

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



#### SELLER'S DISCLOSURE NOTICE

| CONCERNING THE PROPERTY AT | 5345 | FM | 3   | South              | Maro | uez | TX | 77865 |
|----------------------------|------|----|-----|--------------------|------|-----|----|-------|
| ONCENTING THE PROPERTY AT  |      |    | (St | reet Address and C | ity) | _   | J  |       |

|  | below (Write Yes (Y), No (N), or Unkn | OWIT (07).                      |
|--|---------------------------------------|---------------------------------|
| Range                                    | Oven                                  | Microwave                       |
| ✓ Dishwasher                             | Trash Compactor                       | Disposal                        |
| ✓ Washer/Dryer Hookups                   | Window Screens                        | Rain Gutters                    |
| Security System                          | Fire Detection Equipment              | Intercom System                 |
| Washer                                   | ✓ Smoke Detector                      |                                 |
| ∠ Dryer                                  | Smoke Detector-Hearing Im             | paired                          |
| o diyer                                  | Carbon Monoxide Alarm                 |                                 |
|  | Emergency Escape Ladder(s             | 5)                              |
| TV Antenna                               | Cable TV Wiring                       | Satellite Dish                  |
| Ceiling Fan(s)                           | Attic Fan(s)                          | Exhaust Fan(s)                  |
| ✓ Central A/C                            | ✓ Central Heating                     | Wall/Window Air Conditioning    |
| ✓_ Plumbing System                       | Septic System                         | Public Sewer System             |
| Patio/Decking                            | Outdoor Grill                         | Fences                          |
| Pool                                     | Sauna                                 | SpaHot Tub                      |
| Pool Equipment                           | Pool Heater                           | Automatic Lawn Sprinkler System |
| Fireplace(s) & Chimney<br>(Wood burning) |                                       | Fireplace(s) & Chimney (Mock)   |
| Natural Gas Lines                        |                                       | Gas Fixtures                    |
| Liquid Propane Gas                       | LP Community (Captive)                | LP on Property                  |
| arage: Attached                          | Not Attached                          | Carport                         |
| farage Door Opener(s):                   | Electronic                            | Control(s)                      |
| Vater Heater:                            | Gas                                   | Electric                        |
| Vater Supply:City                        | Well MUD                              | Co-op                           |
| Roof Type:                               | Fa 1                                  | Age: 8 years (approx.)          |

| Sell | er's Disclosure Notice Concerning the Property at Ranch House (Brick House) Page 3 8-7-2017  |
|------|--|
| 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.  |
|      | Momeowners' 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 coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information. |
| 8.   | This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.                             |
|      |  |
| 1    | Walte Route 2/1/2019  Ure of Seller Signature of Seller Date   |
| at   | ure of Seller Signature of Seller Date   |
|      |  |
|      |  |
| he i | undersigned purchaser hereby acknowledges receipt of the foregoing notice.   |
|      |  |
|      |  |
|      |  |
|      |  |
| anat | ure of Purchaser Date Signature of Purchaser Date  |

