

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 exceed the minimum disclosures required by the Code.

CONCERNING THE PE	ROP	ERT	Y A	г							nway 30 X 77873			
AS OF THE DATE	SIC	ER N	D E	Y W	SEI ISH	TO	R AND IS NOT OBTAIN. IT IS N	A S	SUB	STITU	CONDITION OF THE PROTE FOR ANY INSPECTION ANY KIND BY S	NS	OI	R
							erty. If unoccupied	(by appr	Sel oxim	ler), I nate	now long since Seller has date) or 🗸 never occupi	occi ied	ıpie th	d e
Section 1. The Prope This notice does	rty h not e	as ti stabi	he it ish ti	tem:	s m ems	arke to be	ed below: (Mark Yes e conveyed. The contra	(Y)	No Il de	(N), c	r Unknown (U).) which items will & will not convey	ı.		
Item	Y	N	U	1	Ite	em		Y	N	U	Item	Y	N	U
Cable TV Wiring	1			1	N	atura	I Gas Lines		1		Pump: sump grinder		7	-
Carbon Monoxide Det.		V		1	Fu	iel G	Sas Piping:		1		Rain Gutters	\Box	1	
Ceiling Fans	V			1			Iron Pipe		1		Range/Stove	1		
Cooktop	V				-C	opp	er		1		Roof/Attic Vents		1	
Dishwasher		V					gated Stainless Fubing		1		Sauna		1	
Disposal		V		1	H	ot Tu	ıb		1		Smoke Detector	Н	1	
Emergency Escape Ladder(s)		~			In	terco	om System		/		Smoke Detector - Hearing Impaired		/	
Exhaust Fans	1				M	icrov	vave		1		Spa		1	
Fences		V			0	utdo	or Grill	2	V		Trash Compactor		1	
Fire Detection Equip.		1			Pa	atio/[Decking	4	V		TV Antenna	П	V	
French Drain		1			PI	umb	ing System	1			Washer/Dryer Hookup	V		
Gas Fixtures		V			Po	ool			1		Window Screens	1	X	
Liquid Propane Gas:		V			Po	ool E	quipment		V		Public Sewer System		1	
-LP Community (Captive)		V			Po	ool N	laint. Accessories		V					
-LP on Property		V			Po	ool H	eater		V					
													- 1	
Item				Y	N	_			Α	dditio	nal Information			
Central A/C				V	W		electric gas	nun	nber	of un	ts:/			
Evaporative Coolers					1		number of units:							
Wall/Window AC Units				NA	V	_	number of units:							
Attic Fan(s)				1			if yes, describe:							
Central Heat				V			The second secon	nun	nber	of uni	ts:			
Other Heat	-			,	1		if yes, describe:							
Oven			_	V	5	<u> </u>	number of ovens:	_/		_elec				
Fireplace & Chimney				-	V		woodgas log			_	other:			
Carport			-	V				atta						
Garage Door Oneners	_		_		-			atta	chec	1				
Garage Door Openers					V		number of units:	1.6	_		number of remotes:			
Satellite Dish & Controls	5		_		V		ownedlease	-						
Security System	-	,	0.000100	7070	V	\perp	ownedlease		_	/1 W				0-1
(TXR-1406) 07-10-23		j	Initia	led t	y: E	uyer	:, а	nd S	eller:	HA	. Pa	ae 1	of 7	7

