



**AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE (ACTRIS)
SELLER'S DISCLOSURE NOTICE**

THIS FORM IS FURNISHED BY THE AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE FOR USE BY ITS PARTICIPANTS.

NOTE: EFFECTIVE JANUARY 1, 1994, SECTION 5.008 OF THE TEXAS PROPERTY CODE REQUIRES A SELLER OF RESIDENTIAL REAL PROPERTY OF NOT MORE THAN ONE DWELLING UNIT TO DELIVER A COPY OF THE SELLER'S DISCLOSURE NOTICE, COMPLETE TO THE BEST OF THE SELLER'S BELIEF AND KNOWLEDGE, TO A PURCHASER ON OR BEFORE THE EFFECTIVE DATE OF A CONTRACT FOR THE SALE OF THE PROPERTY. IF A CONTRACT IS ENTERED INTO WITHOUT THE SELLER PROVIDING THE NOTICE, THE BUYER MAY TERMINATE THE CONTRACT FOR ANY REASON WITHIN SEVEN (7) DAYS AFTER RECEIVING THE NOTICE. IF INFORMATION REQUIRED BY THE NOTICE IS UNKNOWN TO THE SELLER, THE SELLER MAY INDICATE THAT FACT ON THE NOTICE AND THEREBY COMPLY WITH THE REQUIREMENTS OF SECTION 5.008 OF THE TEXAS PROPERTY CODE. This form complies with and contains additional disclosures which exceed the minimum required by the Code

CONCERNING THE PROPERTY AT 301 Copeland Hill Rd Smithville
(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, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☐ is ☐ is not occupying the Property.

If unoccupied, how long since Seller has occupied the Property? _____

Seller ☐ is ☐ is not knowledgeable of the current condition of the Property.

The Property ☐ is ☐ is not currently leased and ☐ has ☐ has not been leased in the last two (2) years.

If leased, how long? _____

During the last year the Property ☐ has ☐ has not been vacant.

If yes, how long was the Property vacant? _____

1. FEATURES AND EQUIPMENT (Mark all appropriate items that EXIST and their WORKING CONDITION):

NOTE: This notice does not establish which items will or will not be conveyed.

The terms of the TREC Contract will determine which items will and will not be conveyed.

Y = Yes, N = No, U = Unknown

Exists	Item	Working Condition			Additional Information	
<input checked="" type="checkbox"/>	Bathroom Heater	Y	N	U	#	(E) [G]
<input checked="" type="checkbox"/>	Cable TV Wiring	Y	N	U		
<input checked="" type="checkbox"/>	Carport	Y	N	U	# of Spaces	Attached [Y] [N]
<input checked="" type="checkbox"/>	Carbon Monoxide Detector	Y	N	U	#	1
<input checked="" type="checkbox"/>	Central Air Conditioning	Y	N	U	#	(E) [G]
<input checked="" type="checkbox"/>	Central Heating	Y	N	U	#	[E] [G] (HP)
<input checked="" type="checkbox"/>	Central Vacuum	Y	N	U		
<input checked="" type="checkbox"/>	Chimney	Y	N	U		
<input checked="" type="checkbox"/>	Cook Top/Stove	Y	N	U	[E] [G] # of Burners	Other:
<input checked="" type="checkbox"/>	Deck	Y	N	U	Wood [] Other []	
<input checked="" type="checkbox"/>	Dishwasher	Y	N	U		
<input checked="" type="checkbox"/>	Disposal	Y	N	U		
<input checked="" type="checkbox"/>	Dryer	Y	N	U	[E] [G] [110V] [220V]	
<input checked="" type="checkbox"/>	Dryer Hookups	Y	N	U	[110V] (220V) [G]	
<input checked="" type="checkbox"/>	Emergency Escape Ladder(s)	Y	N	U		
<input checked="" type="checkbox"/>	Evaporative Cooler	Y	N	U	#	
<input checked="" type="checkbox"/>	Fans	Y	N	U	Ceiling # 10 Attic #	Exhaust # Whole House #

Features and Equipment Continues Next Page

Initialed for Identification by Seller PEC, _____ and Buyer _____, _____

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301 Copeland Hill Rd
Smithville, TX 78657

Seller's Disclosure Notice Concerning Property At:

