

TEXAS ASSOCIATION OF REALTORS®
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 PROPERTY AT 7521 Schoenau Rd
Brenham, TX 77833 mainhouse

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
 _____ or _____ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	✓		
Carbon Monoxide Det.	✓		
Ceiling Fans	✓		
Cooktop			✓
Dishwasher (2)	✓		
Disposal (2)	✓		
Emergency Escape Ladder(s)			✓
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain	✓		
Gas Fixtures	✓		
Natural Gas Lines			✓

Item	Y	N	U
Liquid Propane Gas: 1000 gpa	✓		
-LP Community (Captive)		✓	
-LP on Property		✓	
Hot Tub		✓	
Intercom System		✓	
Microwave		✓	
Outdoor Grill	✓		
Patio/Decking	✓		
Plumbing System	✓		
Pool	✓		
Pool Equipment	✓		
Pool Maint. Accessories	✓		
Pool Heater	✓		

Item	Y	N	U
Pump: sump grinder	✓		
Rain Gutters		✓	
Range/Stove	✓		
Roof/Attic Vents	✓		
Sauna		✓	
Smoke Detector	✓		
Smoke Detector - Hearing Impaired			✓
Spa	✓		
Trash Compactor		✓	
TV Antenna		✓	
Washer/Dryer Hookup (2)	✓		
Window Screens	✓		
Public Sewer System			✓

Item	Y	N	U	Additional Information
Central A/C	✓			✓ electric gas number of units: 3
Evaporative Coolers		✓		number of units: -
Wall/Window AC Units		✓		number of units: -
Attic Fan(s)	✓			if yes, describe: 2 attic ceiling
Central Heat	✓			electric ✓ gas number of units: 3
Other Heat		✓		if yes, describe:
Oven		✓		number of ovens: electric gas other:
Fireplace & Chimney	✓			✓ wood gas logs mock other:
Carport	✓			✓ attached not attached Port Cochere @ front door
Garage	✓			✓ attached not attached 3 spaces - oversized
Garage Door Openers	✓			number of units: 3 number of remotes: 4
Satellite Dish & Controls	✓			✓ owned lease from:
Security System	✓			✓ owned lease from:
Water Heater	✓			electric (2) gas other: 1 on demand (converted) number of units: 2
Water Softener	✓			✓ owned lease from:
Underground Lawn Sprinkler	✓			✓ automatic manual areas covered: lawn - beds
Septic / On-Site Sewer Facility	✓			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 01-01-16

B. Piercy & Associates, P. O. Box 607 Brenham, TX 77834
 Brian Piercy

Initialed by: Buyer: _____ and Seller: [Signature] [Signature]

Phone: 979.251.8384 Fax: .

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Page 1 of 5
 Mullen Ranch

Concerning the Property at _____

Water supply provided by: ___ city well ___ MUD ___ co-op ___ unknown ___ other: _____

Was the Property built before 1978? ___ yes no ___ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: Composition Age: 16 yrs. (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ___ yes ___ no unknown

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? ___ yes no If yes, describe (attach additional sheets if necessary): _____

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	Y	N
Basement <u>na</u>		
Ceilings		<input checked="" type="checkbox"/>
Doors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	
Other Structural Components		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):
Storm door @ back needs replacement - LR dual pane window has lost seal. Expecting bid from Bluebonnet Glass for replacement.

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	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>
Other Structural Repairs		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input checked="" type="checkbox"/>	

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): na

*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): na

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.)

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.

