Presenting 3349 Brunes Mill Road Columbus, Tx 78934

Nestled just a few miles from Columbus and en route to the highly acclaimed "Big Easy Ranch," this property offers a spacious MAIN HOME, a charming GUEST cabin, 2 water wells and versatile outbuildings.

<u>Main Home</u> As you enter through the wrought iron electric gate, the paved driveway leads you to the main home boasting approximately 2,929 sq. ft. (per seller) of air-conditioned living space. Designed with an open concept, the spacious living room features a cozy fireplace, perfect for winter retreats. The gourmet island kitchen is a chef's dream, equipped with Quartz countertops and high-end appliances. The dining area provides a fantastic view through the fully enclosed, air-conditioned sunroom that spans the back of the house. The primary bedroom, along with a remodeled primary bath, promises comfort and luxury. Additionally, there are three generously sized guest bedrooms and a total of 2.5 bathrooms, enhancing the home's appeal.

<u>Guest Cabin</u> Ideal for guests or caregivers, the property includes a quaint ADA accessible 1 bedroom, 1 bath cabin offering approximately 600 sq. ft. (per seller) of air-conditioned space, located a short distance from the main home.

<u>Outbuildings</u> For your tools and equipment, there is an older concrete exterior outbuilding with a lean-to on the back, perfect for housing a tractor or other equipment. Additionally, your chicken coop is in place.

<u>Outdoor Features</u> Unwind by the pond after a hard day's work, enjoy bird watching, or try your hand at fishing and YES, there is an outdoor cooking area that enhances the properties functionality.

This property is truly the whole package, set on 5.916 acres of beautifully treed land in one of the most sought after areas of Colorado County.

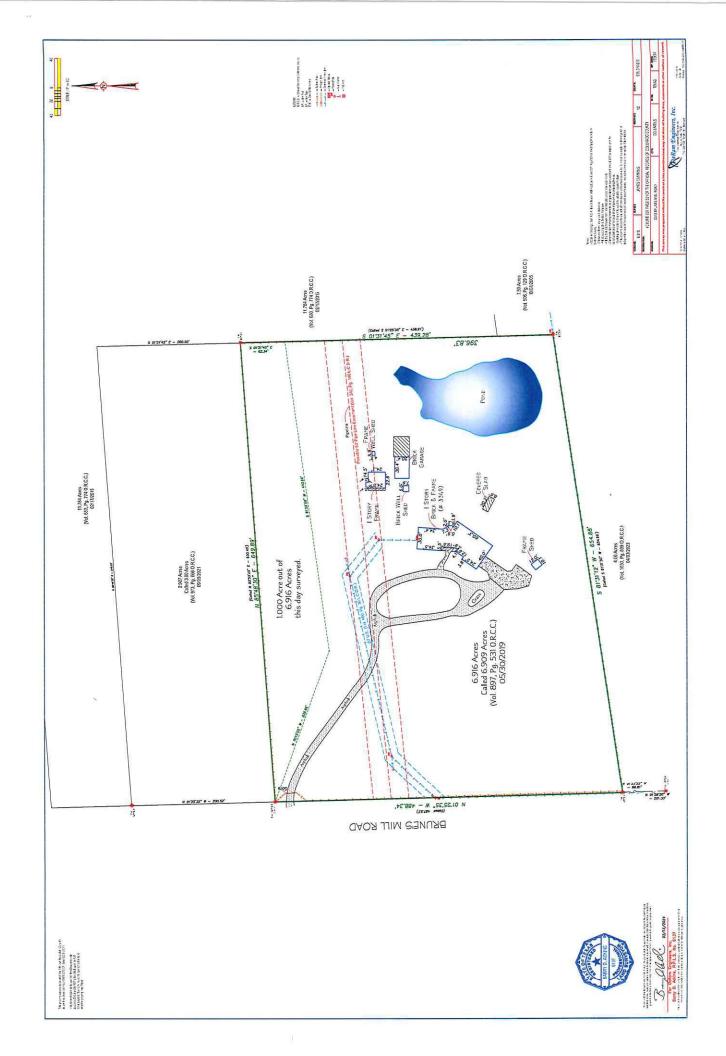
Professionally Marketed by

Nícola Hammett, Broker Associate, CRS, CRB, ABR, SRS 979.733.4594 - <u>Nícola Hammetti@gmail.com</u>

Lone Star Luxe Real Estate

930 Walnut Street, Columbus, TX 78934

All information herewith is deemed accurate but should be individually verified.



T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT (MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: June 10, 2024	GF No	
Name of Affiant(s): Rico Frischknecht, Martha Frischknecht		
Address of Affiant: 3347 Brunes Mill Road, Columbus, TX 789)34	
Description of Property: 5.909 Acres, A-12 J Cummins out of a County Colorado, Texas	6.909 ac parcel - 3349 Brunes M	fill Road, Columbus, TX
"Title Company" as used herein is the Title Insurance Comp the statements contained herein.	pany whose policy of title inst	urance is issued in reliance upon
Before me, the undersigned notary for the State ofAffiant(s) who after by me being sworn, stated:	Texas	, personally appeared
1. We are the owners of the Property. (Or state of as lease, management, neighbor, etc. For example, "Affiant		
2. We are familiar with the property and the improvements is	ocated on the Property.	
3. We are closing a transaction requiring title insurar area and boundary coverage in the title insurance policy(ies) Company may make exceptions to the coverage of the tunderstand that the owner of the property, if the current to area and boundary coverage in the Owner's Policy of Title Insurance	to be issued in this transaction itle insurance as Title Comparansaction is a sale, may requ	on. We understand that the Title any may deem appropriate. We lest a similar amendment to the
4. To the best of our actual knowledge and belief, since a. construction projects such as new structures, addite permanent improvements or fixtures; b. changes in the location of boundary fences or boundary w.c. construction projects on immediately adjoining property(i.d. conveyances, replattings, easement grants and/or eaffecting the Property.	itional buildings, rooms, gara valls; ies) which encroach on the Prope	rty;
EXCEPT for the following (If None, Insert "None" Below:)	none.	
		 .
5. We understand that Title Company is relying on provide the area and boundary coverage and upon the evide Affidavit is not made for the benefit of any other parties an the location of improvements.	nce of the existing real prope	rty survey of the Property. This
6. We understand that we have no liability to Title C in this Affidavit be incorrect other than information that we pet the Title Company.	ompany that will issue the personally know to be incorrect	olicy(ies) should the information and which we do not disclose to
Rico Frischknecht. MMHMA TOSAMULT. Martha Frischknecht		
SWORN AND SUBSCRIBED this 2 day of Notary Public da	Ne	, <u>2024</u>
	JENNIFER KAY SILLS	
(TXR-1907) 02-01-2010 Lone Star Luxe Real Estate, LLC, 930 Walnut Street Columbus TX 78934	Comm. Expires 06-16-2027 Notary ID P100900284594	Page 1 of 1 Fax: 9797339009 3349 Brunes Mill
Nicola Hammett Produced with Lone Wolf Transactions (zerForm Fibble)	231 Sheereen Gr. Gambridge Consto Capera	N1T 1J5 www.lwolf.com

