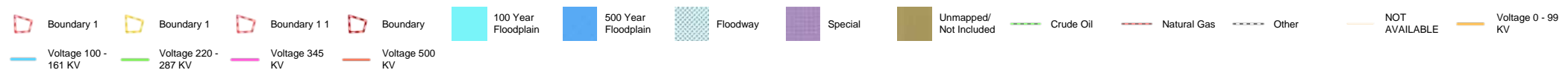


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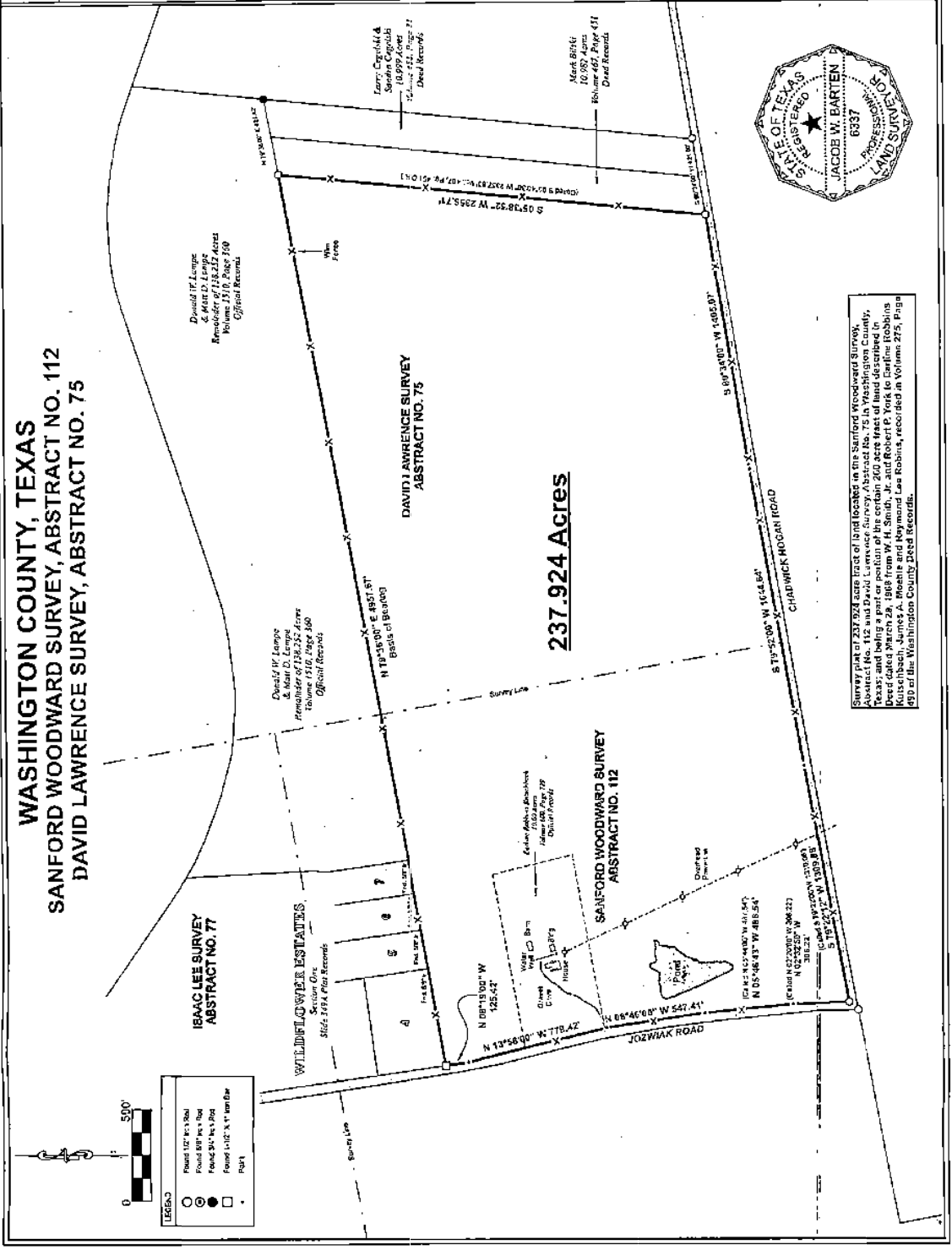


