

SELLER'S DISCLOSURE NOTICE

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Section 5,008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which

CONCERNING THE PROPERTY AT Brenham, TX 77833-0372														
DATE SIGNED BY SE	SN	OT	AS	S KNOWLEDGE OF UBSTITUTE FOR A	TH NY	E C	ONDI'	TION OF THE PROPERTY AS IONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	BU	JYE	R			
	ccup	ying	the				unoccupied (by Sell				since Seller has occupied the F	rop	erty	?
Section 1. The Proper	rty h not e	as t stab	he i lish t	tem	s m	arke	d below: (Mark Yes	(Y)	No	(N),	4 40	<i>/</i> .		
Item	Y	N	U	1	Ite	m		Y	N	U	Item	Y	N	U
Cable TV Wiring	/						Propane Gas:	/			Pump:sumpgrinder		V	
Carbon Monoxide Det.	1				-L	P Co	mmunity (Captive)		1		Rain Gutters	1		
Ceiling Fans	V]	-L	P on	Property		1		Range/Stove	V		
Cooktop	1					ot Tu		/	SCHOOL		Roof/Attic Vents	1	J	
Dishwasher	1				In	ercc	m System		/		Sauna		/	
Disposal		1			M	crov	vave	/			Smoke Detector	W		
Emergency Escape Ladder(s)		1			Outdoor Grill			/		Smoke Detector - Hearing Impaired		/		
Exhaust Fans	V				Pa	tio/E	Decking	-	-01		Spa	/	,	
Fences	1				PI	umb	ing System	V			Trash Compactor		1	
Fire Detection Equip.	/				Po	ool		V			TV Antenna		1	
French Drain	1				Po	ol E	quipment	V.			Washer/Dryer Hookup	1		
Gas Fixtures	1				Po	ol M	laint. Accessories	7	1		Window Screens	V	,	-
Natural Gas Lines	/				Po	ol H	eater	/			Public Sewer System		1	
Item			-	Υ	N	U		7	A	dditio	onal Information	_	-	
Central A/C				1			✓ electric gas	nun		of un	NAME AND ADDRESS OF THE PARTY O			
Evaporative Coolers					1		number of units:							
Wall/Window AC Units					1		number of units:							
Attic Fan(s)					1		if yes, describe:					_		
Central Heat				1	/			nun	nber	of un	its: 4			
Other Heat	if yes, describe: 3 fireplace:													
Oven				/	-		number of ovens:	2		ele	ctric gas other:			
Fireplace & Chimney				V			2 wood 3 gas log	gs	mo	ock	other:			
Carport				1			attachednot		che	d				
Garage				1	/		attached not	atta	che	d				
Garage Door Openers				1			number of units: _,	3			number of remotes: 3		1.6	
Satellite Dish & Controls				V			owned lease	d fro	m:				-2	
Security System	- 1			V			✓ ownedlease	d fro	m:					
Solar Panels					/		ownedlease	d fro	m:		(F)			
Water Heater				1	,		electric 🗸 gas	of	her:		number of units:	3	1	
Water Softener				/	Zens.		✓ owned lease	d fro	m:					
Other Leased Items(s)			n				if yes, describe:							
(TXR-1406) 09-01-19			Initia	led t	v: E	uver		nd S	eller	11	Pa Pa	ide :	1 of	6

Oldham Guodwin Group LLC, 2800 S. Texas Ave., Suite 401 College Station TX 77845 Jay Tjoelker