STATE OF TEXAS COUNTY OF COLORADO

METES AND BOUNDS DESCRIPTION 3349 BRUNE'S MILL ROAD COLUMBUS, TEXAS. 78934

1.000 ACRE TRACT OF LAND SITUATED IN THE JAMES CUMMINS SURVEY, ABSTRACT NO. 12, COLORADO COUNTY, TEXAS AND BEING THE OUT OF AND PART OF A CALLED 6.909 ACRE TRACT OF LAND RECORDED IN VOLUME 897, PAGE 531 OF THE OFFICIAL RECORDS OF COLORADO COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Basis for bearings: East R.O.W. line of Brune's Mill Road per Volume 897, Page 531 of the Official Records of Colorado County.

BEGINNING at a 5/8 inch iron rod found for the Northwest corner of the herein described 1.000 acre tract of land, said point also being the Southwest corner of a called 3.00 acre tract of land described in Volume 973, Page 866 of the Official Records of Colorado County and lying in the East R.O.W. line of Brune's Mill Road;

THENCE along the occupied South line of said called 3.00 acre tract of land, North 85° 48′ 30″ East a distance of 649.89 feet, (called North 85° 50′ 25″ East – 650.45 feet) to a ½ inch iron rod found for the Northeast corner of the herein described 1.000 acre tract of land, said point also lying in the West boundary line of a 11.784 acre tract of land described in Volume 680, Page 774 of the Official Records of Colorado County;

THENCE along the occupied West line of said 11.784 acre tract and along the West line of a 2.50 acre tract of land described in Volume 506, Page 129 of the Official Records of Colorado County, South 01° 31′ 45″ East a distance of 62.34 feet, (called South 01° 25′ 35″ East) to the Southeast corner of the herein described 1.000 acre tract of land;

THENCE across and through said called 6.909 acre tract of land, South 81° 55′ 58" West a distance of 440.66 feet to an angle point in the South line of the herein described 1.000 acre tract of land;

THENCE continuing across and through said called 6.909 acre tract of land, North 70° 15′ 02″ West a distance of 226.86 feet to the POINT OF BEGINNING and containing 1.000 acre of land, more or less.

PLAT ATTACHED

For Daram Engineers, Inc.

BARRY D. ADKINS, R.P.L.S. No. 6137

February 15, 2024

Job # S202378934-BrunesMill3349C

METES AND BOUNDS DESCRIPTION 3349 BRUNE'S MILL ROAD COLUMBUS, TEXAS. 78934

6.916 ACRE TRACT OF LAND SITUATED IN THE JAMES CUMMINS SURVEY, ABSTRACT NO. 12, COLORADO COUNTY, TEXAS AND BEING THE SAME CALLED 6.909 ACRE TRACT OF LAND RECORDED IN VOLUME 897, PAGE 531 OF THE OFFICIAL RECORDS OF COLORADO COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Basis for bearings: East R.O.W. line of Brune's Mill Road per Volume 897, Page 531 of the Official Records of Colorado County.

BEGINNING at a 5/8 inch iron rod found for the Northwest corner of the herein described 6.916 acre tract of land, said point also being the Southwest corner of a called 3.00 acre tract of land described in Volume 973, Page 866 of the Official Records of Colorado County and lying in the East R.O.W. line of Brune's Mill Road;

THENCE along the occupied South line of said called 3.00 acre tract of land, North 85° 48′ 30″ East a distance of 649.89 feet, (called North 85° 50′ 25″ East – 650.45 feet) to a ½ inch iron rod found for the Northeast corner of the herein described 6.916 acre tract of land, said point also lying in the West boundary line of a 11.784 acre tract of land described in Volume 680, Page 774 of the Official Records of Colorado County;

THENCE along the occupied West line of said 11.784 acre tract and along the West line of a 2.50 acre tract of land described in Volume 506, Page 129 of the Official Records of Colorado County, South 01° 31′ 45″ East a distance of 439.28 feet, (called South 01° 25′ 35″ East – 438.61 feet) to a ½ inch iron rod found for the Southeast corner of the herein described 6.916 acre tract of land;

THENCE along the occupied North line of a 4.00 acre tract of land described in Volume 1030, Page 899 of the Official Records of Colorado County, South 81° 31′ 12″ West a distance of 654.88 feet, (called South 81° 31′ 30″ West – 654.66 feet) to a 5/8 inch iron rod found for the Southwest corner and lying in the East R.O.W. line of Brune's Mill Road;

THENCE along the West R.O.W. line of Brune's Mill Road, North 01° 25′ 35″ West a distance of 488.34 feet, (called 487.93) to the POINT OF BEGINNING and containing 6.916 acres of land, more or less.

