

FOR SALE

\$390,000



Quaint Folk Victorian in Burton, TX, on Hwy 290 frontage with residential AND commercial possibilities! Property is approximately 0.628 acres with gorgeous, ancient live oaks and prime location along Hwy 290 frontage road or W Washington St. Has been used successfully for many years during the Antique festivals by antique vendor with an outdoor tent on the property with excellent traffic. Could be used year-round for antique shop, Airbnb or more, so many possibilities with this versatile property. Home is approximately 1,579 SF per WCAD with 2 bedrooms and 2 bathrooms with the possibility for a 3rd small bedroom or home office. High ceilings and original wood with bead board, wainscoting and long leaf pine flooring. Has nice living room, foyer, dining area with sitting room and lots of great windows! Property includes a storage building and is on city water and sewer and has propane gas. Truly a great opportunity for residential and commercial use with excellent location and visibility!

Susan S. Kiel, Broker Market Realty, Inc.
979-251-4078 www.marketrealty.com



pp = power (electric) pole
 cm = control monument
 sw = sidewalk
 tws = telephone warning sign
 pt = propane tank
 wm = water meter
 cd = concrete drive
 ac = air conditioner unit
 p = porch

Bearings shown hereon based on the record bearings of the original called 0.628 acre tract recorded in 942/592 O.R.W.C.

Paul W. Kramer, et ux
 Called 7.155 Ac.
 Volume 997 Page 425
 Official Records of
 Washington County, Texas

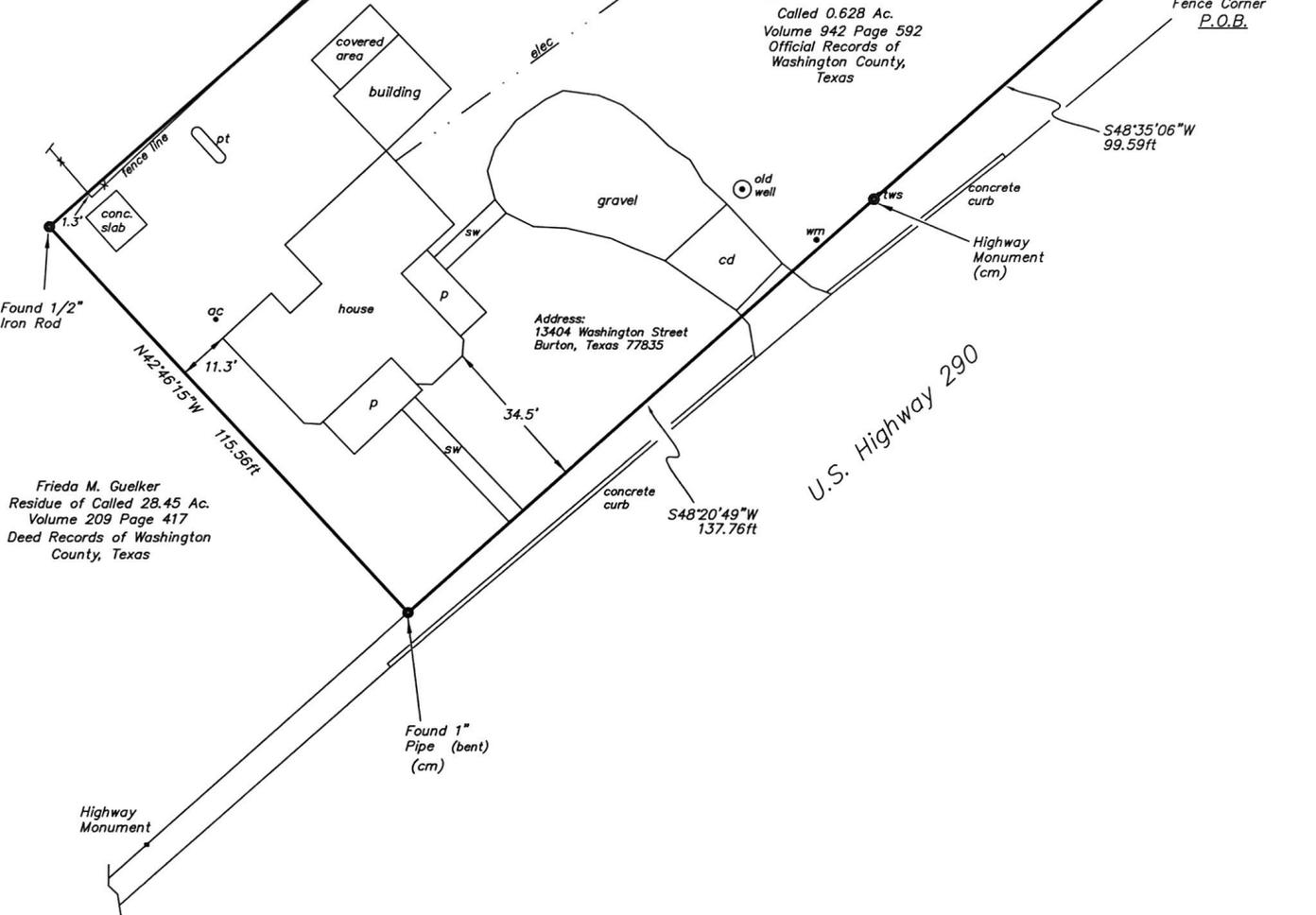
Scale 1" = 30'