Exists	Item	Working Condition			Additional Information
Y	Fencing	Y	N	U	Full <input checked="" type="checkbox"/> Partial <input type="checkbox"/> Type:
Y	Fire Alarm/Detector	Y	N	U	# 12
Y	Fireplace	Y	N	U	#
N	Fireplace Logs	Y	N	U	#
N	French Drain	Y	N	U	
Y	Garage	Y	N	U	Attached: <input type="checkbox"/> <input checked="" type="checkbox"/> # Spaces
Y	Garage Door Opener	Y	N	U	# 1
Y	Garage Remote Control	Y	N	U	# 1
N	Gas Lighting Fixtures	Y	N	U	#
Y	Gas Lines	Y	N	U	[NAT] <input checked="" type="checkbox"/> [LP]
N	Gazebo	Y	N	U	
N	Grinder Pump	Y	N	U	
N	Ice Machine	Y	N	U	
N	Intercom System	Y	N	U	
N	Lawn Sprinkler System	Y	N	U	Full <input type="checkbox"/> Partial <input type="checkbox"/> Automatic <input type="checkbox"/> Manual <input type="checkbox"/>
Y	Microwave	Y	N	U	
N	Mock Fireplace	Y	N	U	With Chimney <input type="checkbox"/> Without Chimney <input type="checkbox"/>
N	Outdoor Grill	Y	N	U	[NAT] [LP] [E]
Y	Oven	Y	N	U	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> (2)
Y	Patio	Y	N	U	Covered <input checked="" type="checkbox"/> Uncovered <input type="checkbox"/> (TILE)
N	Plumbing System	Y	N	U	
N	Pool	Y	N	U	Inground <input type="checkbox"/> Above Ground <input type="checkbox"/> Other <input type="checkbox"/>
N	Pool Accessories	Y	N	U	
N	Pool Heater	Y	N	U	
N	Pool Maintenance Equip.	Y	N	U	
N	Portable Storage Buildings	Y	N	U	#
N	Public Sewer System	Y	N	U	
N	Rain Gutters	Y	N	U	Full <input type="checkbox"/> Partial <input type="checkbox"/>
Y	Range	Y	N	U	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
Y	Refrigerator	Y	N	U	#
Y	Roof Attic Vents	Y	N	U	
Y	Satellite Dish System	Y	N	U	Owned <input checked="" type="checkbox"/> Leased <input type="checkbox"/>
N	Sauna	Y	N	U	#
N	Security System	Y	N	U	Owned <input type="checkbox"/> Leased <input type="checkbox"/> Mo. Lease \$
Y	Septic System/Tank	Y	N	U	Date Last Pumped: 5/08
Y	Smoke Detector(s)	Y	N	U	# 12 Hearing Impaired <input type="checkbox"/> <input checked="" type="checkbox"/>
N	Spa/Hot Tub	Y	N	U	#
N	Spa Heater	Y	N	U	# [E] [G] [Solar]
N	Space Heater	Y	N	U	# [E] [G]
Y	Speakers	Y	N	U	
Y	Specialty Wiring	Y	N	U	Audio <input checked="" type="checkbox"/> Data <input checked="" type="checkbox"/> Speakers <input checked="" type="checkbox"/> Visual <input type="checkbox"/>
N	Sump Pump	Y	N	U	#
Y	Trash Compactor	Y	N	U	#
N	TV Antenna	Y	N	U	#
N	Wall/Window A/C	Y	N	U	#
N	Washer	Y	<input checked="" type="checkbox"/>	U	
Y	Washer Hookups	Y	N	U	[110V] [220V]
Y	Water Heater	Y	N	U	# <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> [Solar] 1-E 2-G
N	Water Softener	Y	N	U	Owned <input type="checkbox"/> Leased <input type="checkbox"/> Mo. Lease/Service Chg \$
Y	Window Screens	Y	N	U	# 20+ Type:
	Other:	Y	N	U	
	Other:	Y	N	U	

Initialed for Identification by Seller For, and Buyer _____

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Peter Collins

301 Copeland Hill Rd
Smithville, TX 78657

Seller's Disclosure Notice Concerning Property At: _____

Explain all No [N] or Unknown [U] answers. Attach additional sheets as necessary. _____