PLAT ATTACHED

For Daram Engineers, Inc.

BARRY D. ADKINS, R.P.L.S. No. 6137

February 15, 2024

TEXAS 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					3349 Brunes Mill Road Columbus, TX 78934									
THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPER AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OF WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLE SELLER'S AGENTS, OR ANY OTHER AGENT.						OF	R							
Seller is is not the Property? Property	6	- <u>/</u>	ying	the <i>20</i>	Pr 24	ope 	rty. If unoccupied	(by appr	Sell oxim	ler), late	how long since Seller has odate) or never occupi	occi ed	pie th	
Section 1. The Proper This notice does	ty h	as t stabl	he it ish ti	t em s he ite	s ma	ırke to be	d below: (Mark Yes conveyed. The contra	(Y), ct wi	No Il det	(N), d ermin	or Unknown (U).) e which items will & will not convey	·.		
Item	Υ	N	U		Ite	m		Υ	N	U	Item	Υ	N	U
Cable TV Wiring	7		\Box	1	Na	tura	I Gas Lines		7		Pump: sump grinder		7	Ť
Carbon Monoxide Det.		1			Fu	el G	as Piping:		V		Rain Gutters		Ĭ	
Ceiling Fans	/				_		Iron Pipe				Range/Stove	7		
Cooktop	V			i	-C(oppe	 er				Roof/Attic Vents	Ż	\Box	
Dishwasher	1						gated Stainless ubing				Sauna		7	
Disposal	V			1		t Tu			7	\Box	Smoke Detector		$\overline{}$	
Emergency Escape Ladder(s)		1			Intercom System			/		Smoke Detector - Hearing Impaired		~		
Exhaust Fans	V			1	Mid	CLON	/ave	/		$\overline{}$	Spa		7	
Fences	7						or Grill	7			Trash Compactor		./	
Fire Detection Equip.	 •	1		i			Decking	•		$\overline{}$	TV Antenna		了	
French Drain	1	/		1	Plumbing System			1			Washer/Dryer Hookup	7	•	
Gas Fixtures					Ро		<u> </u>	_	1		Window Screens	Ż	\neg	
Liquid Propane Gas:					Po	ol E	quipment			\Box	Public Sewer System	Ť	7	
-LP Community (Captive)		/			Po	ol M	laint. Accessories	-	1					
-LP on Property		1			Po	ol H	eater		1					
ltem				Ŷ	N	u					- u - l [uf 4" - u			
Central A/C				'	1/4	<u> </u>	✓ electric gas	2112			onal Information			
Evaporative Coolers				Y			electric gas number of units:	Hull	וטפו					
Wall/Window AC Units				/		\vdash	number of units:	— ,						
Attic Fan(s)				-		H	if yes, describe:							
Central Heat				-		\vdash		nun	nhar	of un	nits: 2			
Other Heat				-		H	if yes, describe:	HUI	IDCI	or un	mo			
Oven				1			number of ovens:			وام	ctric gas other:		_	
Fireplace & Chimney	•						✓ wood gas log	ıs	mo		other:			
Carport				 										
Garage				/		H			chec					<u> </u>
Garage Door Openers				1			number of units:		J	_	number of remotes: 2			
Satellite Dish & Controls	;			_		Н	owned lease	d fro	m:					
Security System							owned lease							
(TXR-1406) 07-10-23			Initia	led l	—— ру: В	uyer	. , a	nd S	elle	¥.	F. NOF Pa	ge 1	1 of 7	- <u></u>

Solar Panels		Г		OV	vned	leased fro						
Water Heater		~	- - - - - - - - - - 			con other					-	
Water Softener		/				leased fro				inder of units.		<u> </u>
Other Leased Items(s)		_			, descr							
Underground Lawn Sprinkle	r -				tomati		al ar	'eas	covered			
									Facility (TXR-140	171		
Water supply provided by: Was the Property built before (If yes, complete, sign, a Roof Type: Shingle Is there an overlay roof co covering)? yes no u	e 1978? Ind attac Sovering		l MUD res _√ no ⟨R-1906 ⟨	conce	o-op nknown rning le	unknown a ead-based	o	ther: t haz	ards)			te)
Are you (Seller) aware of defects, or are need of repair Section 2. Are you (Seller if you are aware and No (N)	any of r?ye	the s 🔽	no If yes	, desc	ribe (a	ttach additi	onal	she	ets if necessary	/):		<u> </u>
Item	YN		Item				Υ	N	Item	.	Υ	N.
Basement	/		Floors					7	Sidewalks		 	
Ceilings		ı	Foundat	tion / S	Slab(s)			力	Walls / Fer	nces	\vdash	
Doors	/	l	Interior \			<u> </u>		ナ	Windows		†	
Driveways		İ	Lighting		es			H		tural Components	 -	
Electrical Systems		ľ	Plumbin						32.10. 01.00	tara, competione	\vdash	╫
Exterior Walls		ŀ	Roof	9 0,0					_		┼	\vdash
If the answer to any of the ite									_			<u></u>
Section 3. Are you (Selle and No (N) if you are not as		re (or any c	oi un	e tolic	wing cor	iaiti	ons :	(Mark Yes	(1) if you are	awa	are
Condition				ΤY	N	Conditio	n			 	Υ	N
Aluminum Wiring	<u>.</u>			+-	7	Radon G			-		+ -	\vdash
Asbestos Components					7	Settling				-	\vdash	1
Diseased Trees: oak wilt				+		Soil Move	emei	nt	-		\vdash	
Endangered Species/Habitat	on Pron	ertv		_	7				ure or Pits		\vdash	1
Fault Lines		<u> </u>		_					age Tanks			
Hazardous or Toxic Waste				_		Unplatted					\vdash	
Improper Drainage				7	Unrecord					 	7	
Intermittent or Weather Springs			_	✓				e Insulation	-	╁	7	
Landfill			_	V				ot Due to a Floo	nd Event	\vdash	7	
Lead-Based Paint or Lead-Based Pt. Hazards				7	Wetlands				L L VOIR	\vdash	7	
Encroachments onto the Property			+	7	Wood Ro	_	up	,	 .	$\vdash \vdash$	7	
Improvements encroaching on others' property		+	", 			tion (of termites or of	her wood	$\vdash \vdash$			
mplo contains on ordering on others property			√	destroyin						🖊		
Located in Historic District				1					it for termites or	· WDI	\vdash	
Historic Property Designation	 1				7				r WDI damage		$\vdash \vdash$	
Previous Foundation Repairs				17		Previous					Н	
r tovious r outliautori (topalis				Щ							\Box	