| 1 | s Disclosure Notice Concerning the Property at Ranch House (Briek House) Page 2 8-7-2017   |
|---|--|
| [ | Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 166, Health and Safety Code? 17 Yes   No   Unknown. If the answer to this question is no or unknown, explain Attach additional sheets if necessary):  |
|   |  |
|   |  |
| i | 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 instal 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.  |
|   | Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N  |
|   | N Interior Walls   |
|   | N Exterior Walls N Doors N Windows   |
|   | N Roof $N$ Foundation/Slab(s) $N$ Sidewalks  |
|   | N Walls/Fences   |
|   | N Plumbing/Sewers/Septics  |
|   |  |
|   | Other Structural Components (Describe):  |
|   |  |
|   | If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):  Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.  N Active Termites (includes wood destroying insects)   |
|   | If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):  Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.  N Active Termites (includes wood destroying insects)  Termite or Wood Rot Damage Needing Repair  Hazardous or Toxic Waste  |
|   | 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.  Active Termites (includes wood destroying insects)  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Asbestos Components   |
|   | 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.  Active Termites (includes wood destroying insects)  Termite or Wood Rot Damage Needing Repair  Hazardous or Toxic Waste   |
|   | 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.  Active Termites (includes wood destroying insects)  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Previous Termite Treatment  Previous Flooding  Active Termite Previous Roof Repair  Wurea-formaldehyde Insulation  Radon Gas  |
|   | 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.  Active Termites (includes wood destroying insects)  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Previous Termite Damage  Previous Termite Treatment  Previous Flooding  Improper Drainage  Lead Based Paint   |
|   | 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.  N Active Termites (includes wood destroying insects)  N Termite or Wood Rot Damage Needing Repair  N Previous Termite Damage  Previous Termite Treatment  N Previous Flooding  Previous Flooding  N Radon Gas   |
|   | 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.  Active Termites (includes wood destroying insects)  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Previous Termite Damage  Previous Termite Treatment  Previous Flooding  Improper Drainage  Lead Based Paint   |
|   | 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.  Active Termites (includes wood destroying insects)  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Previous Termite Treatment  Previous Flooding  Madon Gas  Muproper Drainage  Mater Penetration  Attach additional sheets if necessary):  Previou are aware, write No (N) if you are not aware.  Previous Structural or Roof Repair  Hazardous or Toxic Waste  Masbestos Components  Urea-formaldehyde Insulation  Aduminum Wiring   |
|   | 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.  Active Termites (includes wood destroying insects)  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Previous Termite Treatment  Previous Flooding  Previous Flooding  Water Penetration  Nervious Flood Insurance Coverage  Landfill, Settling, Soil Movement, Fault Lines  Nervious Structural or Roof Repair  Hazardous or Toxic Waste  Asbestos Components  Urea-formaldehyde Insulation  Radon Gas  Lead Based Paint  Aluminum Wiring  Previous Fires  Unplatted Easements  Subsurface Structure or Pits  Previous Use of Premises for Manufacture of   |
|   | 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.  Active Termites (includes wood destroying insects)  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Previous Termite Treatment  Previous Flooding  Improper Drainage  Water Penetration  Water Penetration  Present Flood Insurance Coverage  Landfill, Settling, Soil Movement, Fault Lines  Virite Yes (Y) if you are aware, write No (N) if you are not aware.  Previous Structural or Roof Repair  Hazardous or Toxic Waste  Asbestos Components  Urea-formaldehyde Insulation  Radon Gas  Lead Based Paint  Aluminum Wiring  Previous Fires  Unplatted Easements  Valuminum Viring  Valuminum Viring |

KANCH HOUSE (BALK Have)



### **INFORMATION ABOUT ON-SITE SEWER FACILITY**

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED ®Texas Association of REALTORS®, Inc., 2004

| CC  | DINCERNING THE PROPERTY AT Ranch Howe (Brick Hower)  |                                   |
|-----|--|-----------------------------------|
| A.  | DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:   |                                   |
|     | (1) Type of Treatment System: Septic Tank  | ☐ Unknown                         |
|     | (2) Type of Distribution System: Field Lines   | □ Unknown                         |
|     | (3) Approximate Location of Drain Field or Distribution System: North Side of Howe (Concrete Tanks with lines extending underground on same side   | Unknown                           |
|     |  | 图 Unknown                         |
|     | (4) Installer:   | Unknown                           |
| В.  | MAINTENANCE INFORMATION:   |                                   |
|     | <ul> <li>(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? yes, name of maintenance contractor:  Phone:  (Maintenance contracts must be in effect to operate aerobic treatment and certain resite sewer facilities.)</li> <li>(2) Approximate date any tanks were last pumped?  (3) Is Seller aware of any defect or malfunction in the on-site sewer facility?</li> </ul> |                                   |
|     | If yes, explain:  (4) Does Seller have manufacturer or warranty information available for review?  | ☐ Yes ☑ No                        |
| C.  | PLANNING MATERIALS, PERMITS, AND CONTRACTS:  |                                   |
|     | (1) The following items concerning the on-site sewer facility are attached: Nonc □ planning materials □ permit for original installation □ final inspection when Os □ maintenance contract □ manufacturer information □ warranty information □   |                                   |
|     | (2) "Planning materials" are the supporting materials that describe the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer   | r facility that are wer facility. |
|     | (3) It may be necessary for a buyer to have the permit to operate an on-site transferred to the buyer.   | e sewer facility                  |
| (TA | R 1407) 1-7-04 Initialed for Identification by Buyer:, and Seller  | Page 1 of 2                       |