Project No. 020918-018
Date: March 6, 2018

Notes
This survey was performed in reference to a title commitment issued by Stewart Title Guaranty Company with CFF #3703 and an effective date of December 29, 2017.
Schedule B Items:
Right of Way Easement dated June 16, 1927, executed by Thomas B. Chadwick, et al to Texas Power & Light Company, recorded in Volume 84, Page 73, Deed Record, Washington County.
(Does not affect subject tract.)
Easement dated December 14, 1929, executed by E.C. Chadwick to Ole Ocean Fuel Company, recorded in Volume 85, Page 104, Deed Record, Washington County.
(Does not affect subject tract.)

Surveyor's Notes
This survey is subject to the easements, restrictions, covenants, and conditions, which may be applicable, including, but not limited to those listed in referenced title commitment.
This property is subject to the rights of the public to any area located within a public roadway, street, or alley.
All lines are shown in their approximate location. This survey was performed without the benefit of an abstract of title.
This is a boundary survey only; with the exception of the easements, restrictions, covenants, and conditions noted on the ground at the time of survey or stated in referenced title commitment.
All original prints paid for by the client and supplied by Texas Land Systems remain the property of Texas Land Systems and shall not be used for any other documents and/or purposes. No part of this document may be reproduced or altered.
This survey is valid for the location from Estate of Estelle F. Robbins Kutschbach, et al to Paul Michael Mann, MD only, and shall not be used for any further conveyance or transaction without written verification by Texas Land Systems.
This survey is considered an unofficial document unless having an original signature and seal of surveyor.
Legal description to accompany this plat.
By the acceptance one use of this document you hereby acknowledge that you have read, understood and agree with the above notes.

TEXAS LAND SYSTEMS
Surveying & Mapping
Phone: (979) 732-2306
Fax: (979) 732-2306
1. James B. Bigham, Surveyor License No. 10139709
2. Jacob W. Barten, Surveyor License No. 6337
3. Robert P. York, Surveyor License No. 10139709
We hereby state that the plat represents the result of an on the ground survey performed under my supervision.
Jacob W. Barten
Jacob W. Barten, PLS 6337



Survey plat of 237.924 acre tract of land located in the Sanford Woodward Survey, Abstract No. 112 and David Lawrence Survey, Abstract No. 75 in Washington County, Texas; and being a part or portion of the certain 260 acre tract of land described in Deed dated March 28, 1968 from W. H. Smith, Jr. and Robert P. York to Estelle Robbins Kutschbach, James A. Mosble and Raymond Lee Robbins, recorded in Volume 275, Page 499 of the Washington County Deed Records.

LEGEND

○	Point 1/2" x 1/2" x 1/2"
●	Point 3/8" x 3/8" x 3/8"
○	Point 1/4" x 1/4" x 1/4"
□	Point 1/2" x 1/2" x 1/2" iron bar
○	Point



TEXAS LAND SYSTEMS
Surveying & Mapping

STATE OF TEXAS

PROJECT NO. 020918-018

COUNTY OF WASHINGTON

DATE: MARCH 6, 2018

Being a 237.924 acre tract of land located in the Sanford Woodward Survey, Abstract No. 112 and David Lawrence Survey, Abstract No. 75 in Washington County, Texas; and being a part or portion of that certain 260 acre tract of land described in Deed dated March 29, 1960 from W. H. Smith, Jr., and Robert P. York to Earline Robbins Kutschbach, James A. Moehle and Raymond Lee Robins, recorded in Volume 275, Page 490 of the Washington County Deed Records, to which reference is made for all purposes; said 237.924 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the North line of Chadwick Hogan Road, same being the South line of the 260.00 acre parent tract for the Southwest corner of a 10.982 acre tract of land conveyed to Mark Bilski in Volume 467, Page 451 of the Washington County Deed Records, said ½" iron rod also being the Southeast corner of the herein described tract. From which a ½" iron rod found for the Southeast corner of the original 260 acre tract bears N80°34'00"E 421.00 feet.