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.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

Concerning the Property at _____

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

<u>Michael E Mullen</u>	_____	<u>Michelle D Mullen</u>	<u>03/12/17</u>
Signature of Seller	Date	Signature of Seller	Date
Printed Name: <u>Michael E Mullen</u>	_____	Printed Name: <u>Michelle D Mullen</u>	_____

ADDITIONAL NOTICES TO BUYER:


- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric: <u>Bluebonnet Electric Coop</u>	phone #: _____
Sewer: <u>Galle Construction (septic) (no contract)</u>	phone #: _____
Water: _____	phone #: _____
Cable: <u>Direct TV sat TV // Wildblue Exede sat internet</u>	phone #: _____
Trash: <u>Country waste</u>	phone #: _____
Natural Gas: <u>na</u>	phone #: _____
Phone Company: <u>ATT</u>	phone #: _____
Propane: <u>Bellville Butane (no contract)</u>	phone #: _____

- (5) 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: _____	_____


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CONCERNING THE PROPERTY AT 7521 Schoenau Rd
Brenham, TX 77833 Bernart

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Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
 or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Liquid Propane Gas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pump: sump grinder	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Det.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	-LP Community (Captive)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rain Gutters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	-LP on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range/Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof/Attic Vents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sauna	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke Detector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Escape Ladder(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outdoor Grill	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke Detector - Hearing Impaired	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exhaust Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Patio/Decking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Spa	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Detection Equip.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TV Antenna	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
French Drain	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Washer/Dryer Hookup	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool Maint. Accessories	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window Screens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Gas Lines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool Heater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1 up (2 downstairs)</u>
Evaporative Coolers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: _____
Wall/Window AC Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: _____
Attic Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Other Heat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____
Ovens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of ovens: <u>1</u> <input type="checkbox"/> electric <input type="checkbox"/> gas other: _____
Fireplace & Chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	wood gas logs mock other: _____
Carport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	attached <input checked="" type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: _____ number of remotes: _____
Satellite Dish & Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> owned <input type="checkbox"/> lease from: _____
Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned <input type="checkbox"/> lease from: _____
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas other: _____ number of units: <u>1</u>
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> owned <input type="checkbox"/> lease from: _____
Underground Lawn Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TAR-1407) <input checked="" type="checkbox"/>

(TAR-1406) 01-01-16

Initialed by: Buyer: _____ and Seller: MEM MVN

Page 1 of 5

B. Piercy & Associates, P. O. Box 607 Brenham, TX 77834
 Brian Piercy

Phone: 979.251.8384 Fax: .

Mullen Raulo

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Barn

Concerning the Property at _____

Water supply provided by: ___ city well ___ MUD ___ co-op ___ unknown ___ other: _____

Was the Property built before 1978? ___ yes no ___ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: metal Age: 11 yrs. (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ___ yes ___ no unknown

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? ___ yes ___ no If yes, describe (attach additional sheets if necessary): _____

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	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	
Other Structural Components		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

dual pane windows have lost their seal. Obtaining replacement estimate

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	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>
Other Structural Repairs		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): n/a

*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.)

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.

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.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

Concerning the Property at _____

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): na

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 who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the 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 Senior Citizen Disabled
- Wildlife Management Agricultural Disabled Veteran
- Other: _____ Unknown

Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? yes no

Section 10. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: _____

Section 11. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

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

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Concerning the Property at _____

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

<u>Michael E Mullen</u>	<u>3/12/17</u>	<u>Michelle Mullen</u>	<u>03/12/17</u>
Signature of Seller	Date	Signature of Seller	Date
Printed Name: <u>Michael E Mullen</u>		Printed Name: <u>Michelle Mullen</u>	

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric: _____	phone #: _____
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: <u>NO PROPANE</u>	phone #: _____

