

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 PROPERTY AT

Gabri Means

| NO OF THE DATE | BUYI | SINE ER | MA) | or YV | SE VISH | LLEI I TO | OBTAIN. | NOT | Δ | SI IR | CTIT | 1 1- | CONDITION OF THE PROFESSION OF ANY INSPECTION ANTY OF ANY KIND BY | | | _ |
|--|-------|--------------|----------------|-------------|--------------|--------------|-----------------------------------|--|---------------|-------------|----------------|------|---|------------|----------|----------|
| 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 Proper This notice does in | not e | as t stab | he i lish t | ten he i | is m tems | to be | ed below: (M e conveyed. Th | lark Yes | (Y), ct wi | No Il de | (N), termin | or | Unknown (U).) which items will & will not convey | <i>/</i> . | | |
| Item | Υ | N | U | 7 | _ | em | | | Υ | N | U | | Item | | M | |
| Cable TV Wiring | 1 | 1 | V | 1 | _ | | I Gas Lines | | - | IN | - | | _ | Υ | N | U |
| Carbon Monoxide Det. | | | 1 | 1 | _ | | as Piping: | | | / | \vdash | | Pump: sump grinder Rain Gutters | \vdash | | |
| Ceiling Fans | 7 | | | 1 | | | Iron Pipe | | | _ | | | | | | |
| Cooktop | | 1 | | 1 | _ | oppe | | | | | / | | Range/Stove Roof/Attic Vents | | | - |
| | | | | 1 | _ | <u> </u> | gated Stainle | 000 | \vdash | | | | | \vdash | | |
| Dishwasher | | / | | | St | eel 7 | ubing | 733 | | | | | Sauna | | - | |
| Disposal | | / | | | _ | ot Tu | | | | / | | | Smoke Detector | | | |
| Emergency Escape Ladder(s) | | | | | Int | terco | m System | | | / | | | Smoke Detector - Hearing Impaired | | - | |
| Exhaust Fans | | | / | | Mi | crow | ave | | | / | | | Spa | \dashv | | - |
| Fences | | / | | | Oi | utdoo | or Grill | | | / | | | Trash Compactor | | | - |
| Fire Detection Equip. | | | | | Pa | tio/E | Decking | | | | | | TV Antenna | \dashv | - | |
| French Drain | | 1 | , | | Pl | umbi | ng System | | | | \neg | | Washer/Dryer Hookup | 1 | \dashv | - |
| Gas Fixtures | | 1 | | | Po | | | | | | | 1 | Window Screens | | \dashv | \dashv |
| Liquid Propane Gas: | | 1 | | | Po | ol E | quipment | | | - | | 1 | Public Sewer System | \forall | - | \dashv |
| -LP Community (Captive) | | / | | | Po | ol M | aint. Accesso | ories | | / | | | - same concert of occur. | | \dashv | |
| -LP on Property | | 1 | | | Po | ol H | eater | | | | - | ŀ | | + | \dashv | \dashv |
| | | | | | | 0111 | odioi | | | | | L | | | | |
| Item | | | T | Υ | N | U | | | | A | dditio | on | al Information | | | |
| Central A/C | | | | / | | |) electric gas number of units: (| | | | | - | | | | |
| Evaporative Coolers | | | | | 1 | | number of units: | | | | | | | \dashv | | |
| Wall/Window AC Units | | | | | - | | number of units: | | | | | | | | - | |
| Attic Fan(s) | | | | | | / | if yes, describe: | | | | | | | | - | |
| Central Heat | | | | / | | | electric | THE RESERVE AND ADDRESS OF THE PERSON NAMED IN | num | ber | of un | its | : 1 | - | | \dashv |
| Other Heat | | | | | - | | if yes, descr | | | | - | | | | | \neg |
| Oven | | | | | / | | number of o | MATERIAL PROPERTY. | | V | ele | ctr | c gas other: | | - | - |
| Fireplace & Chimney | | | | | / | | | gas log | S | mod | | | ner: | | | \neg |
| Carport | | | | | / | | attached | | - | | - CHOOL | - | | | | \dashv |
| Garage | | | | | - | | attached | not a | | | | _ | | | | \dashv |
| Garage Door Openers | | | | | / | | number of u | - | | | | n | umber of remotes: | | | \dashv |
| Satellite Dish & Controls | | | 1 | | ~ | | owned | leased | fron | n: | | | | - | | |
| Security System | | | \dashv | | / | | owned | leased | | | | NA. | | | - | - |
| (TXR-1406) 07-10-23 | | | | ed b | y: Bi | ıyer: | | | d Se | ller: | -13 | | | e 1 | of 7 | |
| farket Realty, Inc., 615 North Main Street Burton TX 77835 Phone: 9792778687 Fax: Wanda Harmann | | | | | | | | | | | | | | | | |

