

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

(Street Address and City) HIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE PROPERTY AS OF THE DATE SIGNED BY ELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A GARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS. Heller [] Is [V] is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]: Oven Oven Oven Dishwasher Trash Compactor WasheriDryer Hookups Raing Carban Macrowava WasheriDryer Hookups WasheriDryer Hookups WasheriDryer Hookups WasheriDryer Hookups WasheriDryer Hookups WasheriDryer Hookups Raing Carban Macrowava Rain Gutlers Rain Gu	ONCERNING THE PROPERTY A	s m Vice commence of the contract o	Grapeland
ELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]: The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]: Range Oven Washer/Dryer Hookups Microwave Disposal Microwave Disposal Microwave Disposal Microwave Disposal Washer/Dryer Hookups Microwave Disposal Washer/Dryer Hookups Microwave Disposal Washer/Dryer Hookups Microwave Disposal Washer/Dryer Hookups Microwave Disposal Asteric Yes, No (N), or Unknown (U)]: Washer/Dryer Hookups Microwave Disposal Washer/Dryer Hookups Microwave Disposal Microwave Disposal Microwave Disposal Microwave Disposal Microwave Intercom System Rain Gutters Rain Gutters Rain Gutters Rain Gutters Rain Gutters Rain Gutters Rain Gutter		(Street Addr	ess and City)
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Water Supply Roof Type Well MUD Co-op Roof Type Age: Well Age: Age:	Garage Door Opener(s). Let	etronic <u>M</u> c	Control(s)
Roof Type	Water Heater: Gas	·	Electric
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need of repair? [] Yes [V] No [] Unknown. If yes, then describe. (Attach additional sheets if necessary):	Are you (Seller) aware of any of t	he above items that are not in working	amostilla a that had
	need of repair? [] Yes [Yo [] Unknown	own. If yes, then describe. (Attach additional she	ets if necessary):
			16. Additional survey control of
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	Seller's Disclosure Notice Concerning the Property at	G44 Fm 2968 Grapeland, (Street Address and City)	9-01-2 Page 2
2	Does the property have working smoke detectors installed in 766. Health and Safety Code?* [V Yes [] No [] Unknown (Attach additional sheets if necessary).	own. If the answer to this qu	estion is no or unknown, explain
•	Chapter 766 of the Health and Safety Code requires one-installed in accordance with the requirements of the buildin including performance, location, and power source requirent effect in your area, you may check unknown above or controlled a seller to install smoke detectors for the hearing in will reside in the dwelling is hearing impaired, (2) the buyer a licensed physician; and (3) within 10 days after the effectives moke detectors for the hearing impaired and specifies the lothe cost of installing the smoke detectors and which brand of smoke	g code in effect in the area nents. If you do not know the act your local building official for a paired if. (1) the buyer or a negives the seller written evidence date, the buyer makes a written sociations for the installation. The	in which the dwelling is located, ne building code requirements in or more information. A buyer may nember of the buyer's family who se of the hearing impairment from ten request for the seller to install
3.	Are you (Seller) aware of any known defects/malfunctions in a if you are not aware.		(Y) if you are aware, write No (N)
	Interior Walls Exterior Walls Poors Walls/Fences Plumbing/Sewers/Septics Other Structural Components (Describe)	l Systems	Floors Windows Sidewalks Intercom System Lighting Fixtures
	If the answer to any of the above is yes, explain. (Attach additional	sheets if necessary):	
4.	Active Termites (includes wood destroying insects) Termite or Wood Rot Damage Needing Repair Previous Termite Damage Previous Termite Treatment Improper Drainage Water Damage Not Due to a Flood Event Landfill, Settling, Soil Movement, Fault Lines Single Blockable Main Drain in Pool/Hot Tub/Spa*	Previous Structural or Roof Hazardous or Toxic Waste Asbestos Components Urea-formaldehyde Insulation Radon Gas Lead Based Paint Aluminum Wiring Previous Fires Unplatted Easements Subsurface Structure or Pitt Previous Use of Premises for Methamphetamine	Repair
	If the answer to any of the above is yes, explain. (Attach additional	sheets if necessary):	

