-Site Sewer Facility (TXR-1407) Water supply provided by:ckywellMUDco-opunknownother: Water supply provided by:ckywellMUDco-opunknownother: Water supply supply built before 19787yesfounknownother: Water supply supply built before 19787yesfounknownother: Water supply su	Other Leased Items(s)			f yes,	, de	SCI	rib	e:						
Septic / On-Site Sewer Facility (TXR-1407) Water supply provided by:ckywellMUDco-opunknownother: Water supply provided by:ckywellMUDco-opunknownother: Water supply supply built before 19787yesfounknownother: Water supply supply built before 19787yesfounknownother: Water supply su	Underground Lawn Sprinkler	1/		<u>⊮</u> au	ton	ati	ic	manua	ıl aı	eas	CO	vered 1/2 of property		
Water supply provided by:	Septic / On-Site Sewer Facility	~ V	i i	f yes,	at	ac	h l	Informatio	n Al	bout	On	-Site Sewer Facility (TXR-140	7)	
Item	(If yes, complete, sign, and a Roof Type: Is there an overlay roof coveri covering)? Yes vou (Seller) aware of any	78? ttach TX ng on own of the	/es ∠fio ⟨R-1906 c the Prope	un once rly (s	ikno rnir Ag shir	owi ig l e: igle	n lea es	ad-based (24) or roof Section 1	pain <u>9</u> 1 cove	t haz ering	zaro - pl	ds)(approxaced over existing shingles	or r	oof
Basement Ceilings Coors Doors Interior Walls Lighting Fixtures Electrical Systems Exterior Walls If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Fite: RV dump 5 throw Walls If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Condition Y N Radon Gas Settling Soil Movement Subsurface Structure or Pits Fuelt Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Intermittent or Weather Springs Intermittent or Weather Springs Intermittent or Weather Springs Improvements encroaching on others' property Improvements encroaching on others' property Intermitent or Weather Springs Improvements encroaching on others' property Intermitent or Weather Spring on others' property Intermitent or Weather Spring on others' property Improvements encroaching on others' property Intermitent or Weather Spring on others' property Intermitent or Weather Spring on others' property Improvements encroaching on others' property Intermitent or Weather Spring on others' property Intermitent or Weather Spring on others' property Improvements encroaching on others' property Intermitent or Weather Spring on others' property Intermitent or					s 0	 r ı	- ma	alfunction	ns i	n a	ny	of the following? (Mark)	es′	(Y)
Basement Ceilings Coors Doors Interior Walls Lighting Fixtures Electrical Systems Exterior Walls If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Fite: RV dump 5 throw Walls If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Condition Y N Radon Gas Settling Soil Movement Subsurface Structure or Pits Fuelt Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Intermittent or Weather Springs Intermittent or Weather Springs Intermittent or Weather Springs Improvements encroaching on others' property Improvements encroaching on others' property Intermitent or Weather Springs Improvements encroaching on others' property Intermitent or Weather Spring on others' property Intermitent or Weather Spring on others' property Improvements encroaching on others' property Intermitent or Weather Spring on others' property Intermitent or Weather Spring on others' property Improvements encroaching on others' property Intermitent or Weather Spring on others' property Intermitent or Weather Spring on others' property Improvements encroaching on others' property Intermitent or Weather Spring on others' property Intermitent or	Item Y	N	ltem						γ	N		Item	Īγ	N
Foundation / Slab(s) Interior Walls Lighting Fixtures Dumbing Systems Lighting Fixtures Plumbing Systems Plumbing		``							•		-		├ 	
Doors Driveways Electrical Systems Exterior Walls Exterior Walls Exterior Walls Exterior Walls Exterior Walls Exterior Walls Exterior Walls If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): File: RV Jumps Windows Other Structural Components		\exists		on / 9	Slak	1/9	١							1
Driveways Electrical Systems Exterior Walls E		-			Jiai	1(3	<u>, </u>			-				1
Electrical Systems Exterior Walls If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): If the answer to any of the following conditions? (Mark Yes (Y) if you are aware and solved in Active					29									
Exterior Walls If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Fee: RV dump 5 Mm Fw Mm Mw Mm Mw Mm Mw Mm Mm						ıs						Cities Citadianal Componento		