Same as main house

- (5) 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: _____	

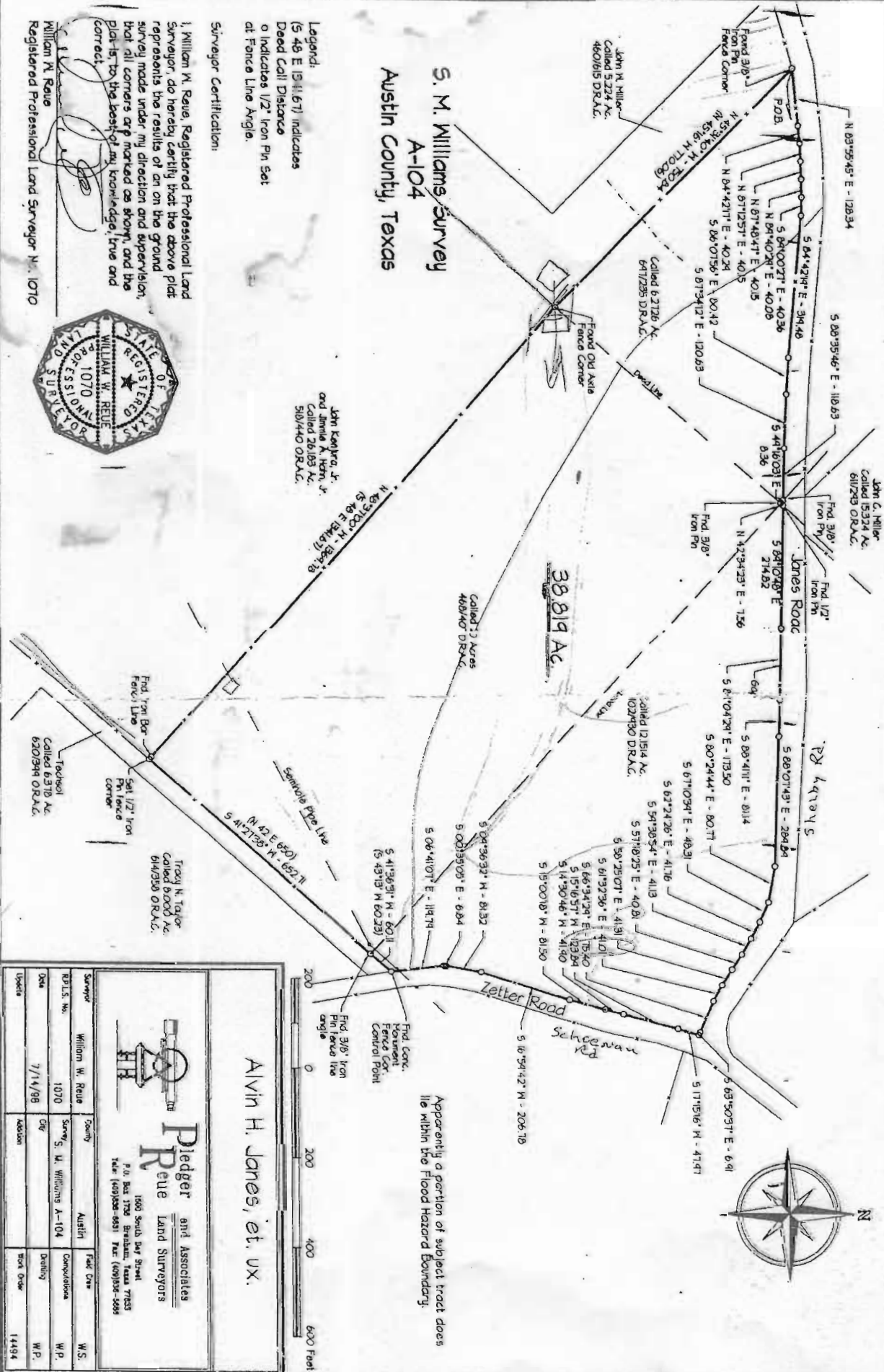
S. M. Williams Survey A-104 Austin County, Texas

Legend:
 (S 48 E 13 1/4 67) indicates
 Deed Call Distance
 o indicates 1/2" Iron Pin Set
 at Fence Line Angle.

Surveyor Certification:

I, William M. Reue, Registered Professional Land Surveyor, do hereby certify that the above plat represents the results of an on the ground survey made under my direction and supervision, that all corners are marked as shown, and the plat is to the best of my knowledge, true and correct.