Phone: 2817505776

Fax; 9798655500

Lowell Johnson

Concerning the Property	at			f.	E	Brenham, T	X 7	7833-	0372	_	
Underground Lawn Spri	nkler	1			matic				ered: all around main		wre
Septic / On-Site Sewer I	acility			_					Site Sewer Facility (TXR-1407		
Was the Property built be (If yes, complete, sign Roof Type:	efore 19 gn, and a of cover unkr	78?attach ring or nown f the it	yes no no TXR-1906 co	un uncer ty (s	knowr ning le Age: _ shingle	es or roof o	e ne	t haza ering ot in w	rds)(approximate over existing shingles vorking condition, that have deary):	or i	roof , or
Section 2. Are you (Se aware and No (N) if you				s or	malfu	nctions in a	any	of the	e following? (Mark Yes (Y) if	you Y	N
Basement		1	Floors					/	Sidewalks		1
Ceilings		1	Foundatio	n/8	Slab(s)			1	Walls / Fences		/
Doors		1	Interior W					1	Windows		/
Driveways		1	Lighting F		es			1	Other Structural Components		V
Electrical Systems		1	Plumbing	-				1			
Exterior Walls			Roof		135.117.55			1			
Section 3. Are you (So you are not aware.)	eller) av	vare o	f any of the	follo	wing	conditions	? (N	Mark Y	es (Y) if you are aware and I	40 (I	1) if
Condition				Y	N	Conditio	n			Y	N
Aluminum Wiring				1	1	Radon G	-				1
Asbestos Components					1	Settling					V
Diseased Trees: oak	wilt				1	Soil Move	eme	ent			1
Endangered Species/Ha		Prope	ertv		1	Subsurfa	ce s	Structu	ire or Pits		/
Fault Lines					1	Undergro	und	Stora	ige Tanks		1
Hazardous or Toxic Wa	ste				J	Unplatted	d Ea	seme	nts		1
Improper Drainage					1	Unrecord	led	Easen	nents		1
Intermittent or Weather	Springs				V	Urea-form	nak	dehyde	e Insulation		/
Landfill					/				t Due to a Flood Event		1
Lead-Based Paint or Le	ad-Base	d Pt. I	lazards		1	Wetlands		Prope	erty		V
Encroachments onto the	Proper	ty			/	Wood Ro					V
Improvements encroach			property		1	Active inf destroyin			of termites or other wood		1
Located in Historic Distr	rict				1				for termites or WDI		1
Historic Property Design					1				WDI damage repaired		V
Previous Foundation Re					1	Previous					~
Previous Roof Repairs	1				1				mage needing repair		V
Previous Other Structur	al Repai	rs			1		ock		Main Drain in Pool/Hot		
Previous Use of Premis of Methamphetamine	es for M	anufac	oture		/						

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Lowell Johnson

Concerning the Property at	Brenham, TX 77833-0372
If the answer to any of the items in Section	3 is yes, explain (attach additional sheets if necessary):
*A single blockable main drain may cause	a suction entrapment hazard for an individual.
which has not been previously disclosured	y item, equipment, or system in or on the Property that is in need of repair, sed in this notice?yesno If yes, explain (attach additional sheets if
Acrator in pond	. not working
Section 5. Are you (Seller) aware of a wholly or partly as applicable, Mark No	ny of the following conditions?* (Mark Yes (Y) if you are aware and check (N) if you are not aware.)
	age (if yes, attach TXR 1414).
The companies of the control of the	failure or breach of a reservoir or a controlled or emergency release of
Previous flooding due to a nat	ural flood event (if yes, attach TXR 1414).
Previous water penetration i TXR 1414).	nto a structure on the Property due to a natural flood event (if yes, attach
Locatedwhollypartly AH, VE, or AR) (if yes, attach	in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, TXR 1414).
Located wholly partly	in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
Locatedwhollypartly	in a floodway (if yes, attach TXR 1414).
Locatedwhollypartly	in a flood pool.
Locatedwhollypartly	in a reservoir.
If the answer to any of the above is yes, ea	xplain (attach additional sheets as necessary):
*For purposes of this notice;	
which is designated as Zone A, V, A99,	and that: (A) is identified on the flood insurance rate map as a special flood hazard area, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, oding; and (C) may include a regulatory floodway, flood pool, or reservoir.
"500-year floodplain" means any area of area, which is designated on the map as which is considered to be a moderate risk	land that: (A) is identified on the flood insurance rate map as a moderate flood hazard Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, of flooding.
"Flood pool" means the area adjacent to a subject to controlled inundation under the	reservoir that lies above the normal maximum operating level of the reservoir and that is management of the United States Army Corps of Engineers.
under the National Flood Insurance Act of	1 to 2 medical to 1 € 1 to 2 medical production of the control of
of a river or other watercourse and the adj	ed on the flood insurance rate map as a regulatory floodway, which includes the channel iacent land areas that must be reserved for the discharge of a base flood, also referred to increasing the water surface elevation more than a designated height.