(TXR-1406) 07-10-23

Initialed by: Buyer: ___

and Seller:

Page 2 of 7

3349 Brunes Mill

Concerning	the	Property at	
		i iopoity at	

May	touse
-----	-------

Previous Roof Repairs				Termite or WDI damage needing	repair ./
Previous	Other Structural Repa	airs	1	Single Blockable Main Drain in Po	
	<u> </u>			Tub/Spa*	
Previous Use of Premises for Manufacture of Methamphetamine					
OI MEUIAI	nphetamine				
If the ans	wer to any of the item	is in Section 3 is ves.	explain (a	tach additional sheets if necessary)	•
					·— - —
	·				
	-				
*A sin	gle blockable main drair	n may cause a suction e	ntrapment	nazard for an individual.	
				ent, or system in or on the Pro	merty that is in need
of repair	r, which has not b	een previously dis	closed in	this notice?yesno li	f yes, explain (attach
additional	sheets if necessary):	·			
	-	<u> </u>		·····	
Section 5	5. Are you (Seller)	aware of any of ti	ne follow	ng conditions?* (Mark Yes (Y)	if you are aware and
	nolly or partly as app				•
<u>Y</u> N					
	Present flood insur	ance coverage			
_ <u>_</u> _ _		J	, brooch	of a sagament of a contralled as	
_ 🗷	water from a reser		breach	of a reservoir or a controlled or	emergency release or
	Previous flooding of	due to a natural flood	event.		
	Previous water per	netration into a structu	re on the	Property due to a natural flood.	
			year floo	dplain (Special Flood Hazard Area	a-Zone A, V, A99, AE,
- * - * - <u>*</u>	AO, AH, VE, or AR				
				ain (Moderate Flood Hazard Area-Z	one X (shaded)).
		partly in a floodw	-		
		partly in a flood p			
/	Located wholly	partly in a reserv	oir.	•	
If the ansv	wer to any of the abov	ve is yes, explain (atta	ach additio	nal sheets as necessary):	
*# D.			De en		I Use and a /TVD 4444)
	_	out tnese matters, E	suyer may	consult Information About Flood	i nazaros (TXR 1414).
•	rposes of this notice:				
which	is designated as Zone	A, V, A99, AE, AO, AF	H, VE, or A	ed on the flood insurance rate map as a R on the map; (B) has a one percent stude a regulatory floodway, flood pool, o	annual chance of flooding,
area,	ear floodplain" means a which is designated on is considered to be a m	the map as Zone X (si	haded); and	fied on the flood insurance rate map a f (B) has a two-tenths of one percent	s a moderate flood hazard annual chance of flooding,
"Flood subjed	f pool" means the area a of to controlled inundatio	adjacent to a reservoir to In under the manageme	hat lies abo nt of the Ur	ve the normal maximum operating level ited States Army Corps of Engineers.	of the reservoir and that is
(TXR-1406	8) 07-10-23	Initialed by: Buyer:	,	and Seller Ar Auth	Page 3 of 7

Concerning the Property at

3349 Brunes Mill Road Columbus, TX 78934

Main
· · · · · · · · · · · · · · · · · · ·

"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,	6. Have you (Seller) ever filed a claim for flood damage to the Property with a , including the National Flood Insurance Program (NFIP)?* yes ✓ no lf yes, I sheets as necessary):	any insurance explain (attach
Even v	es in high risk flood zones with mortgages from federally regulated or insured lenders are required to have when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in higand low risk flood zones to purchase flood insurance that covers the structure(s) and the personal proure(s).	ah risk, moderate
Administr	7. Have you (Seller) ever received assistance from FEMA or the U.S. Sm tration (SBA) for flood damage to the Property?yes _v no If yes, explain (att s necessary):	nail Business tach additional
if you are	3. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware.	Mark No (N)
<u>Y N</u>	Room additions, structural modifications, or other alterations or repairs made with permits, with unresolved permits, or not in compliance with building codes in effect at the time.	out necessary
_ 🗹	Homeowners' associations or maintenance fees or assessments. If yes, complete the following Name of association:	:
	Manager's name: Phone: Phone: Pees or assessments are: \$ per and are: mandator Any unpaid fees or assessment for the Property? yes (\$) no If the Property is in more than one association, provide information about the other below or attach information to this notice.	
∠	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owne 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 thuse of the Property.	e condition or
_ 🗸	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Ir not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)	ncludes, but is
_ 🗹	Any death on the Property except for those deaths caused by: natural causes, suicid unrelated to the condition of the Property.	e, or accident
_ 🗸	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 environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mole 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 a public water supply as an auxiliary water source.	and that uses
(TXR-1406)	6) 07-10-23 Initialed by: Buyer:,and Seller	Page 4 of 7

			3349 Brunes Mill Road	\mathcal{M}	air
Concerning the Pro	operty at	-	Columbus, TX 78934		HOUS
The P	roperty is located in	in a propane gas	system service area owned b	y a propane di	istribution system
Any p	ortion of the Prop	perty that is loca	ted in a groundwater conser	vation district	or a subsidence
If the answer to an	y of the Items in Sec COUNTM	ction 8 is yes, expla	ain (attach additional sheets if ne	icessary):	
					