THENCE with the North line of said road and South line of the 260 acre parent tract the following courses and distances:

- S80°34'00"W a distance of 1405.07 feet to a point for corner angle,
- S79°52'00"W a distance of 1644.64 feet to a point for corner angle,
- S79°22'12"W a distance of 1309.88 feet (Called S79°22'00"W 1310.08') to a ½" iron rod found at the intersection of Chadwick Hogan Road and Jozwiak Road for the Southwest corner of the 260 acre parent tract and the Southwest corner of the herein described tract.


THENCE with the East line of Jozwiak Road and the West line of the 260 acre parent tract the following courses and distances:

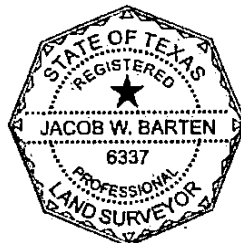
- N02°32'50"W a distance of 306.22 feet (Called N02°20'00"W 306.22') to an angle point,
- N05°46'43"W a distance of 486.54 feet (Called N05°44'00"W 487.54') to an angle point,
- N08°46'00"W a distance of 547.41 feet to an angle point,
- N13°56'00"W a distance of 779.42 feet to an angle point,
- N08°19'00"W a distance of 125.42 feet to a 1-½" x 1" iron bar found for the Southwest corner of Wildflower Estates Section One as shown on Slide 349A of the Washington County Plat Records, same being the Northwest corner of the 260 acre parent tract and the Northwest corner of the herein described tract.

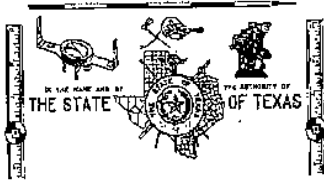
THENCE with the South line of said subdivision and the South line of that remaining portion of a 138.252 acre tract of land conveyed to Donald W. Lampe, et al in Volume 1510, Page 360 of the Washington County Official Records, same being the North line of the 260 acre parent tract, N79°36'00"E (Basis of Bearing) a distance of 4957.67 feet to a ½" iron rod found for the Northwest corner of the aforementioned Bilski 10.982 acre tract, same being the Northeast corner of the herein described tract, from which a ¾" iron rod found for the Northeast corner of the 260 acre parent tract bears N79°36'00"E a distance of 421.42 feet.

THENCE with the West line of the Bilski 10.982 acre tract, S05°38'52"W a distance of 2356.71 feet (Called S05°40'30"W 2357.63') to the PLACE OF BEGINNING containing 237.924 acres of land.

This survey is valid for this transaction only. All original prints paid for by the client and supplied to the client remain the property of the client. Texas Land Systems retains copyright to all survey documents produced. No part of this document may be reproduced or altered. Survey Plat accompanies these field notes.