THE FOLLOWING PROPERTY IS TO BE EXCLUDED FROM THE SALE: _____

2. UTILITY PROVIDERS and HOMEOWNERS' ASSOCIATION (Fill in names of Suppliers with Telephone Numbers):

WATER Supply: AGUA WATER Ph: _____

☐ City ☒ Well ☐ Private ☐ MUD

☐ WCID ☐ Co-Op ☒ Other AGUA WATER

760 FEET DEED

GAS Supply: SHARP Ph: _____

☐ Utility ☒ Tank ☐ Bottle ☐ Co-Op

Tank/Bottle Mo. Lease \$ _____

WASTEWATER: _____ Ph: _____

☐ City ☐ Co-Op ☐ MUD ☐ Other

☐ Septic

HOA/CONDO ASSOC: N/A

Association Fee \$ _____ per _____

HOA's Administrative Transfer Fee of \$ _____

(Fee above shall include all costs of transfer of ownership)

ELECTRICITY: BLUE BONNET Ph: _____

CABLE TV: NO Ph: _____

SOLID WASTE PROVIDER: _____ Ph: _____

Manager's Name: _____

Manager's Telephone: _____

ROY WISSE DENDAL

3. PROPERTY DEFECTS/MALFUNCTIONS:

Are you (Seller) aware of any known defects/malfunctions in any of the following? Mark Yes [Y] if you are aware and mark No [N] if you are not aware.

Exists	Item	Defect/ Malfunction		Exists	Item	Defect/ Malfunction	
<u>Y</u>	Basement	<u>Y</u>	<u>N</u>	<u>N</u>	Potable Drinking Water	<u>Y</u>	<u>N</u>
<u>Y</u>	Ceilings	<u>Y</u>	<u>N</u>	<u>N</u>	Retaining Wall(s)	<u>Y</u>	<u>N</u>
<u>Y</u>	Driveway(s)	<u>Y</u>	<u>N</u>	<u>Y</u>	Roof	<u>Y</u>	<u>N</u>
<u>Y</u>	Electrical System(s)	<u>Y</u>	<u>N</u>		Overlay Shingles: <u>(Y)</u> [N]		
<u>Y</u>	Exterior Doors	<u>Y</u>	<u>N</u>		Roof Approximate Age: <u>Yrs 10</u>		
<u>Y</u>	Exterior Walls	<u>Y</u>	<u>N</u>		Roof Type: <u>SHINGLES</u>		
<u>Y</u>	Floors	<u>Y</u>	<u>N</u>	<u>N</u>	Septic System: Type:	<u>Y</u>	<u>N</u>
<u>Y</u>	Foundation: Slab <u>X</u> Pier & Beam []	<u>Y</u>	<u>N</u>		Sidewalks <u>N/A</u>	<u>Y</u>	<u>N</u>
<u>Y</u>	Interior Doors	<u>Y</u>	<u>N</u>		Stucco <u>N/A</u>	<u>Y</u>	<u>N</u>
<u>Y</u>	Interior Walls	<u>Y</u>	<u>N</u>		Conventional [] Synthetic [] Type:		
<u>Y</u>	Lighting Fixtures	<u>Y</u>	<u>N</u>	<u>N</u>	Underground Electrical Lines	<u>Y</u>	<u>N</u>
<u>Y</u>	Outbuildings	<u>Y</u>	<u>N</u>	<u>N</u>	Wastewater System	<u>Y</u>	<u>N</u>
<u>Y</u>	Plumbing	<u>Y</u>	<u>N</u>	<u>N</u>	Windows	<u>Y</u>	<u>N</u>

Describe Other Structural Components Needing Disclosure:

If the answer to any of the above in #3 is Yes [Y], explain. Attach additional sheets as necessary.

Initialed for Identification by Seller RC, _____ and Buyer _____, _____

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Seller's Disclosure Notice Concerning Property At: 301 Copeland Hill Rd
Smithville, TX 78657