	• •				
persons who re	gularly provide	inspections and	(Seller) received any writt who are either licensed no If yes, attach copies and co	as inspectors	s or otherwise
Inspection Date	Туре	Name of Inst	pector		No. of Pages
					
					
					-
Section 11. Have with any insuranc Section 12. Have example, an insu	you (Seller) evenue provider? yes you (Seller) evenue claim or a	r filed a claim no er received pro settlement or a	Tunkr for damage, other than flow ceeds for a claim for da ward in a legal proceeding)	od damage, t amage to the and not use	Property (for
o make the repair	s for which the cla	im was made?	yes _vno If yes, explain:		<u> </u>
detector requiren	nents of Chapter	766 of the Hea	oke detectors installed in Ith and Safety Code?*ury):	inknown 📈 no	vith the smoke
installed in ac including perfo	cordance with the rec ormance, location, and	quirements of the bui power source require	e-family or two-family dwellings to h ilding code in effect in the area in v ements. If you do not know the buildin our local building official for more info	which the dwelling	g is located,
family who wi impairment fro seller to instal	ll reside in the dwellir m a licensed physician I smoke detectors for t	ng is hearing-impaire n; and (3) within 10 da ihe hearing-impaired	or the hearing impaired if: (1) the buy td; (2) the buyer gives the seller wr ys after the effective date, the buyer r and specifies the locations for instal and which brand of smoke detectors to	ritten evidence of makes a written red llation. The parties	the hearing quest for the
(TXR-1406) 07-10-23	Initiale	d by: Buyer:	,and Selle <u>r</u>	ugt	Page 5 of 7

		<u> </u>	<u> </u>	$\boldsymbol{\smile}$
		i i	- ((0 0)	
Seller acknowledges that the s	tatements in this notice are	e true to the best of Seller	's belief and that no person	
including the broker(s), has i	nstructed or influenced Se	eller to provide inaccurate	information or to omit on	,
material information		mer to provide maccurate	information of to offit any	′
	A as as	0	11 11 .	
LINSTA	- 6-11-24	MAKING 6 Inc	htnedd. 6.11.	2024
Signature of Seller		111111111111111111111111111111111111111	ALICO OIL	,
Signature of Seller	Date S	signature of Seller	' Date	; <u>.</u>
O' T	1 11 11	al all	TTINI	/ /
Printed Name: Rico FT	schknecht P	Printed Name: VIAVY	a E. Frisch Kned	クナ
		7 00 1		_/ ·

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 https://publicsite.dps.texas.gov. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review Information Regarding Windstorm and Hail Insurance for Certain Properties (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

providers currently provide service to the Property		
n Bernard Electric	phone #: <u>(979)</u> 8	65-4447
	, –	
	phone #:	
	phone #:	
	phone #:	
23 Initialed by: Buyer: ,	and Seller Of MOR	Page 6 of 7
	any:	phone #: phone #:

Lone Star Luxe Real Estate, LLC, 930 Walnut Street Columbus TX 78934

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 9797334594

3349 Brunes Mill

	3349 Brunes Mill Road
Concerning the Property at	Columbus, TX 78934

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

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer Da	te Signature of Buyer	Date
Printed Name:	Printed Name:	

(TXR-1406) 07-10-23

Initialed by: Buyer:

Phone: 9797334594

Page 7 of 7



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 Columbus, TX 78934									_					
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.														
Selleris Xis not	00	cup	vina	the	e Pi	ODE	erty. If upoccupied	(by ppro	Sell	ler), h ate	now long since Seller has date) ornever occup	occi ied	upie th	d e
Section 1. The Proper This notice does	ty h	as ti stabi	ne if ish ti	em: he iti	s ma ems	erke to be	ed below: (Mark Yes conveyed. The contract	(Y), ct wil	No det	(N), o ermine	r Unknown (U).) which items will & will not convey	ċ.		
Item	Υ	N	U]	Ite	m		Υ	N	U	Item	Υ	N	Ū
Cable TV Wiring	~		_				al Gas Lines	-	~	\vdash	Pump: sump grinder	-	7	_
Carbon Monoxide Det.		7			-		as Piping:	1	7	\dashv	Rain Gutters	\vdash	・	┢─
Ceiling Fans	1						Iron Pipe		<u> </u>		Range/Stove			
Cooktop	1					ggc					Roof/Attic Vents		7	
Dishwasher	1	/			-c	orru	gated Stainless Fubing				Sauna		/	
Disposal			-		-	t Tı			.7		Smoke Detector		7	_
Emergency Escape Ladder(s)		/			Int	erco	om System		/		Smoke Detector - Hearing Impaired		/	
Exhaust Fans		7	_		Mid	CLOA	vave	<u> </u>			Spa	Н	· ·	
Fences	V	_				_	or Grill	*	7		Trash Compactor	Н	$\overline{\mathcal{J}}$	
Fire Detection Equip.	1	7				,	Decking		•		TV Antenna		Ť	
French Drain		Ž.			_		ing System	1		_	Washer/Dryer Hookup	1	<u>v</u>	
Gas Fixtures		7 .			Po	-			7		Window Screens	7	-	
Liquid Propane Gas:					Po	ol E	quipment		7		Public Sewer System		7	
-LP Community (Captive)		1			Po	ol N	faint. Accessories		/		,			
-LP on Property		1			Po	ol H	leater		$\overline{}$	_				H
						1								
ltem				Y	N	U			A	dditio	nal Information			
Central A/C				\			electric gas	ոսո	ber	of uni	ts: /	·		
Evaporative Coolers				/		number of units:/								
Wall/Window AC Units					/	Į	number of units:							
Attic Fan(s)						}	if yes, describe:			•				
Central Heat				/		ì	<u></u>	num	ber	of uni	ts: _/			
Other Heat				,	√		if yes, describe:							
Oven	•			<u>/</u>		1	number of ovens:	<u> </u>		elec	tric gas other:			
Fireplace & Chimney					V	<u> </u>	woodgas log		mo	_	other:			
Carport				attachednot	attac	hec	j	···						
Garage					V		attached not :	attac	hec		· · · · · · · · · · · · · · · · · · ·			
Garage Door Openers ✓			į	number of units:				number of remotes:						
Satellite Dish & Controls	•				√,	-	owned leased					_		
Security System					V	<u>Ļ</u>	ownedleased	l froi	n: _	1				
(TXR-1406) 07-10-23 Lone Star Luxe Real Estate, LLC, 930 Wa	Jant Str				ру: В	uyei	:,ar	d Se		ne: 97973	-/	_	of 7	