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

| C-1 D : | | | | W | 1 | tlam | | DI | UN | nam TX | | |
|--|---------------|-------|--------|--|-----------------|-----------|--|--|---|--|------|--|
| Solar Panels | | | T | V | 1 | owned | | | | | | |
| Water Heater | | | L | + | 1. | | | _ | THE REAL PROPERTY. | | | |
| Water Softener | | | - | electric gas other: number of units: 1 | | | | | | | | |
| Other Leased Items(s) | | | if, | owned | | from | 1: | | | | | |
| Underground Lawn Sprinkl | ler | | + | | " . | yes, des | | - | | | | |
| Septic / On-Site Sewer Fac | | | +- | | - | automa | atic man | ual | areas | covered | | |
| | | | | | Пил | yes, atta | ch Informa | tion . | About | On-Site Sewer Facility (TXR-1 | 407 |) |
| Water supply provided by: Was the Property built before | V 0 | ity _ | _ we | ji — MU | | | | | other: | | | |
| | | | | | | | | | | | | |
| (If yes, complete, sign, Roof Type: | 1anu | | cn 1 | KR-1906 | cor | ncerning | lead-base | d pa | inthaz | ards). | | |
| Is there an overlay roof | COVE | ring | On | the Pror | 2014 | Age | · | | 8 | (appr | oxin | nate |
| covering)?yesno < | unk | now | 'n | uie Piop | berty | y (sning | lles or roo | CO | vering | placed over existing shingle | s or | r ro |
| defects, or are need of repa | f an | y o | f the | items I no If yes | listed s, de | d in thi | s Section (attach add | 1 th | nat are | e not in working condition, tets if necessary): | hat | hav |
| | _ | _ | re o | | efec | cts or | malfunctio | ns | in an | y of the following? (Mark | Yes | s (|
| Item | Y | N | 1 1 | Item | | | | Y | N | Item | TV | , , |
| Basement | | - | | Floors | | | | | V | Sidewalks | Y | |
| Ceilings | | / | | Foundat | tion | / Slab(s |) | | | Walls / Fences | + | + |
| Doors | | ~ | | Interior \ | Wall | ls | , | | - | Windows | + | - |
| Driveways | | 1 | | Lighting | | | | | - | | + | - |
| Electrical Systems | | - | | Plumbin | | | | | | Other Structural Components | _ | - |
| Exterior Walls | | V | | Roof | 3 -) | , -101110 | | - | V | | + | |
| If the answer to any of the its | me | | _ | | _ | | | | | Laboration and the second seco | | |
| | 11115 | in S | ection | n 2 is yes | s, ex | oplain (a | ttach additi | onal | sheet | s if necessary): | | |
| Section 3. Are you (Selle | er) a | awaı | | | | | | | sheet | s if necessary): (Mark Yes (Y) if you are | aw | /are |
| Section 3. Are you (Selle and No (N) if you are not av | er) a | awaı | | | of tl | he follo | owing cor | diti | sheet | | aw | /are |
| Section 3. Are you (Selle and No (N) if you are not aw Condition | er) a | awaı | | | | he follo | Owing cor | nditio | sheet | | aw | /are |
| Section 3. Are you (Selle and No (N) if you are not aw Condition Juminum Wiring | er) a | awaı | | | of tl | he follo | Conditio | nditio | sheet | | | |
| Section 3. Are you (Selle and No (N) if you are not av Condition Juminum Wiring Sestos Components | er) a | awaı | | | of tl | he follo | Condition Radon G Settling | ndition | sheet: | | | |
| Section 3. Are you (Selle and No (N) if you are not avacondition aluminum Wiring abestos Components biseased Trees:oak wilt | er) a | awai | re of | | of tl | he follo | Condition Radon Gradeling Soil Move | n as emer | sheets | (Mark Yes (Y) if you are | | |
| Section 3. Are you (Selle and No (N) if you are not available. Condition Juminum Wiring Sbestos Components Siseased Trees:oak wilt ndangered Species/Habitat | er) a | awai | re of | | of tl | he follo | Conditio Radon G Settling Soil Move | n as emer | sheets | (Mark Yes (Y) if you are | | |
| Section 3. Are you (Selle and No (N) if you are not avector and the condition and the components of the condition are condition as a component of the condition and the condition are conditionally as a condition of the condition are conditionally | er) a | awai | re of | | of tl | he follo | Condition Radon Grant Settling Soil Move Subsurfact Undergro | n as emer ce S | sheets | (Mark Yes (Y) if you are | | |
| Section 3. Are you (Selle and No (N) if you are not available. Condition Aluminum Wiring Aluminum Wiring Albertos Components Diseased Trees:oak wilt Indangered Species/Habitat ault Lines azardous or Toxic Waste | er) a | awai | re of | | of tl | he follo | Condition Radon Grant Settling Soil Move Subsurfact Underground | n as emer ce S und Eas | ons? | (Mark Yes (Y) if you are re or Pits ge Tanks | | |
| Section 3. Are you (Selle and No (N) if you are not available. Condition Aluminum Wiring Alum | er) a vare | awai | re of | | of tl | he follo | Condition Radon Grade Settling Soil Move Subsurfact Undergro Unplatted Unrecorde | n as emerce Sound Eased E | sheets ons? nt tructur Storagement aseme | (Mark Yes (Y) if you are | | |
| Section 3. Are you (Selle and No (N) if you are not available. Condition Suluminum Wiring Seestos Components Diseased Trees:oak wilt Indangered Species/Habitat ault Lines azardous or Toxic Waste Indangered Drainage Itermittent or Weather Spring | er) a vare | awai | re of | | of tl | he follo | Condition Radon Grant Settling Soil Move Subsurfact Underground Unplatted Unrecorded Urea-form | n as emer Seed E alde | sheets ons? nt tructur Storage ement aseme | (Mark Yes (Y) if you are | | |