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Initialed by: Buyer: ___

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"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

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5052 FM 390 N Brenham, TX 77833-0372

Concern	ing	the	Pro	perty	y at
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Even w risk, an structur	
Administra	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property?yesno If yes, explain (attach additional sheets as :
Section 8. not aware.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are)
Y N	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
	Name of association:
	Fees or assessments are: \$ per and are:mandatoryvoluntary
/	Manager's name: Phone: Fees or assessments are: \$ per and are: mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$) no If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
_ 🚣	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Any optional user fees for common facilities charged?yes no If yes, describe:
	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
/	Any condition on the Property which materially affects the health or safety of an individual.
	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- 4	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.
	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
/_	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
C 10	er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Concerning the Pro	operty at	Brenha	am, TX 77833-0372	
Section 10. Within persons who re	n the last	/ has not attached a survey of the P 4 years, have you (Seller) r wide inspections and who are uspections?yesno If yes,	received any written insp e either licensed as insp	pectors or otherwise
Inspection Date	Туре	Name of Inspector		No. of Pages
Note: A buye		rely on the above-cited reports as a re or should obtain inspections from insp		on of the Property.
	k any tax ex	emption(s) which you (Seller) curre Senior Citizen Agricultural		
	you (Seller)	ever filed a claim for damage, of	ther than flood damage, to	the Property with any
Section 13. Have insurance claim o	you (Seller)	ever received proceeds for a class or award in a legal proceeding) yesno If yes, explain: Proping the common in	and not used the proceeds	to make the repairs for
Section 14. Does requirements of C (Attach additional s	Chapter 766	y have working smoke detectors of the Health and Safety Code?* ssary):	Installed in accordance wi unknownno ∠yes. If	th the smoke detector no or unknown, explain.
installed in ad including perf	ccordance with formance, loca	and Safety Code requires one-family or to the requirements of the building code i tion, and power source requirements. If check unknown above or contact your loc	in effect in the area in which the you do not know the building of	dwelling is located, ode requirements in
family who wi Impairment fro the seller to it	ill reside in the om a licensed ; nstall smoke d	to install smoke detectors for the hearing dwelling is hearing-impaired; (2) the bu physician; and (3) within 10 days after the atectors for the hearing-impaired and sp of installing the smoke detectors and whice	uyer gives the seller written evid a effective date, the buyer makes pecifies the locations for installation	ence of the hearing a written request for on. The parties may
		atements in this notice are true to the notice are true to the notice of Seller to provide inaccurate.		
Signature of Seller	John	on 10-11-19 Date Signatu	inet Johnson ure of Seller	/ <i>v-</i> /1-/9 Date
Printed Name:	owELL	Johnson Printed	Name: Janet Joh	nson
(TXR-1406) 09-01-19	9	Initialed by: Buyer:,	and Seller: Let	Page 5 of 6

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Lowell Johnson

5052 FM 390 N

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <u>www.txdps.state.tx.us</u>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) 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 may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones 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.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(6) The following providers currently provide service to the Propert	ty:
Electric: Bluebonnet Electric	phone #: 800 - 842 - 7708
Sewer: Justin Flasowici	phone #: 979-836-3996
Sewer: Justin Flasowki Water: Corix Utilities	phone #: 877-718-4396
Cable: Direct TV (ATaT)	phone #: 800-288-2020
Trash:	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane: Brenham LP Gas	phone #: 979 - 836 - 233
Internet: Hughes Net	phone #: $\frac{979 - 836 - 2331}{866 - 341 - 3292}$
(7) This Seller's Disclosure Notice was completed by Seller as of as true and correct and have no reason to believe it to be false.	the date signed. The brokers have relied on this notice se or inaccurate. YOU ARE ENCOURAGED TO HAVE