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Nicola Hammett

	- 1
CABI	
	14

Solar Panels	+ + +		T.	/	+		NAME OF STREET	[are a second of					_
Water Heater		- . /	/ Y	\dashv	+		owned electric	leased f					
Water Softener	1	— V	7	7	+				othe		number of units:	/	
Other Leased Items(s)			- -	7	+	_	wned s, descr	leased fi	om:				
Underground Lawn Sprinkle	er :		J	7	<u> </u>	-							
Septic / On-Site Sewer Fac			┵		+		utomati		ial a	reas o	covered		
Water supply provided by:citywellMUI Was the Property built before 19793					i ii ye	s, allaci	i iriiormati	on A	vpout (On-Site Sewer Facility (TXR-14	07)		
Was the Property built befo	CITY	∕ W€)) 	- 1		<u>-</u>	:о-ор <u></u>	unknown	6	other:			
(" Yes, complete, Sign	ano ai	πach i	XR.	_70	າດຄ	CODO	amina k	المتعاملات المحا	÷_				_
Roof Type: shins!	_			10		COLIC	Ane	au-based	pair	It naza	ards). cards (appropriate placed over existing shingles)		
is there an overlay roof o	overir	ng on	the	P	TOL	репу	soi (shinale	s or roof	COV	erina	placed over existing chirolog	xima	ate)
···· +					[
Are you (Seller) aware of	any	of the	e îte	em	s l	listed	in this	Section	t th	of⊹ore	not in working condition, th		
defects, or are need of repa	ir?	yes_	<u>/</u> nc) If	ye	s, des	cribe (at	tach addi	iona	ar are	ts if necessary.	iat h	ave
	<u> </u>	· · ·			<u>] </u>	<u> </u>					in Hecessary).		
	- :				<u> </u>								
					<u>i</u>								
Section 2. Are you (Sell	ег) ач	ware o	of a	an)	/ c	lefec	s or m	alfunctio	ns	in an	y of the following? (Mark	Yes	~
if you are aware and No (N	l) if yo	ou are	not	ıa۱	vai	re.)					and the same of th		()
Item	Y	N	lte	em	1		 -		Ϋ́	N	Item	Y	T N
Basement		7	F	00	rs.				Ė	\vdash	Sidewalks	 	
Ceilings		7	_		- -	tion /	Slab(s)		\vdash		Walls / Fences	┿	
Doors		7	$\overline{}$			Walls					Windows	+	1
Driveways			Li	ghi	ting	Fixtu	ires	\ ·			Other Structural Components	 -	+
Electrical Systems		Z					stems				out of detailer componeries	+	/
Exterior Walls		7		001	_				_			╁	₩
If the answer to any of the ite	ems in	 Section) ie	Ve	9 AV	alain (att	ach additi				Ь.	
		. 0000	J1 1 2	- 10	90	امی حم	nam ţau	acii addin	OHAI	SHEEL	s ii necessary):		
	Ţ		-		 				-				—
			· ···.	 	Ī		·. ·	_	-	-	-		
Section 3. Are you (Selle	ег) ач	ware	of	an	V	of th	e follo	wing cor	nditi	ons?	(Mark Yes (Y) if you are	- 244	
and No (N) if you are not a	ware.))			Ī						mark res (1) ii you are	aw	ale
Condition		-			!	ΤY	N	Conditio	<u> </u>			Lac	1
Aluminum Wiring	<u> </u>				-	+		Radon G				Y	N
Asbestos Components			-		ì			Settling	<u>as</u>			 	-
Diseased Trees: oak wilt					 	+		Soil Move	eme	nt		+-	-
Endangered Species/Habitat	on Pr	roperty	,		}	_					re or Pite	₩	-
Fault Lines						1		Subsurface Structure or Pits Underground Storage Tanks				1	
Hazardous or Toxic Waste								Unplatted Easements				\vdash	/
Improper Drainage	****		-					Unrecord				1-	/
Intermittent or Weather Sprin	ıgs										Insulation	\Box	ラ
Landfill	:										Due to a Flood Event	 	7
Lead-Based Paint or Lead-B		Pt. Haz	ard	s				Wetlands				1	
Encroachments onto the Pro				ļ				Wood Ro					7
Improvements encroaching of	n othe	ers' pro	pei	ty		T		Active inf	esta	tion of	termites or other wood		
	i							destroyin	g ins	ects (WDI)		/
Located in Historic District	- !		:								for termites or WDI	П	7
Historic Property Designation							Previous	term	ite or	WDI damage repaired		/	
Previous Foundation Repairs	: <u>:</u>							Previous					/
(TXR-1406) 07-10-23	ini	tialed b	رد D	100					.11	115	VINUL -		
Lone Star Luxe Real Estate. LLC. 930 Walnut Str				yy	-14	•	<u> </u>	and Se	' 1	ne. 979733	- 1 T	ge 2 ∈	
Nicola Hamment Pro	duced with	h Lone Wo	If Train	rsac	tions	(z)pForm	Edition) 717	N Harwood St, S	rnor uite 22	7/ 9/33 00, Dalias	4594 Fax: 9797339009 3349 , TX 75201 <u>www.lwolf.com</u>	Brunes	: MDJ