| Section 3. Are you (Selle and No (N) if you are not avector and the condition aluminum Wiring asbestos Components biseased Trees:oak wilt and angered Species/Habitat ault Lines azardous or Toxic Waste approper Drainage termittent or Weather Spring and fill | on F | awai | erty | f any o | of tl | he follo | Condition Radon G Settling Soil Move Subsurfac Undergro Unplatted Unrecorde Urea-form Water Dai | ndition nas emerence S und Eased E alde | sheets ons? nt tructur Storag sement aseme | (Mark Yes (Y) if you are re or Pits ge Tanks tes ents Insulation Due to a Flood Event | | |
| Section 3. Are you (Selle and No (N) if you are not avector and the condition aluminum Wiring asbestos Components biseased Trees: oak wilt indangered Species/Habitat alult Lines azardous or Toxic Waste approper Drainage atermittent or Weather Spring and fill ead-Based Paint or Lead-Based Paint or L | on F | awai | erty | f any o | of tl | he follo | Condition Radon G. Settling Soil Move Subsurface Undergro Unplatted Unrecorde Urea-form Water Dan Wetlands | n as emerce Sound East East East East East East East East | sheets ons? nt tructur Storag sement aseme | (Mark Yes (Y) if you are re or Pits ge Tanks tes ents Insulation Due to a Flood Event | | N /. / / / / / / / / / / / / / / / / / / |
| Section 3. Are you (Selle and No (N) if you are not available. Condition Co | on F | Prope | erty | fany o | of tl | he follo | Condition Radon Grade Settling Soil Move Subsurfact Undergro Unplatted Unrecorde Urea-form Water Dail Wetlands Wood Rot | n as emer Eas ed E adde mag | ons? ons? ons? ons? ons? onsement asemethyde if a Not I Properties | (Mark Yes (Y) if you are | | N /. / / / / / / / / / / / / / / / / / / |
| Section 3. Are you (Selle and No (N) if you are not available. Condition Suluminum Wiring Sessed Trees: oak wilt Indangered Species/Habitat Seazardous or Toxic Waste Seazardous or Toxic Waste Seazardous or Weather Spring Sead-Based Paint or Lead-Base Seazardous onto the Proper provements encroaching on | on F | Prope | erty | fany o | of tl | he follo | Condition Radon Grade Settling Soil Move Subsurfact Undergro Unplatted Unrecorde Urea-form Water Dan Wetlands Wood Rot Active infe | n as emerce Sund East Enalder mag | sheets ons? ont tructur Storage sement aseme ehyde e Not I | (Mark Yes (Y) if you are | | N /. / / / / / / / / / / / / / / / / / / |
| Section 3. Are you (Selle and No (N) if you are not available. Condition Summinum Wiring Selestos Components Siseased Trees:oak wilt _ ndangered Species/Habitat and ault Lines ault Lines azardous or Toxic Waste Emproper Drainage Stermittent or Weather Spring andfill Ead-Based Paint or Lead-Base Encroachments onto the Proper provements encroaching on the provements of the provements | on F | Prope | erty | fany o | of tl | he follo | Condition Radon Grant Settling Soil Move Subsurfact Undergrout Unplatted Unrecorded Urea-form Water Dail Wetlands Wood Rote Active infedestroying | n as emer Eas ed E alde mag on F | sheets ons? ons? tructur Storage sement aseme ehyde Propert ion of tects (V | (Mark Yes (Y) if you are re or Pits ge Tanks ts ents Insulation Due to a Flood Event ty termites or other wood VDI) | | N /. / / / / / / / / / / / / / / / / / / |
| Section 3. Are you (Selle and No (N) if you are not available. Condition Juminum Wiring Selection Selectors Components Selectors | on F | Prope | erty | fany o | of tl | he follo | Condition Radon Grade Settling Soil Move Subsurfact Undergrout Unplatted Unrecorded Urea-form Water Dail Wetlands Wood Rote Active inferdestroying Previous to | n as emerce S und East Ealde mag on F | sheets ons? nt tructur Storag sement aseme ehyde le Not I Propert ion of tects (V ment fo | (Mark Yes (Y) if you are re or Pits ge Tanks tes tents Insulation Due to a Flood Event ty termites or other wood VDI) or termites or WDI | | N /. / / / / / / / / / / / / / / / / / / |
| Section 3. Are you (Selle and No (N) if you are not avector of the condition of the conditi | on F | Prope | erty | fany o | of tl | he follo | Condition Radon G. Settling Soil Move Subsurface Undergro Unplatted Unrecorde Urea-form Water Dat Wetlands Wood Rot Active infect destroying Previous to | n as emerce Sound East East East East East East East East | sheets ons? nt tructur Storag sement aseme ehyde le Not I Propert ion of tects (V ment fo | (Mark Yes (Y) if you are re or Pits ge Tanks ts ents Insulation Due to a Flood Event ty termites or other wood VDI) | | N /. / / / / / / / / / / / / / / / / / / |
| Section 3. Are you (Selle and No (N) if you are not av Condition Aluminum Wiring Asbestos Components | on F | Propo | erty | fany o | of tl | he follo | Condition Radon Grade Settling Soil Move Subsurfact Undergrout Unplatted Unrecorded Urea-form Water Dail Wetlands Wood Rote Active inferdestroying Previous to | n as emerce Sound East alde mag on F estati inserrearmitires | sheets ons? nt tructur Storag sement aseme chyde le Not I Propert ion of t ects (V ment fo | (Mark Yes (Y) if you are re or Pits ge Tanks tes tents Insulation Due to a Flood Event ty termites or other wood VDI) or termites or WDI | Y | N / / / / / / / / / / / / / / / / / / / |