If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Itel RV dump station with full how keeps. Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Condition				, 0,0							-	· ·		
Condition Y N Aluminum Wiring Asbestos Components Settling Soll Movement Subsurface Structure or Pits Underground Storage Tanks Unplatted Easements Unrecorded Easements Unrecorded Easements Unrecorded Easements Unrecorded Easements Unrecorded Easements Unrea-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) Historic Property Designation P N N Radon Gas Settling Soll Movement Settling Soll Movement Settling Soll Movement Settling Soll Movement Settling Soll Movement Settling Soll Movement Settling Soll Movement Settling Soll Movement Subsurface Structure or Pits Underground Storage Tanks Unplatted Easements Unrecorded Easements Unrecorded Easements Urrea-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 termite or WDI damage repaired	lote: RV dump station	~ <i>v</i>	nH f	ull	h	0	v J	Lups,					211/2	
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 Improvements onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Radon Gas Settling Soil Movement Subsurface Structure or Pits Underground Storage Tanks Unplatted Easements Unplatted Easements Unrecorded Easements Urea-formaldehyde Insulation Water Damage Not Due to a Flood Event Wetlands on Property Active infestation of termites or other wood destroying insects (WDI) Previous termite or WDI damage repaired			or any c			U	•	anig con	ıuıtı	0113	٠,	mark res (1) ii you are	avv	uic
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 Improvements onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Radon Gas Settling Soil Movement Subsurface Structure or Pits Underground Storage Tanks Unplatted Easements Unplatted Easements Unrecorded Easements Urea-formaldehyde Insulation Water Damage Not Due to a Flood Event Wetlands on Property Active infestation of termites or other wood destroying insects (WDI) Previous termite or WDI damage repaired	Condition		-	Υ	N	7	Γ	Conditio	n				Υ	N
Asbestos Components Diseased Trees:oak wilt	Aluminum Wiring				٦	1								
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 Improvements onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Soil Movement Subsurface Structure or Pits Underground Storage Tanks Unplatted Easements Unrecorded Easements Urrea-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 termite or WDI damage repaired	Asbestos Components				\sqcap	1								П
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 Underground Storage Tanks 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	·			1		1			eme	nt				T
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 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	Endangered Species/Habitat on I	roperty	,		\neg	1	Γ	Subsurfa	ce S	Struc	ture	or Pits		
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 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	Fault Lines					1	Γ	Undergro	und	Sto	rag	e Tanks	П	Ī
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 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	Hazardous or Toxic Waste]		Unplatted	l Ea	sem	ent	S		
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 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	Improper Drainage							Unrecord	ed E	Ease	me	nts		
Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation 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	Intermittent or Weather Springs]		Urea-formaldehyde Insulation						
Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Wood Rot Active infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired	Landfill													
Improvements encroaching on others' property Active infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired	Lead-Based Paint or Lead-Based	l Pt. Ha	zards					Wetlands	on	Prop	ert	у		
destroying insects (WDI) Located in Historic District Previous treatment for termites or WDI Previous termite or WDI damage repaired	Encroachments onto the Property	/]								
Located in Historic District Previous treatment for termites or WDI Previous termite or WDI damage repaired	Improvements encroaching on others' property						- 1							
Historic Property Designation Previous termite or WDI damage repaired	Located in Historic District					1								
· · · · · · · · · · · · · · · · · · · 	Historic Property Designation					1							\Box	
	Previous Foundation Repairs						_					· ·		