The tract shown hereon does not appear to lie within the flood hazard boundary according to the DHUD/FIA Flood Hazard Boundary Map for the City of Burton, Community-Panel No. H - 01, effective date December 20, 1974.

City of Burton
 James B. Miller Survey
 Abstract No. 85
 Washington County, Texas

Frieda M. Guelker
 Residue of Called 28.45 Ac.
 Volume 209 Page 417
 Deed Records of Washington
 County, Texas

0.628 Ac.
 Called 0.628 Ac.
 Volume 942 Page 592
 Official Records of
 Washington County,
 Texas



Frieda M. Guelker
 Residue of Called 28.45 Ac.
 Volume 209 Page 417
 Deed Records of Washington
 County, Texas

An improvement survey of a 0.628 acre tract located in the James B. Miller Survey, Abstract No. 85, Washington County, Texas, in the City of Burton, and being the same tract called 0.628 acres described in a deed from John Leslie Adams, Sr. and wife, Carrie M. Adams to Jeffery R. Mills and wife, Donna J. Mills dated October 25, 1999 and recorded in Volume 942, Page 592 of the Official Records of Washington County, Texas.

To: Jeffery R. and Donna J. Mills, James Anthony Moore, and Botts Title Company, Brenham, Texas, GF No. WA-06-181.

I, David A. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on June 14, 2006, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

Jeffery R. Mills
 Donna J. Mills

D.A. Blakey & Associates
 Land Surveying
 RPLS 4052

David A. Blakey
 Registered Professional Land Surveyor No. 4052

4650 Wilhelm Lane
 Burton, Texas 77835

(979) 289-3900

W.O.#261136

D. A. Blakey & Associates

Land Surveying
4850 Wilhelm Lane
Burton, Texas 77835

Telephone/Fax 979-289-3900

EXHIBIT A

**JEFFERY R. MILLS
DONNA J. MILLS
0.628 ACRE TRACT**

ALL THAT TRACT OR PARCEL OF LAND situated in Washington County, Texas, in the James B. Miller Survey, Abstract No. 85, in the City of Burton, and being the same tract called 0.628 acres described in a deed from John Leslie Adams, Sr. and wife, Carria M. Adams to Jeffery R. Mills and wife, Donna J. Mills dated October 25, 1999 and recorded in Volume 942, Page 592 of the Official Records of Washington County, Texas, said 0.628 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod, at the base of a fence corner, in the Northwest margin of U.S. Highway 290, marking the South corner of the Paul W. Kramer, et ux called 7.155 acre tract (recorded in Volume 997, Page 425 of the Official Records of Washington County, Texas), the East corner of the original called 0.628 acre tract (hereafter referred to as "original tract"), and East corner of the tract of land herein described;