| Concerning the Pro | operty at 506 | W Alan | nD . | Brenham | TV |
|--|--|--|--|--|--|
| Previous Roof Repa | aire | | | U G II IM IN | |
| Previous Other Stru | Ictural Repairs | V | Termite or | WDI damage needing | renair |
| | iotarar repairs | | Single Bloc | kable Main Drain in Po | ol/Hot |
| Previous Use of Pre | emises for Manufacture | | Tub/Spa* | | IOI/TIOL |
| of Methamphetamin | e | | | | |
| If the answer to any | of the items in Section 3 i | is yes, explain (a | attach additiona | l sheets if necessary): | |
| *A single blockshi | | | | | |
| of repair, which h | e main drain may cause a su I (Seller) aware of any as not been previousl ecessary): | item, equipm | ent, or system | ividual. n in or on the Prop ?yesno If | perty that is in yes, explain (a |
| ection 5. Are you heck wholly or part | (Seller) aware of any ly as applicable. Mark N | of the followi | | ?* (Mark Yes (Y) if | |
| <u>N</u> | | | ************************************** | | |
| Present flo | ood insurance coverage. | | | | |
| Previous water from Previous file Previous water from Previous wat | flooding due to a failur a reservoir. | re or breach o | of a reservoir | or a controlled or er | mergency release |
| Previous fi | looding due to a natural fl | | | | |
| Drawiewe | looding due to a natural fi | ood event. | | | |
| Frevious w | vater penetration into a st | ructure on the P | roperty due to a | a natural flood. | |
| Located AO, AH, VI | Wholly partly in a | 100-year flood | olain (Special I | Flood Hazard Area-Zo | one A, V, A99, |
| ✓ Located | wholly partly in a 50 |)0-year floodola | in (Moderata El | | |
| Located | wholly partly in a flo | odway. | n (Moderate Fi | ood Hazard Area-Zone | X (shaded)). |
| Located | wholly partly in a flo | nod pool | | | |
| Located | wholly partly in a res | ou pool. | | | |
| | partiy in a res | servoir. | | | |
| e answer to any of t | he above is yes, explain (| attach additiona | al sheets as nec | essary): | |
| | * SE | | | | |
| *If Buyer is concer | ned about these matters | s, Buyer may c | onsult Informs | otion About Flood II | |
| For purposes of this no | otice: | | on our monne | don About Flood Haz | zaros (TXR 1414) |
| | | (A) is identified. | on the fleed in | | |
| "100-year floodolain" n | neans any area of land that: | by to racination | on the mood insur | ance rate map as a spec | ial flood hazard are |
| "100-year floodplain" n which is designated as which is considered to | be a high risk of flooding; an | nd (C) may includ | le a regulatory flo | odway flood pool or roo | al chance of flooding |
| "100-year floodplain" n which is designated a which is considered to "500-year floodplain" n area, which is designa which is considered to | be a high risk of flooding; an means any area of land that ited on the map as Zone X be a moderate risk of floodin | nd (C) may includ t: (A) is identified (shaded); and (B ng. | the a regulatory flo flood ins flood ins a two-tent | nas a one percent annual odway, flood pool, or resturance rate map as a mits of one percent annual | al chance of flooding ervoir. Hoderate flood haza al chance of flooding |
| "100-year floodplain" n which is designated at which is considered to "500-year floodplain" n area, which is designa which is considered to "Flood pool" means the | be a high risk of flooding; an means any area of land that afed on the man as Zone Y | nd (C) may includ t: (A) is identified (shaded); and (B) ng. | ie a regulatory flo f on the flood ins has a two-tent | nas a one percent annual odway, flood pool, or resurance rate map as a minds of one percent annual | al chance of flooding ervoir. Hoderate flood haza al chance of flooding |
| "100-year floodplain" n which is designated as which is considered to "500-year floodplain" n area, which is designa which is considered to "Flood pool" means the ubject to controlled inc | be a high risk of flooding; an means any area of land that ited on the map as Zone X be a moderate risk of floodin a area adjacent to a reservoi undation under the managen | nd (C) may include t: (A) is identified (shaded); and (B) ng. ir that lies above to ment of the United | ife a regulatory flo if on the flood ins if on the flood ins if has a two-tent the normal maxim if States Army Cor | nas a one percent annual odway, flood pool, or resurance rate map as a minds of one percent annual | al chance of flooding ervoir. Hoderate flood haza al chance of flooding |
| "100-year floodplain" n which is designated at which is considered to "500-year floodplain" n area, which is designa which is considered to "Flood pool" means the | be a high risk of flooding; an means any area of land that ited on the map as Zone X be a moderate risk of floodin a area adjacent to a reservoil fundation under the managen Initialed by: Buyer: | nd (C) may include t: (A) is identified (shaded); and (B) ng. ir that lies above to ment of the United | ife a regulatory flo if on the flood ins if on the flood ins if has a two-tent the normal maxim if States Army Cor | nas a one percent annual odway, flood pool, or resurance rate map as a minds of one percent annual | al chance of flooding ervoir. Hoderate flood haza al chance of flooding |