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, ____ and Seller: _____,

Page 2 of 7

Concerning	the	Property at	
Concerning	uic	i topolty at	

Previous R	oof Repairs		Termite or WDI damage needing repair	
	other Structural Repairs		Single Blockable Main Drain in Pool/Hot Tub/Spa*	
Previous U of Metham	se of Premises for Manufacture phetamine			
If the answ	er to any of the items in Section 3 is yes,	explain (at	ach additional sheets if necessary):	
*A singl	e blockable main drain may cause a suction of	entrapment h	azard for an individual.	
of repair,	which has not been previously di-	sclosed in	nt, or system in or on the Property t this notice?yesno if yes,	explain (attach
		r		
			-	
	Are you (Seller) aware of any of to bily or partly as applicable. Mark No (N		ng conditions?* (Mark Yes (Y) if you a	are aware and
ΥN				
<u> </u>	Present flood insurance coverage.			
		r breach o	f a reservoir or a controlled or emerge	ncy release of
	Previous flooding due to a natural flood	event.		
-T	Previous water penetration into a struct	ure on the I	Property due to a natural flood.	
$\overline{-}$	Located wholly partly in a 100 AO, AH, VE, or AR).	-year flood	plain (Special Flood Hazard Area-Zone /	4, V, A99, AE,
	Locatedwholly partly in a 500-y	ear floodpl	iin (Moderate Flood Hazard Area-Zone X (s	haded)).
	Located wholly partly in a floody	vay.		
-1	Located wholly partly in a flood	pool.		
	Locatedwholly partly in a reserve	oir.		
If the answ	er to any of the above is yes, explain (att		nal sheets as necessary):	
*If Buy	er is concerned about these matters,	Buyer may	consult Information About Flood Hazard	is (TXR 1414).
For pur	poses of this notice:			
which is	s designated as Zone A, V, A99, AE, AO, Ai	\dot{H} , VE, or Al	d on the flood insurance rate map as a special f on the map; (B) has a one percent annual cl ude a regulatory floodway, flood pool, or reservo	hance of flooding,
area, w	ar floodplain" means any area of land that: (hich is designated on the map as Zone X (s considered to be a moderate risk of flooding	haded); and	ed on the flood insurance rate map as a mode (B) has a two-tenths of one percent annual cl	rate flood hazard nance of flooding,
	pool" means the area adjacent to a reservoir to controlled inundation under the manageme		e the normal maximum operating level of the re- led States Army Corps of Engineers.	servoir and that is
(TXR-1406)	07-10-23 Initialed by: Buyer: _	1	and Seller: JR, Jav	Page 3 of 7
Coldwell Bankers I Lindl Braddock	Properties Unimt, 601 Medical Court Brenham TX 77833 Produced with Lone Wolf Transactions (z	pForm Edition) 71	Phone: 9794514645 Fax: 9798366046 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com	2719 Benton

Concern	ina	the	Prot	ertv	at
COLICCIT	шч	uic	1 10)	אוסו	αı

Lindi Braddock

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

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

provider,	including the	Seller) ever filed a claim fo National Flood Insurance Pr sary):	ogram (NFIP)?* yes	no If yes, e	
Even w	hen not required ad low risk flood	l zones with mortgages from federa the Federal Emergency Managen zones to purchase flood insuranc	nent Agency (FEMA) encourage	es homeowners in high	risk, moderate
Administr	ation (SBA) fo	(Seller) ever received ass or flood damage to the Pro	perty?yes		
	Are you (Se	ller) aware of any of the fo	llowing? (Mark Yes (Y) i	f you are aware.	Mark No (N)
<u>Y N</u>		ns, structural modifications, nresolved permits, or not in com		•	ut necessary
_ <	Name of a Manager's Fees or as Any unpaid If the Pro	associations or maintenance fee ssociation: Indu name: ssessments are: \$ d fees or assessment for the Pro perty is in more than one as ttach information to this notice,	peranperty?yes (\$	Phone: d are:mandatory)no	voluntary
_ 🗸	interest with ot	area (facilities such as pools, hers. If yes, complete the followi al user fees for common facilitie	ng:	•	
_ 🗸	Any notices use of the Prop	of violations of deed restriction	ons or governmental ordina	ances affecting the	condition or
_ 🗸		or other legal proceedings di divorce, foreclosure, heirship, ba		g the Property. (Inc	oludes, but is
_ <u>~</u>	•	the Property except for these condition of the Property,	se deaths caused by: natu	ıral causes, suicide	, or accident
_ <	Any condition	on the Property which materially	affects the health or safety o	f an individual.	
_ 🗸	environmental If yes, atta	or treatments, other than ro hazards such as asbestos, rado ch any certificates or other docu n (for example, certificate of mol	n, lead-based paint, urea-for mentation identifying the exte	maldehyde, or mold. ent of the	
		harvesting system located on supply as an auxiliary water sou	rce.		and that uses
(TXR-1406)	07-10-23	Initialed by: Buyer:,	and Seller: UK,	la	Page 4 of 7
Coldwell Bankers	Properties Unint, 601 Mcdi	cal Court Brenham TX 77833	Phone: 9794514645	Fax: 9798366046	2719 Benton