4. CURRENT CONDITIONS OF THE PROPERTY:

Are you (SELLER) aware of any of the following? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Active Termites	Y	<input checked="" type="checkbox"/>	Fault Lines	Y	<input checked="" type="checkbox"/>
Wood-Destroying Insects	Y	<input checked="" type="checkbox"/>	Landfill	Y	<input checked="" type="checkbox"/>
Termite or Wood Rot Needing Repair	Y	<input checked="" type="checkbox"/>	Subsurface Structure(s)	Y	<input checked="" type="checkbox"/>
Termite Damage	Y	<input checked="" type="checkbox"/>	Pit(s)	Y	<input checked="" type="checkbox"/>
Termite Treatment	Y	<input checked="" type="checkbox"/>	Underground Spring(s)	Y	<input checked="" type="checkbox"/>
Water Penetration of Structure	Y	<input checked="" type="checkbox"/>	Intermittent/Weather Spring(s)	Y	<input checked="" type="checkbox"/>
Structural or Roof Repair	Y	<input checked="" type="checkbox"/>	Underground Storage Tank(s) PROBABLE	<input checked="" type="checkbox"/>	N
Asbestos Components	Y	<input checked="" type="checkbox"/>	Endangered Species/Habitat on Property	Y	<input checked="" type="checkbox"/>
Urea Formaldehyde Insulation	Y	<input checked="" type="checkbox"/>	Hazardous or Toxic Waste	Y	<input checked="" type="checkbox"/>
Radon Gas	Y	<input checked="" type="checkbox"/>	Diseased Trees	Y	<input checked="" type="checkbox"/>
Lead-Based Paint	Y	<input checked="" type="checkbox"/>	Fence Lines Not Corresponding to Property Boundaries	Y	<input checked="" type="checkbox"/>
Aluminum Wiring	Y	<input checked="" type="checkbox"/>	Wetlands on Property	Y	<input checked="" type="checkbox"/>
Foundation Repair	Y	<input checked="" type="checkbox"/>	Unplatted Easement(s)	Y	<input checked="" type="checkbox"/>
Flooding of Land	Y	<input checked="" type="checkbox"/>	Underground Electrical Line(s)	<input checked="" type="checkbox"/>	N
Improper Drainage or Ponding	Y	<input checked="" type="checkbox"/>	Dampness in Crawl Spaces	Y	<input checked="" type="checkbox"/>
Located in 100-Year Flood Plain	Y	<input checked="" type="checkbox"/>	Water Heater Leak(s)	Y	<input checked="" type="checkbox"/>
Present Flood Insurance Coverage Attach TAR Form 1414 if answer is Yes	Y*	<input checked="" type="checkbox"/>	HVAC System Leak(s) – Overflow Pan or Other Defect	Y	<input checked="" type="checkbox"/>
Settling or Soil Movement	Y	<input checked="" type="checkbox"/>	Other Conditions	Y	<input checked="" type="checkbox"/>

If the answer to any of the above is Yes [Y], explain. Attach additional sheets _____

5. PREVIOUS CONDITIONS OF THE PROPERTY:

Are you (SELLER) aware of the following previously defective conditions? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

Previous Flooding into the Structure	Y	<input checked="" type="checkbox"/>
Previous Flooding onto the Property	Y	<input checked="" type="checkbox"/>
Previous Fires	Y	<input checked="" type="checkbox"/>
Previous Foundation Repairs	Y	<input checked="" type="checkbox"/>
Previous Roof Repairs	Y	<input checked="" type="checkbox"/>
Previous Treatment for Termites or Wood-Destroying Insects	Y	<input checked="" type="checkbox"/>
Previous Termite or Wood-Destroying Insect Damage Repaired	Y	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacturer of Methamphetamine	Y	<input checked="" type="checkbox"/>

Other Conditions: _____

If the answer to any of the above is Yes [Y], explain. Attach additional sheets as necessary. _____

6. SYSTEMS IN NEED OF REPAIR:

Are you (SELLER) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this Notice? YES ☐ NO ☐

If Yes, explain. Attach additional sheets as necessary. _____

Initialed for Identification by Seller Red, _____ and Buyer _____, _____

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Seller's Disclosure Notice Concerning Property At:

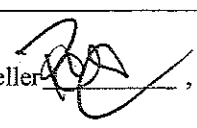
301 Copeland Hill Rd
Smithville, TX 78657

7. MISCELLANEOUS CONDITIONS:

Are you (SELLER) aware of any of the following? Mark Yes [Y] if you are aware, mark No [N] if you are not aware.