Jacob W. Barten
R.P.L.S. 6337
Firm Registration No. 10193708





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W. O. No. 6717

THE STATE OF TEXAS

CITY OF BRENHAM, TEXAS

COUNTY OF WASHINGTON

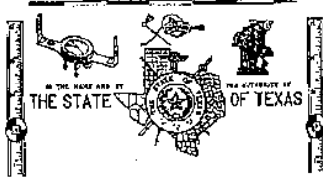
SURVEYOR'S LEGAL DESCRIPTION

204.895 ACRES

All that certain tract or parcel of land, lying and being situated in Washington County, Texas, part of the S. Clark Survey, A-28 and the James Stevens Survey, A-101, being a resurvey of the same land described as 60.000 acres in the deed from William A. McMeans, Jr. to City of Brenham, Texas, dated January 11, 1990, as recorded in Volume 619, Page 48, in the Official Records of Washington County, Texas, and being a resurvey of part of the same land described as 194.925 acres in the deed from W. E. Whiddon to City of Brenham, a Municipal Corporation, dated January 21, 1985, as recorded in Volume 496, page 800, in the Official Records of Washington County, Texas, including a 0.004 acre area, being a gap between East deed lines of said 60.000 acres tract and West deed lines of the Valerie Renee Krolczyk tract called 7.667 acres, as described in Volume 1114, Page 855, in the Official Records of Washington County, Texas, and shown on a survey plat prepared in conjunction with this metes and bounds description as Gap Area "A", and including a 0.007 acre area, being a gap between East deed lines of said 60.000 acres tract and a West deed line of the Shelly Ann Krolczyk Orsak tract called 7.750 acres, as described in Volume 1114, Page 859, in the Official Records of Washington County, Texas, and shown on said survey plat prepared in conjunction with this metes and bounds description as Gap Area "E", and being more fully described by metes and bounds, as follows, To-Wit:

BEGINNING at a 3/8 inch iron rod found on the South margin of Chadwick-Hogan Road for the Northwest corner hereof and of said original tract called 60.000 acres, Volume 619, Page 48, Official Records of Washington County, Texas, being the Northeast corner of the Jerome J. Jozwiak tract called 6.827 acres, as described in Volume 1322, Page 590, in said Official Records of Washington County, Texas, also being the North corner of a 0.062 acre area lying between West deed lines of said original tracts called 60.000 acres and 194.925 acres and the East deed line of said Jozwiak tract called 6.827 acres, and shown on said survey plat prepared in conjunction with this metes and bounds description as Gap Area "D" (not included);

THENCE along the South margins of said Chadwick-Hogan Road for North lines hereof, being along North lines of said original tract called 60.000 acres, N 78°55'51" E 988.72 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197) and N 79°27'17" E 674.68 feet to a 3/8 inch iron rod found near a railroad tie fence corner post on the South margin of said Chadwick-Hogan Road for a Northeast corner hereof, being the Northeast corner of said original tract called 60.000 acres, being the Northwest corner of said Valerie Renee Krolczyk tract called 7.667 acres, as



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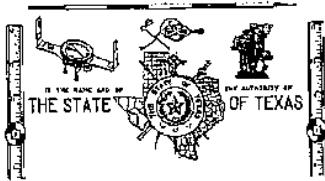
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described in Volume 1114, Page 855, in said Official Records of Washington County, Texas, and being the North corner of said 0.004 acre Gap Area "A" (included);

THENCE along East lines hereof, common with West lines of said Krolczyk tract called 7.667 acres, being along the East line of said 0.004 acre Gap Area "A" and along West lines of a 0.008 acre Conflict Area lying between East deed lines of said original tract called 60.000 acres and West deed lines of said Krolczyk tract called 7.667 acres and a West deed line of the Shelly Ann Krolczyk Orsak tract called 7.750 acres, as described in Volume 1114, Page 859, in said Official Records of Washington County, Texas, and shown on said survey plat prepared in conjunction with this metes and bounds description as Conflict Area "B" (not included), being along or near an existing fence, S 11°16'21" E at 399.40 feet pass the South corner of said Gap Area "A", being the North corner of said Conflict Area "B", and at a total distance of 529.15 feet to a 1/2 inch iron rod found with ID. cap (RPLS 2183) and S 12°12'29" E 180.10 feet to a 1/2 inch iron rod found near fence line for the Southwest corner of said Krolczyk tract called 7.667 acres, being the Northwest corner of said Orsak tract called 7.750 acres;

THENCE continuing along an East line hereof, common with a West line of said Orsak tract called 7.750 acres, being along a West line of said Conflict Area "B", and being along an East line of said Gap Area "E", being along or near an existing fence, S 12°26'19" E at 36.99 feet pass the South corner of said Conflict Area "B", being the North corner of said Gap Area "E" (included), and at a total distance of 413.02 feet to a 3/8 inch iron rod found at a 18 inch Bois D' Arc tree fence corner for the Southwest corner of said Orsak tract, being the West corner of the Christi Yvonne Krolczyk Rocka tract called 8.153 acres, as described in Volume 1114, Page 867, in said Official Records of Washington County, Texas, and being the Northwest corner of the Leonard M. Nowak tract called 27.440 acres, as described in Volume 969, Page 887, in said Official Records of Washington County, Texas also being the South corner of said Gap Area "E";