THENCE with the Northwest margin of U.S. Highway 290, S 48deg 35min 06sec W, 99.59 ft. to a found standard concrete highway monument; and S 48deg 26min 49sec W, 137.76 ft. to a found 1" pipe (bent) marking an Easterly corner of the Frieda M. Guelker tract (residue acreage of called 28.45 acres as recorded in Volume 209, Page 417 of the Deed Records of Washington County, Texas), the South corner of the original tract, and South corner of the tract herein described;

THENCE departing said highway margin, with the Southwest line of the original tract, being a Northeast line of the Guelker tract, N 42deg 46min 15sec W, 115.56 ft. to a found 1/2" iron rod, for re-entrant corner of the Guelker tract, the West corner of the original tract, and West corner of the tract of land herein described;

THENCE with the Northwest line of the original tract, being a Southeast line of the Guelker tract, N 48deg 26min 57sec E, 236.94 ft. to a found 1/2" iron rod (approximately 1.2 ft. Northeast of existing fence line) in the Southwest line of the aforementioned Kramer tract, marking an Easterly corner of the Guelker tract, the North corner of the original tract, and the North corner of the tract of land herein described;

THENCE with the Southwest line of the Kramer tract, being the Northeast line of the herein described tract, S 42deg 58min 32sec E, 115.56 ft. to the PLACE OF BEGINNING and containing 0.628 acres of land.