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

| Facility  | Usage (gal/day)<br>without water-<br><u>saving devices</u> | Usage (gal/day)<br>with water-<br>saving devices |
|---|--|--|
| Single family dwelling (1–2 bedrooms; less than 1,500 sf) | 225  | 180  |
| Single family dwelling (3 bedrooms; less than 2,500 sf)   | 300  | 240  |
| Single family dwelling (4 bedrooms; less than 3,500 sf)   | 375  | 300  |
| Single family dwelling (5 bedrooms; less than 4,500 sf)   | 450  | 360  |
| Single family dwelling (6 bedrooms; less than 5,500 sf)   | 525  | 420  |
| Mobile home, condo, or townhouse (1-2 bedroom)            | 225  | 180  |
| Mobile home, condo, or townhouse (each add'l bedroom)     | 75   | 60   |

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

| Spinature of Seller      | 2/1/19<br>Date | Signature of Seller | Date |
|--------------------------|----------------|---------------------|------|
| Receipt acknowledged by: |                |                     |      |
|                          |                |                     |      |
| Signature of Buyer       | Date           | Signature of Buyer  | Date |



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#### **SELLER'S DISCLOSURE NOTICE**

| NCERNING THE PROPERTY AT              | (Street Address  | and City)  |
|---------------------------------------|--|--|
|                                       | NY INSPECTIONS OR WARRANTIES THE   | F THE PROPERTY AS OF THE DATE SIGNED BY PURCHASER MAY WISH TO OBTAIN. IT IS NOT  |
| er is not occupying the Pro           | perty. If unoccupied, how long since Se  | eller has occupied the Property?   |
| he Property has the items checked be  | elow (Write Yes (Y), No (N), or Unknown  | (U)]:  |
| Range                                 | Oven   | Microwave  |
| Dishwasher                            | Trash Compactor  | Disposal   |
| Washer/Dryer Hookups                  | Window Screens   | Rain Gutters   |
| Security System                       | Fire Detection Equipment   | Intercom System  |
|                                       | Smoke Detector   |  |
|                                       | Smoke Detector-Hearing Impaire   | ed   |
|                                       | Carbon Monoxide Alarm  |  |
|                                       | Emergency Escape Ladder(s)   | ,  |
| TV Antenna                            | Cable TV Wiring  | Satellite Dish   |
| U Ceiling Fan(s) No                   | Attic Fan(s)   | Exhaust Fan(s)   |
| Central A/C                           | Central Heating  | Wall/Window Air Conditioning   |
| ✓ Plumbing System                     | Septic System  | Public Sewer System  |
| Patio/Decking                         | Outdoor Grill  | Fences   |
| Pool                                  | Sauna  | SpaHot Tub   |
| Pool Equipment                        | Pool Heater  | Automatic Lawn Sprinkler System  |
| Fireplace(s) & Chimney (Wood burning) |  | Fireplace(s) & Chimney (Mock)  |
| Natural Gas Lines                     |  | Gas Fixtures   |
| Liquid Propane Gas                    | LP Community (Captive)   | LP on Property   |
| Garage: Attached                      | Not Attached   | Carport  |
| Garage Door Opener(s):                | Electronic   | Control(s)   |
| Water Heater:                         | Gas  | Electric   |
| Water Supply:City                     | WellMUD  | Со-ор  |
| RoofType: Metal                       | Age:   | 1 VR (approx.)   |
|                                       | bove items that are not in working con-<br>Unknown. If yes, then describe. (Attach | dition, that have known defects, or that are in additional sheets if necessary): |
|                                       |  |  |