THENCE continuing along East lines hereof, common with West lines of said Leonard M. Nowak tract called 27.440 acres and West lines of the Fabian R. Nowak tract called 27.440 acres, as described in Volume 969, Page 887, in said Official Records of Washington County, Texas, being along or near an existing fence, S 15°28'48" E 51.35 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197) for an interior angle point of said Leonard M. Nowak tract called 27.440 acres, being an exterior angle point hereof, and being the North corner of a 0.056 acre Conflict Area lying between East deed lines of said original tract called 60.000 acres and West deed lines of said Leonard M. Nowak tract called 27.440 acres and said Fabian R. Nowak tract called 27.440 acres and shown on said survey plat prepared in conjunction with this metes and bounds description as Conflict Area "C" (not included), and continuing, being along West lines of said Conflict Area "C", S 10°57'48" E 308.24 feet to a 1/2 inch rod found near a T-post for the Southwest corner of said Leonard M. Nowak tract called 27.440 acres, common with the Northwest corner of said Fabian R. Nowak tract called 27.440 acres, S 10°59'23" E 306.01 feet to a 1/2 inch iron rod found near a railroad tie fence corner post for the Southeast corner of said original tract called 60.000 acres, being the South corner of said Conflict Area "C",



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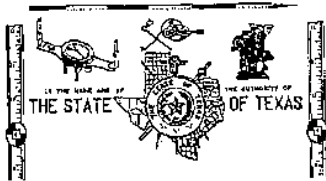
S 10°10'38" E 35.75 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197) for interior angle point of said Fabian R. Nowak tract called 27.440 acres, being an exterior angle point hereof, S 8°31'46" E 53.24 feet to corner in a 12 inch Bois D' Arc tree, and S 13°13'45" E 3.60 feet to a 1/2 inch iron rod found at a T-post for the Southwest corner of said Fabian R. Nowak tract called 27.440 acres, being the Northwest corner of the Alvin D. Nowak tract called 27.440 acres, as described in Volume 969, Page 887, in said Official Records of Washington County, Texas;

THENCE continuing along East lines hereof, common with West lines of said Alvin D. Nowak tract called 27.440 acres, being partly along or near and West of an existing fence, S 16°16'10" E 27.88 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197), S 10°01'18" E 64.84 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197), S 12°56'12" E 154.02 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197), S 11°15'37" E 112.41 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197), S 13°57'18" E 53.25 feet to a 5/8 inch iron rod set with plastic ID. cap (RPLS 5197) and S 21°37'03" E 35.63 feet to a 1/2 inch iron rod found at a T-post for an interior corner hereof and of said original tract called 194.925 acres, being the Southwest corner of said Alvin D. Nowak tract called 27.440 acres;

THENCE along North lines hereof and of said original tract called 194.925 acres, being along South lines of said Alvin D. Nowak tract called 27.440 acres, being partly along or near and North of an existing fence and fence remains, N 78°31'44" E 678.00 feet to a 1/2 inch iron rod found, (a 3/4 inch iron pipe found at a 4 inch by 6 inch post bears S 83°32'16" W 16.82 feet), N 79°09'36" E 407.54 feet to a 1/2 inch iron rod found at a railroad tie fence post, N 74°50'52" E 86.62 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197), N 77°20'13" E 140.07 feet to a 1/2 inch iron rod found in fence line, N 78°03'25" E 564.68 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197) at the base of a 24 inch Elm tree in fence line, and N 80°44'58" E 192.18 feet to a 1/2 inch iron rod found near a 6 inch treated fence corner post for a Northwest corner of the MCRP Interests, LTD tract called 49.995 acres, as described in Volume 1274, Page 216, in said Official Records of Washington County, Texas, being a Northeast corner hereof, being on a South line of said Alvin D. Nowak tract called 27.440 acres, and being on a North line of said original tract called 194.925 acres;