Date Signature of Buyer

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Printed Name:

Date

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Lowett Johnson

AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

Initialed by: Buyer: ___

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer

(TXR-1406) 09-01-19

Printed Name:



SELLER'S DISCLOSURE NOTICE

@Texas Association of REALTORS®, Inc. 2019

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which

CONCERNING THE PR	ROP	ERT	Y A	г				Bren	505 ham	2 FM	390 N 77833-0372 - Farm H	ou	مد	
DATE SIGNED BY SE	LLE	R AN	ND I	SN	OT.	A SI	S KNOWLEDGE OF UBSTITUTE FOR A	TH NY	E CO	DNDI.	TION OF THE PROPERTY AS IONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	OF BL	JYE	ER
Seller_is_/is not o	ccup	ying	the	Pro	pert (app	y. If roxi	unoccupied (by Sell mate date) or ne	er), l ver c	ccup	long s	since Seller has occupied the F ne Property	, rob	erty	?
Section 1. The Prope This notice does	rty h not e	as t stabi	he it lish ti	tems he ita	s ma	arke to be	d below: (Mark Yes conveyed. The contre	(Y)	, No ill de	(N), d	or Unknown (U).) e which items will & will not conve	v.		
Item	Y	N	U	1	Ite	m		Υ		U	Item	Y		L
Cable TV Wiring	0				Liquid Propane Gas:			V		Pump:sumpgrinder		1		
Carbon Monoxide Det.		V			-LI	P Co	mmunity (Captive)		V		Rain Gutters	1		
Ceiling Fans	V				-LI	on o	Property		V		Range/Stove	V		
Cooktop	V				Ho	t Tu	b	V			Roof/Attic Vents		1	1
Dishwasher		N			Int	ercc	m System		V		Sauna		V	
Disposal	V				Mi	crov	vave	V			Smoke Detector	1		
Emergency Escape Ladder(s)		V			Outdoor Grill			1		Smoke Detector - Hearing Impaired		1		
Exhaust Fans				1	Patio/Decking		1			Spa		/	1_	
Fences		V		1	Pl	dmu	ing System	V			Trash Compactor		V	
Fire Detection Equip.	1]	Pool			V		TV Antenna		V		
French Drain		1			Po	ol E	quipment		1		Washer/Dryer Hookup	/		
Gas Fixtures		1			Po	ol N	laint. Accessories		1		Window Screens	V		_
Natural Gas Lines		V			Po	ol H	eater		/		Public Sewer System		/	
		No.												
Item				Υ	N	U	/				onal Information			
Central A/C				V				nur	nbei	of ur	nits:	_		
Evaporative Coolers					V		number of units:							_
Wall/Window AC Units					/		number of units:					_		_
Attic Fan(s)				_			if yes, describe:					_	_	_
Central Heat				V	/		The state of the s	nur	nbei	of ur	nits: 1	_	_	_
Other Heat				_	1		if yes, describe:			-		_	_	_
Oven				/	number of ovens:									
Fireplace & Chimney			_	_	1		woodgas lo	-	THE RESIDENCE OF	ock_	other:	_	_	_
Carport				_	1				iche	-			_	_
Garage		- 1	_	_	V,			atta	che	d			_	_
Garage Door Openers			_	_	V		number of units:		-	177777	number of remotes:	_	_	_
Satellite Dish & Control	S		_	~	7	_	✓ owned lease	THE RESERVE AND ADDRESS OF THE PARTY NAMED IN	Marine Control of the Control		The second second second second	_		-
Security System			_		1		ownedlease			_		_	_	_
Solar Panels				1	·		owned lease			-		_		
Water Heater			_	V	7	-	V electric gas	the same	ther		number of units:	_		-
Water Softener	_		_	_	_	_	owned lease	ed tr	om:	_		_		-
Other Leased Items(s)							if yes, describe:			0	M	_		_
(TXR-1406) 09-01-19			Initia	aled	by: E	Buyer	r:	and S	Seller	L	P	age	1 of	6

Oldham Gondwin Group, I.I.C, 2800 South Texas Ave., Ste 401 Bryan TX 77802 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 <u>www.zipLogix.com</u>

