



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE OF PROPERTY CONDITION

CONCERNING THE PROPERTY AT 5205 PRIVATE ROAD 2062 CENTERVILLE, TX 75837 (Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller [] is [X] is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- Y Range, Y Dishwasher, Y Washer/Dryer Hookups, N Security System, Y TV Antenna, Y Ceiling Fan(s), Y Central A/C, Y Plumbing System, N Patio/Decking, N Pool, N Pool Equipment, N Fireplace(s) & Chimney (Wood burning), N Natural Gas Lines, N Liquid Propane Gas, Garage: X Attached, Garage Door Opener(s): N, Water Heater: N, Water Supply: N City, Y Well, N MUD, Y Oven, N Trash Compactor, Y Window Screens, N Fire Detection Equipment, Y Smoke Detector, N Smoke Detector-Hearing Impaired, N Carbon Monoxide Alarm, N Emergency Escape Ladder(s), N Cable TV Wiring, N Attic Fan(s), Y Central Heating, Y Septic System, N Outdoor Grill, N Sauna, N Pool Heater, N LP Community (Captive), N Not Attached, N Electronic, N Gas, Y Well, N MUD, Y Microwave, N Disposal, N Rain Gutters, N Intercom System, N Satellite Dish, Y Exhaust Fan(s), N Wall/Window Air Conditioning, N Public Sewer System, Y Fences, N Spa, N Hot Tub, N Automatic Lawn Sprinkler System, N Fireplace(s) & Chimney (Mock), N Gas Fixtures, N LP on Property, Y Carport, N Control(s), N Electric, N Co-op

Roof Type: COMPOSITION Age: 2012 April (approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? [] Yes [X] No [] Unknown. If yes, then describe. (Attach additional sheets if necessary): _____

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? Yes No Unknown. If the answer to this question is 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Interior Walls | <input checked="" type="checkbox"/> Ceilings | <input checked="" type="checkbox"/> Floors |
| <input checked="" type="checkbox"/> Exterior Walls | <input checked="" type="checkbox"/> Doors | <input checked="" type="checkbox"/> Windows |
| <input checked="" type="checkbox"/> Roof | <input checked="" type="checkbox"/> Foundation/Slab(s) | <input checked="" type="checkbox"/> Sidewalks |
| <input checked="" type="checkbox"/> Walls/Fences | <input checked="" type="checkbox"/> Driveways | <input checked="" type="checkbox"/> Intercom System |
| <input checked="" type="checkbox"/> Plumbing/Sewers/Septics | <input checked="" type="checkbox"/> Electrical Systems | <input checked="" type="checkbox"/> Lighting Fixtures |
| <input checked="" type="checkbox"/> Other Structural Components (Describe): _____ | | |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Active Termites (includes wood destroying insects) | <input checked="" type="checkbox"/> Previous Structural or Roof Repair |
| <input checked="" type="checkbox"/> Termite or Wood Rot Damage Needing Repair | <input checked="" type="checkbox"/> Hazardous or Toxic Waste |
| <input checked="" type="checkbox"/> Previous Termite Damage | <input checked="" type="checkbox"/> Asbestos Components |
| <input checked="" type="checkbox"/> Previous Termite Treatment | <input checked="" type="checkbox"/> Urea-formaldehyde Insulation |
| <input checked="" type="checkbox"/> Previous Flooding | <input checked="" type="checkbox"/> Radon Gas |
| <input checked="" type="checkbox"/> Improper Drainage | <input checked="" type="checkbox"/> Lead Based Paint |
| <input checked="" type="checkbox"/> Water Penetration | <input checked="" type="checkbox"/> Aluminum Wiring |
| <input checked="" type="checkbox"/> Located in 100-Year Floodplain | <input checked="" type="checkbox"/> Previous Fires |
| <input checked="" type="checkbox"/> Present Flood Insurance Coverage | <input checked="" type="checkbox"/> Unplatted Easements |
| <input checked="" type="checkbox"/> Landfill, Settling, Soil Movement, Fault Lines | <input checked="" type="checkbox"/> Subsurface Structure or Pits |
| <input checked="" type="checkbox"/> Single Blockable Main Drain in Pool/Hot Tub/Spa* | <input checked="" type="checkbox"/> Previous Use of Premises for Manufacture of Methamphetamine |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