- [Y] ☒ [N] Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building code in effect at the time of construction?
- [Y] ☒ [N] Any "common area" facilities, i.e., pools, tennis courts, walkways, or other areas, co-owned in undivided interest with others?
- [Y] ☒ [N] Any notices of violations of deed restrictions or governmental ordinances, zoning, use, or impervious cover limitations affecting the condition or use of the Property?
- [Y] ☒ [N] Any lawsuits or other legal proceedings directly affecting the Property or Seller's ability to convey property, e.g., bankruptcy, probate, guardianship, etc.?
- [Y] ☒ [N] Any condition of the Property which materially affects the physical health or safety of an individual?
- [Y] ☒ [N] Features of the Property shared in common with adjoining landowners, e.g., walls, fences, and driveways, whose use of responsibility for maintenance may have an effect on the Property?
- [Y] ☒ [N] Any encroachments (recorded or unrecorded), easements or similar matters that may affect your interest in the Property?
- [Y] ☒ [N] Landfill - compacted or otherwise - on the Property or any portion thereof?
- [Y] ☒ [N] Any settling from any cause or slippage, sliding or other soil problems?
- [Y] ☒ [N] Damage to the Property or any of the structures from fire, earthquake, floods or landslides?
- [Y] ☒ [N] Any future highway, freeway, or air traffic patterns which affects the Property?
- [Y] ☒ [N] Any future annexation plans which affect the Property?
- [Y] ☒ [N] Within the previous 12 months, has there been an equity loan on the Property? If Yes, date ____/____/____
- [Y] ☒ [N] Any pending flood plain changes known?
- [Y] ☒ [N] Any ordinances that restrict flood coverage or rebuilding any portion of the structure to its previous use?
- [Y] ☒ [N] Previous FEMA claim paid?
- [Y] ☒ [N] Death on the Property other than death caused by: natural causes, suicide, or accident unrelated to the Property's condition?
- [Y] ☒ [N] Was the dwelling built before 1978? Unknown []
- [Y] ☒ [N] Any repairs or treatment, other than routine maintenance, made to the Property to eliminate environmental hazards such as asbestos, radon, lead-based paint, urea formaldehyde, or mold?
- [Y] ☒ [N] Any historic preservation restriction or ordinance or archeological designation associated with the Property?
- [Y] ☒ [N] Any IRS or tax redemption periods which will affect the sale of the Property?
- [Y] ☒ [N] Any other item(s) of concern?

If the answer to any of the above is Yes [Y], explain. Attach additional sheets as necessary.

Initialed for Identification by Seller  , _____ and Buyer _____ , _____

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Seller's Disclosure Notice Concerning Property At:

301 Copeland Hill Rd
Smithville, TX 78657

8. AD VALOREM TAXES:

Check any Tax Exemption(s) which you (SELLER) currently claim for the Property:

☒ Homestead ☐ Over 65 ☐ Disabled ☐ Disabled Veteran
☒ Agricultural ☐ Unknown ☐ None ☐ Other _____

Have you or a third party on your behalf ever supplied information regarding property defects or condition at the Appraisal District? ☐ Yes ☒ No

Have you ever testified or had an agent testify on your behalf in a valuation hearing at an Appraisal District Value Protest Hearing? ☐ Yes ☒ No If so, which Appraisal District? _____

9. INSPECTIONS AND DISCLOSURES:

Have you (SELLER) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or engineers or otherwise permitted by law to perform inspections in the past four (4) years? ☐ Yes ☒ No

If Yes, attach copies and list the following:

Date of Inspection	Name of Document	Author of Report	Number of Pages
--------------------	------------------	------------------	-----------------

Is a previous Seller's Disclosure available? ☐ Yes ☒ No If so, please attach.

Is a current Survey available? ☒ Yes ☐ No If so, please attach. Date of Current Survey: ____/____/____

Have any changes been made that could affect the Survey? ☐ Yes ☒ No

10. SMOKE DETECTORS:

Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☐ Yes ☐ No ☒ Unknown If no or unknown, explain. (Attach additional sheets if necessary): _____

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

11. MAJOR REPAIRS OR IMPROVEMENTS MADE:

Have you (SELLER) made, or had made, major repairs or improvements (costing \$500 or more) to the Property during the time you have owned the Property? ☒ Yes ☐ No

Are you (SELLER) aware of major repairs or improvements made by previous owners?