Seller's	Disclosure Notice Concerning the Property at Grapoland, Page 3 (Street Address and City)
Arg∕ you	(Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? [] Yes (if you are aware fyou are not aware) If yes, explain. (attach additional sheets if necessary).
Are you ((Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware
	resent flood insurance coverage
A/PI	revious flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
Z/ Pi	revious water penetration into a structure on the property due to a natural flood event
Write Ye	s (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware
1/_ L	ocated [_] wholly [_] partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
1 L	ocated [] wholly [] partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
N L	ocated [] wholly [] partly in a floodway
1 L	ocated [_] wholly [_] partly in a flood pool
N_L	pocated [] wholly [] partly in a reservoir
If the ans	swer to any of the above is yes, explain (attach additional sheets if necessary):
on the m risk of flo "Flo reservoir Engineer "Flo Manager "Flo includes of a bas than a de	ood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the and that is subject to controlled inundation under the management of the United States Army Corps of
Have you Flood Ins	(Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National surance Program (NFIP)?* [] Yes [] No. If yes, explain (attach additional sheets as necessary):
*Ho	mes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have surance Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in
nigh risk	, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal within the structure(s)

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Seller's Disclosure Notice Concer	rning the Property at	Grapeland,	Page 4
		(Street Address and City)	
Are you (Seller) aware of any of the fo	ollowing? Write Yes (Y) if yo	ou are aware, write No (N) if you are not	aware.
Room additions, structural in compliance with building codes	modifications, or other alto s in effect at that time.	erations or repairs made without ne	cessary permits or not in
Homeowners' Association or m	naintenance fees or assessr	ments	
Any "common area" (facilities with others.	s such as pools, tennis c	ourts, walkways, or other areas) co-o	wned in undivided interest
Any notices of violations of dea	ed restrictions or governmer	ntal ordinances affecting the condition o	r use of the
Any lawsuits directly or indirec	tly affecting the Property.		
Any condition on the Property	which materially affects the	physical health or safety of an individua	I.
Any rainwater harvesting sys supply as an auxiliary water so	tem located on the proper ource.	ty that is larger than 500 gallons and	d that uses a public water
Any portion of the property tha	nt is located in a groundwate	r conservation district or a subsidence d	istrict
If the answer to any of the above in	es, explain (Attach addition:	al sheets if necessary):	
If the property is located in a coast high tide bordering the Gulf of Me (Chapter 61 or 63, Natural Resour.	tal area that is seaward of exico, the property may be ces Code, respectively) an	the Gulf Intracoastal Waterway or with subject to the Open Beaches Act or display to t	nin 1,000 feet of the mean
If the property is located in a coast high tide bordering the Gulf of Me (Chapter 61 or 63, Natural Resourmaybe required for repairs or imadjacent to public beaches for more in This property may be located near zones or other operations. Informal Installation Compatible Use Zone S	tal area that is seaward of exico, the property may be ces Code, respectively) an approvements. Contact the information. a military installation and etion relating to high noise study or Joint Land Use St.	the Gulf Intracoastal Waterway or with	nin 1,000 feet of the mean rethe Dune Protection Act or dune protection permit uthority over construction installation compatible use ole in the most recent Air and may be accessed as
If the property is located in a coast high tide bordering the Gulf of Me (Chapter 61 or 63, Natural Resourmaybe required for repairs or imadjacent to public beaches for more in This property may be located near zones or other operations. Informatinstallation Compatible Use Zone Sthe Internet website of the military	tal area that is seaward of exico, the property may be ces Code, respectively) an approvements. Contact the information. a military installation and etion relating to high noise study or Joint Land Use St.	the Gulf Intracoastal Waterway or with subject to the Open Beaches Act of a beachfront construction certificate local government with ordinance a may be affected by high noise or air and compatible use zones is available use prepared for a military installation	nin 1,000 feet of the mean rethe Dune Protection Act or dune protection permit uthority over construction installation compatible use ole in the most recent Air and may be accessed as
If the property is located in a coast high tide bordering the Gulf of Me (Chapter 61 or 63, Natural Resourmaybe required for repairs or imadjacent to public beaches for more in This property may be located near zones or other operations. Informatinstallation Compatible Use Zone Sthe Internet website of the military	tal area that is seaward of exico, the property may be ces Code, respectively) an approvements. Contact the information. a military installation and etion relating to high noise study or Joint Land Use St.	the Gulf Intracoastal Waterway or with subject to the Open Beaches Act of a beachfront construction certificate local government with ordinance a may be affected by high noise or air and compatible use zones is available use prepared for a military installation	nin 1,000 feet of the mean rethe Dune Protection Act or dune protection permit uthority over construction installation compatible use ole in the most recent Air and may be accessed as
If the property is located in a coast high tide bordering the Gulf of Me (Chapter 61 or 63, Natural Resourmaybe required for repairs or imadjacent to public beaches for more in This property may be located near zones or other operations Informational Installation Compatible Use Zone State Internet website of the military located	tal area that is seaward of exico, the property may be ces Code, respectively) an approvements. Contact the information. a military installation and attion relating to high noise study or Joint Land Use Stry installation and of the code of the c	the Gulf Intracoastal Waterway or with subject to the Open Beaches Act or d a beachfront construction certificate local government with ordinance a may be affected by high noise or air and compatible use zones is available udy prepared for a military installation ounty and any municipality in which	nin 1,000 feet of the mean rethe Dune Protection Act or dune protection permit uthority over construction sinstallation compatible use ole in the most recent Air and may be accessed on the military installation is



