TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

CTexas 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 PROPERTY AT

7234 CR 179 Richards, TX 77873

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.

Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? (approximate date) or never occupied the Property

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 conveye	I. The contract will determine which items will & will not convey.
--	--

tem	Y	N	U	[Item	Y	N	U	Item	Y	N	U
Cable TV Wiring		V		[Liquid Propane Gas:		~		Pump:grinder		~	
Carbon Monoxide Det.		V			-LP Community (Captive)		V		Rain Gutters	1		
Ceiling Fans	1				-LP on Property		V	-	Range/Stove	V	1	
Cooktop		V			Hot Tub		1		Roof/Attic Vents		~	
Dishwasher	V	t			Intercom System		V		Sauna		1	
Disposal	V				Microwave	V			Smoke Detector	V		
Emergency Escape Ladder(s)		~	ſ		Outdoor Grill		V	Π	Smoke Detector - Hearing Impaired		/	
Exhaust Fans	V				Patio/Decking		V		Spa		V	
Fences	V	1			Plumbing System	17			Trash Compactor		~	
Fire Detection Equip.		1	1		Pool	V	1		TV Antenna		Y	
French Drain		V			Pool Equipment	V	L		Washer/Dryer Hookup	V	1	
Gas Fixtures		~	1		Pool Maint. Accessories	V			Window Screens	-		
Natural Gas Lines		V		1 1	Pool Heater		V		Public Sewer System		V	r

Item	Y N U Additional Information
Central A/C	electric gas number of units:
Evaporative Coolers	number of units:
Wall/Window AC Units	number of units: /
Attic Fan(s)	if yes, describe:
Central Heat	electric gas number of units:
Other Heat	V if yes, describe:
Oven	number of ovens: /electricgasother:
Fireplace & Chimney	
Carport	
Garage	attachednot attached
Garage Door Openers	number of units: 2 number of remotes: 3
Satellite Dish & Controls	ownedleased from:
Security System	owned leased from:
Solar Panels	owned leased from:
Water Heater	electric gas other: number of units:
Water Softener	Vownedleased from:
Other Leased Items(s)	if yes, describe:

40 ay, 116 S. Mais St. Anderson TX 77830 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.wolf.com Laures Stuart