and Seller: ##

Concerning the Property	at					Richard	S, 1,	A //O	13		
Solar Panels				l ow	ned	leased fro	om:				
Water Heater		V			ctric		ther		number of units:		
Water Softener			1		ned	leased fro					
Other Leased Items(s)			/	if yes,	descr	ribe:					
Underground Lawn Sprin	kler					c manu	al a	reas c	overed		
Septic / On-Site Sewer F		v	+						n-Site Sewer Facility (TXR-14	07)	
covering)?yesno	efore 19 n, and a Mey f cover unkr	78?attach T -a / ing on nown / of the	yesr XR-1906 the Pro	o un concer perty (s	knowing langer in this	ead-based es or roof	cov	ering at are	placed over existing shingles	or	roof
Section 2. Are you (S if you are aware and No Item					or I	malfunctio			y of the following? (Mark		
Basement	1		-				Y	N	Item	Y	N
	_	V	Floors Foundation / Slab(s)				+-	1	Sidewalks	+-	V
Ceilings Doors	_	V	_		lab(s)	-	V	Walls / Fences	+-	
	_	/	_	r Walls			-	V	Windows	+-	10
Driveways	+	/		g Fixtur			-	V	Other Structural Components	+	1
Electrical Systems		V		ing Syst	ems		-	~		-	-
Exterior Walls		V	Roof					V			1
	Seller)	aware			our volume.				(Mark Yes (Y) if you are	e aw	are
Condition		~*		Y	N	Conditio	on			Y	N
Aluminum Wiring					V	Radon G				+	1
Asbestos Components			11/2/2		1	Settling	-00			+	V
Diseased Trees: oak v	wilt			\rightarrow	V	Soil Mov	eme	ent		+	V
Endangered Species/Hall		Propert	v	\neg	1	The second secon			ire or Pits	+	1
Fault Lines	51000	Порог			-		and the same had	A transfer of the state of the	ige Tanks	-	0
Hazardous or Toxic Wast	te				V	Unplatte				+	+
Improper Drainage				-		Unrecord				+-	V
Intermittent or Weather S	nrings			-	V				Insulation	-	V
Landfill	prings			\rightarrow	7	The state of the s				-	1
Lead-Based Paint or Lea	d Paca	d Dt Lie	vzordo	\dashv	V	Wetland			t Due to a Flood Event		1000
			azarus	\rightarrow	V	THE RESERVE OF THE PARTY OF THE		Prope	erty	+-	V
Encroachments onto the			ronorte			Wood R		ntine -	f termites or other wood	-	V
Improvements encroaching	ng on o	uleis p	operty		V						V
Located in Historic Distric	**			\rightarrow		destroyir	_			-	100
					V				for termites or WDI	+	V
Historic Property Designa					-				WDI damage repaired	-	V
Previous Foundation Rep	airs				~	Previous	Fire	es			1

Initialed by: Buyer: _

and Seller: A

Page 2 of 7

Maine Property

Previous	Roof Repairs	IV	Termite or WDI damage needing repair	IV					
	Other Structural Repairs	V	Single Blockable Main Drain in Pool/Hot Tub/Spa*	L					
	Use of Premises for Manufacture mphetamine	V							
	Sulface Comments	s. explain (a	ttach additional sheets if necessary):						
		e, explain (a	additional offices in freedoutry).						
*A sir	ngle blockable main drain may cause a suction	entrapment	hazard for an individual.						
of repai	4. Are you (Seller) aware of any ite ir, which has not been previously of all sheets if necessary):	lisclosed i	ent, or system in or on the Property that is n this notice?yesno If yes, explain	in need (attach					
Section check w	5. Are you (Seller) aware of any of holly or partly as applicable. Mark No (the follow N) if you ar	ing conditions?* (Mark Yes (Y) if you are aw e not aware.)	are and					
Y N		907.00±15±005.00±90							
	Present flood insurance coverage.								
<u>Y</u> N	Previous flooding due to a failure water from a reservoir.	or breach	of a reservoir or a controlled or emergency re	lease of					
	Previous flooding due to a natural flood event.								
	Previous water penetration into a structure	cture on the	Property due to a natural flood.						
_ <u>V</u>	Locatedwholly partly in a 10 AO, AH, VE, or AR).	0-year floo	dplain (Special Flood Hazard Area-Zone A, V, A	99, AE,					
_ <u>~</u>	Located wholly partly in a 500-	year floodp	lain (Moderate Flood Hazard Area-Zone X (shaded)).					
- 7	Located wholly partly in a floor	dway.							
	Located wholly partly in a floor	STANCES IN							
	Located wholly partly in a rese	rvoir.							
If the ans	swer to any of the above is yes, explain (a	ttach additio	nal sheets as necessary):						
*If B	uver is concerned about these matters	Buver ma	y consult Information About Flood Hazards (TXR	1414)					
	urposes of this notice:	, Day or ma	Tariban mormaton About 11000 Hazarda (17/1	1414).					
"100- which	year floodplain" means any area of land that:	AH. VE. or A	ed on the flood insurance rate map as a special flood haz R on the map; (B) has a one percent annual chance of clude a regulatory floodway, flood pool, or reservoir.	ard area, flooding,					
"500- area,	year floodplain" means any area of land that:	(A) is identi (shaded): and	fied on the flood insurance rate map as a moderate flood (B) has a two-tenths of one percent annual chance of	d hazard flooding,					
"Floor	d pool" means the area adjacent to a reservoir	that lies abo	ve the normal maximum operating level of the reservoir a	nd that is					

Fax: (936)873-2301

and Seller:

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"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.