Concerning the I	Property at
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G	A C	311	Ŋ
-	117	- (V

Previous	Roof Repairs		- 1-	· 71		_
Previous	Other Structural Re	pairs		+-	Termite or WDI damage needing repair	
:			i	 	Single Blockable Main Drain in Pool/Hot	
Previous	Use of Premises for	Manufacture	+	1	Tub/Spa*	
of Methar	mphetamine		ļ	1		
If the one						
n me ans	wer to any of the ite	ms in Section 3 is y	es, exp	olain (a	tach additional sheets if necessary):	
	<u> </u>		——			
*A sin	gle blockable main dra	in may cause a suction	on entra	pment l	azard for an individual.	
Section 4	Are vou (Seller	aware of any it	070 0	~	-6	- 4
			disclo	sed ir	this notice?yesno If yes, explain (atta	ea ch
accitional	sheets if necessary):	<u> </u>			<u> </u>
			<u> </u>			_
						_
						—
Section 5	. Are vou (Selier)	aware of any o	f the i	followi	ng conditions?* (Mark Yes (Y) if you are aware ar	_
check wh	olly or partly as ap	plicable. Mark No	(N) if v	/OU are	not aware)	bε
27.5			(<i>)</i> J	,	inot arrange	
Y N						
	Present flood insu	rance coverage.				
	Previous flooding water from a rese	due to a failure	or br	each c	f a reservoir or a controlled or emergency release	of
_4	Previous flooding	due to a natural floo	ad ava	- 4		
					roperty due to a natural flood.	
- -	Locatedwholly AO, AH, VE, or Al	' partly in a 1 ₹).	00-yea	r flood	olain (Special Flood Hazard Area-Zone A, V, A99, AI	Ξ,
	Located wholly	partly in a 500	-vear f	loodola	in (Moderate Flood Hazard Area-Zone X (shaded)).	
/	Located wholly	partly in a floo	rdwar.		(shaded)).	
<u> </u>						
·— *		partly in a floo		•		
	Locatedwholly	partly in a res	ervoir.			
If the answ	er to any of the abo	ve is yes, explain (a	attach a	addition	al sheets as necessary):	
						_
	 				****	_
				<u></u>	- production of the state of t	
*If Buy	er is concerned al	out these matters	, Buye	er may	consult Information About Flood Hazards (TXR 1414).	
	poses of this notice:					
*100-ye	ear floodplain" means i	anv area of land that:	(A) is i	identifie	on the flood insurance rate map as a special flood hazard area	
ANTII CIT I	s designated as zone	A. V. AYY. AE. AU.	AH. VE	. or AR	on the map; (B) has a one percent annual chance of flooding ide a regulatory floodway, flood pool, or reservoir.	z, Z,
"500-ye area, w	ar floodplain" means	any area of land that the map as Zone X	: (A) is (shade)	identifi	ed on the flood insurance rate map as a moderate flood hazar (B) has a two-tenths of one percent annual chance of flooding	d 7,
"Flood	pool" means the area	adiacent to a reservoi	r that lie	es above the Unit	the normal maximum operating level of the reservoir and that i ed States Army Corps of Engineers.	is
(TXR-1406)		Initialed by: Buyer:		_1	and Selle 27. Waf Page 3 of	7
Lone Star Luxe Re	al Estate, LLC, 930 Walnut Street	Columbus TX 78934			Phone: 9797334594 Fax: 9797339009 3349 Remove Mil	
Nicola Hammett	Produc	ed with Lone Wolf Transactions	(zipForm E	Edition) 717	N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com	_

Canana		_	
Сопсеп	und the	Property at	
		. COOLLY GE	

"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.

Section 6	or delay the runoff of water in a designated surface area of land. Land Have you (Seller) ever filed a claim for flood damage to the Property with any insurance including the National Flood Insurance of Insurance
•	including the National Flood Insurance Program (NFIP)?*
	es in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance, when 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 ire(s).
Vaciningfi	. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ration (SBA) for flood damage to the Property?yes _/no If yes, explain (attach additional necessary):
Section 8	. 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, 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:
1	Manager's name: Phone: Fees or assessments are: \$perand are:mandatoryvoluntary
	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.
(TXR-1406)	07-10-23 Initialed by: Buyer, and Sellery FF. WH Page 4 of 7
Lone Star Luxe Re Nicola Hammert	al Estate, LLC, 930 Walnut Street Columbus TX 78934 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.twolf.com

Concerning the Prope	erty at		Brunes Mill Road	CARIL
			mbus, TX 78934	LAIDIN
/ The Propretailer.	perty is located	in a propane gas system sei	rvice area owned by a p	ropane distribution system
/ Any port district.	ion of the Prop	perty that is located in a g	roundwater conservation	district or a subsidence
If the answer to any o	f the items in Sec	ction 8 is yes, explain (attach a	dditional sheets if necessa	ry):
				
	: :			
permitted by law to p		ears, have you (Seller) reinspections and who are ions?yesno If yes, a		
Inspection Date	Туре	Name of Inspector		No. of Pages
	 			
				
				
Section 10. Check an Homestead Wildlife Manage Other: Bz Section 11. Have you with any insurance posterion 12. Have you example, an insurance	ay tax exemption ement ces u (Seller) ever rovider? yes u (Seller) ever	received proceeds for	actors chosen by the buyer itly claim for the Propert Disabled Disabled Ve Unknown e, other than flood da a claim for damage	to the Property (for
Section 13. Does the	Property haves	we working smoke detector 766 of the Health and Safsheets if necessary):	ors installed in accord	ance with the smoke
including performatin your area, you m A buyer may required family who will resolvent from a least seller to install smooth	nance with the require, location, and phay check unknown re a seller to install side in the dwelling licensed physician; oke detectors for the	ty Code requires one-family or two uirements of the building code in cower source requirements. If you can above or contact your local building smoke detectors for the hearing in g is hearing-impaired; (2) the buyer and (3) within 10 days after the effer the hearing-impaired and specifies to smoke detectors and which brand	effect in the area in which the do not know the building code in official for more information in maired if: (1) the buyer or a near gives the seller written evicetive date, the buyer makes a the locations for installation. To	e dwelling is located, requirements in effect . nember of the buyer's dence of the hearing written request for the
TXR-1406) 07-10-23	Initialed	by: Buyer and	d Sellen LFX WWF	Page 5 of 7
one Stor Luxe Real Estate, LLC, 930 W licola Hammett	Valout Street Columbus TX 7		Phone: 970722404 East	9797339009 3349 Brunes Mill