Phone: (979)268-2000

5052 FM 390 N,

Underground Lawn Sprink Septic / On-Site Sewer Fa						Brenham,							
	der		IVI	auto	matic	manual	area	s cov	ered:				
Septic / On-Site Sewer Fa		V		if yes, attach Information About On-Site Sewer Facility (TXR-1407)									
Water supply provided by:	cit	y V w	ell MU	D co	-ор	unknown			Corry Utilities				
Was the Property built bef	ore 19	787	yes n	o un	know	n							
(If yes, complete, sign	, and	attach T	TXR-1906	conce	rning l	ead-based	paint	haza	rda).				
Roof Type: Westa	1				Age:	Not	KI	nou	placed over existing shingle	oxima	ite)		
Is there an overlay roof	cover	ring on	the Pro	perty (s	shingle	es or roof	cove	ering	placed over existing shingle	or	roor		
covering)? yes no _										12			
Are you (Seller) aware of are need of repair? yes	any o	of the ite o If yes,	ems listed describe	in this (attach	Secti addit	on 1 that a ional sheet	re no s if no	ot in w ecess	vorking condition, that have d ary):	efects	s, or		
Section 2. Are you (Sell	ler) av	vare of	any defe	ects or	malfu	nctions in	any	of the	e following? (Mark Yes (Y) i	you	are		
aware and No (N) if you							TV I	AL I	14	Y	LNI		
Item	Y	-	Item				Y	N	Item Sidewalks	1	N		
Basement	_	V	Floors		01-1-7-			4		-	V		
Ceilings	_			ation / S	Slab(s		_		Walls / Fences	-	V		
Doors	_	V		r Walls				V	Windows	-	V		
Driveways		/		g Fixtu			_	1	Other Structural Components		-		
Electrical Systems			and the same in the same in the	ing Sys	tems		_	1		-	-		
Exterior Walls		V	Roof					V			_		
	erl av						0 /5/	laul. V	to a CO liferant and automa and	No /	(I) IF		
you are not aware.)	ici y di	ware of	any of th	he follo	wing			lark Y	es (Y) if you are aware and				
you are not aware.) Condition	ici y civ	vare of	any of th	he follo	N,	Condition	on	lark Y	es (Y) if you are aware and	No (I	N		
Equipment of the second	ici y av	vare of	any of ti		N V	Condition Radon C	on	lark Y	es (Y) if you are aware and		N		
Condition	ici y dv	vare of	any of th		N V	Condition Radon Constitution	on Gas		es (Y) if you are aware and		N		
Condition Aluminum Wiring		ware of	any of th		N,	Condition Radon Consettling Soil Move	on 3as /eme	nt			N		
Condition Aluminum Wiring Asbestos Components	/ilt				N V V	Condition Radon C Settling Soil Mov Subsurfa	on Sas /eme	nt Structi	ure or Pits		N V		
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak w Endangered Species/Hab Fault Lines	/ilt_ itat on				N V V V	Condition Radon Conservation Settling Soil Move Subsurfa Undergr	on Gas /eme ace S	nt Structu	ure or Pits age Tanks		N		
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak w Endangered Species/Hab Fault Lines Hazardous or Toxic Waste	/ilt_ itat on				N V V	Condition Radon Condition Settling Soil Move Subsurfa Undergr Unplatte	on Gas /eme ace S ound ed Ea	nt Structu Store	ure or Pits age Tanks nts		N V V V		
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak w Endangered Species/Hab Fault Lines Hazardous or Toxic Waste Improper Drainage	vilt itat on	Proper			N,	Condition Radon Condition Settling Soil Move Subsurfa Undergr Unplatte Unrecore	on Gas verne ace S cound ed Ea ded I	nt Structu I Stora seme Easen	ure or Pits age Tanks nts nents		N V V V V		
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak w Endangered Species/Hab Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Species	vilt itat on	Proper			N V V V V	Condition Radon Condition Settling Soil Move Subsurfa Undergr Unplatte Unrecord Urea-for	on Gas Verne ace S Yound ed Ea ded E	nt Structu Stora seme Easen	ure or Pits age Tanks nts nents e Insulation		NVVVVV		
Condition Aluminum Wiring Asbestos Components Diseased Trees: oak w Endangered Species/Hab Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Sp Landfill	vilt itat on e orings	ı Proper	ty		N, V,	Condition Radon Condition Settling Soil Move Subsurfa Undergr Unplatte Unrecon Urea-for Water D	on Gas Jeme Gace S Jeound Jed Ea Jed Ea Jeanage	nt Structu Stora seme Easen lehyde ge No	ure or Pits age Tanks nts nents e Insulation t Due to a Flood Event		N V V V V V V V V V V V V V V V V V V V		
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Page 2 of 6 5052 FM 390 N,

