

TEXAS ASSOCIATION OF REALTORS®

A-Frame House

SELLER'S DISCLOSURE NOTICE

CTexas Association of REALTORS®, Inc. 2014

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 exceed the minimum disclosures required by the Code.

									50	Ra	tt.	Les	nake Rd.			
CONCERNING THE PRO	PE	RT	ΥA	Т	_	_			lie	se.	,	TX	76682			-
THIS NOTICE IS A DISC	LO	SUI	RE	OF	SEI	LLE	R'S	S KNOWLEDGE O	= TH	1E (100	IDI7	TION OF THE PROPERTY AS	3 0	FT	HE
													IONS OR WARRANTIES TH			
	IT	IS	NO	TΑ	WA	\RF	RAN	NTY OF ANY KIND	BY	SE	LLE	R,	SELLER'S AGENTS, OR AN	YO	TH	ER
AGENT.																
Seller 🗖 is 💢 is not od	cup	oyin	g th	ne Pi	rop	erty	ı. If	unoccupied (by Se	ller)	, ha	w Id	ng	since Seller has occupied the	Pro	per	ty?
			-		Or,	囚	nev	er occupied the Pr	oper	ty						
Section 1. The Propert	y h	as	the	item	ıs r	na	ke	d below: (Mark Ye	s (Y), N	0 (1	I), o	r Unknown (U).)			
				the it			be	conveyed. The contra	ect w			nine	which items will & will not convey	_		
Item	_	N	U			em			ĮΥ	N	U		Item		N	U
Cable TV Wiring	X	<u> </u>				_		ropane Gas:	_	X	\vdash		Pump: sump grinder	X		
Carbon Monoxide Det.	ot	_	Š					nmunity (Captive)	_	_			Rain Gutters		X.	
Ceiling Fans	X							Property	\perp	Ļ			Range/Stove	X		
Cooktop	Ļ	X					Γub		↓_	X			Roof/Attic Vents	X		
Dishwasher	X				In	ter	con	n System	<u> </u>	X			Sauna		Δ	
Disposal	X	<u> </u>	Ш				owa		\mathbf{X}				Smoke Detector		Ш	X
Emergency Escape		Ι.			0	utd	oor	Grill		١.			Smoke Detector – Hearing			
Ladder(s)		X							$oldsymbol{ol}}}}}}}}}}}}}}}}}}$	X	L		Impaired		X.	
Exhaust Fans	X							ecking	X	$oxed{oxed}$			Spa		X	
Fences		X						g System	X	L			Trash Compactor	Ш	X	
Fire Detection Equip.	X					ool			丄	X	lacksquare		TV Antenna	X	Ш	Ш
French Drain	L	X						uipment		X			Washer/Dryer Hookup	X	Ш	
Gas Fixtures	丄	X	Ш					int. Accessories		X			Window Screens	Ш		X
Natural Gas Lines	上	lХ			Р	ool	Не	ater	\perp	<u>X</u>			Public Sewer System		X	
Item					Y	N	U			A	ddi	tion	al Information			
Central A/C					X			☑ electric ga	s n	um	ber	of u	nits:			
Evaporative Coolers							X	number of units:								
Wall/Window AC Units							X	number of units:								
Attic Fan(s)					X			if yes, describe: _								
Central Heat					X			Z electric ☐ ga	s n	um	ber	of u	nits:			
Other Heat						X		if yes, describe: _		,					- 11	
Oven					X			number of ovens:	_		四	elec	tric gas other:			
Fireplace & Chimney						X		☐ wood ☐ gas l	ogs		mo	ck	other:			
Carport						X		attached n	ot a	ttac	hed					
Garage						X		attached n	ot a	ttac	hed					
Garage Door Openers						X		number of units:					number of remotes:			
Satellite Dish & Controls	3				X			owned leas	sed	fron	1_					
Security System					X_{-}			owned leas	sed t	fron	n					
Water Heater					χ			X electric ☐ gas		ot	her:		number of units:			
Water Softener					X			owned leas								
Underground Lawn Spri	nkle	er :			X			automatic				-				
Septic / On-Site Sewer	Fac	ility			X			if yes, attach Info	rmal	tion	Abo	out (On-Site Sewer Facility (TAR-1	407)	

(TAR-1406) 01-01-14 Initialed by: Buyer: _ and Seller:

0									ake Rd.		
Concerning the Property at									76682		
Water supply provided by:	City	у 🔲 ۷	vell MUD		co-ol	un 🔲 un	known		other:		_
Was the Property built befo	re 19	78?	Jyes 🔼 no		unki	nown					
(If yes, complete, sign,	and:	attach	TAR-1906 co	nce	rning	lead-bas	sed pai	nt h	azards).		
									VES (appr	oxima	ate)
Is there an overlay roof cov	erina	on the	Property (sh	inal	es or	roof cov	erina r	place	ed over existing shingles or roof co	verin	ia)?
☐ yes ☐ no 図 unknow	n	,	or repensy (em				3				37.
, ,											
Are you (Seller) aware of a	ny of	the ite	ms listed in th	nis S	ectio	n 1 that	are not	t in v	working condition, that have defect	s, or	are
need of repair? yes	₹ no	If yes,	describe (att	ach	addit	ional she	eets if r	nece	essary):		
	<u>\</u>							-			
			11.179						The second secon		
	-111110-1							_			
Section 2. Are you (Selic	er) av	vare o	f any defects	or	maifi	unctions	s in an	y of	the following?: (Mark Yes (Y) if	you	are
aware and No (N) if you ar	re not	t awar	e.)								
Item	Y	N	Item				YN		Item	Y	N
Basement		2	Floors				X		Sidewalks		П
Ceilings	\top	X	Foundatio	n/S	lab(s)	Ϋ́		Walls / Fences		又
Doors			Interior Wa		,,,,,,		Ŕ		Windows		X
Driveways	╅	\sim	Lighting Fi		20		X		Other Structural Components	+	Θ
	+	X							Other Structural Components	+	Н
Electrical Systems	+		Plumbing	Sysi	ems						\vdash
Exterior Walls		لێٳ	Roof								
Section 3. Are you (Sello	er) av	ware o	f any of the	folio	owing	g condit	ions: (Mar	rk Yes (Y) if you are aware and	No (N	l) if
Condition				Tv	N	Con	dition			Tv	N
Aluminum Wiring				+'	X			und	lation Repairs	+-	$\overline{\mathbf{X}}$
Asbestos Components				+-	\Diamond				Repairs	+-	以
Diseased Trees: ak v	wilt f	7		+-					l Repairs	+-	权
Endangered Species/Hab			erty	+	常		n Gas			_	
Fault Lines		•	-		X	Settl				\top	X
Hazardous or Toxic Waste	Э				X	Soil	Movem	ent			X
Improper Drainage					X	Subs	urface	Stru	ucture or Pits		X
Intermittent or Weather Sp	rings	3			X				torage Tanks		区
Landfill					\times		atted E				X
Lead-Based Paint or Lead			Hazards		X				sements		X
Encroachments onto the F				\perp	X				yde Insulation	\perp	X
Improvements encroachin			property		X		er Pene			\bot	X
Located in 100-year Flood	lplain				K		ands o	n Pr	operty		X
Located in Floodway					X		d Rot			+	M
Present Flood Ins. Covera	ige				$ \cdot $				on of termites or other wood		IJ
(If yes, attach TAR-1414)	Charle	-4		-	X				cts (WDI)	-	K)
Previous Flooding into the				+	X				ent for termites or WDI	+	Θ
Previous Flooding onto the Located in Historic District		herry		+	\Rightarrow		ious tel		e or WDI damage repaired	+	Θ
Historic Property Designat				+-	Θ				damage needing repair	+	Θ
Previous Use of Premises		fanufa	cture	+	\mathcal{H}				ole Main Drain in Pool/Hot	+	1
of Methamphetamine	101 10	- GIIGIGI	o.u.o		$ \mathbf{x} $		Spa*	OIVEIL	So Hall Diani III I COMICE		X
o						1 0107	- 10-04				1/_`\

1650 Rattlesnake Rd. Riesel, TX 76682 Concerning the Property at __ 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. Section 4. 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 in o If yes, explain (attach additional sheets if necessary):_____ Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark 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 the time. Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Phone: __ Manager's name: ____ per ____ and are: mandatory voluntary Fees or assessments are: \$ 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 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.