William M. Reue
 Registered Professional Land Surveyor N. 1070

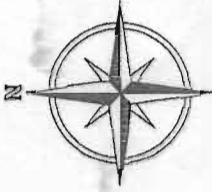


Alvin H. James, et. ux.

Pledger and Associates
 Land Surveyors
 1800 South Day Street
 P.O. Box 1700 Brecken, Texas 75833
 Tel: (409)838-0831 Fax: (409)838-8089

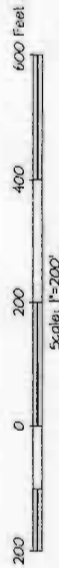
Surveyor	William W. Reue	County	Austin	Fed. Case	W.S.
R.P.L.S. No.	1070	Survey	S. M. Williams A-104	Completion	W.P.
Date	7/14/98	City	Dreiling	Drawn	W.P.
Under	Admission		Book	Order	14494

S. M. Williams Survey
A-104
Austin County, Texas



Note:
This property does not have
access to a public road.

Flood Hazard Statement:
It has been determined that subject property does not lie
within the 100-Year Flood Boundary as indicated by the Flood
Insurance Rate Map (FIRM) compiled by Federal Emergency
Management Agency for the National Flood Insurance Program,
Community No. 480704, Map No. 480500025 C dated January 17,
1990, Austin County, Texas.



Michael E. Millen, et ux
Called 30,914 Ac.
Clert's File No. 986146
O.R.A.C.

John Miller
Called 524 Ac.
N 43°02'17" E - 837.25
(Call 187178)

Control Point
Four Concrete
Monument
Fe. Cor.

26.713 Ac.
Called 26,193 Ac.
518/440 O.R.A.C.

John Miller
Called 16,112 Ac.
388/144 O.R.A.C.

Approximate 1.03 Ac.
50' Easement

Tracy N. Taylor
Called 8,000 Ac.
614/358 O.R.A.C.

Technical
Called 6,376 Ac.
620/394 O.R.A.C.

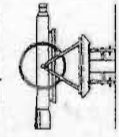


Surveyor Certification:

I, William W. Reue, Registered Professional Land
Surveyor, do hereby certify that the above plot
represents the results of an on the ground
survey made under my direction and supervision,
that all corners are marked as shown, and the
plot is, to the best of my knowledge, true and
correct.

[Signature]
William W. Reue
Registered Professional Land Surveyor No. 1070

John Kenjura, Jr., and
Jimmie A. Hahn, Jr.



Pledger and Associates
PREUE Land Surveyors
1608 South Big Street
P.O. Box 1720 Breckham, Texas 77833
Tele: (409)846-6831 Fax: (409)836-3889

Surveyor	William W. Reue	County	Austin	Field Ctr.	W.S.
E.P.L.S. No.	1070	Survey	S. M. Williams A-104	Completion	W.P.
Date	8/10/99	City		Binding	W.P.
Update		Action		Work Order	141690

EXHIBIT "A"

PARCEL ONE:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND situated in Austin County, Texas out of and a part of the S. M. Williams Survey A-104 containing all or a part of the following tracts of land:

1.) 20 acres described in deed from Lad V. Janes, et al to Alvin Henry Janes, dated April 8, 1932 and recorded in Volume 468 at Page 407 of the Deed Records of Austin County, Texas (468/407 D.R.A.C.)

2.) 6.2726 acres described in deed from Frances Rose Frnka to Alvin H. Janes and wife, Vivian G. Janes, dated January 24, 1994 and recorded in Volume 697 at Page 235 of the Official Record of Austin County, Texas (697/235 O.R.A.C.)

3.) 12.1514 acres described in deed from Robert G. Bormann, et al to Alvin Henry Janes and wife Vivian Janes, dated April 8, 1994 and recorded in Volume 702 at Page 930 of the Official Records of Austin County, Texas (702/930 O.R.A.C.)