Phone: (936)873-4000

Apestole &

Fax: (936)873-2301

Underground Lawn Spri	inkler		P	aut	omatic	manual	are	as	cove	ered:		-128
Septic / On-Site Sewer				if yes,	attach	Information	Abo	out	On-	Site Sewer Facility (TXR-1407)	
Water supply provided b	ov: cit	v	wel	MUD	0-00	unknown		the	r:			
Was the Property built b (If yes, complete, si	before 19	78?	<u></u>	es_no_M	inknow	m						
Roof Type: M	en					74				(appro	xima	te)
Is there an overlay ro covering)?yesno				the Property	(shingl	es or roof	COV	erin	g p	laced over existing shingles	or	roof
Are you (Seller) aware are need of repair? y	of any of	the If y	e iter es, c	ms listed in thi describe (attac	is Secti ch addit	ion 1 that a tional sheet	re n s if n	ot in	n wo	orking condition, that have de ry):	fects	, or
		_										
						-		_			_	_
Section 2. Are you (S aware and No (N) if yo					r malfu	inctions in	any	of	the	following? (Mark Yes (Y) if	you	are
Item	Y	N	1	Item			Y	N	٦.	Item	Y	N
Basement	-	2	t	Floors			1	1-	1	Sidewalks	1	1-
Ceilings		V	t	Foundation /	Slab(s	()		-	1	Walls / Fences		1-
Doors		V	t.	Interior Walls				1	1.	Windows	-	1
Driveways		~	L	Lighting Fixt	ures				Y	Other Structural Components		1
Electrical Systems		1	V	and the second design of the local division of the local divisione				17	1			
			1	Plumbing Systems							-	_
If the answer to any of t											100	N) if
If the answer to any of t Section 3. Are you (S you are not aware.)		in S		on 2 is yes, ex	owing	conditions	s? (M			if necessary): es (Y) if you are aware and N	10 (1	N) if
you are not aware.) Condition		in S		on 2 is yes, ex	owing	conditions	57 (M				No (N	
If the answer to any of t Section 3. Are you (S you are not aware.) Condition Aluminum Wiring		in S		on 2 is yes, ex	owing	conditions Condition	s? (M on Gas					
If the answer to any of t Section 3. Are you (S you are not aware.) Condition Aluminum Wiring Asbestos Components	ieller) aw	in S		on 2 is yes, ex	owing	conditions Conditio Radon G Settling	s? (M on Gas	/lari				N
If the answer to any of t Section 3. Are you (S you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees:oak	ieller) aw	in S vare	ofa	on 2 is yes, ex any of the foll	owing	conditions Conditio Radon G Settling Soil Mov	er (N Das	Mari	k Ye	es (Y) if you are aware and N		
If the answer to any of t Section 3. Are you (S you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak Endangered Species/Ha	ieller) aw	in S vare	ofa	on 2 is yes, ex any of the foll	owing	conditions Condition Radon G Settling Soil Mov Subsurfa	on Das	Mari ent Stru	k Ye	es (Y) if you are aware and N		N
If the answer to any of t Section 3. Are you (S you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees:oak Endangered Species/Ha Fault Lines	ieller) aw	in S vare	ofa	on 2 is yes, ex any of the foll	owing	conditions Condition Radon G Settling Soil Mov Subsurfa Undergro	eree Sound	Marl ent Stru	k Ye	es (Y) if you are aware and N e or Pits ge Tanks		N
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If the answer to any of t Section 3. Are you (S you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees:oak Endangered Species/Ha Fault Lines Hazardous or Toxic Wa Improper Drainage Intermittent or Weather Landfill	c wilt abitat on ste Springs	in S vare	of a	on 2 is yes, ex any of the foll	owing	Conditions Radon G Settling Soil Mov Subsurfa Undergro Unplatte Unrecord Urea-forn Water D	eree ace s ounc d Ea ded malc ama	Mari Anti- Stru Stru Stru Stru Stru Stru Stru Stru	ctur oraç nen eme	es (Y) if you are aware and N e or Pits ge Tanks ts ents Insulation Due to a Flood Event		N
If the answer to any of t Section 3. Are you (S you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak Endangered Species/Ha Fault Lines Hazardous or Toxic Wa Improper Drainage Intermittent or Weather Landfill Lead-Based Paint or Le	c wilt abitat on ste Springs ad-Base	in S vare	of a	on 2 is yes, ex any of the foll	owing	Conditions Radon G Settling Soil Mov Subsurfa Undergro Unplatte Unrecord Urea-for	eme ace s ounc d Ea ded l malc ama s on	Mari Anti- Stru Stru Stru Stru Stru Stru Stru Stru	ctur oraç nen eme	es (Y) if you are aware and N e or Pits ge Tanks ts ents Insulation Due to a Flood Event		N L L L L L N N N N N N N N N N N N N N
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If the answer to any of the answer to any of the section 3. Are you (Section 3. Are yo	seller) aw c wilt abitat on ste Springs ad-Based e Propert ning on of rict nation epairs al Repair	Pro Pro d Pt ther	of a	any of the foll	owing	conditions Conditions Radon G Settling Soil Mov Subsurfa Undergre Unplatte Unrecore Unrea-for Water Da Wetlanda Wood Re Active in destroyin Previous Previous Termite	s? (M bas bas bas bas bas bas bas bas bas bas	Marl East J Stru J Stru Stru Stru Stru Stru Stru Stru Stru	ctur orag neni eme vde Not oper n of ts (V ent f	e or Pits ge Tanks ts ents Insulation Due to a Flood Event ty termites or other wood NDI) for termites or WDI WDI damage repaired		

Concerning the Property at _

7234 CR 179 Richards, TX 77873

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in of on the Property that is in need of repair, which has not been previously disclosed in this notice? ____yes ___no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y	N/	
_	1	Present flood insurance coverage.
-	-/	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
_	1	Previous flooding due to a natural flood event.
_	1	Previous water penetration into a structure on the Property due to a natural flood.
	1	Locatedwhollypartly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, /AH, VE, or AR).
_	1	Locatedwhollypartly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
_	11	Locatedwhollypartly in a floodway.
	_//	Located wholly partly in a flood pool.
	1	Locatedwholly partly in a reservoir.
	8	

"If Buyer is concerned about these matters, Buyer may consult information About Flood Hazards (TXR 1414).

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"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 Corport Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

(TXR-1406) 07-08-22

Initialed by: Buyer:

Phone (936)873-4000 Fax (936)873-2301

Page 3 of 6

Lauren Stuart

Brazos Lond Company, 114 S. Maia St. Anderson TX 77830

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

and Seller:

A pestein &

Concerning the Property at

7234 (CR 1	79
Richards,	TX	77873

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)?* __yes __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	assistan	ce f	from/	FEMA	or	the	U.S.	Small	Business
Administra	ation (S	BA) fo	or flood d	amage	to the Pro	perty?	yes	no	If yes,	expla	ain (a	attach	additional	sheets as
necessary)								-						