Concerning the Property at	3349 Brunes Mill Road Columbus, TX 78934
Seller acknowledges that the statements in including the broker(s), has instructed or material information.	this notice are true to the best of Seller's belief and that no person influenced Seller to provide inaccurate information or to omit any
Signature of Seller	6/11/24 My Hun (Frischknocht. 06.11.0) Date Signature of Seller Date Printed Name: Martha E Frisch knecht
Printed Name: Rico Frischlened	6t Printed Name: Martha E Frisch knewld
ADDITIONAL NOTICES TO BUYER:	
	y maintains a database that the public may search, at no cost, to are located in certain zip code areas. To search the database, visit ormation concerning past criminal activity in certain areas or partment.
Act or the Dune Protection Act (Chapte construction certificate or dune protection	rea that is seaward of the Gulf Intracoastal Waterway or within 1,000 e Gulf of Mexico, the Property may be subject to the Open Beaches er 61 or 63, Natural Resources Code, respectively) and a beachfront on permit may be required for repairs or improvements. Contact the thority over construction adjacent to public beaches for more
requirements to obtain or continue w required for repairs or improvements	ast territory of this state designated as a catastrophe area by the nent of Insurance, the Property may be subject to additional indistorm and hail insurance. A certificate of compliance may be to the Property. For more information, please review <i>Information ance for Certain Properties</i> (TXR 2518) and contact the Texas distorm Insurance Association.
available in the most recent Air Installa	ilitary installation and may be affected by high noise or air installation ons. Information relating to high noise and compatible use zones is ation Compatible Use Zone Study or Joint Land Use Study prepared occassed on the Internet website of the military installation and of the litery installation is located.
(5) If you are basing your offers on squaitems independently measured to verify any	are footage, measurements, or boundaries, you should have those reported information.
(6) The following providers currently provide se	rvice to the Property.
Electric: San Bernard Ele	ofric phone #: (979) 865-4447
Sewer:	
Water:	
Cable:	phone #:
Trash:	phone #:

(TXR-1406) 07-10-23

Propane:

Internet:

Natural Gas:

Phone Company:

Initialed by: Buyer. and Sellen

Page 6 of 7

3349 Brunes Mill

phone #:_____

phone #: _____

phone #: _____

Concerning the Property at	1		3349 Brunes Mill	Roa
		· · · · · · · · · · · · · · · · · · ·	Columbus, TX	

				Seller as of the date signed. The bro son to believe it to be false or ina CHOICE INSPECT THE PROPERTY.	kers have relied or occurate. YOU ARE
The undersigned Buyer a	acknowledges	receipt of t	he foregoi	ng notice.	
		8			
	!				
Signature of Buyer		1	Date	Signature of Buyer	Date
Printed Name:				Printed Name	-5.0

(TXR-1406) 07-10-23

Initialed by: Buyer:

and Seller

Page 7 of 7

TR TEXAS REALTORS

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

Main +
guest
house

CON	CERNING THE PROPERTY AT	3349 Brunes Mill Road Columbus, TX 78934	
A. D	ESCRIPTION OF ON-SITE SEWER FACILITY ON	· · · · · · · · · · · · · · · · · · ·	
(1) Type of Treatment System: Septic Tank	Aerobic Treatment	Unknown
(2) Type of Distribution System:	ield	Unknown
(3	Approximate Location of Drain Field or Distribution	on System: <u>south/east</u>	Unknown
(4) Installer:		
(5) Approximate Age:		Unknown
	AINTENANCE INFORMATION:		
(1	Is Seller aware of any maintenance contract in education of the seller aware of maintenance contractor: Phone: Contract Maintenance contracts must be in effect to operate sewer facilities.)	expiration date:	
(2) Approximate date any tanks were last pumped?	Oct. 2023	
(3	Is Seller aware of any defect or malfunction in the lf yes, explain:		☐Yes ØNo
	Does Seller have manufacturer or warranty information. ANNING MATERIALS, PERMITS, AND CONTRA		☐Yes No
(1	The following items concerning the on-site sewer planning materials permit for original instantion maintenance contract manufacturer informations.	allation 🗌 final inspection when C	OSSF was installed
(2	"Planning materials" are the supporting mater submitted to the permitting authority in order to o		
(3	It may be necessary for a buyer to have transferred to the buyer.	the permit to operate an on-s	site sewer facility
TXR-1	407) 1-7-04 Initialed for Identification by Buyer	,and Seller	Page 1 of 2
one Star J	uxe Real Estate, LLC, 930 Walnut Street Columbus TX 78934	Phone: 9797334594 Fax: 97973	39009 3349 Brunes Mill

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Nicola Hammett

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) Single family dwelling (3 bedrooms; less than 2,500 sf) Single family dwelling (4 bedrooms; less than 3,500 sf) Single family dwelling (5 bedrooms; less than 4,500 sf) Single family dwelling (6 bedrooms; less than 5,500 sf) Mobile home, condo, or townhouse (1-2 bedroom)	225 300 375 450 525 225	180 240 300 360 420 180
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.

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Signat	ure	of	Sel	lle	er.	_

Rico Frischknecht

Receipt acknowledged by:

Signature of Buyer

Martha Frischknecht

Signature of Buver Date

Date