THENCE along a West line of said MCRP Interests, LTD tract, common with an East line hereof, being along or near an existing fence, S 4°46'45" E 1033.02 feet to a 1/2 inch iron rod found at a 7 inch treated fence corner post for an interior corner of said MCRP Interests, LTD tract, being a Southeast corner hereof, another 1/2 inch iron rod found bears N 78°38'45" W 0.16 feet;

THENCE along a North line of said MCRP Interests, LTD tract, common with a South line hereof, being along or near an existing fence, S 79°19'31" W 877.06 feet to a 1/2 inch iron rod found at a 7 inch treated fence corner post for a Northwest corner of said MCRP Interests, LTD tract, being an interior corner hereof;



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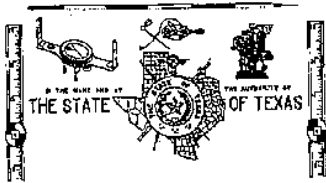
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THENCE along a West line of said MCRP Interests, LTD tract, common with an East line hereof, being along or near an existing fence, S 10°35'30" E 919.31 feet to a 1/2 inch iron rod found at a railroad tie fence corner post in concrete on a North margin of Caney Creek Road for the Southwest corner of said MCRP Interests, LTD tract, being a Southeast corner hereof;

THENCE along North margins of said Caney Creek Road, being along South lines hereof and of said original 194.925 acres tract, S 82°45'48" W 360.72 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197), S 75°30'27" W 701.95 feet to a 1/2 inch iron rod found, S 75°18'33" W 716.32 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197), S 66°30'45" W 69.38 feet to a 1/2 inch iron rod found, S 60°27'24" W 78.71 feet to a 1/2 inch iron rod found, and S 56°19'01" W 101.35 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197) at a railroad tie post in concrete on a North margin of said Caney Creek Road at a turn of same for the most Southern Southwest corner hereof and of said original tract called 194.925 acres, being the occupied Southeast corner of the Ernest Jozwiak tract called 30.35 acres, as conveyed in Volume 522, Page 472, in said Official Records of Washington County, Texas, and described in Volume 160, Page 29, in the Deed Records of Washington County, Texas;

THENCE along West lines hereof and of said original tract called 194.925 acres, being along occupied East lines of said Jozwiak tract called 30.35 acres, being partly along or near an existing fence, N 9°19'27" W 556.10 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197), N 9°08'38" W, at 174 feet pass the beginning of the fence line, and at a total distance of 325.87 feet to a 1/2 inch iron rod found in fence line at a 3 inch cedar fence post, N 9°13'21" W 770.58 feet to a 1/2 inch iron rod found in fence line near a broken off 4 inch cedar fence post, and N 8°56'04" W 296.53 feet to a 1/2 inch iron rod found 1.8 feet South of a 6 inch Bois D' Arc fence corner post for an interior corner hereof and of said original tract called 194.925 acres, being the occupied Northeast corner of said Jozwiak tract called 30.35 acres;

THENCE along a South line hereof and of said original tract called 194.925 acres, common with the occupied North line of said Jozwiak tract called 30.35 acres, being partly along or near an existing fence, S 79°04'21" W 900.61 to a 1/2 inch iron rod found at a 9 inch Bois D' Arc fence corner post for a Southwest corner hereof and of said original tract called 194.925 acres, being the occupied Northwest corner of said Jozwiak tract called 30.35 acres, and being the Southeast corner of said 0.062 acre area lying between West deed lines of said original tracts called 60.000 acres and 194.925 acres and the East deed line of said Jerome J. Jozwiak tract called 6.827 acres, Volume 1322, Page 590, Official Records of Washington County, Texas, and shown on said survey plat prepared in conjunction with this metes and bounds description as Gap Area "D" (not included), a 5/8 inch iron rod set with ID. cap (RPLS 5197) on the East line of said Jozwiak tract called 6.827 acres, at its intersection with the projection of the last said South line of said original tract called 194.925 acres, for the Southwest corner of said 0.062 acre Gap Area "D" bears S 79°04'21" W 3.31 feet;