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited

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 retailer.

(TAR-1406) 01-01-14

Property.

to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

Concerning the Prop	erty at	165 R	0 Rattlesn		
If the answer to any	of the items in Se	ction 5 is yes, explain (atta	ch additional sh	neets if necessary):	
Section 6. Seller	has has n	ot attached a survey of th	e Property.		
regularly provide in	rspections and v	, have you (Seller) recei who are either licensed a , attach copies and comple	s inspectors o	or otherwise permitte	
Inspection Date	Туре	Name of Inspector			No. of Pages

				11 - 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
		on the above-cited repo hould obtain inspections			
☐ Homestead ☐ Wildlife Mana	gement	on(s) which you (Seller) c Senior Citizen Agricultural	☐ Dis		
Section 9. Have provider? yes	you (Seller) e ⊠no	ver filed a claim fo	r damage to	o the Property w	vith any insurance
insurance claim or	a settlement or	received proceeds for award in a legal proceeding no lf yes, explain:	ing) and not u	sed the proceeds to	make the repairs for
Section 11. Does t	he property hav	e working smoke detect	tors installed	in accordance with	the smoke detector
	apter 766 of the	Health and Safety Code?			
smoke detec which the dw know the bui	tors installed in a elling is located, i	nd Safety Code requires of coordance with the require notuding performance, local ments in effect in your are not ormation.	ements of the bation, and powe	ouilding code in effect or source requirements	in the area in s. If you do not
of the buyer's evidence of to the buyer ma specifies the	s family who will n he hearing impair akes a written re locations for insta	install smoke detectors for eside in the dwelling is hea ment from a licensed physi quest for the seller to inst allation. The parties may a moke detectors to install.	aring-impaired; ician; and (3) wi tall smoke dete	(2) the buyer gives the ithin 10 days after the actors for the hearing	e seller written effective date, n-impaired and

Initialed by: Buyer: _____, ___ and Seller:

Concerning the Pro	perty at	1650 Rattlesnake Rd. Riesel. TX 76682	
If the answer to any	of the items in Se	ction 5 is yes, explain (attach additional sheets if necessary):	
	- 1800 (1800) - 1 1 S S		
7			
	<i>(</i>)	ot attached a survey of the Property.	
regularly provide i	inspections and v	 have you (Seller) received any written inspection reports for who are either licensed as inspectors or otherwise permitted attach copies and complete the following: 	
Inspection Date	Туре	Name of Inspector	No. of Pages
	 		
	1		+
Pro	operty. A buyer s	on the above-cited reports as a reflection of the current conditional conditions inspections from inspectors chosen by the buye on(s) which you (Seller) currently claim for the Property: Senior Citizen Disabled	
_	igement	☐ Agricultural ☐ Disabled Veteran	
		☐ Unknown	
Section 9. Have provider? ☐ yes		ver filed a claim for damage to the Property with	any insurance
insurance claim of	a settlement or	received proceeds for a claim for damage to the Property award in a legal proceeding) and not used the proceeds to make no lifyes, explain:	ake the repairs for
	napter 766 of the	re working smoke detectors installed in accordance with the Health and Safety Code?* unknown no syes. If no or	
smoke detec which the dv know the bu	ctors installed in a velling is located, i	nd Safety Code requires one-family or two-family dwellings to ha ccordance with the requirements of the building code in effect in ncluding performance, location, and power source requirements. It ements in effect in your area, you may check unknown above or conformation.	the area in fyou do not
of the buyer evidence of the buyer m specifies the	's family who will r the hearing impair akes a written re locations for insta	install smoke detectors for the hearing impaired if: (1) the buyer of eside in the dwelling is hearing-impaired; (2) the buyer gives the siment from a licensed physician; and (3) within 10 days after the effiquest for the seller to install smoke detectors for the hearing-imallation. The parties may agree who will bear the cost of installing the moke detectors to install.	eller written ective date, paired and

Initialed by: Buyer: _____, ___

_ and Seller:

1650 Rattlesnake Rd

Соп	cerning the Property at	Riesel. TX 76682	
	er acknowledges that the statements in this notice are true er(s), has instructed or influenced Seller to provide inaccu	e to the best of Seller's belief and that no person, including turate information or to omit any material information.	the
Sign	athy F. Colleris 1/27/17 ature of Seller Date	Signature of Seller Da	ate
	ted Name:	Printed Name:	alG
	led Name.	Printed Name.	_
ADE	DITIONAL NOTICES TO BUYER:		
(1)	registered sex offenders are located in certain zip code	atabase that the public may search, at no cost, to determine a reas. To search the database, visit www.txdps.state.tx.ue certain areas or neighborhoods, contact the local police.	<u>s</u> .
(2)	mean high tide bordering the Gulf of Mexico, the prop Protection Act (Chapter 61 or 63, Natural Resources C	ord of the Gulf Intracoastal Waterway or within 1,000 feet of the perty may be subject to the Open Beaches Act or the Ducode, respectively) and a beachfront construction certificate improvements. Contact the local government with ordinant or more information.	ine or
(3)	If you are basing your offers on square footage, me independently measured to verify any reported information	easurements, or boundaries, you should have those iterion.	ms
(4)	The following providers currently provide service to the p	property:	
	Electric: parasota Valley Electric Cor. Sewer: City of Resal, Water + Sen.	14 phone # 8000 - 44 3-9462	
	Sewer: Citis of Pagal Witer & Sem	phone #: 800 - 443 - 9462 phone #: 354 - 896 - 6501	_
	Water://	phone #:	
	Cable:	phone #:	
	Trash: Progressin Was tolk Aslutions	phone #: <u> </u>	_
	Natural Gas:	phone #:	
	Phone Company: Windstream	phone #: _/- 800 -537- 7755	
	Propane:	phone #:	
(5)		r as of the date signed. The brokers have relied on this noti be false or inaccurate. YOU ARE ENCOURAGED TO HAY ROPERTY.	
The I	undersigned Buyer acknowledges receipt of the foregoing	g notice.	
Signa	ature of Buyer Date	Signature of Buyer Da	ate
		Printed Name:	



TEXAS ASSOCIATION OF REALTORS®

A-Frame 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	NCERNING THE PROPERTY AT	V =	1650 Rattlesnake Rd. Riesel, TX 76682	
A.	DESCRIPTION OF ON-SITE SEV	WER FACILITY ON	PROPERTY:	
	(1) Type of Treatment System:	Septic Tank	Aerobic Treatment	Unknown
	(2) Type of Distribution System:		110	Unknown
	(3) Approximate Location of Drain			
	(4) Installer:	<u> </u>		Multiple of the control of the
	(5) Approximate Age:	31-YR3		Unknown
B.	MAINTENANCE INFORMATION	4 0		5
	sewer facilities.)	contractor: _ROL contract exp be in effect to opera	piration date:	non-standard" on-site
	(2) Approximate date any tanks w	vere last pumped?	INSPECTED	5-28-15
	(3) Is Seller aware of any defect of lf yes, explain:			Yes No
	(4) Does Seller have manufacture	-		Yes X No
C.	PLANNING MATERIALS, PERM			
	(1) The following items concerning planning materials per maintenance contract	rmit for original ins	r facility are attached: stallation in final inspection whe mation warranty information	n OSSF was installed
	(2) "Planning materials" are the submitted to the permitting au		rials that describe the on-site sobtain a permit to install the on-sit	
	(3) It may be necessary for a transferred to the buyer.	a buyer to have	the permit to operate an o	n-site sewer facility
(TAF	2-1407) 1-7-04 Initialed for Ide	entification by Buyer	and Seller CC	Page 1 of 2
Farm	& Ranch Finders, LLC. 10124 Saddle Creek Rd. Chi			Collins Cathy

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.