| Conce | erning the Property at 506 W Alamo Bronham Tx |
|-------------------------------------|--|
| ur | Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency floodway," moons are all of 1968 (42 U.S.C. Section 4001 et seq.). |
| | |
| | with a suitable of the suitabl |
| wa | iter or delay the runoff of water in a designated surface are a full little States Army Corps of Engineers that is intended to retain |
| Secur | II h Havo von /o-II \ |
| additio | ler, including the National Flood Insurance Program (NFIP)?* yes no If yes, explain (attach |
| | |
| *Ho | omes in high risk flood zonow." |
| Eve risk, stru | omes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. In when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate characteristics. In the personal property within the |
| Section | 7. Have you (Seller) over many |
| sheets a | stration (SBA) for flood damage to the Property?yesno If yes, explain (attach additional |
| | |
| Section if you a | 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) |
| YN | to not aware.) |
| | Room additions, structural modifications, or other alterations or repairs made without necessary |
| / | THE PART OF WILL DUILDING COURS IN STREET OF the time |
| | Name of association: Name of association: |
| | Manager's name: Fees or assessments are: \$\Partial \text{Phone}\$: |
| , | Manager's name: Fees or assessments are: \$ per and are: mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$) no 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: |
| | interest with others. If yes, complete the following: Any optional user fees for common facilities charged?yes no If yes, describe: |
| $- \stackrel{\checkmark}{-}$ | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. |
| | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) |
| | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. |
| / | Any condition on the Property which materially affects the health or safety of an individual. |
| | Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation). |
| | Any rainwater harvesting system located on the a public water supply as an auxiliary water source. Property that is larger than 500 gallons and that uses |
| (TXR-1406) | 07-10-23 Initialed by: Buyer:, and Seller: DH W |
| Market Realty, Inc., Gabri Means | , 615 North Main Street Burton TX 77835 |
| | Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com |