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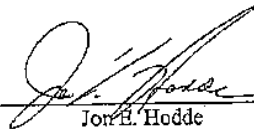
THENCE along West lines hereof and of said original tracts called 194.925 acres and 60.000 acres, being along East lines of said 0.062 acre Gap Area "D", being partly along or near and partly West of an existing fence, N 9°12'16" W 1060.54 feet to a 5/8 inch iron rod set with ID. cap (RPLS 5197) near a steel gate post in concrete for an exterior angle point hereof and of said original tract called 194.925 acres, N 8°53'18" W 104.24 feet to a 1/2 inch iron rod found near a 4 inch cedar fence post for the Northwest corner of said original tract called 194.925 acres, being the Southwest corner of said original tract called 60.000 acres, and N 9°05'47" W 1285.98 feet to the Place of Beginning and containing 204.895 acres of land, including said 0.004 acre Gap Area "A" and said 0.007 acre Gap area "E".

The bearings stated herein are relative to True North as obtained by GPS Observations, observed at Latitude: 30°07'20.29" N - Longitude: 96°18'24.05" W (WGS-84).

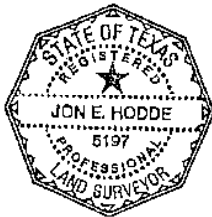
There was a separate survey map prepared in conjunction with this metes and bounds description.

I, Jon E. Hodde, Registered Professional Land Surveyor No. 5197 of the State of Texas, do hereby certify that the foregoing description describing 204.895 acres of land is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the 31st day of July, 2014, A. D.



Jon E. Hodde
Registered Professional
Land Surveyor No. 5197



ADDENDUM A

SPECIAL PROVISIONS ADDENDUM TO FARM AND RANCH CONTRACT

In the event of a conflict in the terms of this Addendum and the printed language in the Farm and Ranch Contract to which this Addendum is attached, the terms and provisions of this Addendum shall control. The term "Contract" as used herein means the Contract as amended by this Addendum.

1. **Form of Deed.** Notwithstanding anything else contained herein to the contrary, at closing, the Seller shall execute and deliver a **special warranty deed** conveying title to the Property to Buyer.

2. **As-Is.** Buyer agrees that it accepts the Property in its present "AS-IS" condition, and agrees that the following language will be included in the special warranty deed by which Seller shall convey the Property to Buyer:

**[THE FOLLOWING LANGUAGE SHALL APPEAR AFTER GRANTOR'S
SIGNATURE ON THE SPECIAL WARRANTY DEED]**

Grantee hereby accepts this deed subject to all of the exceptions contained herein and the provisions concerning taking the Property "AS-IS" and "WITH ALL FAULTS."

3. **Mineral Reservation.** Seller reserves from this transaction one hundred percent (100%) of the mineral estate owned by Seller, however, Seller waives all rights of ingress and egress associated with such mineral estate. To that end, the following reservation shall be added to the Special Warranty Deed:

Provided however, that Grantor reserves one hundred percent (100%) of Grantor's right title and interest in all oil, gas, and other minerals in, on, under, and that may be produced from the Land. Grantor hereby irrevocably waives and conveys to Grantee (the "Waiver") any and all rights it may have to use the surface of the Land or the first five hundred feet (500') below the surface of the Land, and (ii) use water, other substances or materials from any source in, on or under the Land in connection with the exploration, development, operation, production or use of any oil, gas and/or other minerals whether Grantors rights arise under this Special Warranty Deed or other instrument or agreement, by operation of law, or otherwise. Grantor shall only be able to exploit their interest oil, gas and/or other minerals by pooling, unitization, directional or horizontal drilling and other methods which do not enter, use or occupy the surface of the Land or the first five hundred feet (500') below the surface of the Land, conducted exclusively from surface locations off the Land.