Signature of Seller Cathy F Collins	1/27/17 Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date



TEXAS ASSOCIATION OF REALTORS®

Game House

SELLER'S DISCLOSURE NOTICE

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 exceed the minimum disclosures required by the Code.

					_		_										
CONCERNING THE PRO	NDE	דם	V A	т										nake Rd. 76682			
																- T	—— UE
DATE SIGNED BY SELL	.ER	IA S	ND	IS I	TON	ΓΑ	SL	UBS	STITUTE FOR A	NY	IN.	SPE	ECT	TION OF THE PROPERTY AS TIONS OR WARRANTIES TH SELLER'S AGENTS, OR AN	E B	UY	ER
Seller ☐ is 🕱 is not od	cut	oyin	ıg tl	he P	rop	erty	ı. If	un	occupied (by Sell	ler), per	ho tv	w l	ong	since Seller has occupied the	Pro	per	ty?
						, -											
Section 1. The Propert This notice does no	y h ot es	as (stab	th e lish	iten	ns i item	naı s to	kec be	d b	elow: (Mark Yes nveyed. The contra	ct w), N ill d	o (1 eter	N), C mine	or Unknown (U).) which items will & will not conve	V-:		
item	Y	N	U]	It	em				Y	N	U		Item	Y	N	U
Cable TV Wiring		X		1	Li	qui	d P	cot	ane Gas:	X				Pump: ☐ sump ☐ grinder			
Carbon Monoxide Det.			X		-L	Р(Corr	nm	unity (Captive)			X		Rain Gutters		Χ	
Ceiling Fans	X	П		1	-L	P o	n F	Pro	perty	X				Range/Stove	X		
Cooktop	X			1	H	ot 7	ſub)			X			Roof/Attic Vents	X		
Dishwasher	区		П		In	ter	com	n S	ystem		X			Sauna		X	
Disposal	X			1	M	icro	owa	ave		X				Smoke Detector		X	
Emergency Escape				1	O	utd	oor	r Gi	rill				1	Smoke Detector – Hearing			П
Ladder(s)		X									X			Impaired		X	
Exhaust Fans	X]	Р	atic	/De	eck	ing	X				Spa		X	
Fences	П	X]	Р	lum	bin	ng S	System	X				Trash Compactor		X	
Fire Detection Equip.			X		Р	ool					X			TV Antenna		X	
French Drain			X		Р	ool	Eq	uip	ment		X			Washer/Dryer Hookup	X		
Gas Fixtures			X]	Р	ool	Ма	aint	. Accessories		X			Window Screens			X
Natural Gas Lines			X		Р	ool	He	eate	er		X			Public Sewer System		X	
Item					Y	N	U	Π			A	dd	itior	nal Information			
Central A/C					X			D	electric gas	n	um	ber	of ı	units:			
Evaporative Coolers							X	/n	umber of units: _								
Wall/Window AC Units						X		П	umber of units: _								
Attic Fan(s)					X			if	yes, describe:								
Central Heat					X			Q	electric 🔲 gas	ก	um	ber	of t	units:			
Other Heat						X		it	yes, describe:								
Oven					X			n	umber of ovens:				ele	ctric gas other:	_		
Fireplace & Chimney						X]wood 🔲 gas lo	gs		mc	ck	other:			
Carport						X			attached no	ot a	ttac	he	<u>t</u>				
Garage						X			attached no	ot a	ttac	che	Ŀ				
Garage Door Openers						X		r	umber of units: _					number of remotes:		خنب	
Satellite Dish & Controls	3					X]owned ☐leas	ed 1	fror	n_					
Security System					X				owned leas	ed	fror	n _					
Water Heater					X				electric gas		0	her	:	number of units:			-
Water Softener						X]owned ☐leas	ed	fror	n					
Underground Lawn Spri						X]automatic 🔲 n								_
Septic / On-Site Sewer	Fac	ility			IX			it	yes, attach Infor	mai	tion	Ab	out	On-Site Sewer Facility (TAR-1	407	')	

(TAR-1406) 01-01-14

Initialed by: Buyer: ____

and Seller:

Page 1 of 5

							snake Rd.		
Concerning the Property							76682		_
Water supply provided by	/: 🕱 city 🗖 w	ell MUD		co-op	unkno	own	other:		
Was the Property built be	efore 1978?	ves Zno		lunkr	nown				
(If yes, complete, sig	n and attach	TAR-1906 co	ncer	nina l	ead-based	pair	nt hazards).		
								rims	ta)
la thorn on averley roof	avada an Aha	December (ab	_ ~6				(approxilaced over existing shingles or roof cov		~\?
		Property (sn	ingi	es or	roor coveri	ng p	laced over existing shingles or roof cov	erin	g) r
yes zano zaunkno	own								
Are you (Seller) aware of	any of the iter	ne listed in th	is S	ection	1 that are	not	in working condition, that have defects,	Or	are
							ecessary):		
need of teball:	Milo II yes,	describe (all	auii	auditi	Uliai Sileet	3 II II	ecessary).		_
								_	_
									_
Section 2. Are you (Se	eller) aware of	any defects	ОГ	malfu	inctions in	any	y of the following?: (Mark Yes (Y) if y	ou :	are
aware and No (N) if you						_			
	loo! oo				1	1		T	<u></u>
Item	YN	Item			Y	N	Item	I Y	N
Basement	X	Floors				X	Sidewalks		Ц
Ceilings		Foundation	n/S	lab(s)	X	Walls / Fences		X
Doors	X	Interior Wa	alls			IXI	Windows		X
Driveways		Lighting Fi	xtur	es		X	Other Structural Components		X
Electrical Systems	X	Plumbing				兌		\Box	М
Exterior Walls		Roof	<u> </u>	01110		 		\vdash	Н
Exterior vvalis		Rooi				لکِل			Ш
Section 3. Are you (So you are not aware.)	eller) aware o	any of the	follo	gniwc	condition	1 s: (l	Mark Yes (Y) if you are aware and No	o (N	l) if
			Ιv	TAT	Conditi			V	N
Condition			Y	N	Conditi		undation Repairs	1	
Aluminum Wiring			+					\vdash	X
Asbestos Components	le seilt 🗂		+-	X			of Repairs rural Repairs	\vdash	Ă
Diseased Trees: oa		nets a	-	KH	Radon		ural Repairs	\vdash	屮
Endangered Species/H	abilat on Frope	arty	+-	 	Settling			\vdash	KI
Hazardous or Toxic Wa	eto		+		Soil Mo		ont	\vdash	X
Improper Drainage	ste		+	K			Structure or Pits	\vdash	\hat{X}
Intermittent or Weather	Springe		+	KH			d Storage Tanks	H	Θ
Landfill	Springs		+				asements	H	分
Lead-Based Paint or Le	ad-Based Dt I	Jazarde	+	 			Easements	-	\forall
Encroachments onto the		lazarus	+-	分			dehyde Insulation	╀	份
Improvements encroaci		property	+	₩	Water F			╂─┤	X X
Located in 100-year Flo		property	+	KH			Property	\vdash	\forall
Located in Floodway	ооріан		+	 	Wood F		Trioporty	╆	女
Present Flood Ins. Cove	erane		+-	H			ation of termites or other wood	╁┯	鬥
(If yes, attach TAR-141				lyl			nsects (WDI)		X
Previous Flooding into t			+				atment for termites or WDI	\vdash	X
Previous Flooding onto			+	X			mite or WDI damage repaired	\vdash	文
Located in Historic Dist			+	分	Previou			\vdash	Ŷ
Historic Property Design			+	K)			VDI damage needing repair	\vdash	Ŕ
Previous Use of Premis		cture		 	Single	Bloc	ckable Main Drain in Pool/Hot	\vdash	H
of Methamphetamine				IXI	Tub/Spa				ΙX