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


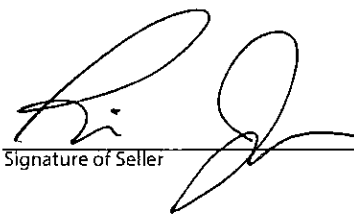
5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Yes (if you are aware)
 No (if you are not aware) If yes, explain. (Attach additional sheets if necessary): _____

6. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
- Homeowners' Association or maintenance fees or assessments.
- Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits directly or indirectly affecting the Property.
- Any condition on the Property which materially affects the physical health or safety of an individual.
- Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

7. If the property is located in a costal 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 maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.


7-9-16

7-9-16

Signature of Seller Date Signature of Seller Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

_____ _____ _____ _____

Signature of Purchaser Date Signature of Purchaser Date

CIRCLE T REALTY
Property Data Sheet

Owner Name: ROBERT & ROBIN JONES
Property Address: 9205 PK 2062 CANTONVILLE Lot # _____
Price: \$174,900 - Financing/Owner Terms: NONE

MINERALS: Seller agrees to convey 0 % of the oil and gas minerals.
Seller agrees to convey 100 % of other minerals.

Subject property is { } is not { } presently under an oil and gas lease or it is unknown { } if there is an oil & gas lease.
Subject property is { } is not { } presently under a coal & lignite lease or it is unknown { } if there is a coal & lignite lease.

ACCESS: Subject property has ingress and egress via:

{ } Public Road _____
{ / } Deeded Easement PK 2062

SURVEY: { } New Survey Required
{ / } Seller shall furnish to Buyer, existing survey and plat of the property dated: _____

WATER: { } Seller agrees to convey ownership to the water meter with account in good standing. Water furnished by _____
{ } All transfer fees will be paid by the buyer.
{ / } Water Well _____ known depth 119
Private Well / Undivided interest _____

LAND: { / } Pasture 40 %
{ / } Wooded 60 %
{ } Creeks _____ { / } Lakes _____

Soil Type SANDY LOAM

Present Use: { } Residential { } Ranching { / } Recreational/Hunting

FENCING: Perimeter Fenced _____ Cross Fencing _____ Barbed Wire _____

IMPROVEMENTS: { } Home { } Mobile Home { } Cabin { } Storage
** DO OWNERS HAVE TITLE TO MOBILE HOMES? YES _____ NO _____
** IS MOBILE HOME ATTACHED TO PROPERTY? YES _____ NO _____

Approx. Heated/Cooled square footage: 1026
Approx. Year Built: 2012
Total Rooms: 6 Total Bedrooms 2 Total Baths 2

Central A/C / Central Heat / Brick _____ Frame /
Breakfast / Dining _____ Living / Utility Room /
Pier & Beam _____ Slab / Fireplace _____ Water _____
Electricity / Telephone / Gas _____ Septic /
Garage _____ Carport / Shed _____ Barn _____
City Utilities: _____ Other: _____

SCHOOL DISTRICT; CISD

TAXES: County _____ School _____ City _____

TOTAL TAXES: \$2500 -

EXEMPTIONS: Ag _____ Homestead _____ Over 65 _____ Other _____

UTILITIES: Gas _____ Electric Houston County Water _____
Electric provided by _____ Acct # _____

NOTE: All information furnished concerning this property has been obtained from sources deemed reliable. It is believed to be correct, but no responsibility is assumed therefore; and no warranty or presentation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, prior sale or withdraw from the market without notice. All information must be verified independently by buyer.