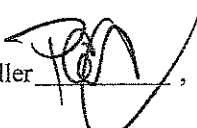
☐ Yes ☒ No

If Yes to either, please explain. (Attach additional sheet(s) as necessary.) _____

12. INSURANCE CLAIMS:

In the last 5 years have you (SELLER) filed an insurance claim related to this property? ☐ Yes ☒ No

If there was a monetary settlement, were the funds used to make the repair? ☐ Yes ☐ No

Initialed for Identification by Seller  and Buyer _____

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Seller's Disclosure Notice Concerning Property At:

301 Copeland Hill Rd
Smithville, TX 78657

13. GOVERNMENT OR OTHER PENDING OR RECEIVED NOTICES:

SELLER has not received any notices, either oral or written, regarding the need for repair or replacement or any portion of the Property from any governmental agency, appraiser, inspector, mortgage lender, repair service or others, except: No

SELLER has not received any notices from any governmental agency or private company of pending condemnation or any portion of the Property, except: NO

14. ADDITIONAL DISCLOSURE FORMS ATTACHED: ☐ Yes ☒ No

- ☐ Addendum for Seller's Disclosure of Information on Lead-Based Paint (TAR 1906)
- ☐ Environmental Assessment, Threatened or Endangered Species, and Wetlands Addendum (TAR 1917)
- ☐ Information About On-Site Sewer Facility (TAR 1407)
- ☐ Addendum for Property Located in a Certificated Service Area of a Utility Service Provider (TAR 1927)
- ☐ Information About Special Flood Hazard Areas (TAR 1414)
- ☐ Relocation Addendum (TAR 1941)
- ☐ Other _____

THE ABOVE DISCLOSURES ARE TRUE AND CORRECT TO THE BEST KNOWLEDGE OF THE SELLER(S). SELLER acknowledges that the statements in this Disclosure are true to the best of the Seller's belief and that no person, including the Broker(s) and their Agent(s) has instructed or influenced Seller to provide inaccurate information or to omit any material information.


Seller's Signature
Peter Collins

Seller's Signature

Date

Date

SELLER'S DISCLOSURE NOTICE OF CHANGES TO PROPERTY CONDITION

Only complete this box if changes have occurred to the condition of the property since the original disclosure was completed.

As of ____/____/____, Seller affirms that the Property conditions disclosed above have not changed.

Seller's Initials _____

As of ____/____/____, Seller discloses the following conditions which have changed:

Seller's Initials _____

Initialed for Identification by Buyer _____, _____

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Seller's Disclosure Notice Concerning Property At: 301 Copeland Hill Rd
Smithville, TX 78657

**THE UNDERSIGNED BUYER HEREBY ACKNOWLEDGES
RECEIPT OF A COPY OF THIS STATEMENT.**

NOTICES TO BUYER:

LISTING BROKER, Bill Stanberry, Stanberry and Associates, AND OTHER BROKER,
, ADVISE YOU THAT THE SELLER'S
DISCLOSURE NOTICE WAS COMPLETED BY SELLER, AS OF THE DATE SIGNED.

THE LISTING BROKER AND THE OTHER BROKER HAVE RELIED ON THIS NOTICE AS TRUE AND CORRECT
AND HAVE NO REASON TO BELIEVE IT TO BE FALSE OR INACCURATE.

THE TEXAS DEPARTMENT OF PUBLIC SAFETY MAINTAINS A DATABASE THAT CONSUMERS MAY SEARCH,
AT NO COST, TO DETERMINE IF REGISTERED SEX OFFENDERS ARE LOCATED IN CERTAIN ZIP CODE AREAS.
TO SEARCH THE DATABASE, VISIT WWW.TXDPS.STATE.TX.US. FOR INFORMATION CONCERNING PAST
CRIMINAL ACTIVITY IN CERTAIN AREAS OR NEIGHBORHOODS, CONTACT THE LOCAL POLICE
DEPARTMENT.

IF THE PROPERTY IS LOCATED IN A COASTAL AREA THAT IS SEWARD OF THE GULF INTRACOASTAL
WATERWAY OR WITHIN 1,000 FEET OF THE MEAN HIGH TIDE BORDERING THE GULF OF MEXICO, THE
PROPERTY MAY BE SUBJECT TO THE OPEN BEACHES ACT OR THE DUNE PROTECTION ACT (CHAPTER 61 OR
63, NATURAL RESOURCES CODE, RESPECTIVELY) AND A BEACHFRONT CONSTRUCTION CERTIFICATE OR
DUNE PROTECTION PERMIT MAY BE REQUIRED FOR REPAIRS OR IMPROVEMENTS. CONTACT THE LOCAL
GOVERNMENT WITH ORDINANCE AUTHORITY OVER CONSTRUCTION ADJACENT TO PUBLIC BEACHES FOR
MORE INFORMATION.