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Seller acknowledges that the statements in this nolice are true to the notuding the broker(s), has instructed or influenced Seller to prove naterial information. Interpretation Interpretat	de Inaccurate information or to omit any victoria. Resea 4/5/2024 10: 4/5/2024
Printed Name: ADDITIONAL NOTICES TO BUYER: 1) The Texas Department of Public Safety maintains a database the determine if registered sex offenders are located in certain ziphttps://publicsite.dps.texas.gov. For information concerning past neighborhoods, contact the local police department. 2) If the Property is located in a coastal area that is seaward of the feet of the mean high tide bordering the Gulf of Mexico, the Property of the Dune Protection Act (Chapter 61 or 63, Natural Reso construction certificate or dune protection permit may be required local government with ordinance authority over construction information. 3) If the Property is located in a seacoast territory of this state Commissioner of the Texas Department of Insurance, the requirements to obtain or continue windstorm and hall insurar required for repairs or Improvements to the Property. For more	nat the public may search, at no cost, to code areas. To search the database, visit of criminal activity in certain areas or Gulf Intracoastal Waterway or within 1,000 perly may be subject to the Open Beaches urces Code, respectively) and a beachfront of for repairs or improvements, Contact the
Printed Name: ADDITIONAL NOTICES TO BUYER: 1) The Texas Department of Public Safety maintains a database the determine if registered sex offenders are located in certain ziphttps://publicsite.dps.texas.gov. For information concerning past neighborhoods, contact the local police department. 2) If the Property is located in a coastal area that is seaward of the feet of the mean high tide bordering the Gulf of Mexico, the Property of the Dune Protection Act (Chapter 61 or 63, Natural Reso construction certificate or dune protection permit may be required local government with ordinance authority over construction information. 3) If the Property is located in a seacoast territory of this state Commissioner of the Texas Department of Insurance, the requirements to obtain or continue windstorm and hall insurar required for repairs or Improvements to the Property. For more	nat the public may search, at no cost, to code areas. To search the database, visit of criminal activity in certain areas or Gulf Intracoastal Waterway or within 1,000 perly may be subject to the Open Beaches urces Code, respectively) and a beachfront of for repairs or improvements, Contact the
ADDITIONAL NOTICES TO BUYER: 1) The Texas Department of Public Safety maintains a database the determine if registered sex offenders are located in certain ziphttps://publicsite.dps.texas.gov. For information concerning past neighborhoods, contact the local police department. 2) If the Property is located in a coastal area that is seaward of the feet of the mean high tide bordering the Gulf of Mexico, the Property Act or the Dune Protection Act (Chapter 61 or 63, Natural Reso construction certificate or dune protection permit may be required local government with ordinance authority over construction information. 3) If the Property is located in a seacoast territory of this state Commissioner of the Texas Department of Insurance, the requirements to obtain or continue windstorm and hall insurar required for repairs or Improvements to the Property. For more	nat the public may search, at no cost, to code areas. To search the dafabase, visit to criminal activity in certain areas or Gulf Intracoastal Waterway or within 1,000 perly may be subject to the Open Beaches urces Code, respectively) and a beachfront of for repairs or improvements, Contact the
1) The Texas Department of Public Safety maintains a database the determine if registered sex offenders are located in certain zip https://publicsite.dps.texas.gov . For information concerning past neighborhoods, contact the local police department. 2) If the Property is located in a coastal area that is seaward of the feet of the mean high tide bordering the Gulf of Mexico, the Property of the Dune Protection Act (Chapter 61 or 63, Natural Reso construction certificate or dune protection permit may be required local government with ordinance authority over construction information. 3) If the Property is located in a seacoast territory of this state Commissioner of the Texas Department of Insurance, the requirements to obtain or continue windstorm and hall insurar required for repairs or Improvements to the Property. For more	code areas. To search the database, visit to criminal activity in certain areas or Gulf Intracoastal Waterway or within 1,000 perly may be subject to the Open Beaches urces Code, respectively) and a beachfront if for repairs or improvements, Contact the
determine if registered sex offenders are located in certain zip https://publicsite.dps.texas.gov . For information concerning past neighborhoods, contact the local police department. 2) If the Property is located in a coastal area that is seaward of the feet of the mean high tide bordering the Gulf of Mexico, the Property of the Dune Protection Act (Chapter 61 or 63, Natural Reso construction certificate or dune protection permit may be required local government with ordinance authority over construction information. 3) If the Property is located in a seacoast territory of this state Commissioner of the Texas Department of Insurance, the requirements to obtain or continue windstorm and hall insurar regulred for repairs or Improvements to the Property. For more	code areas. To search the database, visit to criminal activity in certain areas or Gulf Intracoastal Waterway or within 1,000 perly may be subject to the Open Beaches urces Code, respectively) and a beachfront if for repairs or improvements, Contact the
feet of the mean high tide bordering the Gulf of Mexico, the Property Act or the Dune Protection Act (Chapter 61 or 63, Natural Reso construction certificate or dune protection permit may be required local government with ordinance authority over construction information. 3) If the Property is located in a seacoast territory of this state Commissioner of the Texas Department of Insurance, the requirements to obtain or continue windstorm and hall insurance regulated for repairs or Improvements to the Property. For more	perly may be subject to the Open Beaches urces Code, respectively) and a beachfront for repairs or improvements, Contact the
Commissioner of the Texas Department of Insurance, the requirements to obtain or continue windstorm and hall Insurar required for repairs or Improvements to the Property. For mo	adjacent to public beaches for more
Regarding Windstorm and Hail Insurance for Certain Propertion Department of Insurance or the Texas Windstorm Insurance Association	Property may be subject to additional nee. A certificate of compliance may be one information, please review information fes (TXR 2518) and contact the Texas
This Property may be located near a military installation and may compatible use zones or other operations. Information relating to available in the most recent Air installation Compatible Use Zone for a military installation and may be accessed on the internet we county and any municipality in which the military installation is located.	high noise and compatible use zones is Study or Joint Land Use Study prepared
 If you are basing your offers on square foolage, measurements llems independently measured to verify any reported information. 	s, or boundaries, you should have those
) The following providers currently provide service to the Property:	
Electric: Bluebonnet Elac	phone #:
Sower: 2 Septia	phone #:
Water Carted Washington Cty Water WSE	phone #:
Cable: none	phone #:
Trash: not used	phone #:
Natural Gas: None	phone #:
Phone Company:nov-e	phone #:
Propane:	phone #:
Internet: Optimum	phone #:
XR-1406) 07-10-23 Initialed by: Buyer:, and Selle	