Ranch Manager's Home

| - 1                                   | r's Disclosure Notice Concerning the Property at   | (Street Address ar  |  |
|---------------------------------------|--|---|--|
|                                       | Does the property have working smoke detectors installed in 766, Health and Safety Code? Yes No Vunknow (Attach additional sheets if necessary):   | n. If the answer  | to this question is no or unknown, explai  |
|                                       |  |   |  |
|                                       |  |   |  |
| i<br>(1)<br>(1)<br>(1)<br>(2)         | Chapter 766 of the Health and Safety Code requires one-fan installed in accordance with the requirements of the buildir including performance, location, and power source requirements of the buildir including performance, location, and power source requirements of the source requirements as seller to install smoke detectors for the hearing impaired and the dwelling is hearing impaired; (2) the buyer given a licensed physician; and (3) within 10 days after the effective smoke detectors for the hearing impaired and specifies the location of the smoke detectors and which brand of | ng code in effect in<br>ments. If you do no<br>it your local building<br>paired if: (1) the bu<br>lives the seller writte<br>edate, the buyer ma<br>cations for the insta | n the area in which the dwelling is located<br>of know the building code requirements in<br>grofficial for more information. A buyer manager of a member of the buyer's family when evidence of the hearing impairment from<br>takes a written request for the seller to instantiallation. The parties may agree who will be |
|                                       | Are you (Seller) aware of any known defects/malfunctions in a if you are not aware.  | iny of the following  | ? Write Yes (Y) if you are aware, write No (I  |
| _                                     | ✓ Interior Walls ✓ Ceilings  |   | Floors   |
| _                                     | N Exterior Walls N Doors   |   | Windows  |
| _                                     | N Roof     N Foundation  | /Slab(s)  | <u>₩</u> Sidewalks   |
|                                       | N Walls/Fences $N/A$ Driveways   |   | <u>√/ft</u> Intercom System  |
|                                       | ✓ Plumbing/Sewers/Septics     ✓ Electrical Sy  | ctame   | 1 / Limbeling Cirerran   |
| -                                     | Other Structural Components (Describe):  |   | Lighting Fixtures  |
| -                                     |  |   |  |
| -                                     |  |   |  |
| -                                     | Other Structural Components (Describe):  |   |  |
|                                       | Other Structural Components (Describe):  If the answer to any of the above is yes, explain. (Attach addit  Are you (Seller) aware of any of the following conditions? Wri  | ional sheets if nece<br>te Yes (Y) if you are   | aware, write No (N) if you are not aware.  |
|                                       | Other Structural Components (Describe):  If the answer to any of the above is yes, explain. (Attach addit  Are you (Seller) aware of any of the following conditions? Writh Active Termites (includes wood destroying insects)   | te Yes (Y) if you are   | aware, write No (N) if you are not aware.  |
|                                       | Other Structural Components (Describe):  If the answer to any of the above is yes, explain. (Attach addit  Are you (Seller) aware of any of the following conditions? Write Active Termites (includes wood destroying insects)  Termite or Wood Rot Damage Needing Repair  | te Yes (Y) if you are  N Previous St  | aware, write No (N) if you are not aware. ructural or Roof Repair or Toxic Waste   |
|                                       | Other Structural Components (Describe):  If the answer to any of the above is yes, explain. (Attach addit  Are you (Seller) aware of any of the following conditions? Writh Active Termites (includes wood destroying insects)  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage   | te Yes (Y) if you are  N Previous St  Hazardous  Asbestos Co  | aware, write No (N) if you are not aware. ructural or Roof Repair or Toxic Waste omponents   |
|                                       | Other Structural Components (Describe):  If the answer to any of the above is yes, explain. (Attach addit  Are you (Seller) aware of any of the following conditions? Write Active Termites (includes wood destroying insects)  Active Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Previous Termite Treatment  | te Yes (Y) if you are  N Previous St  Hazardous  Asbestos Co  | aware, write No (N) if you are not aware. ructural or Roof Repair or Toxic Waste omponents aldehyde Insulation   |