YOU ARE STRONGLY ADVISED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR
TO CLOSING. ALL INSPECTION REPORTS FURNISHED BY THE SELLER ARE PROVIDED FOR INFORMATION
PURPOSES ONLY AND ARE NOT INTENDED TO BE A SUBSTITUTE FOR AN INSPECTION PERFORMED BY AN
INSPECTOR OF BUYER'S CHOICE.

BUYER ACKNOWLEDGES THAT THEY HAVE BEEN STRONGLY ADVISED TO HAVE THE PROPERTY
INSPECTED BY THEIR OWN INDEPENDENT INSPECTOR(S).

THE DISCLOSURE NOTICE CONTAINS NO ESTIMATE OF THE NUMBER OF SQUARE FEET OF SPACE WITHIN
THE RESIDENCE AND BROKERS MAKE NO REPRESENTATIONS REGARDING SUCH AREA. IF SQUARE
FOOTAGE IS IMPORTANT TO BUYER, BUYER SHOULD HAVE IT MEASURED BY A PROFESSIONAL.

THE UNDERSIGNED BUYER ACKNOWLEDGES RECEIPT OF THE FOREGOING NOTICE AND ACKNOWLEDGES
THE PROPERTY COMPLIES WITH THE SMOKE DETECTOR REQUIREMENTS OF CHAPTER 766, HEALTH AND
SAFETY CODE, OR IF THE PROPERTY DOES NOT COMPLY WITH THE SMOKE DETECTOR REQUIREMENTS OF
CHAPTER 766, THE BUYER WAIVES THE BUYER'S RIGHTS TO HAVE SMOKE DETECTORS INSTALLED IN
COMPLIANCE WITH CHAPTER 766.

Buyer's Signature

Buyer's Signature

Date

Date

BUYER ACKNOWLEDGES RECEIPT AND REVIEW OF THE DISCLOSURE NOTICE, UPDATED AS OF / / .

Buyer's Signature

Buyer's Signature

Date

Date



TEXAS ASSOCIATION OF REALTORS®

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

CONCERNING THE PROPERTY AT

301 Copeland Hill Rd
Smithville, TX 78657

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: _____ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☒ Unknown
- (4) Installer: _____ ☐ Unknown
- (5) Approximate Age: 10 YEARS ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☒ Yes ☐ No
If yes, name of maintenance contractor: WIHELM AND SON
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? 5/08
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
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:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

- 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.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
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.


Signature of Seller
Peter Collins

Date

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

COPELAN HILL ROAD
(COUNTY ROAD NO. 388)