The Waiver is a covenant running with the land and is binding on and will inure to the benefit of Grantor, Grantee, all subsequent owners of any interest in the Land, and their respective heirs,

Initialed for Identification by Buyer: _____ and Seller: _____

successors, legal representatives and assigns. All instruments and agreements affecting the Land that are executed by Grantor after the Waiver will contain a provision that makes the instrument or agreement expressly subject to the Waiver.

The Waiver will be governed by Texas law, without giving effect to laws that might require application of the law of another jurisdiction.

The Waiver is the entire understanding between Grantor and Grantee concerning the subject matter of the Waiver. The Waiver supersedes all negotiations, discussions, prior agreements and understandings, whether oral or written, concerning the subject matter of the Waiver, including all letters or expressions of intent.

4. **Restrictive Covenants.** After the Closing, no portion of the Property shall be used for any use other than residential use and/or farm and ranch use. A restrictive covenant shall be included in the Special Warranty Deed to that effect, which restrictive covenant shall additionally prohibit the following uses at the Property:

- a. Any strip club, adult bookstore, theatre, pornography shop or other facility specializing in or exhibiting pornographic materials or conducting any activity which would be defined as obscene according to the applicable federal, state, and local ordinances, laws and regulations (unless such materials are sold incidentally to the operations of a first-class national or regional chain bookstores, such as Barnes & Noble or the like);
- b. Any use creating or involving fly ash, or unlawful creation of dust or dirt;
- c. Any crematorium;
- d. Any use illegal under any governmental rule or regulation, or anything that may constitute a public or private nuisance;
- e. Any dumping, incineration or disposing of trash (the foregoing is not intended to prohibit the placement of trash in dumpsters from which such trash is regularly removed);
- f. Any jail, penal, detention or correctional institution; and
- g. Any mobile home park, trailer court, labor camp, junkyard, or stockyard (except that this provision shall not prohibit the temporary use of construction trailers during periods of construction, reconstruction or maintenance).

Initialed for Identification by Buyer: _____ and Seller: _____



11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Market Realty Inc Roger Chambers Licensed Broker /Broker Firm Name or Primary Assumed Business Name	355843 License No.	appraisals@marketrealty.com Email	(979)830-7708 Phone
Susan Kiel Designated Broker of Firm	462379 License No.	Email	(979)251-4078 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
	<i>Paul M. Mason</i> Buyer/Tenant/Seller/Landlord Initials	Date	

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TXR-2501

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IABS 1-0 Date

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INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

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CONCERNING THE PROPERTY AT

Caney Creek & Chadwick Hogan Roads
Chappell Hill, TX 77426

A. FLOOD AREAS:

- (1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.
- (2) A property that is in a special flood hazard area is designated on flood insurance rate maps with a zone beginning in a "V" or "A". Both V-Zone and A-Zone areas indicate a high risk of flooding.
- (3) Some properties may also lie in the "floodway" which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

B. AVAILABILITY OF FLOOD INSURANCE:

- (1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.
- (2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.
- (3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.
- (4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

C. GROUND FLOOR REQUIREMENTS:

- (1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.
- (2) Federal, state, county, and city regulations:
 - (a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.
 - (b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.
- (3) The first floor of all homes must now be built above the base flood elevation.
 - (a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

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Information about Special Flood Hazard Areas concerning

**Caney Creek & Chadwick Hogan Roads
Chappell Hill, TX 77426**

- (b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.
- (c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.
- (4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:
 - (a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters:
 - (b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and
 - (c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

D. COMPLIANCE:

- (1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.
- (2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.
- (3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.
- (4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.
- (5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.
 - (a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.
 - (b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.
 - (c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

Information about Special Flood Hazard Areas concerning

Caney Creek & Chadwick Hogan Roads
Chappell Hill, TX 77426

E. ELEVATION CERTIFICATE:

The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.

Receipt acknowledged by:

Signature _____

Date _____

Signature _____

Date _____

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