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 sheets as necessary):
Even v	in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Then not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the re(s).
Administr	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ration (SBA) for flood damage to the Property?yesno If yes, explain (attach additional necessary):
	. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) not aware.)
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: Manager's name: Fees or assessments are: \$
	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.)
<u> </u>	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.

Concerning	the Property at	15: Ric	991 Highway 30 hards, TX 77873				
	The Property is locate retailer.	ed in a propane gas system se	rvice area owned by a propar	ne distribution system			
	Any portion of the F district.	roperty that is located in a	n a groundwater conservation district or a subsidence				
If the answ	er to any of the items in	Section 8 is yes, explain (attach a	additional sheets if necessary):				
				111			
persons v	who regularly provid	years, have you (Seller) re inspections and who are ections?yesno lfyes,	either licensed as inspe	ctors or otherwise			
Inspection	Date Type	Name of Inspector		No. of Pages			
_ Hon _ Wild		nould obtain inspections from inspection(s) which you (Seller) curred Senior Citizen Agricultural		an			
Section 11 with any in	. Have you (Seller) e surance provider?	ver filed a claim for damag	je, other than flood damag	ge, to the Property			
Section 12 example, a	. Have you (Seller)	ever received proceeds for r a settlement or award in a claim was made?yesno	legal proceeding) and not	used the proceeds			
detector re	equirements of Chapt	have working smoke detecter 766 of the Health and Sanal sheets if necessary):	tors installed in accordance afety Code?*unknown _	∠noyes. If no			
instali includ	ed in accordance with the ing performance, location, a	Safety Code requires one-family or tw requirements of the building code in and power source requirements. If you sown above or contact your local build	n effect in the area in which the dw I do not know the building code regu	relling is located			
A buy family impair seller	er may require a seller to in who will reside in the dwe ment from a licensed physic to install smoke detectors fo	stall smoke detectors for the hearing alling is hearing-impaired; (2) the bu ian; and (3) within 10 days after the ef- or the hearing-impaired and specifies the smoke detectors and which brand	impaired if: (1) the buyer or a memb yer gives the seller written evidence fective date, the buyer makes a writte to the locations for installation. The p	ce of the hearing			

(TXR-1406) 07-10-23 Brazon Land Company, 15358 SH 30 Anderson TX 77830 Beau Skinner Produced w

Initialed by: Buyer:

and Seller: 1718

Page 5 of 7

Concerning the Property at	Richards, TX 77873
including the broker(s), has instructed o	in this notice are true to the best of Seller's belief and that no person, or influenced Seller to provide inaccurate information or to omit any
Albert Sattet	9-14-2025
Albut Jattet	Date Signature of Seller Date
Printed Name: Albert Gallot	
ADDITIONAL NOTICES TO BUYER:	
determine if registered sex offenders	ety maintains a database that the public may search, at no cost, to are located in certain zip code areas. To search the database, visit information concerning past criminal activity in certain areas or epartment.
feet of the mean high tide bordering of Act or the Dune Protection Act (Chap construction certificate or dune protect	area that is seaward of the Gulf Intracoastal Waterway or within 1,000 the Gulf of Mexico, the Property may be subject to the Open Beaches ofter 61 or 63, Natural Resources Code, respectively) and a beachfront tion permit may be required for repairs or improvements. Contact the authority over construction adjacent to public beaches for more
Commissioner of the Texas Depar requirements to obtain or continue required for repairs or improvements	coast territory of this state designated as a catastrophe area by the tment of Insurance, the Property may be subject to additional windstorm and hail insurance. A certificate of compliance may be to the Property. For more information, please review Information arance for Certain Properties (TXR 2518) and contact the Texas indstorm Insurance Association.
compatible use zones or other opera available in the most recent Air Instal	military installation and may be affected by high noise or air installation tions. Information relating to high noise and compatible use zones is llation Compatible Use Zone Study or Joint Land Use Study prepared accessed on the Internet website of the military installation and of the military installation is located.
(5) If you are basing your offers on so items independently measured to verify a	quare footage, measurements, or boundaries, you should have those ny reported information.
(6) The following providers currently provide	
Electric: Extergy Sewer:	phone #:
Sewer:	phone #:
Water:	
Cable:	
Trash:	
Natural Gas:	
Phone Company	phone #:
	1 - MATERIA NO TO 18 PO 18 P
Propane: TX Star Prop Internet: Bright spe	phone #:

Initialed by: Buyer:

and Seller: A

Page 6 of 7

(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	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	505000

(TXR-1406) 07-10-23

Initialed by: Buyer:

and Seller:



INFORMATION ABOUT ON-SITE SEWER FACILITY

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

CON	CERNING THE PROPERTY AT	15991 Highway 30 Richards, TX 77873		
A. D	ESCRIPTION OF ON-SITE SEWER FACILITY ON I	PROPERTY:		
(1	Type of Treatment System: X Septic Tank	Aerobic Treatment	Ur	nknown
(2) Type of Distribution System: Field Lines		U	nknown
(3) Approximate Location of Drain Field or Distribution		Ur	nknown
	V Installer		-	
1850) Installer:		_ [40r	nknown
(5) Approximate Age:		ultr	nknown
B. M	AINTENANCE INFORMATION:			
(1	Is Seller aware of any maintenance contract in effe If yes, name of maintenance contractor:	5	Yes	No
	Phone: contract e	xpiration date:		
	Maintenance contracts must be in effect to operate sewer facilities.)	aerobic treatment and certain non-	-standard"	on-site
(2	Approximate date any tanks were last pumped?			
	Is Seller aware of any defect or malfunction in the of lf yes, explain:	on-site sewer facility?	Yes	⊡⁄No
	Does Seller have manufacturer or warranty information		Yes	No
C. PI	ANNING MATERIALS, PERMITS, AND CONTRAC	CTS:		
(1	The following items concerning the on-site sewer far planning materials permit for original install maintenance contract manufacturer information	ation final inspection when OS	SF was ir	nstalled
(2)	"Planning materials" are the supporting material submitted to the permitting authority in order to obtain	s that describe the on-site sewer ain a permit to install the on-site sev	r facility th	nat are
(3)	It may be necessary for a buyer to have t transferred to the buyer.	he permit to operate an on-sit	te sewer	facility
TXR-1	407) 1-7-04 Initialed for Identification by Buyer	and Seller AA	Pa	ne 1 of 2

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

Facility	Usage (gal/day) 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.

Albert Hattet	9-14-2025	Albert & atto !	9-14-2025
Signature of Seller	Date	Signature of Seller	Date
Maine Property LLC			
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date



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 exceed the minimum disclosures required by the Code.