| The Property is located in a propane gas system service area owned by a propane distribution retailler. Any portion of the Property that is located in a groundwater conservation district or a substitute district. If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): Section 9. Within the last 4 years, have you (Seller) received any written inspection reports persons who regularly provide inspections and who are either licensed as inspectors or oth permitted by law to perform inspections? _yes _ no if yes, attach copies and complete the following: Inspection Date | Concerning | g the Pro | pperty at5 | 06 W | Alamo | Br | enham | Tx |
|--|--|---|--|---|--|---|--|--|
| Any portion of the Property that is located in a groundwater conservation district or a subdistrict. If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): Section 9. Within the last 4 years, have you (Seller) received any written inspection reports permitted by law to perform inspections?yes no if yes, attach copies and complete the following: Inspection Date | | The Pr | operty is located | d in a propane ga | as system sen | vice area owne | d by a propane | distribution system |
| Section 9. Within the last 4 years, have persons who regularly provide inspections and who are either licensed as inspectors or oth permitted by law to perform inspections?yesno f yes, attach copies and complete the following: Inspection Date Type | | Any po | ortion of the Pr | operty that is loo | cated in a gr | oundwater con | servation district | or a subsidence |
| Section 9. Within the last 4 years, have you (Seller) received any written inspection reports or or the persons who regularly provide inspections and who are either licensed as inspectors or other permitted by law to perform inspections? _yes _no if yes, attach copies and complete the following: Inspection Date | If the answe | er to any | of the items in So | ection 8 is yes, exp | olain (attach ad | ditional sheets i | f necessary): | |
| Inspection Date Type | | | | | | | | |
| Inspection Date Type Name of Inspector No. of P No. of P 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 Wildlife Management Other: Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property of the any insurance provider? yes no Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property of make the repairs for which the claim was made? yes no if yes, explain: Section 13. Does the Property have working smoke detectors installed in accordance with the set effector requirements of Chapter 766 of the Health and Safety Code? "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 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 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 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 impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written | | | | | | | | |
| 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 Unknown Wildlife Management Agricultural Disabled Veteran 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 example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds on make the repairs for which the claim was made? Yes no If yes, explain: Section 13. Does the Property have working smoke detectors installed in accordance with the site of the Health and Safety Code? 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. KR-1406) 07-10-23 Initialed by: Buyer: | permitted b | y law to | the last 4 y ularly provide perform inspec | ears, have you inspections and tions?yes | (Seller) red d who are no If yes, att | eived any w either license ach copies and | ritten inspection inspector complete the follow | on reports from rs or otherwise owing: |
| Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property: Homestead Senior Citizen Disabled Disabled Veteran Unknown Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Provider? Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property with any insurance provider? Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property on make the repairs for which the claim was made? Section 13. Does the Property have working smoke detectors installed in accordance with the singletector requirements of Chapter 766 of the Health and Safety Code? Section 13. Does the Property have working smoke detectors installed in accordance with the singletector requirements of Chapter 766 of the Health and Safety Code? Section 14. Does the Property have working smoke detectors installed in accordance with the singletector 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 impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired as seller to install smoke detectors for the hearing-impaired as seller to install smoke detectors for the hearing-impaired in 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. Section 12. Have you (Seller) Disable versus a proceeding on the proceeds for install smoke detectors to install. | Inspection D | ate | Туре | | | | | No. of Pages |
| Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property: Homestead Senior Citizen Disabled Disabled Veteran Unknown Other: Disabled Veteran Disabled Veteran Unknown Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property atth any insurance provider? Yes Noted Property of make the repairs for which the claim was made? Yes Noted Property of make the repairs for which the claim was made? Yes Noted Property Abuse of the Property Or make the repairs for which the claim was made? Yes | | | | | | | | |
| Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property: Homestead Senior Citizen Disabled Disabled Veteran Unknown Other: Disabled Veteran Unknown ection 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property ample, an insurance provider? yes no proceeds for a claim for damage to the Property ample, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeding and not used the proceeding or make the repairs for which the claim was made? yes no If yes, explain: ection 13. Does the Property have working smoke detectors installed in accordance with the set 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 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 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 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 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. R-1406) 07-10-23 Initialed by: Buyer: | | | | | | | | |
| *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. [R-1406] 07-10-23 | ection 12. H | lave yo | ou (Seller) eve | er received pro | ceeds for a | other than fl | ood damage, t | |
| 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. (R-1406) 07-10-23 Initialed by: Buyer: | | | o or oliabici | roo oi ule neal | in and Satet | installed in y Code?* _✓ | accordance wunknown no | ith the smoke yes. If no |
| 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. (R-1406) 07-10-23 Initialed by: Buyer: | including | performa | nce, location, and p | ower source requirer | aing code in effe ments if you do r | ect in the area in | which the dwelling | !- !- ! ! |
| Ret Realty, Inc., 615 North Main Street Burton TX 77835 | A buyer n family wh impairme seller to ii | nay requino will res nt from a l nstall smo | e a seller to install ide in the dwelling icensed physician; a ke detectors for the | smoke detectors for is hearing-impaired, and (3) within 10 days e hearing-impaired a | the hearing impa (2) the buyer g after the effective | nired if: (1) the buy rives the seller wi the date, the buyer i | er or a member of t itten evidence of ti makes a written requ lation. The parties | he hearing |
| cet Realty, Inc., 615 North Main Street Burton TX 77835 | | | | oy: Buyer:, | and Se | eller: DH , | h | Page 5 of 7 |
| www.wojf.com | et Realty, Inc., 615 N i Means | orth Main Stre | et Burton TX 77835 Produced with Lone Wo | of Transactions (zipForm Edition | on) 717 N Harwood St, S | Phone: 9792778687 uite 2200, Dallas, TX 752 | Fax: 01 www.lwolf.com | Wanda Hermann |