BEGINNING at the west corner of this survey, a 3/8" iron pin found at a fence corner on the south margin of Janes Road for the north or northeast corner of a John W. Miller tract called 5.224 acres (460/615 D.R.A.C.) and west corner of the called 6.2726 acre Janes tract above referenced as marked and occupied on the ground;

THENCE following a new fence on the south margin of Janes Road for the occupied north boundary of said 6.2726 acre tract contained herein, an iron pin set at each angle point:

N 83° 55' 45" E 128.34 ft.

N 64° 42' 17" E 40.29 ft.

N 87° 12' 57" E 40.15 ft.

N 87° 48' 47" E 40.15 ft.

N 89° 40' 29" E 40.08 ft.

S 39° 00' 27" E 40.36 ft.

S 84° 42' 19" E 319.48 ft.

S 86° 07' 56" E 80.42 ft.

S 87° 34' 12" E 120.63 ft. and

S 88° 35' 46" E 118.63 ft. to a 3/8" iron pin found on the southwest boundary of a John C. Miller tract called 15.324 acres (611/293 O.R.A.C.) for the northeast corner of said 6.2726 acre tract contained herein;

THENCE departing from said road line, S 49° 16' 03" E 8.36 ft. (call 8.64') with the northeast boundary of the 6.2726 acre tract to the east corner thereof, a 3/8" iron pin found for the south corner of said John C. Miller tract, north corner of the called 20 acre tract contained herein and west corner of the 12.1514 acre Janes tract contained herein;

THENCE with the southeast line of said John C. Miller tract, N 42° 34' 23" E 7.56 ft. (call 7.56') to a 1/2" iron pin found on the south margin of Janes Road for the northwest corner of said 12.1514 acre tract contained herein;

EXHIBIT "A"

(Continued)

THENCE following a new fence on the south margin of Janes Road for the occupied northern boundary of said 12.1514 acre original tract, a 1/2" iron pin set at each angle point:

S 89° 10' 48" E 274.82 ft.
 S 89° 04' 29" E 173.50 ft.
 S 88° 41' 11" E 81.14 ft.
 S 86° 07' 43" E 289.89 ft.

S 80° 24' 44" E 80.77 ft.
 S 67° 10' 39" E 48.31 ft.
 S 62° 24' 26" E 41.76 ft.
 S 59° 38' 54" E 41.13 ft.
 S 57° 18' 25" E 40.81 ft.
 S 58° 25' 07" E 41.31 ft.

S 61° 32' 36" E 41.01 ft.
 S 66° 34' 29" E 75.40 ft. and

S 63° 50' 37" E 6.91 ft. to a 1/2" iron pin set at a fence corner for the occupied northeast corner of the called 12.1514 acre Janes tract at an intersection with the west margin of Zetter Road;

THENCE following a new fence on the west margin of Zetter Road for the east boundary of said 12.1514 acre tract contained herein, a 1/2" iron pin set at each angle point:

S 17° 15' 16" W 47.97 ft.
 S 15° 16' 57" W 123.89 ft.
 S 14° 30' 46" W 41.90 ft.
 S 15° 00' 18" W 81.50 ft.
 S 16° 59' 42" W 206.78 ft.
 S 09° 36' 32" W 81.32 ft.
 S 00° 35' 05" E 6.84 ft. and

S 06° 41' 07" E 119.79 ft. to a 3" x 3" concrete monument found (control point) at a fence corner for the north corner of a Techsol tract called 6.378 acres (620/399 O.R.A.C.);

THENCE leaving Zetter Road, running along or near a fence with the northwest boundary of said Techsol tract, S 41° 36' 31" W 60.11 ft. (call S 43° 13' W 60.23') to a 3/8" iron pin found in the fence line marking the south corner of said 12.1514 acre Janes tract and east corner of the 20 acre Janes tract;