Initialed by: Buyer: _____ and Seller:

1650 Rattlesnake Rd.

Co	ncernir	g the Property at Riesel, TX 76682
If t	he ansv	ver 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.
wh	ich ha	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, s not been previously disclosed in this notice? yes in no If yes, explain (attach additional sheets if
	ction 5	. 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 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: 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.
	\overrightarrow{A}	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:
	Ø	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	X	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	Ä	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
	X	Any condition on the Property which materially affects the health or safety of an individual.
	7	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).
	X	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.
	À	The Property is located in a propane gas system service area owned by a propane distribution system retailer.

(TAR-1406) 01-01-14

GAME HOUSE

Concerning the Pro	perty at			ttlesnake Rd.		
If the answer to any	of the items in Se	ection 5 is yes, explai	in (attach add	itional sheets if necess	ary):	
Section 6. Seller	mas □ has r	not attached a surve	ey of the Pro	perty.		
Section 7. Within regularly provide i	the last 4 years	s, have you (Seller) received a	ny written inspection ectors or otherwise p		
Inspection Date	Туре	Name of Inspec	otor		N	o. of Pages
				377.5-3		
				a reflection of the cu inspectors chosen by		of the
Section 8. Check Homestead	any tax exempti	ion(s) which you (So Senior Citize	eller) current	ly claim for the Prope Disabled	erty:	
_		☐ Agricultural		☐ Disabled Veteran		
Other:				Unknown		
provider? ☐ yes Section 10. Have	you (Seller) eve	r received proceed	ls for a clai	m for damage to the	Property (for	example, an
				nd not used the proce		
	m*************************************					
		20040				
requirements of Cl	napter 766 of the		Code?* 🗓	nstalled in accordance unknown ☐ no ☐ ye		
				nily or two-family dwel		
which the dw know the bu	velling is located,	including performand ements in effect in y	ce, location, a	of the building code in and power source requi a may check unknown	rements. If you	do not
of the buyer' evidence of t the buyer m specifies the	s family who will the hearing impail akes a written re locations for ins	reside in the dwelling rment from a license equest for the seller	g is hearing-ir d physician; a to install sm may agree v	earing impaired if: (1) to npaired; (2) the buyer of and (3) within 10 days a toke detectors for the who will bear the cost o	gives the seller was after the effective hearing-impaire	written a date, d and
(TAR-1406) 01-01-1	4 Initia	aled by: Buyer:		and Seller:		Page 4 of 5

Congarning the Property of	1650 Rattlesnake Rd.
Concerning the Property at	Riesel, TX 76682
Seller acknowledges that the statements in this notice are tr broker(s), has instructed or influenced Seller to provide inac	ue to the best of Seller's belief and that no person, including the curate information or to omit any material information.
Carry F. Collins 1/27/17	
Signature of Seller Dat	e Signature of Seller Date
Printed Name:	Printed Name:
ADDITIONAL NOTICES TO BUYER:	
registered sex offenders are located in certain zip coo	database that the public may search, at no cost, to determine if de areas. To search the database, visit www.txdps.state.tx.us . n certain areas or neighborhoods, contact the local police
mean high tide bordering the Gulf of Mexico, the pre- Protection Act (Chapter 61 or 63, Natural Resources	rard of the Gulf Intracoastal Waterway or within 1,000 feet of the operty may be subject to the Open Beaches Act or the Dune Code, respectively) and a beachfront construction certificate or improvements. Contact the local government with ordinance for more information.
(3) If you are basing your offers on square footage, independently measured to verify any reported information	measurements, or boundaries, you should have those items ation.
(4) The following providers currently provide service to the	property:
Electric: Warasota Valley Electric Corp	phone #: 800-443-9462
Sewer: City of Reesel, Water & Seme	phone #: 254-896-650/
Water: City of Riesels Water & Seme	phone #://
Cable:	phone #:
Trash: Pergressine Waste dolution	phone #: 254-840-4060
Natural Gas:	phone #:
Phone Company: Windstream	phone #: 1-800-537-7755
Propane: Star Tax Propane	phone #: <u>254-865-2199</u>
	ler as of the date signed. The brokers have relied on this notice to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE PROPERTY.
The undersigned Buyer acknowledges receipt of the foregoi	ng notice.
	e Signature of Buyer Date
Printed Name:	Printed Name:





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	NCERNING THE PROPERTY AT	1650 Rattlesnake Rd. Riesel, TX 76682	
Α.	DESCRIPTION OF ON-SITE SE	WER FACILITY ON PROPERTY:	
	(1) Type of Treatment System:	Septic Tank	Unknown
	(2) Type of Distribution System:		🔟 Unknown
	(3) Approximate Location of Drai	in Field or Distribution System:	Unknown
			Unknown
	(5) Approximate Age:	30 YRS ?	Unknown
В.	MAINTENANCE INFORMATION	,	_
	If yes, name of maintenance	enance contract in effect for the on-site sewer facility? contractor: contract expiration date: be in effect to operate aerobic treatment and certain no.	
		were last pumped?	
	(3) Is Seller aware of any defect	or malfunction in the on-site sewer facility?	. ,
	(4) Does Seller have manufacture	rer or warranty information available for review?	Yes Yes
C.	PLANNING MATERIALS, PERM		
	planning materials pe	ng the on-site sewer facility are attached: ermit for original installation final inspection when of manufacturer information warranty information	OSSF was installed
		e supporting materials that describe the on-site sew uthority in order to obtain a permit to install the on-site s	
	(3) It may be necessary for transferred to the buyer.	a buyer to have the permit to operate an on-s	ite sewer facility
(TAF	R-1407) 1-7-04 Initialed for Id	dentification by Buyer, and Seller,	Page 1 of 2
Farm	& Ranch Finders, LLC. 10124 Saddle Creek Rd. Cl e: (254)715-0135 Fax: (254) 836-3006		Collins Cathy

GAME HOUSE

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) without water-	Usage (gal/day) 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.

Cathy & College Signature of Seller	1/27/11 Date	Signature of Seller	Date
Cathy F Collins	Date	Signature of Selici	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date



TEXAS ASSOCIATION OF REALTORS®

Mobile Home

Collins Cathy

SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2014

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 exceed the minimum disclosures required by the Code.