Concerning the P	roperly at		2719 Benton Brenham, TX 77833	
The l	•	d in a propane gas systen	n service area owned by a p	ropane distribution system
	portion of the Pi	operty that is located in	a groundwater conservation	district or a subsidence
If the answer to a	ny of the items in S	ection 8 is yes, explain (atta	ach additional sheets if necessa	ary):
- This	naction (morene 15	not part of the	Subdivizion
	por resve		7-5, 1-5, 1-5	20000.1.9(0)
	and 16	unrestricted,		
persons who i	egularly provide	inspections and who	er) received any written i are either licensed as i yes, attach copies and complet	nspectors or otherwise
Inspection Date	Туре	Name of Inspector		No. of Pages
			<u> </u>	
			<u>.</u>	
Other: Other: Section 11. Have with any insuran Section 12. Have example, an ins	you (Seller) e ce provider? y you (Seller) e surance claim or	es <u>r</u> no ever received proceeds	Unknown amage, other than flood d for a claim for damage in a legal proceeding) and	amage, to the Property e to the Property (for
detector require	ments of Chapt	er 766 of the Health an	letectors installed in accorded Safety Code?* unknow	
installed in a including per	accordance with the formance, location, a	requirements of the building cond power source requirements.	or two-femily dwellings to have woode in effect in the area in which If you do not know the building cod	the dwelling is located, le requirements in effect
family who w impairment fi seller to inst	vill reside in the dwe rom a licensed physic all smoke detectors fo	dling is hearing-impaired; (2) to ian; and (3) within 10 days after or the hearing-impaired and spe	earing impaired if: (1) the buyer or a he buyer gives the seller written e the effective date, the buyer makes ecifies the locations for installation. In brand of smoke detectors to instal	evidence of the hearing a written request for the The parties may agree
(TXR-1406) 07-10-2	23 Initia	aled by: Buyer: ,	and Seller: TR, fur	_ Page 5 of 7