CONCERNING THE PR	ROPE	RT	TA Y	-8							way 30 X 77873			
THIS NOTICE IS A AS OF THE DATE	DISC SIG	ER MAY WISH TO OBTAIN. IT IS NO NY OTHER AGENT.					AND IS NOT A	GE A S	OF UBS	THE	CONDITION OF THE PROTE FOR ANY INSPECTIO	NS	OF	3
the Property? Property Section 1. The Proper	rty h	as ti	he it	ems	s ma	rke	d below: (Mark Yes	(Y),	No.	ate (N), o	now long since Seller has odate) or never occupi	ied	upied the	d e
Item	not e		usn tr	ne ite	Ite		conveyed. The contra	Y	N	U	which items will & will not convey		N	U
Cable TV Wiring	1	-		8 1			I Gas Lines	•	V		Pump: sump grinder		V	
Carbon Monoxide Det.		1			_		as Piping:		V		Rain Gutters		1	
Ceiling Fans	1	-					Iron Pipe		V		Range/Stove	V		
Cooktop	V				_	oppe			1		Roof/Attic Vents	П	V	
Dishwasher		V			-C	orrug	gated Stainless ubing		V		Sauna		V	
Disposal	1	V			_	t Tu	NAME OF TAXABLE PARTY.		V		Smoke Detector		1	
Emergency Escape Ladder(s)		1			Int	erco	m System		1		Smoke Detector - Hearing Impaired		1	
Exhaust Fans	1				Mi	crow	ave		V		Spa		V	
Fences		V			OL	tdoo	or Grill		1/		Trash Compactor		1	
Fire Detection Equip.		1			Pa	tio/E	Decking		1		TV Antenna		J	
French Drain		1			Plu	ımbi	ng System	V			Washer/Dryer Hookup	1		
Gas Fixtures	9	1			Po	ol			V		Window Screens	V		
Liquid Propane Gas:		/			Po	ol E	quipment		V		Public Sewer System		V	
-LP Community (Captive)		1			Po	ol M	laint. Accessories		V			E		
-LP on Property		/		1	Po	ol H	eater		V					
Item				Υ	N	U					onal Information			
Central A/C				Х			The state of the s	nur	nbe	of ur	nits:			
Evaporative Coolers					1		number of units:							
Wall/Window AC Units							number of units:							
Attic Fan(s)					V		if yes, describe:							
Central Heat				X	10			nur	mbe	of ur	nits:			
Other Heat				1	1		if yes, describe:						_	
Oven				1			number of ovens:	_		√ele				_
Fireplace & Chimney					V		woodgas lo		_	ock_	other:			
Carport				1			attached _/no	_						
Garage			- 15		V			atta	che	d			-	
Garage Door Openers					V		number of units:				number of remotes:			
Satellite Dish & Control	S				1		ownedlease							
Security System					1		ownedlease	ed fr	om:					

(TXR-1406) 07-10-23

Initialed by: Buyer: _

and Seller:

Solar Panels Water Heater Water Softener Other Leased Items(s) Underground Lawn Sprinkler Septic / On-Site Sewer Facility Water supply provided by:city Was the Property built before 19 (If yes, complete, sign, and a	78? attach 1	ell _ ML	if yes, attack	leased from	ner:		the state of the state of		
Water Softener Other Leased Items(s) Underground Lawn Sprinkler Septic / On-Site Sewer Facility Water supply provided by: city Was the Property built before 19	78? attach 1	ell Mu	if yes, descr automati if yes, attack	leased from			number of units:	_	_
Other Leased Items(s) Underground Lawn Sprinkler Septic / On-Site Sewer Facility Water supply provided by:city Was the Property built before 19	78? attach 1	ell _ MU	automati if yes, attacl		m:				
Underground Lawn Sprinkler Septic / On-Site Sewer Facility Water supply provided by: city Was the Property built before 19	78? attach 1	ell _ MU	if yes, attack	c manua					
Septic / On-Site Sewer Facility Water supply provided by:city Was the Property built before 19	78? attach 1	ell _ MU			ar	eas co	overed		
Water supply provided by:city Was the Property built before 19	78? attach 1	ell_ML		Information	n Ab	out O	n-Site Sewer Facility (TXR-140	7)	
Was the Property built before 19	78? attach 1	ves VI	III co-con						
Is there an overlay roof cover covering)?yes nounkr Are you (Seller) aware of any defects, or are need of repair?	ing on nown	the Pro	6 concerning leading Age: pperty (shingle	es or roof o	the	ering of	placed over existing shingles not in working condition, the	at h	
Section 2. Are you (Seller) if you are aware and No (N) if	you are	of any not aw	defects or are.)	malfunction	ns i	n an	y of the following? (Mark	Yes	(Y)
Item Y	N		Floors		1	1	Sidewalks	+	V
Basement	V				-	7	Walls / Fences	+	1
Ceilings	V	_	dation / Slab(s)	-	U	Windows	+	レ
Doors	V		or Walls		_	V	Other Structural Components	1	1
Driveways	V		ng Fixtures			V	Other Structural Components		-
Electrical Systems Exterior Walls	V	Roof	bing Systems			0		+	\vdash
			yes, explain (mach addin			ts if necessary):		
	0.0847.010.000.00							. 914	/or
and No (N) if you are not awar			y of the fol	lowing cor	ndit				
and No (N) if you are not awar Condition			y of the fol	lowing cor	ndit			aw	N
and No (N) if you are not awar Condition Aluminum Wiring			y of the fol	Condition	ndit				1
and No (N) if you are not awar Condition Aluminum Wiring Asbestos Components			y of the fol	Condition Radon G	nditi on Gas	lons?			1
and No (N) if you are not awar Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt	re.)	of an	y of the fol	Condition Radon G Settling Soil Mov	nditi on Sas	lons?	(Mark Yes (Y) if you are		1
Asbestos Components Diseased Trees: oak wilt Endangered Species/Habitat on	re.)	of an	y of the fol	Condition Radon G Settling Soil Mov Subsurfa	ndition Sas	ions?	(Mark Yes (Y) if you are		1000
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Previous F	Roof Repairs	14	Termite or WDI damage needing repair	V
	Other Structural Repairs	V	Single Blockable Main Drain in Pool/Hot Tub/Spa*	1
	Jse of Premises for Manufacture phetamine	1	Tubropa	
If the answ	ver to any of the items in Section 3 is yes	, explain (a	attach additional sheets if necessary):	
*A sinc	le blockable main drain may cause a suction	entrapment	hazard for an individual.	
of repair,	which has not been previously d sheets if necessary):	isclosed	nent, or system in or on the Property that is in this notice?yesno If yes, explai	in (attach
Section 5	. Are you (Seller) aware of any of	the follow	ving conditions?* (Mark Yes (Y) if you are a	ware and
	olly or partly as applicable. Mark No (N) if you a	re not aware.)	
Y N	Descrit fixed incurance coverage			
	Present flood insurance coverage.	or breach	of a reservoir or a controlled or emergency	release of
- <u>v</u> - <u>v</u> - <u>v</u>	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.			
V	Previous flooding due to a natural flood event.			
	Previous water penetration into a structure	cture on the	Property due to a natural flood.	
			odplain (Special Flood Hazard Area-Zone A, V,	A99, AE,
	Located wholly partly in a 500	-year flood	olain (Moderate Flood Hazard Area-Zone X (shade	d)).
_ ~	Located wholly partly in a floo	dway.		
	Located wholly partly in a floo	d pool.		
	Located wholly partly in a rese	ervoir.		
If the ans	wer to any of the above is yes, explain (a	attach addit	ional sheets as necessary):	
		111		
	yer is concerned about these matters	s, Buyer m	ay consult Information About Flood Hazards (T	KR 1414).
"100-)	year floodplain" means any area of land that:	AH, VE. or	ified on the flood insurance rate map as a special flood i AR on the map; (B) has a one percent annual chance include a regulatory floodway, flood pool, or reservoir.	nazard area, of flooding,
"500-j area.	war floodolain" means any area of land tha	t: (A) is idei (shaded); a	ntified on the flood insurance rate map as a moderate and (B) has a two-tenths of one percent annual chance	flood hazard of flooding,
"Floor subje	d pool" means the area adjacent to a reservo of to controlled inundation under the manage	ir that lies a ment of the (bove the normal maximum operating level of the reservo United States Army Corps of Engineers.	ir and that is

and Seller: //

Initialed by: Buyer: __

15991 Highway 30 TX 77873

	100011118
Concerning the Property at	Richards,

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain

Section 6. 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 sheets as necessary):		
Even w risk, ar structur			
Administr	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 necessary):		
if you are YN	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) not aware.) 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: Manager's name: Fees or assessments are: \$ per and are: mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$		
	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.		
<u>-</u>	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.		
	Page 4 of 7		