CONCERNING THE PRO)PF	RT	Υ Δ.	Т				_				TX 76682		
THIS NOTICE IS A DISC DATE SIGNED BY SELI	LER	SUI 1A	RE (OF S	EL TC	LE	R'S SU	KNOWLEDGE OF	TH NY	IE (CON SPE	NDITION OF THE PROPERTY AS OF THE ECTIONS OR WARRANTIES THE BUYER ER, SELLER'S AGENTS, OR ANY OTHER		
,	ccup	yin	g th	e Pro	pe or l	erty	. If	unoccupied (by Sel er occupied the Pro	er), per	, ho	w lo	ong since Seller has occupied the Property?		
Section 1. The Propert	ty h	as 1	the	item	s n	nar	ked	l below: (Mark Yes	(Y)), N	o (N			
Item	ĪΥ	N	U	Г	lte	m			Υ	N	U	Item Y N U		
Cable TV Wiring	Ť	Х	Ť	r			J Pi	ropane Gas:	Ť	X		Pump: in sump ☐ grinder		
Carbon Monoxide Det.	\top	X	П			_		munity (Captive)		X		Rain Gutters		
Ceiling Fans	X	7 (3)	Н	<u> </u>				roperty		X		Range/Stove X		
Cooktop	文		H	- F		ot T				X	П	Roof/Attic Vents		
Dishwasher	X		Н	r				System		X	\Box	Sauna		
Disposal	V		Н	- 1			wa		X		П	Smoke Detector		
Emergency Escape Ladder(s)		X						Grill		X		Smoke Detector – Hearing X		
Exhaust Fans	Х	/ \	Н	ŀ	Pa	atio	/De	cking	X		H	Spa		
Fences	X	-		_ h		_	_	g System	X	\vdash	\vdash	Trash Compactor		
Fire Detection Equip.	-	_	X	ŀ	Po		<u> </u>	g Oyotom		Х	Н	TV Antenna		
French Drain	+	-×	М	 	_		For	uipment	-	N ₂	Н	Washer/Dryer Hookup		
Gas Fixtures	┿		32	H				int. Accessories	\vdash	-	Н	Window Screens		
Natural Gas Lines			X	 				ater		7		Public Sewer System		
Item			_	$\overline{}$	Y N U Additional Information									
Central A/C				\rightarrow	귔		Ť	☑ electric ☐ gas	п					
Evaporative Coolers					\dashv		X	number of units:		-				
Wall/Window AC Units				\neg	T		র্মা	number of units:						
Attic Fan(s)					X	\exists	$^{\prime}$	if yes, describe:						
Central Heat					X			electric gas	n	um	ber	of units:		
Other Heat				\neg			X	if yes, describe: _						
Oven					रा			number of ovens:		7	A	electric gas other:		
Fireplace & Chimney					1		\dashv	☑wood □gas lo						
Carport				\dashv		X		attached n	_					
Garage				\dashv	T	X		□ attached □ no						
Garage Door Openers					7	Χ		number of units:				number of remotes:		
Satellite Dish & Control	<u> </u>			\dashv			V	owned leas	ed 1	fror	n			
Security System				_	X			Mowned ☐ leas	***					
Water Heater				\dashv	$\frac{1}{\sqrt{2}}$	\neg		⊠ electric			her:	: number of units:		
Water Softener				\dashv	쒸		X	owned leas				The state of the s		
Underground Lawn Spr	inkl	er		_	+		χÌ					reas covered:		
Septic / On-Site Sewer				\dashv	∇									
	. au	ty										5 a 20		
(TAR-1406) 01-01-14	27-		lni	tialed	by	/: E	Buy	er:,		ar	d Se	eller:, Page 1 of 5		

Concerning the Property at Rises1 TX 7682							1 61	E0 D		_	1	anaka Bd		101	776
Was the Property built before 19787 yes	Concerning the Property at														
(if yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards). Roof Type: Age: 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Water supply provided by	WOLL PINITE		00.0		Пир	kno	214	(n)	□ other:					
(if yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards). Roof Type: Age: 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Was the Beneath built before 40702 Days					U-U	·ΡΟ	uii	KIIC	JV	VI I				
Roof Type:	vvas the Property built before	3 18	9/8:	Liyes Milo		j unk	no	WΠ ! !	است	- ا	_ 1_	-4 hd-\			
Is there an overlay roof covering on the Property (shingles or roof covering)? yes	(If yes, complete, sign, a	ınd	attach	1 I AR-1906 coi	ncer	rning	lea	ad-bas	ea	P	ain	nt nazards).		,	
Are you (Seller) aware of any of the Items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Item	Roof Type:				_ Ag	ge:	_		2	1	_ }	y ES			
Are you (Seller) aware of any of the Items listed in this Section 1 that are not in working condition, that have defects, or are need of repair?	Is there an overlay roof cover	ring	on th	e Property (shi	ingle	es or	го	of cov	erir	ng	g pi	laced over existing shingles or re	of cov	erin	g)?
Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Item	☐ yes ☐ no unknown														
Item	Are you (Seller) aware of any need of repair?	of no	the it	ems listed in th	is S ach	ectic addi	on ' tior	that hal she	are ets	s i	not if ne	in working condition, that have onecessary):	efects	, or	are
Basement					or	malf	fun	ctions	s in	1 8	any	y of the following?: (Mark Yes	(Y) if y	/ou	are
Basement	Item	V	N	Item					Y	Ti	N	Item		Τy	N
Condition		 								2.0	7			† ·	
Interior Walls					- 10	N - 1- /	- \			ŀ	A.			+-	
Electrical Systems		<u> </u>	X			slab(s	S)			Į,	ХŢ			-	
Electrical Systems	Doors	_	X							1	XI.			\vdash	-
Roof X	Driveways		Ш	Lighting Fi	xtur	es				Ľ	X	Other Structural Compone	nts		X
If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Condition	Electrical Systems		X	Plumbing \$	Syst	tems	,			L					
If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Condition	Exterior Walls	П	X	Roof						Τ	$\overline{\mathbf{X}}$			Т	
Condition Y N Aluminum Wiring X Asbestos Components X Diseased Trees:	•	r) a	ware	of any of the	follo	owin	ıg o	ondit	ion	าร	s: (I	Mark Yes (Y) if you are aware	and N	o (N	1) if
Asbestos Components Diseased Trees: oak wilt					TV	TNI	Г	Con	diei	io	n			Τv	N
Asbestos Components Diseased Trees: oak wilt ocher Structural Repairs Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in 100-year Floodplain Located in Floodway Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding onto the Property Located in Historic District Historic Property Designation Previous Use of Premises for Manufacture Previous Roof Repairs Other Structural Repairs Active Influence Settling Soil Movement Subsurface Structure or Pits Underground Storage Tanks Unplatted Easements Unrea-formaldehyde Insulation Water Penetration Wetlands on Property Wood Rot Active infestation of termites or other wood destroying insects (WDI) Previous Flooding onto the Property Located in Historic District Historic Property Designation Previous Use of Premises for Manufacture Previous Use Main Drain in Pool/Hot					+	HÀ	ŀ					undation Renairs		+-	
Diseased Trees:			-		╁	 	ŀ			_				+-	 Q
Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in 100-year Floodplain Located in Floodway Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding onto the Property Located in Historic District Historic Property Designation Previous Use of Premises for Manufacture Radon Gas Settling Soll Movement Subsurface Structure or Pits Underground Storage Tanks Underground Storage Tanks Unplatted Easements Valuer-formaldehyde Insulation Valuer Penetration Valuer Penetra		ilt		<u></u>	+	(Cl	ŀ							+	TO T
Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Located in 100-year Floodplain Located in Floodway Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding onto the Property Located in Historic District Historic Property Designation Previous Use of Premises for Manufacture Settling Settling Soll Movement Subsurface Structure or Pits Underground Storage Tanks Unplatted Easements Valunderground Storage Tanks Unrecorded Easements Valurea-formaldehyde Insulation Water Penetration Wetlands on Property Active infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous Fines Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot	Endangered Species/Habita	at o	n Pro	nerty	+		ŀ							+	l
Hazardous or Toxic Waste		410	11110	50.13	+	愀	ŀ					-		\top	忟
Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in 100-year Floodplain Located in Floodway Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property Located in Historic District Historic Property Designation Subsurface Structure or Pits Underground Storage Tanks Unplatted Easements Unrecorded Easements Unrecorded Easements Water Penetration Water Penetration Wetlands on Property Active infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous Fires Termite or WDI damage repaired Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot					+		ı				əme	ent		T	坟
Intermittent or Weather Springs					T		ı							\top	X
Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in 100-year Floodplain Located in Floodway Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property Located in Historic District Historic Property Designation Yunrecorded Easements Unrecorded Easements Water Penetration Wetlands on Property Wood Rot Active infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired X Previous Fires Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot		ing	S		1		-	Unde	ergi	ro	uno	nd Storage Tanks			$\Gamma \chi$
Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in 100-year Floodplain Located in Floodway Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property Located in Historic District Historic Property Designation Previous Unrecorded Easements Unrecorded Easements Water Penetration Water Penetration Wetlands on Property Active infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired X Previous Fires Termite or WDI damage needing repair X Single Blockable Main Drain in Pool/Hot					\top										ľX
Encroachments onto the Property Improvements encroaching on others' property Located in 100-year Floodplain Located in Floodway Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property Located in Historic District Historic Property Designation Previous Urea-formaldehyde Insulation X Water Penetration Wetlands on Property Active infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired X Previous Fires Termite or WDI damage needing repair X Single Blockable Main Drain in Pool/Hot	Lead-Based Paint or Lead-	Bas	sed Pt	. Hazards				Unre	cor	rd	ed	Easements			$\mathbf{I}\mathbf{X}$
Located in 100-year Floodplain Located in Floodway Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property Located in Historic District Historic Property Designation Previous Use of Premises for Manufacture Wetlands on Property Active infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired X Previous Fires Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot						\mathbf{X}									Χ
Located in Floodway Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property Located in Historic District Historic Property Designation Previous Use of Premises for Manufacture Wood Rot Active infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired Previous Fires Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot				s' property		X	- [X
Present Flood Ins. Coverage (If yes, attach TAR-1414) Previous Flooding into the Structures Previous Flooding onto the Property Located in Historic District Historic Property Designation Previous Use of Premises for Manufacture Active infestation of termites or other wood destroying insects (WDI) Previous treatment for termites or WDI Previous termite or WDI damage repaired X Previous Fires Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot		olair	า		\perp	X	- 1			_		n Property			
(If yes, attach TAR-1414) destroying insects (WDI) X Previous Flooding into the Structures X Previous Flooding onto the Property X Located in Historic District X Historic Property Designation Y Previous Fires X Termite or WDI damage needing repair X Single Blockable Main Drain in Pool/Hot X						X	- 1							丄	X
Previous Flooding into the Structures Previous Flooding onto the Property Located in Historic District Historic Property Designation Previous Use of Premises for Manufacture X Previous treatment for termites or WDI Previous termite or WDI damage repaired X Previous Fires Termite or WDI damage needing repair X Single Blockable Main Drain in Pool/Hot				11											
Previous Flooding onto the Property Located in Historic District Historic Property Designation Previous Use of Premises for Manufacture Previous termite or WDI damage repaired X Previous Fires Termite or WDI damage needing repair X Single Blockable Main Drain in Pool/Hot						1								4	
Located in Historic District Historic Property Designation Previous Use of Premises for Manufacture A					_	1XI								+	K
Historic Property Designation Termite or WDI damage needing repair X		Pro	perty		+	1\$1							_	+	X
Previous Use of Premises for Manufacture X Single Blockable Main Drain in Pool/Hot					+	橔								+	分
			Manie	acturo	+	+		Sinc	nte	; (3100	okable Main Drain in Dool/L	ot	+-	_
		JI I	viai iul	aolui 6		M						CROSIC HIGH DIGHT III I COM	-		X