| Concerning the Property at 506 W Alamo Brenham TX | |
|--|-------------|
| Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no per | |
| including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit | son, any |
| | , , |
| Signature of Seller Date Signature of Seller | ay |
| Printed Name: David Hermann Printed Name: Wanda Hermann | |
| ADDITIONAL NOTICES TO BUYER: | |
| (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost determine if registered sex offenders are located in certain zip code areas. To search the database, https://publicsite.dps.texas.gov . For information concerning past criminal activity in certain areas neighborhoods, contact the local police department. | vicit |
| (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1, feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beach Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachf construction certificate or dune protection permit may be required for repairs or improvements. Contact local government with ordinance authority over construction adjacent to public beaches for minformation. | thes |
| (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by 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 required for repairs or improvements to the Property. For more information, please review Informational Regarding Windstorm and Hail Insurance for Certain Properties (TXR 2518) and contact the Texas Windstorm Insurance Association. | onal be |
| (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 available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study preparation of a military installation and may be accessed on the Internet website of the military installation and of county and any municipality in which the military installation is located. | s is |
| (5) If you are basing your offers on square footage, measurements, or boundaries, you should have th items independently measured to verify any reported information. | ose |
| (6) The following providers currently provide service to the Property: | |
| Electric: City of Branham phone #: | |
| Sewer: City of Brenham phone #: | |
| Water: City of Brenham phone #: | |
| Cable: phone #: | |
| Trash: Brannon Industrial Group phone #: | |
| Natural Gas: Cuty of Brenham phone #: | |
| Phone Company: phone #: | |
| Propane: phone #: | |
| Internet: phone #: | |
| | |

(TXR-1406) 07-10-23

Initialed by: Buyer:

and Seller:

Page 6 of 7

| Concerning the Property at 506 W | Alai | no Bre | nham | TX |
|--|---------------|------------------------------|-----------------|--------------------------------|
| (7) This Seller's Disclosure Notice was corthis notice as true and correct and respective ENCOURAGED TO HAVE AN INSPECTO | nave no rea | Seller as of the date signer | ed. The brokers | have relied on ate. YOU ARE |
| The undersigned Buyer acknowledges receipt | of the forego | ng notice. | | |
| Signature of Buyer | Date | Signature of Buyer | | Date |
| Printed Name: | | Printed Name: | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

(TXR-1406) 07-10-23

Initialed by: Buyer:

and Seller: DH

Page 7 of 7



APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11

ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

AS REQUIRED BY FEDERAL LAW

| CONCERNING THE PROPERTY AT _ | 50Q | W. | Hamo. | BRI | Thai | w |
|------------------------------|-----|----|---------------------|-------|------|---|
| | | | (Street Address and | City) | | |