Estate Commission, P.O. Box. 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC NO 55-0.



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

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CONCERNING THE PROPERTY AT	644 Fm 2968 Grapeland,	in A Common of the Common of t	
A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROF	PERTY:		
(1) Type of Treatment System: Septic Tank Aero	bic Treatment	Unknown	
(2) Type of Distribution System:		Unknown	
(3) Approximate Location of Drain Field or Distribution Syst		Unknown	
(4) Installer:		Unknown	
(5) Approximate Age:		Unknown	
B. MAINTENANCE INFORMATION:		_ OTHER DOWN	
Maintenance contracts must be in effect to operate aero	tion date:	rd" on-site	
sewer raciiities.)			
(2) Approximate date any tanks were last pumped?	1 -0 / - 0 - /		
(3) Is Seller aware of any defect or malfunction in the on-situde of the second of the	e sewer facility?	es VNo	
(4) Does Seller have manufacturer or warranty information a	available for review?	es No	
C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:			
(1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation final inspection when OSSF was ir maintenance contract manufacturer information warranty information			
(2) "Planning materials" are the supporting materials that submitted to the permitting authority in order to obtain a	at describe the on-site sewer facility permit to install the on-site sewer fac	ty that are ility.	
(3) It may be necessary for a buyer to have the p transferred to the buyer.	permit to operate an on-site sew	ver facility	
(TXR-1407) 1-7-04 Initialed for Identification by Buyer,	and Seller ,	Page 1 of 2	
Ruston Investments, Inc., 1430 FM 2022 N Crockett TX 75835	Phone: (836)\$15, 2382	5	

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

Kyle Craycraft

Phone: (936)545-3302

Fax:

Lance Lewis

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- <u>saving devices</u>
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) Mobile home, condo, or townhouse (1-2 bedroom) Mobile home, condo, or townhouse (each add'l bedroom)	225 300 375 450 525 225 75	180 240 300 360 420 180 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.

Signature of Seller Survey 9.			
Lance W. Lewis	Date <u>*</u>	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

Lance Lewis