POINT OF
BEGINNING

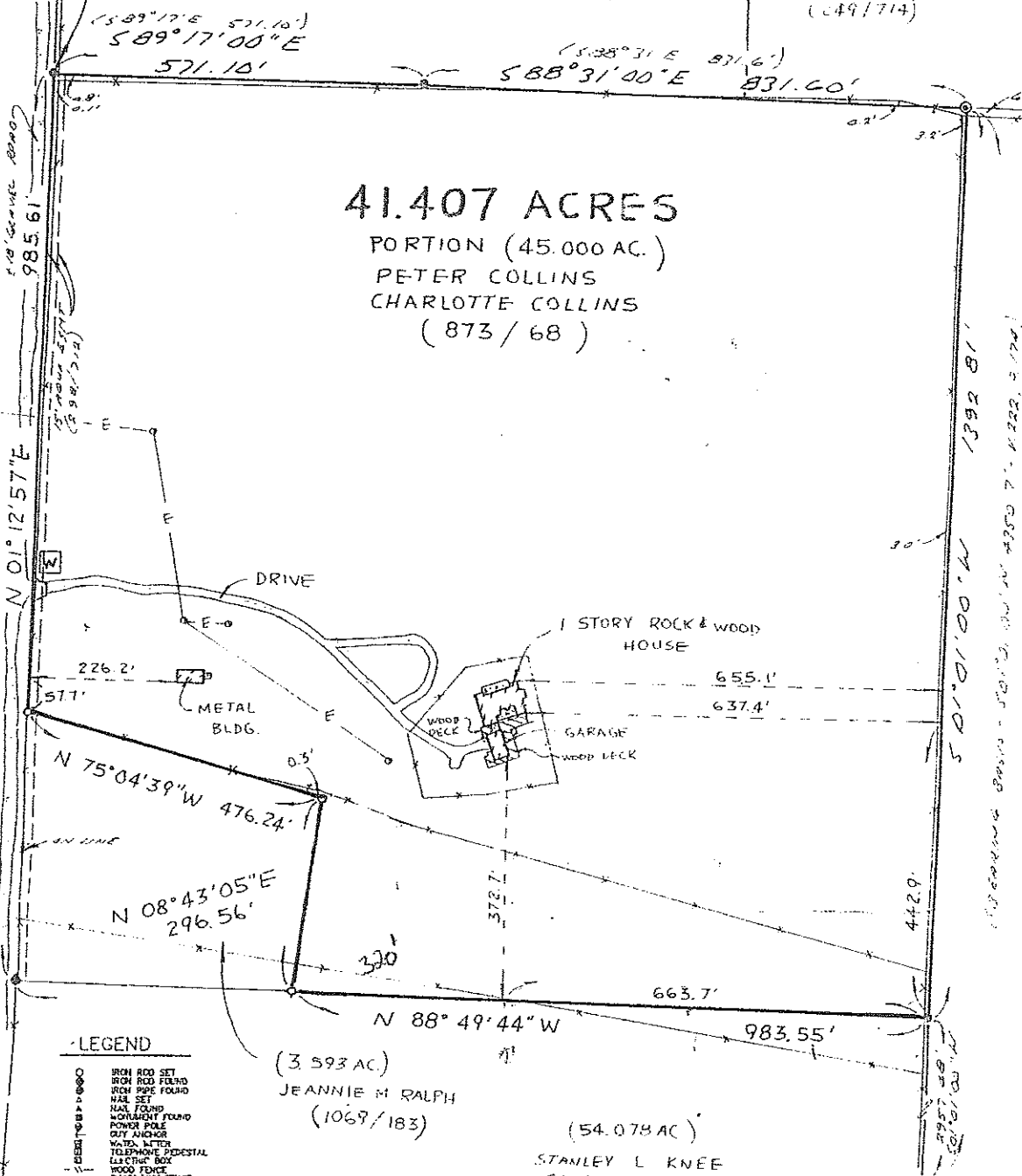
(114.75 AC)
JESSE KIMBROUGH
MAE KIMBROUGH
(150/421)

(39.3 AC)
EDWARD A. DUNCAN
ET AL
(149/714)

41.407 ACRES

PORTION (45.000 AC.)
PETER COLLINS
CHARLOTTE COLLINS
(873/68)

NORTH
SCALE 1"=200'



LEGEND

- IRON ROD SET
- IRON ROD FOUND
- IRON PIPE FOUND
- NAIL SET
- NAIL FOUND
- MONUMENT FOUND
- POWER POLE
- UTILITY ANCHOR
- WATER METER
- TELEPHONE PEDestal
- ELECTRIC BOX
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- OVERHEAD ELECTRICAL LINE
- BUILDING LINE
- BL
- BLUEPRINT ELECTRIC/COOPERATIVE, INC. EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- RECORD DATA
- E.O.P. EDGE OF PAYMENT

NOTE THIS PROPERTY IS AFFECTED BY

- RESTRICTIVE COVENANTS AND ANY ESMTS. IN (873/68)
- TERMS OF SURFACE APPLICATION SYSTEM IN (994/124)
- TERMS & CONDITIONS OF LICENSE AGREEMENT IN: (873/74), (967/818)

TO THE OWNERS, LIENHOLDERS AND:

BASTROP ABSTRACT COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT AN ON THE GROUND SURVEY WAS THIS DAY MADE OF THE PROPERTY AS DESCRIBED HEREON AND IS CORRECT, WITH NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH AND CERTIFIES ONLY TO THE EFFECT OF THE EASEMENTS, EXCEPT TITLE COMMITMENT OF NO.