|                                       | Other Structural Components (Describe):  If the answer to any of the above is yes, explain. (Attach addit  Are you (Seller) aware of any of the following conditions? Write Active Termites (includes wood destroying insects)  A Component of the following conditions? Write Active Termites (includes wood destroying insects)  A Component of the above is yes, explain. (Attach addit of the answer to any of the following conditions? Write Active Termites (includes wood destroying insects)  A Previous Termite Damage  A Previous Termite Treatment  A Previous Flooding                    | te Yes (Y) if you are  N Previous St N Hazardous N Asbestos Co N Urea-forma   | aware, write No (N) if you are not aware. ructural or Roof Repair or Toxic Waste omponents aldehyde Insulation   |
|                                       | Other Structural Components (Describe):  If the answer to any of the above is yes, explain. (Attach addit  Are you (Seller) aware of any of the following conditions? Writh Active Termites (includes wood destroying insects)  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Previous Termite Treatment  Previous Flooding  Improper Drainage   | te Yes (Y) if you are  N Previous St  Hazardous  Asbestos Co  V Urea-forma  N Radon Gas   | aware, write No (N) if you are not aware. ructural or Roof Repair or Toxic Waste omponents aldehyde Insulation   |
|                                       | Other Structural Components (Describe):  If the answer to any of the above is yes, explain. (Attach addit  Are you (Seller) aware of any of the following conditions? Writh Active Termites (includes wood destroying insects)  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Previous Termite Treatment  Previous Flooding  Improper Drainage  Water Penetration  | te Yes (Y) if you are  N Previous St  Hazardous  Asbestos Co  V Urea-forma  Radon Gas  Lead Based  Aluminum   | aware, write No (N) if you are not aware. ructural or Roof Repair or Toxic Waste omponents aldehyde Insulation I Paint Wiring  |
|                                       | Other Structural Components (Describe):  If the answer to any of the above is yes, explain. (Attach addit  Are you (Seller) aware of any of the following conditions? Wri  Active Termites (includes wood destroying insects)  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Previous Termite Treatment  Previous Flooding  Improper Drainage  Water Penetration  Located in 100-Year Floodplain   | te Yes (Y) if you are  N Previous St  Hazardous  Asbestos Co  V Radon Gas  Lead Based  N Aluminum  Previous Fil   | aware, write No (N) if you are not aware. ructural or Roof Repair or Toxic Waste omponents aldehyde Insulation I Paint Wiring res  |
|                                       | Other Structural Components (Describe):  If the answer to any of the above is yes, explain. (Attach addit  Are you (Seller) aware of any of the following conditions? Write Active Termites (includes wood destroying insects)  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Previous Termite Treatment  Previous Flooding  Improper Drainage  Water Penetration  Located in 100-Year Floodplain  Present Flood Insurance Coverage  | te Yes (Y) if you are  N Previous St  Hazardous  Asbestos Co  V Radon Gas  Lead Based  N Aluminum  Previous Fit   | aware, write No (N) if you are not aware. ructural or Roof Repair or Toxic Waste omponents aldehyde Insulation  I Paint Wiring res Easements   |
|                                       | Other Structural Components (Describe):  If the answer to any of the above is yes, explain. (Attach addit  Are you (Seller) aware of any of the following conditions? Wri  Active Termites (includes wood destroying insects)  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Previous Termite Treatment  Previous Flooding  Improper Drainage  Water Penetration  Located in 100-Year Floodplain   | te Yes (Y) if you are  N Previous St  Hazardous  Asbestos Co  V Radon Gas  Lead Based  N Aluminum  Previous Fit  V Subsurface   | aware, write No (N) if you are not aware. ructural or Roof Repair or Toxic Waste omponents aldehyde Insulation  I Paint Wiring res Easements Structure or Pits se of Premises for Manufacture of   |
| · · · · · · · · · · · · · · · · · · · | Other Structural Components (Describe):  If the answer to any of the above is yes, explain. (Attach addit  Are you (Seller) aware of any of the following conditions? Writh Active Termites (includes wood destroying insects)  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Previous Termite Treatment  Previous Flooding  Improper Drainage  Water Penetration  Located in 100-Year Floodplain  Present Flood Insurance Coverage  Landfill, Settling, Soil Movement, Fault Lines  | te Yes (Y) if you are  N Previous St  Hazardous  Asbestos Co  V Radon Gas  Lead Based  N Aluminum  Previous Fire  V Subsurface  Previous U:  Methamph                     | aware, write No (N) if you are not aware. ructural or Roof Repair or Toxic Waste omponents aldehyde Insulation  I Paint Wiring res Easements • Structure or Pits se of Premises for Manufacture of netamine  |