Concerning t	he Property at Brenham, TX 77833-0372
V	to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
	blockable main drain may cause a suction entrapment hazard for an individual.
which has r necessary):	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, not been previously disclosed in this notice?yes V_no If yes, explain (attach additional sheets if
Section 5. /	Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check
	inty as applicable. Mark No (N) if you are not aware.)
YN	Present flood insurance coverage (if yes, attach TXR 1414).
r	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
_ <u>~</u> _ F	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
!	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach FXR 1414).
	ocatedwhollypartly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
ι	_ocatedwholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
_ <u>/</u> _ ı	_ocatedwholly partly in a floodway (if yes, attach TXR 1414).
1	_ocated wholly partly in a flood pool.
	_ocatedwholly partly in a reservoir.
If the answer	to any of the above is yes, explain (attach additional sheets as necessary):
*For purp	oses of this notice:
which is	r floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
area, whi	r floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard ich is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding considered to be a moderate risk of flooding.
"Flood po subject to	ol" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is controlled inundation under the management of the United States Army Corps of Engineers.
under the	surance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
of a river	y" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channe or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to year flood, without cumulatively increasing the water surface elevation more than a designated height.
"Reservo water or d	ir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain delay the runoff of water in a designated surface area of land.

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Initialed by: Buyer: ____

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5052 FM 390 N Brenham, TX 77833-0372

	g the Property at Brenham, TX 77833-0372
provider,	. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance Including the National Flood Insurance Program (NFIP)?*yes ∠ no If yes, explain (attach additional necessary):
Even v risk, a structu	
Administr	. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ration (SBA) for flood damage to the Property?yes ∠no If yes, explain (altach additional sheets as /):
Section 8	. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
<u>Y N</u>	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
$-\underline{\checkmark}$	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
	Manager's name: Phone:
	Name of association: Manager's name: Fees or assessments are; \$ per and are; mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$) no If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
_	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe:
	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
_ v	Any condition on the Property which materially affects the health or safety of an individual.
	the state of the s
	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
_¥ _4,	hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
_\ __ __	hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation). Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
-\(\sigma\)	hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation). Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source. The Property is located in a propane gas system service area owned by a propane distribution system.

Concerning the Pro	perty at		5052 FM 390 Brenham, TX 778		
		See Selection of the second			
Section 10. Within	n the last 4 y	not attached a survey years, have you (S inspections and vertions?yes	Seller) received a	censed as inspe	ection reports from ectors or otherwise following:
Inspection Date	Туре	Name of Inspec	otor		No. of Pages
Note: A buye	r should not rely o A buyer sho	n the above-cited repo ould obtain inspections	rts as a reflection of t from inspectors chos	he current condition en by the buyer.	of the Property.
	agement	on(s) which you (Sell Senior Citizen Agricultural	ler) currently claim	for the Property: Disabled Disabled Vetera Unknown	an
insurance claim o	you (Seller) eve r a settlement or	r received proceeds award in a legal proc no If yes, explain:	eeding) and not use	ed the proceeds to	erty (for example, an make the repairs for
requirements of C (Attach additional s かいナ いんこ	chapter 766 of the heets if necessary Nev 14 Mar	e Health and Safety (): There is a cots the vegas	code?" V unknown c smake old concents fo	_no _yes. If no cetor in to chapter ?	the smoke detector or unknown, explain. he house
installed in ac including perfe	cordance with the ormance, location,	afety Code requires one- equirements of the build and power source require unknown above or conta	ing code in effect in the ements. If you do not l	e area in which the di mow the building cod	welling is located, le requirements in
family who wi impairment fro the seller to in	ll reside in the dwe om a licensed physic nstall smoke detecto	stall smoke detectors for to lling is hearing-impaired; clan; and (3) within 10 day ors for the hearing-impair talling the smoke detector	(2) the buyer gives the es after the effective dat ed and specifies the lo	e seller written evider e, the buyer makes a cations for installation	nce of the hearing written request for n. The parties may
Seller acknowledge the broker(s), has i Cowell Signature of Seller Printed Name:	pstructed or influe	nced Seller to provide	inaccurate information of Seller	n or to omit any ma	- 1 1
(TXR-1406) 09-01-19) Initia	led by: Buyer:,	Printed Name: _c_ and Seller: December 2015	P.J.99	Page 5 of 6