THENCE continue along said fenced Techsol boundary, S 41° 27' 38" W 652.71 ft. (call N 42 E 650') with the southeast boundary of said 20 acre Janes tract to the south corner thereof, a 1/2" iron pin set at a fence corner for the occupied east corner of a John Kenjura, Jr. & Jimmie A. Hahn, Jr. tract called 26.183 acres (518/440 O.R.A.C.) from which an iron bar bears N 48° 37' W 6.92 feet;


EXHIBIT "A"

(Continued)

THENCE running along or near a fence with the southwest line of said 20 acre Janes tract common with the northeast line of said 26.183 acre Kenjura - Hahn tract, N 48° 37' 00" W 1369.78 ft. (call S 48 E 1341.67') to an old axle found at a fence corner for the west corner of said 20 acre tract, south corner of the 6.2726 acre Janes tract aforementioned, north corner of the Kenjura - Hahn tract and east corner of the aforementioned John W. Miller tract called 5.224 acres;

THENCE running along or near a fence with the southwest line of said 6.2726 acre Janes tract common with the northeast line of said 5.224 acre Miller tract, N 45° 31' 40" W 750.84 ft. (call N 45° 16' W 770.06') to the place of beginning containing 18.819 acres of land.

This field note description is accompanied by plat of even date.



William W. Reue July 14, 1998
Registered Professional Land Surveyor No. 1070

W. O. #14494

EXHIBIT "A"

PARCEL TWO:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND situated in Austin County, Texas out of and a part of the S. M. Williams Survey A-104 containing the same property described as 26.183 acres in deed dated May 31, 1985, executed by Gloria Nelson Hahn, et al to John Kenjura, Jr. and Jimmie Andrew Hahn, Jr., recorded in Volume 518 at Page 440 of the Official Record of Austin County, Texas (518/440 O.R.A.C.)

BEGINNING at the north corner of this survey, an old axle found driven at a fence corner on the southwest boundary of a Michael E. Mullen, et ux tract called 18.819 acres (Clerks File No. 986146 Official Record of Austin County, Texas) for the east corner of a John W. Miller tract called 5.224 acres (460/615 O.R.A.C.) and north corner of the above referenced Kenjura-Hahn tract as marked on the ground;

THENCE running along a fence with the southwest boundary of said Mullen tract, S 48° 37' 00" E 1369.78 ft. (call N 47° 00' W 1376.76') to a 1/2" iron pin found on the northwest boundary of a Techsol tract called 6.378 acres (620/199 O.R.A.C.) for the south corner of said Mullen tract and east corner of this Kenjura-Hahn tract as evidenced on the ground. An iron bar found under the fence bears N 48° 37' W 6.92 feet;

THENCE running along a fence with the northwest boundary of said Techsol tract, S 42° 28' 57" W 486.60 ft. to a 1/2" iron pin found in the fence line and S 42° 13' 34" W 370.10 ft. (call N 42° 51' E 627.78') to a 1/2" iron pin set at the remains of a fence line running off to the northwest for the east corner of a John Miller tract described as 16.912 acres in deed recorded in Volume 339 at Page 149 of the Deed Records of Austin County, Texas (309/149 D.R.A.C.) and south corner hereof;

THENCE running along an old fence line partly down, for the common boundary of the Miller 16.912 acre tract and this Kenjura-Hahn tract, N 47° 47' 50" W 1379.40 ft. (call S 47° 00' E 1378.92') to a concrete monument (control point) found at a fence corner on the southeast boundary of the aforementioned John W. Miller tract called 5.224 acres (460/615 O.R.A.C.) for the west corner of this survey;

THENCE running along a fence, the southeast boundary of said 5.224 acre Miller tract, N 43° 02' 37" E 837.25 ft. (call S 43° 00' W 827.78') to the place of beginning containing 26.713 acres of land.

THIS TRACT DOES NOT HAVE ACCESS TO A PUBLIC ROAD.

This field note description is accompanied by plat of even data.



William W. Reue August 10, 1999
Registered Professional Land Surveyor No. 1070.

W. O. #14680-