Rosel Manages Howe

| 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) if yes, explain. (Attach additional sheets if necessary):  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.  Memowares' 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 a   | ller's                           | Disclosure Notice Concern   | ng the Property at  | (Street Address and City)  | Page 3 8-7-2017  |
|--|----------------------------------|---|---|--|--|
| 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.  Memowners' 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):  If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the menigh tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Permaybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.  This property may be located near a military installation and may be affected by high noise or air installation compatible us zones or other operations. Information relating to high noise and compatible use zones is available in the most recent / Installation Compatible Use Zones Study or Joint Land Use Study prepared for a military installation and may be accessed the Internet website of the military installation and of the county and any municipality in which the military installation located.  |                                  |   |   | m in or on the Property that is in nee   | d of repair? Tes (if you are awai  |
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| undersigned purchaser hereby acknowledges receipt of the foregoing notice.   | adj<br>Thi<br>zor<br>Inst<br>the | acent to public beaches for<br>s property may be located<br>nes or other operations. I<br>tallation Compatible Use<br>Internet website of the | or more information.<br>d near a military installatior<br>nformation relating to high<br>Zone Study or Joint Land U | n and may be affected by high noise<br>h noise and compatible use zones i<br>Use Study prepared for a military ins | e or air installation compatible us<br>is available in the most recent Ai<br>stallation and may be accessed or |
| undersigned purchaser hereby acknowledges receipt of the foregoing notice.   | L U                              | bett RA   | 2/1/19  | Signature of Seller  | Date   |
| ure of Purchaser Date Signature of Purchaser Date  | unde                             | rsigned purchaser hereby  | acknowledges receipt of t   |  | Jule   |
| ure of Purchaser Date Signature of Purchaser Date  |                                  |   |   |  |  |
|  |                                  |   |   |  |  |

# RANCH WANAGER'S HOUSE



## **INFORMATION ABOUT ON-SITE SEWER FACILITY**

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED ©Texas Association of REALTORS®, Inc., 2004

| CO  | NC         | ERNING THE PROPERTY AT  |                             |
|-----|------------|---|-----------------------------|
| A.  | DE         | SCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:  |                             |
|     | (1)        | Type of Treatment System: Septic Tank   | □ Unknown                   |
|     | (2)        | Type of Distribution System: Field Lines  | □ Unknown                   |
|     |            | Approximate Location of Drain Field or Distribution System:  Behind House (Left side & middle back)   | ☐ Unknown                   |
|     | (4)<br>(5) | Installer:  Approximate Age: 40 yrs old (estinte) 8 yrs old (replaced)  | © Unknown □ Unknown         |
| В.  |            | INTENANCE INFORMATION:  |                             |
|     |            | Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  yes, name of maintenance contractor:  Phone:  Contract expiration date:  (Maintenance contracts must be in effect to operate aerobic treatment and certain non-site sewer facilities.)  Approximate date any tanks were last pumped?  Feb 2018 |                             |
|     | (3)        | Is Seller aware of any defect or malfunction in the on-site sewer facility?  If yes, explain:   | ☐ Yes ☑ No                  |
| C.  | ` '        | Does Seller have manufacturer or warranty information available for review?  ANNING MATERIALS, PERMITS, AND CONTRACTS:  | ☐ Yes ☑ No                  |
|     |            | The following items concerning the on-site sewer facility are attached: None □ planning materials □ permit for original installation □ final inspection when OSSI □ maintenance contract □ manufacturer information □ warranty information □  | - was installed             |
|     | (2)        | "Planning materials" are the supporting materials that describe the on-site sewer fa<br>submitted to the permitting authority in order to obtain a permit to install the on-site sewer  | acility that are reacility. |
|     | (3)        | It may be necessary for a buyer to have the permit to operate an on-site transferred to the buyer.  | sewer facility              |
| (T) | AR 14      | 407) 1-7-04 Initialed for Identification by Buyer and Seller  | Page 1 of 2                 |

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

|   | Usage (gal/day)<br>without water- | Usage (gal/day)<br>with water- |
|---|-----------------------------------|--------------------------------|
| <u>Facility</u>   | saving devices                    | saving devices                 |
| Single family dwelling (1-2 bedrooms; less than 1,500 sf) | 225                               | 180                            |
| Single family dwelling (3 bedrooms; less than 2,500 sf)   | 300                               | 240                            |
| Single family dwelling (4 bedrooms; less than 3,500 sf)   | 375                               | 300                            |
| Single family dwelling (5 bedrooms; less than 4,500 sf)   | 450                               | 360                            |
| Single family dwelling (6 bedrooms; less than 5,500 sf)   | 525                               | 420                            |
| Mobile home, condo, or townhouse (1-2 bedroom)            | 225                               | 180                            |
| Mobile home, condo, or townhouse (each add'l bedroom)     | 75                                | 60                             |

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

| Walts Rhats Signature of Seller | 2/1/2019 |                     |      |
|---------------------------------|----------|---------------------|------|
| Signature of Seller             | Date     | Signature of Seller | Date |
| Receipt acknowledged by:        |          |                     |      |
| Signature of Buyer              | Date     | Signature of Buyer  | Date |