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

| | seller of any interest in residential real property based paint hazards from risk assessments or ins known lead-based paint hazards. A risk assessment prior to purchase." NOTICE: Inspector must be properly certified as real | poisoning also poses a particular risk to pregnant women. The is required to provide the buyer with any information on lead-pections in the seller's possession and notify the buyer of any not or inspection for possible lead-paint hazards is recommended quired by federal law. |
|------|--|---|
| В. | B. SELLER'S DISCLOSURE: | |
| | PRESENCE OF LEAD-BASED PAINT AND/OR LE (a) Known lead-based paint and/or lead-base | EAD-BASED PAINT HAZARDS (check one box only): ed paint hazards are present in the Property (explain): |
| | 2. RECORDS AND REPORTS AVAILABLE TO SELL | th all available records and reports pertaining to lead-based point |
| | (b) Seller has no reports or records pertain Property. | ning to lead-based paint and/or lead-based paint hazards in the |
| C. | C. BUYER'S RIGHTS (check one box only): | |
| | Buyer waives the opportunity to conduct a lead-based paint or lead-based paint hazards. | risk assessment or inspection of the Property for the presence of is contract, Buyer may have the Property inspected by inspectors |
| | selected by Buyer. If lead-based paint or I | ead-based paint hazards are present, Buyer may terminate this |
| | contract by giving Seller written notice within | 14 days after the effective date of this contract, and the earnest |
| _ | money will be refunded to Buyer. | |
| D. | D. BUYER'S ACKNOWLEDGMENT (check applicable box | kes): |
| | Buyer has received copies of all information lis Buyer has received the pamphlet Protect Your | ted above. |
| F | | Family from Lead in Your Home. |
| | (a) provide Ruyer with the federally approved | med Seller of Seller's obligations under 42 U.S.C. 4852d to: pamphlet on lead poisoning prevention; (b) complete this |
| | addendum: (c) disclose any known lead-hased paint | pamphiet on lead poisoning prevention; (b) complete this and/or lead-based paint hazards in the Property; (d) deliver all |
| | records and reports to Buyer pertaining to lead-ha | sed paint and/or lead-based paint hazards in the Property; (e) |
| | provide Buyer a period of up to 10 days to have | the Property inspected; and (f) retain a completed copy of this |
| | addendum for at least 3 years following the sale. Broker | S are aware of their responsibility to ensure compliance |
| F. | CERTIFICATION OF ACCURACY: The following person | ersons have reviewed the information above and certify to the |
| | best of their knowledge, that the information they have p | provided is true and accurate. |
| | | Wanda Hermann 02/20/2024 |
| Buy | Buyer Date | Seller Date |
| | | Home Town Properties LP |
| _ | | David Hermann 02/22/2024 |
| Buy | Buyer Date | Seller Date |
| | | Gabri Means 02/20/2024 |
| Othe | Other Broker Date | Listing Broker Date |
| | | Roger Chambers & Gabri Means |

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

All that certain lot or parcel of land situated, lying and being in the County of Washington, and State of Texas, a part of the Arabella Harrington League, and being more particularly described and designated as follows, to-wit:

A part of Block X of the West Main Street Addition to the City of Brenham, Washington County, Texas, and beginning at a point in the North line of West Alamo Street, said point being the Southwest corner of a lot now owned by Dr. O.F. Schoenvogel;

Thence running in a northerly direction with the West line of the lot owned by Dr. O.F. Schoenvogel, a distance of 90 feet, said point being the Northwest corner of the O.F. Schoenvogel lot and the Northeast corner of this lot;

Thence in a Westerly direction on a line between this lot and a lot owned by W. C. Dobritt and continuing on the line between this lot and a lot owned by M. O. Ginzel, a total distance of 84.5 feet;

Thence in a southerly direction parallel to the West line of the

aforementioned Schoenvogel land, a distance of 90 feet to a point in the North line of West Alamo Street;

Thence in an easterly direction with the North line of West Alamo Street, a distance of 84.5 feet to the place of beginning, and being the Southeast portion of a lot conveyed to Benita Schuerenberg Marek by F. W. Schuerenberg by deed dated August 17, A.D. 1909, and recorded in Volume 58, on Page 487, of the Deed Records of Washington County, Texas.

Said lot also being known as Lot 9A-1 of West Main Street Addition to the City of Brenham, Washington County, Texas.

506 W. Alamo

History - 506 W. Alamo St. Brenham, TX

1-15-93

To whom it may concern:

506 West Alamo Brenham, Texas

This Cape Cod Cottage was originally built by Ruben Wills in 1843. It was built with hand hewn cedar sills and wooden pegs, and square nails. The kitchen and dining room were built first then the front four rooms were added later.

Ruben Wills sold the home to J.W. Howard in 1848 then Thomas Howard Was awarded the home in a lawsuit. Thomas Howard sold the home to Dr James Nash of Ottawa, Canada in Oct 2 1888.

The F.W. Schuerenberg II family bought the home in April 1909 and gave it to Benita Schuerenberg Marek for a wedding gift.

In 1946 the Benita Scherenberg Marek gave the home to her daughter Benita Louise Marek Lawrence.

The Home is now 150 Years old. Washington County Court House records support these times, dates, and actions. Verified by Ronald and Kathleen Obenhaus 1-27-93

Benita Marek 1708 fort road Angleton, Texas 77515