Concerning the Property at		2719 Benton Brenham, TX 77833	
	no rea	Seller as of the date signed. The brokers have relied ason to believe it to be false or inaccurate. YOU ALCHOICE INSPECT THE PROPERTY.	
The undersigned Buyer acknowledges receipt of the	e forego	ng notice.	
Cignature of Duncar	Data	Cignoture of Puner	ate
Signature of Buyer	Date	Signature of Buyer Da	1(E
Printed Name:		Printed Name:	

(TXR-1406) 07-10-23

and Seller: Initialed by: Buyer: ___

TEXAS REALTORS

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

		\sim /A_{1}
<u>cc</u>	2719 Benton NCERNING THE PROPERTY AT Plan word 2. 15 to Brenham, TX 77833 Superior Brenham, TX 77833	oten#1
Α.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown
	(2) Type of Distribution System: Field lines	Unknown
	(3) Approximate Location of Drain Field or Distribution System:	Unknown
	Back field	
	(4) Installer: Justin Hassowsti	Unknown
	(5) Approximate Age: 2000	Unknown
в.	MAINTENANCE INFORMATION:	
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? If yes, name of maintenance contractor:	☐Yes ☐No
	Phone: contract expiration date:	
	(2) Approximate date any tanks were last pumped? 2018	
	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain:	Yes DN6
c.	(4) Does Seller have manufacturer or warranty information available for review? PLANNING MATERIALS, PERMITS, AND CONTRACTS:	☐Yes ☑No
	(1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation final inspection when OS maintenance contract manufacturer information warranty information	SF was installed
	(2) "Planning materials" are the supporting materials that describe the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer submitted to the permitted authority in order to obtain a permit to install the order to obtain a permit to obtain a	
	(3) It may be necessary for a buyer to have the permit to operate an on-sit transferred to the buyer.	e sewer facility
(TX	R-1407) 1-7-04 Initialed for Identification by Buyer,and Seller,	Page 1 of 2

Fax: 9798366046

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 Jeff G. Ross

Date

4/3/24

Lauri A. Ross

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

TR TEXAS REALTORS

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	PNCERNING THE PROPERTY AT REGARDING 2054C Brenham, TX 77833 RV	Burn
Α.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown
	(2) Type of Distribution System: Field in	Unknown
	(3) Approximate Location of Drain Field or Distribution System:	Unknown
	(4) Installer: Mark Kettler	Unknown
	(5) Approximate Age: 2016	Unknown
В.	MAINTENANCE INFORMATION:	
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? If yes, name of maintenance contractor: Phone: Contract expiration date: Maintenance contracts must be in effect to operate aerobic treatment and certain non-sewer facilities.)	
	(2) Approximate date any tanks were last pumped?	
	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain:	Yes Afo
c.	(4) Does Seller have manufacturer or warranty information available for review? PLANNING MATERIALS, PERMITS, AND CONTRACTS:	Yes Alo
	(1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation final inspection when OS maintenance contract manufacturer information warranty information	SF was installed
	(2) "Planning materials" are the supporting materials that describe the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer	
	(3) It may be necessary for a buyer to have the permit to operate an on-sit transferred to the buyer.	te sewer facility
(TX	R-1407) 1-7-04 Initialed for Identification by Buyer, and Seller IR.	Page 1 of 2

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

<u>Facility</u>	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

Jeff G. Ross

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

2719 Benton