Section 8 not aware	a 8. Are you (Seller) aware of any of the following? (Mar are.)	k Yes (Y) if you are awar	re. Mark No (N) if you are
<u>Y N</u>	Room additions, structural modifications, or other alteration unresolved permits, or not in compliance with building contract of the structure		ut necessary permits, with
	Homeowners' associations or maintenance fees or asses Name of association: Manager's name:	ssments. If yes, complete the provident of the provident	
Santa and Santa and Santa and	Fees or assessments are: \$per Any unpaid fees or assessment for the Property? If the Property is in more than one association, provi- attach information to this notice.	yes (\$)no
	Any common area (facilities such as pools, tennis courts with others. If yes, complete the following: Any optional user fees for common facilities charged		
/	Any notices of violations of deed restrictions or governme Property.	ental ordinances affecting t	the condition or use of the
	Any lawsuits or other legal proceedings directly or indirectly of indire		(Includes, but is not limited
	Any death on the Property except for those deaths cause to the condition of the Property.	ed by: natural causes, suic	ide, or accident unrelated
_1	Any condition on the Property which materially affects the	e health or safety of an ind	ividual.
-1	Any repairs or treatments, other than routine maintenance hazards such as asbestos, radon, lead-based paint, urea If yes, attach any certificates or other documentation remediation (for example, certificate of mold remediation)	formaldehyde, or mold. identifying the extent of th	le
-1	Any rainwater harvesting system located on the Property water supply as an auxiliary water source.	that is larger than 500 ga	llons and that uses a public
_1	The Property is located in a propane gas system set retailer.	vice area owned by a p	ropane distribution system
	Any portion of the Property that is located in a groundwa	ter conservation district or	a subsidence district.
If the ans	nswer to any of the items in Section 8 is yes, explain (attach a	dditional sheets in necessa	ary):
(TXR-1406	406) 07-08-22 Initialed by: Buyer:,	and Seller:	Page 4 of 6
Brazas Land Co Lauren Stuart	I Company, 116 S. Mala St. Anderson TX 77830 vt Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harw		Fax (936)873-2301 Apostolo &

Concerning the Property at _

7234 CR 179 Richards, TX 77873

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? __yes __tho lf yes, attach copies and complete the following:

Inspection Date	Туре	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

Homestead	Senior Citizen	Disabled
Wildlife Management	Agricultural	Disabled Veteran
Other:	in the second	Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? __yes ___no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes in lifyes, explain:

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* _____unknown ___ no /___yes. If no or unknown, explain. (Attach additional sheets if necessary): ______

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information/or to omit any material information.

		×1/8 \	5/23/23
Signature of Seller	Date	Signature of Seller	Date
Printed Name:		Printed Name: STAN APOSTOLO	-
(TXR-1406) 07-08-22	Initialed by: Buyer:,	and Seller:	Page 5 of 6
Brazes Land Company, 116 S. Main St. Lauren Stuart	Anderson FX 77830 Produced with Lone Walf Transactions (zigForm Editio	Phone (936)873-4000 Fax (936)873-2301 n) 717 N Harwood 51, Suite 2200, Dallas, TX 76201 www.hucil.com	Apostolo 🛔

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 <u>www.txdps.state.tx.us.</u> For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

phone #:
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	the state of the second	Date	Signature of Buyer	Date
Printed Name:	1.		Printed Name:	
(TXR-1406) 07-08-22	Initialed by: Buyer:		and Seller:	Page 6 of 6
Brazon Land Company, 116 S. Mala St. An Lauren Siuari		Form Edition	Phone: (936)873-4000 Fax: (936)873-230) 717 N Harwood St, Suite 2200. Dallas, TX 75201 <u>www.woll.com</u>	Apostole &

TEXAS REALTORS

INFORMATION ABOUT ON-SITE SEWER FACILITY

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

01	exas /	asociat	ion of	REAL	TORSO,	Inc., 2	004

CONCERNING THE PROPERTY AT	7234 CR 179 Richards, TX, 77873	-
A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PR	ROPERTY:	
(1) Type of Treatment System: Septic Tank	erobic Treatment	
(2) Type of Distribution System:		Unknown
(3) Approximate Location of Drain Field or Distribution S	System:	
(4) Installer:		Unknown
(5) Approximate Age:		Unknown
B. MAINTENANCE INFORMATION:		
(1) Is Seller aware of any maintenance contract in effect If yes, name of maintenance contractor: Phone: contract exp	piration date:	
Maintenance contracts must be in effect to operate a sewer facilities.)	aerobic treatment and certain no	on-standard" on-site
(2) Approximate date any tanks were last pumped?	UN Mrian	/
(3) Is Seller aware of any defect or malfunction in the or If yes, explain:		Yes No
(4) Does Seller have manufacturer or warranty informat	ion available for review?	Yes No
C. PLANNING MATERIALS, PERMITS, AND CONTRACT	rs: the base of	
(1) The following items concerning the on-site sewer factor is planning materials permit for original installation maintenance contract manufacturer information	tion final inspection when (OSSF was installed
(2) "Planning materials" are the supporting materials submitted to the permitting authority in order to obtain		
(3) It may be necessary for a buyer to have th transferred to the buyer.	e permit to operate an on-	-site sewer facility
(TXR-1407) 1-7-04 Initialed for Identification by Buyer	, and Seller	Page 1 of 2
Brazes Land Company, 116 S. Mala St. Anderson TX 77830 Lawren Steart Produced with Lone Wolf Transactions (zipForm Edition) 717 N H		J 1/873-2301 Apostolo & 2011

Information about On-Site Sewer Facility concerning

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.

Facility	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 inspecton of Buyer's choice.

Signature of Seller

5/23/23

Signature of Seller

Date

Signature of Seller Stan Apostolo

Receipt acknowledged by:

Signature of Buyer Kevin Smith Date

Signature of Buyer Martha Smith Date