5052 FM 390 N Brenham, TX 77833-0372

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <u>www.txdps.state.tx.us</u>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) 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 may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones 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.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(6) The following providers currently provide service to the Property:	
Electric: Blucbonnet Electric	phone #: 800~842-7708
Sower: Justin Flasowski	phone #: 979-836-3996
Water: Corix Utilities	phone #: 877-718-4396
Sewer: Justin Flasowici Water: Corix Utilities Cable: Direct TV (ATT)	phone #: 800-288-2020
Trash:	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane: Brenham LP Gas	phone #: 979-836-2331
Propane: Brennam LP Gas Internet: Hughes Net	phone #: 866-347-3292
(7) This Sallada Disalagua Nation was consolited by Sallag on of the	a data signed. The brokers have relied on this police

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Da	ite Signature of Buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 09-01-19	Initialed by: Buyer:	, and Seller: LJ O	Page 6 of 6



INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT	5052 FM 390 N Brenham, TX 77833-0372	
A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PR	OPERTY:	
(1) Type of Treatment System: Septic Tank	erobic Treatment [Unknow
(2) Type of Distribution System: Field line	25	Unknow
(3) Approximate Location of Drain Field or Distribution S 2 face ks — one on north e and one on South End	ystem:	Unknow
(4) Installer: Justin Flasowski		Unknow
(5) Approximate Age:(e \\ Y \for 5		Unknow
B. MAINTENANCE INFORMATION:		
(1) Is Seller aware of any maintenance contract in effect If yes, name of maintenance contractor:	for the on-site sewer facility?	Yes 🖟 No
Maintenance contracts must be in effect to operate a sewer facilities.)		
(2) Approximate date any tanks were last pumped?		
(3) Is Seller aware of any defect or malfunction in the on If yes, explain:		Yes PN
(4) Does Seller have manufacturer or warranty informati		Yes ☑Ń
C. PLANNING MATERIALS, PERMITS, AND CONTRACT	S:	
(1) The following items concerning the on-site sewer face planning materials permit for original installated maintenance contract manufacturer information	ion I final inspection when OSSF w	ras installe
(2) "Planning materials" are the supporting materials submitted to the permitting authority in order to obtain	that describe the on-site sewer faci n a permit to install the on-site sewer fa	lity that ar
(3) It may be necessary for a buyer to have th transferred to the buyer.	permit to operate an on-site se	wer facilit
(TXR-1407) 1-7-04 Initialed for Identification by Buyer	, and Seller L.V. , 	Page 1 of

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Oldham Goodwin Group LLC, 2800 S. Texas Ave., Suite 401 College Station TX 77845

Jay Tjoelker

Fax: 9798655500

Phone: 2817505776

Lowell Johnson

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

Lowell Johnson Signature of Seller	10-5-19	Agnet Ook msow Signature of Seller	10-5-19
Signature of Seller	Date	Signature of Seller	Date
Receipt acknowledged by:			,
Signature of Buyer	Date	Signature of Buyer	Date