Initialed by: Buyer: _____, ____ and Seller: _____,

1650 Rattlesnake Rd Riesel, TX 76682 Concerning the Property at _____ 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. Section 4. 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 if necessary): _____ Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark 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 the time. Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: ___ and are: mandatory voluntary Fees or assessments are: \$ _____ per ___ 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 凶 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). 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.

(TAR-1406) 01-01-14

Initialed by: Buyer: _____, and Seller: CC__, ____

Page 3 of 5

MOBILE HOME

Concerning the Pro	perty at	1650 Rattlesnake Rd. Riesel. TX 76682									
Section 6. Seller has has not attached a survey of the Property. Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to per inspections? yes no if yes, attach copies and complete the following: Inspection Date Type Name of Inspector No. of Page No. of Pag											
Section 6. Seller has has not attached a survey of the Property. Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from per regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law trinspections? yes no if yes, attach copies and complete the following: Inspection Date Type Name of Inspector No. c Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of Property. A buyer should obtain inspections from inspectors chosen by the buyer. Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property: Homestead											
Section 6. Seller	has has	not attached a survey of the Property.									
regularly provide	inspections and	I who are either licensed as inspectors or otherwise permitted									
Inspection Date	Туре	Name of Inspector	No. of Pages								
☐ Homestead☐ Wildlife Mana	agement	☐ Senior Citizen ☐ Disabled ☐ Agricultural ☐ Disabled Veteran									
		ever filed a claim for damage to the Property wit	h any insurance								
Section 10. Have insurance claim o	you (Seller) eve r a settlement o	r award in a legal proceeding) and not used the proceeds to m	ake the repairs for								
requirements of C	hapter 766 of th	e Health and Safety Code?*									
smoke dete which the dy know the bu	ctors installed in velling is located ilding code requi	accordance with the requirements of the building code in effect in , including performance, location, and power source requirements. irements in effect in your area, you may check unknown above or	n the area in If you do not								
of the buyer evidence of the buyer n specifies the	's family who will the hearing impa nakes a written i locations for ins	to install smoke detectors for the hearing impaired if: (1) the buyer of reside in the dwelling is hearing-impaired; (2) the buyer gives the airment from a licensed physician; and (3) within 10 days after the extrapolate for the seller to install smoke detectors for the hearing-installation. The parties may agree who will bear the cost of installing for smoke detectors to install.	seller written ffective date, mpaired and								

1650 Rattlesnake Rd.

Con	cerning the Property at	Riesel,	TX	76682	
	er acknowledges that the statements in this notice are true er(s), has instructed or influenced Seller to provide inaccu				
Sign	athur F. Collins 1/27/17 ature of Seller Date and Name:	Signature of Printed Nat		er	Date
ADD	OITIONAL NOTICES TO BUYER:				
(1)	The Texas Department of Public Safety maintains a daregistered sex offenders are located in certain zip code For information concerning past criminal activity in department.	areas. To s	search	the database,	visit www.txdps.state.tx.us .
(2)	If the property is located in a coastal area that is seawar mean high tide bordering the Gulf of Mexico, the prop Protection Act (Chapter 61 or 63, Natural Resources Co dune protection permit may be required for repairs or authority over construction adjacent to public beaches for	perty may be ode, respectimprovemer	e sub tively) nts. C	ject to the Ope and a beachfro ontact the loca	en Beaches Act or the Dune ont construction certificate or
(3)	If you are basing your offers on square footage, me independently measured to verify any reported information		s, or	boundaries, yo	ou should have those items
(4)	The following providers currently provide service to the p	property:			
	Electric: Marasola Valley Clectric Coo Sewer: City of Riesel, Water of Sewer Water: City of Riesel, Water of Sewer Cable: Trash: Progressere (Naste Stolutes Natural Gas: Phone Company: Windstream	pho pho pho pho pho pho pho	ne #: ne #: ne #: ne #: ne #:	254-9	143-9462 896-6501 11 1840-4060 -537-7755
(5)	This Seller's Disclosure Notice was completed by Seller as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.	be false or			
The	undersigned Buyer acknowledges receipt of the foregoing	g notice.			
Sign	ature of Buyer Date	Signature of	f Buy	er	Date
Print	ed Name:	Printed Na	me: _		