(TXR-1406) 07-10-23

Initialed by: Buyer. _

and Seller: / TX

Page 4 of 7

Concerning	g the Property at		991 Highway 30 hards, TX 77873	
_ <u>_</u>	The Property is loc retailer.	eated in a propane gas system se	rvice area owned by a propane	e distribution system
	Any portion of the district.	Property that is located in a g	groundwater conservation distri	ct or a subsidence
If the answ	ver to any of the items	in Section 8 is yes, explain (attach a	additional sheets if necessary): _	
750.5				
persons	who regularly pro	4 years, have you (Seller) revide inspections and who are aspections?yesno If yes,	e either licensed as inspec	ctors or otherwise
Inspection	AND THE PROPERTY OF THE PROPER	Name of Inspector		No. of Pages
111				
Ho Wil Oth Section 1 with any i	mestead Idlife Management her: 1. Have you (Seller insurance provider?		Disabled Disabled Vetera Unknown age, other than flood damag	e, to the Property
example,	an insurance clain	er) ever received proceeds for nor a settlement or award in a the claim was made?yes	a legal proceeding) and not	used the proceeds
detector	requirements of Cl	rty have working smoke detection that the state of the Health and State of the	Safety Code?*unknown 🕚	e with the smoke no _yes. If no
inst incl	alled in accordance with uding performance, locat	and Safety Code requires one-family or to the requirements of the building code ion, and power source requirements, If you unknown above or contact your local bui	in effect in the area in which the dv ou do not know the building code requ	velling is located,
fam imp sell	uly who will reside in the airment from a licensed p er to install smoke detec	r to install smoke detectors for the hearing e dwelling is hearing-impaired; (2) the b physician; and (3) within 10 days after the tors for the hearing-impaired and specific alling the smoke detectors and which bra	ouyer gives the seller written eviden effective date, the buyer makes a writt es the locations for installation. The p	ce of the hearing ten request for the

Beau Skinner

Initialed by: Buyer:

and Seller: A

Page 5 of 7 Maine Property

Propane: TX Star Propane
Internet: Bright Speed

Initialed by: Buyer: _____ and Seller: AA .

Page 6 of 7

Maine Property

Natural Gas:

Phone Company:

15991 Highway 30

Concerning the Property at	Richards, TX 77873		
(7) This Seller's Disclosure Notice was completed by this notice as true and correct and have no ENCOURAGED TO HAVE AN INSPECTOR OF YOU	y Seller as of the date signed. The brokers have relied on reason to believe it to be false or inaccurate. YOU ARE JR CHOICE INSPECT THE PROPERTY.		
The undersigned Buyer acknowledges receipt of the fore	going notice.		
Signature of Buyer Do	te Signature of Buyer Date		
Printed Name:	Printed Name:		

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, ____

and Seller:

Page 7 of 7



INFORMATION ABOUT ON-SITE SEWER FACILITY

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

CON	CERNING THE PROPERTY AT	15991 Highway 30 Richards, TX 77873	
A. [DESCRIPTION OF ON-SITE SEWER FACILITY ON PRO	PERTY:	
	1) Type of Treatment System: X Septic Tank Aen	obic Treatment	Unknown
ં (Unknown
	Approximate Location of Drain Field or Distribution Sys		Unknown
			- -
	4) Installer:		Unknown
(5) Approximate Age: 18 years		Unknown
	MAINTENANCE INFORMATION:		
	Is Seller aware of any maintenance contract in effect for lf yes, name of maintenance contractor:		
	Phone: contract expir Maintenance contracts must be in effect to operate as sewer facilities.)	ation date:	
	(2) Approximate date any tanks were last pumped?	\$ 5 4/2024	
	(3) Is Seller aware of any defect or malfunction in the on-s If yes, explain:	site sewer facility?	☐ Yes ☐ No
	(4) Does Seller have manufacturer or warranty informatio		☐ Yes ☐ No
C.	PLANNING MATERIALS, PERMITS, AND CONTRACTS	:	
	(1) The following items concerning the on-site sewer facil planning materials permit for original installation maintenance contract manufacturer information	n final inspection when O	SSF was installed
	(2) "Planning materials" are the supporting materials to submitted to the permitting authority in order to obtain	hat describe the on-site sew a permit to install the on-site se	er facility that are ewer facility.
	(3) It may be necessary for a buyer to have the transferred to the buyer.	permit to operate an on-s	site sewer facility
(ТΧΙ	R-1407) 1-7-04 Initialed for Identification by Buyer	and Seller A.	Page 1 of 2

Brazos Land Company, 15358 SH 30 Anderson TX 77830 Bean Skinner Produced w Phone: 9795741857

Fax: (936)873-2301

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
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.

Allert A allets	9/14/2025		
Signature of Seller Maine Property LLC	Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date