(TAR-1406) 01-01-14



Mobile Home

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	NCERNING THE PROPERTY AT		1650 Rattlesnake Rd. Riesel, TX 76682	
A.	DESCRIPTION OF ON-SITE SE	WER FACILITY ON P	ROPERTY:	
	(1) Type of Treatment System:	Septic Tank	Aerobic Treatment	■ Unknown
	(2) Type of Distribution System:			Unknown
	(3) Approximate Location of Drai	in Field or Distribution		Unknown
	(4) Installer:			XI Unknown
	(5) Approximate Age: 3/	YRS		Unknown
В.	MAINTENANCE INFORMATION			
	Maintenance contracts must sewer facilities.)	be in effect to operate	aerobic treatment and certain i	non-standard" on-site
	(2) Approximate date any tanks	were last pumped? _	INSPECTED 5-	28-15
	(3) Is Seller aware of any defect If yes, explain:	or malfunction in the c	on-site sewer facility?	.
	(4) Does Seller have manufactur	er or warranty informa	ation available for review?	Yes X No
C.	PLANNING MATERIALS, PERM	MITS, AND CONTRAC	CTS:	
	(1) The following items concerning planning materials per maintenance contract	ermit for original instal	acility are attached: lation final inspection when tion warranty information	OSSF was installed
	(2) "Planning materials" are the submitted to the permitting at		s that describe the on-site so ain a permit to install the on-site	
	(3) It may be necessary for transferred to the buyer.	a buyer to have t	he permit to operate an or	n-site sewer facility
(TAF	R-1407) 1-7-04 Initialed for Id	entification by Buyer	and Seller	Page 1 of 2
Farm	& Ranch Finders, LLC. 10124 Saddle Creek Rd. Cl	nina Spring, TX 76708		Colline Cathy

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.

Signature of Seller Cathy F Collins	1/27/17 Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date



TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

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 exceed the minimum disclosures required by the Code.

									-		1.00000	nake Rd.			
CONCERNING THE PROPERTY AT								ie	se.	1,	TX	76682	_	_	
DATE SIGNED BY SELLE	R	A۱	ID IS	NO	T A	SL	BSTITUTE FOR A	NY	IN	SP	ECT	TION OF THE PROPERTY AS IONS OR WARRANTIES TH SELLER'S AGENTS, OR AN	E E	UY	ΈR
Seller ⊠is ☐ is not occ	upy	/in	g the I	or _ or	ert	/. If nev	unoccupied (by Sel er occupied the Pro	ier). per	, ho ty	w I	ong	since Seller has occupied the	Pro	per	ty?
Section 1. The Property This notice does not												r Unknown (U).) which items will & will not conve	/.:		
Item	Y	N	U	It	em			Y	N	U		Item	Y	N	U
Cable TV Wiring		X		Τ	iqui	d P	ropane Gas:		X		1	Pump: sump grinder		X	\Box
Carbon Monoxide Det.		X		-1	_P	Con	munity (Captive)			Г	1	Rain Gutters	X		П
Ceiling Fans	ХŤ	Ť		-1	P	on F	roperty	Т			1	Range/Stove	X		
Cooktop	才			F	lot	Γub			X		1	Roof/Attic Vents	X		
Dishwasher	$\langle T$			Tr	nter	con	System		X		1	Sauna		X	
Disposal	7	Χĺ		N	1icr	owa	ve	X			1	Smoke Detector	X		
Emergency Escape	T				utc	oor	Grill				1	Smoke Detector - Hearing			
Ladder(s)		X							X	1.		Impaired		X	
Exhaust Fans	XT			P	atio	/De	ecking		X		1	Spa		X	
Fences	₹Т			P	lun	bin	g System	X			1	Trash Compactor	X		Г
Fire Detection Equip.	红			F	Pool				X		1	TV Antenna		X	
French Drain		X		F	ool	Eq	uipment		X		1	Washer/Dryer Hookup	X		
Gas Fixtures		X		F	ool	Ма	int. Accessories		X			Window Screens	X		
Natural Gas Lines	工	X		F	ool	He	ater		X]	Public Sewer System		X	
Item				Y	N	U			A	dd	ition	al Information			
Central A/C				X			⊠ electric	n	um	ber	of u	nits:			
Evaporative Coolers				Τ.	X		number of units: _								
Wall/Window AC Units				Т	X		number of units: _								
Attic Fan(s)					X	П	if yes, describe: _								
Central Heat				X			⊠ electric	n	um	ber	of u	nits:			
Other Heat					X		if yes, describe:								
Oven				TX			number of ovens:			X	elec	tric gas other:			
Fireplace & Chimney					X		□wood □gas lo	gs		łmo	ck	other:			
Carport				Т	V	П	attached n								
Garage				Т	V		attached n	ot a	ttac	he	1				
Garage Door Openers					IX		number of units:					number of remotes:			
Satellite Dish & Controls				X			owned Meas	ed 1	ron	n _	1	ISH NETWORK			
Security System					X		owned leas	ed 1	ror	n _					
Water Heater				X			▼electric gas			_	:	number of units:	I		
Water Softener					X		owned leas			-					
Underground Lawn Sprink	kler				X		automatic r	nan	ual	а	reas	covered:			
Septic / On-Site Sewer Facility			TX	T		if ves. attach Infor	mat	ion	Ab	out (On-Site Sewer Facility (TAR-1	407)		

(TAR-1406) 01-01-14

Initialed by: Buyer: _____

_ and Seller:<u> </u>

Page 1 of 5 Collins Cathy

Farm & Ranch Finders, LLC 10124 Saddle Creek Rd China Spring, TX 76708
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Freser, Michigen 48026

www.zipLogix.com

Concession the Description			1	650 Rattlesnake R			
Concerning the Property at				Riesel, TX 7668			_
Water supply provided by:	city well MUC) 🗆	co-or	unknown other:			
Was the Property built before	1978? ∑ yes □ nc) [Junkr	nown			
(If yes, complete, sign, ar).		
Roof Type: Shingles		- A	de:	TURS	(appro	xima	ate)
Roof Type: Shingles Is there an overlay roof coveri	no on the Property (s	hingl	95 OF	roof covering placed over	r existing shingles or roof cov	verin	in\?
yes no Munknown	ing our the raporty (or	I III I G	53 01	1001 COVERING PIGGOG CTC.	data in grant group of the co.	<i>,</i> 0,	9,.
Liyes Lino Launkhown							
Are you (Seller) aware of any need of repair? Notes T Work.							are
		5					
Section 2. Are you (Seller) aware and No (N) if you are		s or	malf	inctions in any of the fo	ollowing?: (Mark Yes (Y) if	you	are
	Y N Item			Y N Item		ΤΥ	N
Basement NA	Floors				ewalks	+	Ÿ
Ceilings	Y Foundation	n / 9	elab/e		ls / Fences	+-	$ \rangle$
	Interior W		Maujo		dows	+-	K
Doors	- 					+	K
Driveways	Lighting F			Otno	er Structural Components	┼	X
Electrical Systems	Plumbing	Sys	tems			4_	
Exterior Walls	Roof						
Section 3. Are you (Seller) you are not aware.)	aware of any of the	follo	owing	conditions: (Mark Yes	(Y) if you are aware and N	lo (N	1) if
Condition	-	Υ	N	Condition		ΤΥ	N
Aluminum Wiring		+	X	Previous Foundation I	Repairs	†	X
Asbestos Components		\top	X	Previous Roof Repairs		1	XX
Diseased Trees: aoak will			X	Other Structural Repa			X
Endangered Species/Habita	The Real Property lies and the Contract of the	\top	X	Radon Gas	a	I	X
Fault Lines			X	Settling		TX	
Hazardous or Toxic Waste			X	Soil Movement			X
Improper Drainage		\perp	X	Subsurface Structure			XXXXXXXX
Intermittent or Weather Sprin	ngs		X	Underground Storage			X
Landfill			X	Unplatted Easements			X
Lead-Based Paint or Lead-B		\bot	X	Unrecorded Easemen		丄	X
Encroachments onto the Pro		\bot	X	Urea-formaldehyde In	sulation	\bot	X
Improvements encroaching		+	X	Water Penetration		╀	X
Located in 100-year Floodpla	ain	\bot X		Wetlands on Property		+	K
Located in Floodway		+	X	Wood Rot		—	X
Present Flood Ins. Coverage	}		\mathcal{M}	Active infestation of te			
(If yes, attach TAR-1414)	A	+		destroying insects (Will Previous treatment for		+	XXX
Previous Flooding into the S Previous Flooding onto the F		\rightarrow	\leftarrow	Previous treatment for W		+-	₩
Located in Historic District	roperty		1	Previous Fires	Di damaye repaireu	+	X
Historic Property Designation	^	+	Θ	Termite or WDI dama	co peeding repair	+-	X
Previous Use of Premises fo		+-		Single Blockable M	ain Drain in Pool/Hot	+	
of Methamphetamine	· manadata		X	Tub/Spa*			X

__ and Seller:____ Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Initialed by: Buyer: ___

(TAR-1406) 01-01-14

Page 2 of 5

1650	Rat	tlesr	ake	Rd.
Pio	991	777	766	82

Concernir	g the Property at
HUHLI	wer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): DIRING THE EST RAINS THIS YEAR THE SECTION IN THE FLOOD PLAIN PLOOD TUICE, THERE WAS NO DAMAGE.
TILL	CABIN IS DIER +BEAM AND MAY HAVE SETTLED SOME.
THE	*A single blockable main drain may cause a suction entrapment hazard for an individual.
	A single blockable main trial cause a suction entraphilone hazard for an individual.
which ha	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, is not been previously disclosed in this notice? yes in o If yes, explain (attach additional sheets if yes):
Section 5 not aware	. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
	Room additions, structural modifications, or other alterations or repairs made without necessary 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:
	Manager's name: Phone:
	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).
	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.
/TAB A40	
(IAK-140	6) 01-01-14 Initialed by: Buyer:, and Seller:, Page 3 of 5

Concerning the Prop	cerning the Property at				
If the answer to any WE ARE IN SERVICES	of the items in Sec PROPANE	etion 5 is yes, explain (attach additional sheets if necessary): LEX HECPANE SERVICE AREA. TANK AT GAMEHOUSE,	STARTEL		
	7.007 77700	THE STATE OF THE S			
Section 6. Seller	has has no	ot attached a survey of the Property.			
regularly provide i	nspections and v	have you (Seller) received any written inspection reports of are either licensed as inspectors or otherwise permit attach copies and complete the following:	orts from persons who itted by law to perform		
Inspection Date	Туре	Name of Inspector	No. of Pages		
		on the above-cited reports as a reflection of the current hould obtain inspections from inspectors chosen by the			
☐ Homestead ☐ Wildlife Mana	gement	n(s) which you (Seller) currently claim for the Property: Senior Citizen Disabled Disabled Veteran Unknown			
Section 9. Have provider? yes		ver filed a claim for damage to the Property	with any insurance		
insurance claim or	a settlement or	received proceeds for a claim for damage to the Programmer in a legal proceeding) and not used the proceeds no lf yes, explain:	to make the repairs for		
requirements of Cl	napter 766 of the	e working smoke detectors installed in accordance with Health and Safety Code?* Tunknown	th the smoke detector no or unknown, explain.		
	#				
smoke detect which the dw know the bu local building A buyer may of the buyer evidence of the specifies the	stors installed in a velling is located, in iding code required official for more in require a seller to be family who will rethe hearing impaintakes a written rethe locations for installed.	and Safety Code requires one-family or two-family dwellings occordance with the requirements of the building code in effect occluding performance, location, and power source requirements in effect in your area, you may check unknown above a source in the detectors for the hearing impaired if: (1) the buside in the dwelling is hearing-impaired; (2) the buyer gives ment from a licensed physician; and (3) within 10 days after the quest for the seller to install smoke detectors for the hearing impaired. The parties may agree who will bear the cost of install moke detectors to install.	ect in the area in ents. If you do not e or contact your e or a member the seller written the effective date, ing-impaired and		

Initialed by: Buyer: _____, ____ and Seller: _____,

Page 4 of 5

(TAR-1406) 01-01-14 Page 5 of 5

Date Signature of Buyer

Printed Name: _____ Printed Name: _____

Signature of Buyer

Date



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	NCERNING THE PROPERTY AT	1650 Rattlesnake Rd. Riesel, TX 76682				
A.	DESCRIPTION OF ON-SITE SEWER FACILITY O	N PROPERTY:				
	(1) Type of Treatment System: Septic Tank	Aerobic Treatment	Unknown			
	(2) Type of Distribution System:		Munknown			
	(3) Approximate Location of Drain Field or Distribut	ION System: ABOUT 50 FEET	Unknown			
	(4) Installer:		🕍 Unknown			
	(5) Approximate Age:		MUnknown			
B.	MAINTENANCE INFORMATION:					
	(1) Is Seller aware of any maintenance contract in each of the seller aware of maintenance contractor: Phone: Contract ex Maintenance contracts must be in effect to open sewer facilities.)	piration date: rate aerobic treatment and certain non				
	(2) Approximate date any tanks were last pumped?	MNKNOWN				
	(3) Is Seller aware of any defect or malfunction in the lift yes, explain:	he on-site sewer facility?	Yes No			
	(4) Does Seller have manufacturer or warranty info	rmation available for review?	☐ Yes 📈 No			
C.	PLANNING MATERIALS, PERMITS, AND CONTR	RACTS:				
i	(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 submitted to the permitting authority in order to	erials that describe the on-site sewe obtain a permit to install the on-site se	er facility that are ewer facility.			
	(3) it may be necessary for a buyer to have transferred to the buyer.	e the permit to operate an on-si	ite sewer facility			
(TAF	R-1407) 1-7-04 Initialed for Identification by Buyer _	, and Seller,	Page 1 of 2			
Farm	& Ranch Finders, LLC. 10124 Saddle Creek Rd. China Spring, TX 76708					

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) without water- saving devices	Usage (gal/day) with water- saving devices
<u>r adınty</u>	Saving devices	Saving across
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 Cathy F Collins	//27/17_ Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date



TEXAS ASSOCIATION OF REALTORS® INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED. CTexas Association of REALTORSO, Inc., 2014

e i de la companya del companya de la companya del companya de la		W-10
	1650 Rattlesnake Rd.	
CONCERNING THE PROPERTY AT	Riesel, TX 76682	

A. FLOOD AREAS:

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

B. AVAILABILITY OF FLOOD INSURANCE:

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

C. GROUND FLOOR REQUIREMENTS:

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

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

D. COMPLIANCE:

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

(TAR 1414) 01-01-14 Page 2 of 3

E. ELEVATION CERTIFICATE:

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

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

Receipt acknowledged by:			
Signature	Date	Signature	Date