June 14, 2006
W.O.#261136


David A. Blakey
Registered Professional Land Surveyor No. 4052

STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on

JUL 03 2006

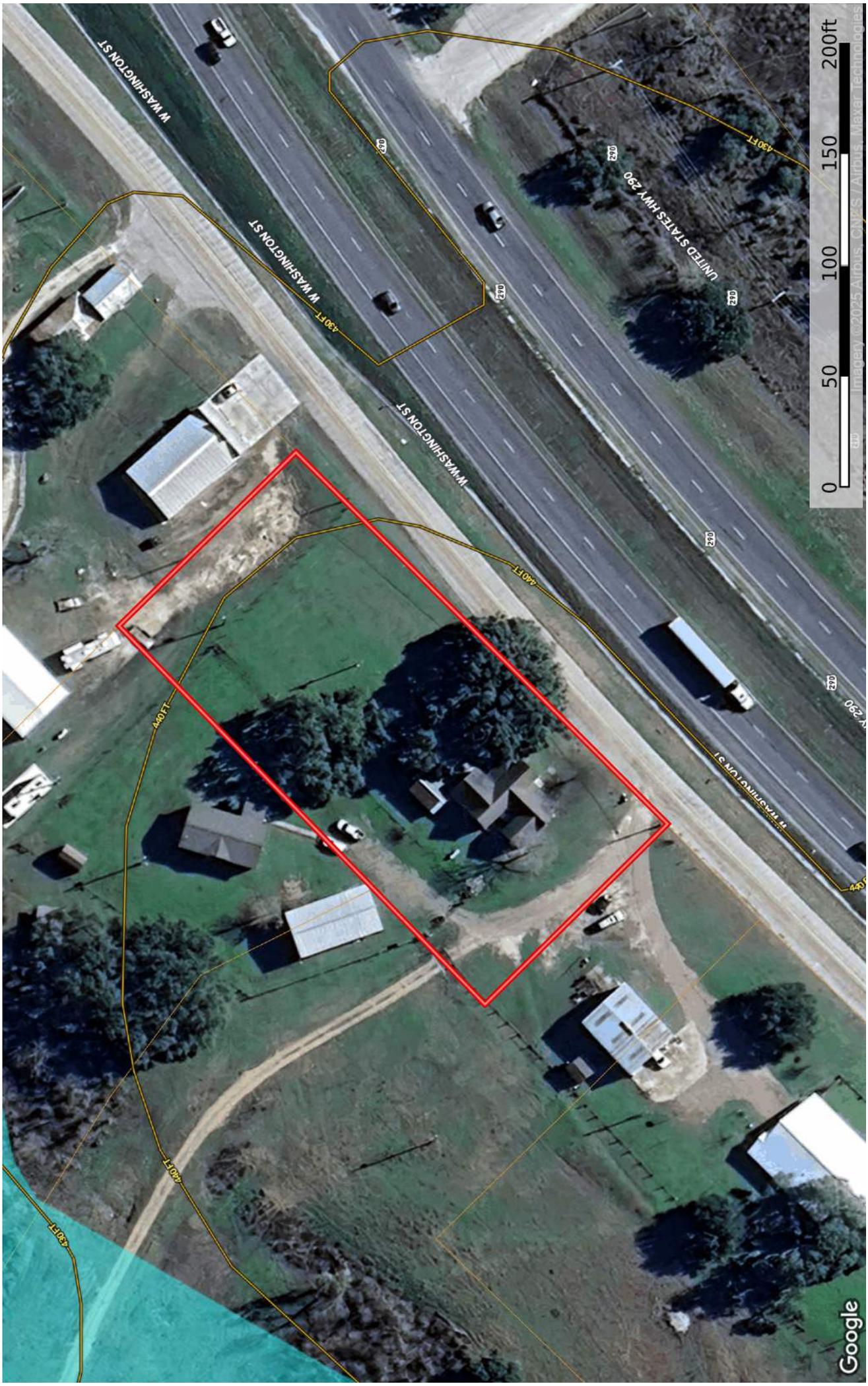



Beth A. Rothemel, County Clerk
Washington County, Texas

FILED FOR RECORD
WASHINGTON COUNTY, TX.

'06 JUN 30 P 4:24

BETH A. ROTHEMEL
WASHINGTON CO. CLERK



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

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.**

**13404 W. Washington St.
Burton, TX 77835**

CONCERNING THE PROPERTY AT

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

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>			<u>electric</u> gas number of units: <u>1</u>
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units:
Wall/Window AC Units		<input checked="" type="checkbox"/>		number of units:
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe:
Central Heat	<input checked="" type="checkbox"/>			<u>electric</u> gas number of units: <u>1</u>
Other Heat	<input checked="" type="checkbox"/>			if yes, describe: <u>LP SPACE HEATER</u>
Oven	<input checked="" type="checkbox"/>			number of ovens: <u>1</u> electric gas other: <u>PROPANE</u>
Fireplace & Chimney		<input checked="" type="checkbox"/>		wood gas logs mock other:
Carport		<input checked="" type="checkbox"/>		attached not attached
Garage		<input checked="" type="checkbox"/>		attached not attached
Garage Door Openers		<input checked="" type="checkbox"/>		number of units: number of remotes:
Satellite Dish & Controls		<input checked="" type="checkbox"/>		owned leased from:
Security System		<input checked="" type="checkbox"/>		owned leased from:

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller:

Concerning the Property at _____

Solar Panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned	leased from:
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	electric	gas other: _____ number of units: 1
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned	leased from:
Other Leased Items(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe:	
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	automatic	manual areas covered
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)	

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 TXR-1906 concerning lead-based paint hazards).

Roof Type: SHINGLE / UNKNOWN Age: 20 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Asbestos Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Diseased Trees: oak wilt	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fault Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous or Toxic Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improper Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intermittent or Weather Springs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Encroachments onto the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improvements encroaching on others' property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in Historic District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic Property Designation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Foundation Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Condition	Y	N
Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Settling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soil Movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Subsurface Structure or Pits	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Underground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unplatted Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unrecorded Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetlands on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wood Rot	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous treatment for termites or WDI	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous termite or WDI damage repaired	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Fires	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: _____

Page 2 of 7

Concerning the Property at _____

Previous Roof Repairs	<input checked="" type="checkbox"/>
Previous Other Structural Repairs	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<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"/>

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

TREATED FOR TERMITES. THERE WAS NO ACTIVE SIGNS OF TERMITES @ THE TIME, BUT AS A PRECAUTION WE HAD IT TREATED. HOUSE WAS LEVELED APPROX. 7 YEARS AGO -

*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 conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- Present flood insurance coverage.
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood.
- Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located wholly partly in a floodway.
- Located wholly partly in a flood pool.
- Located wholly partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

Concerning the Property at _____

"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.

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* yes no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes no If yes, explain (attach additional sheets as 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.)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Y
<input type="checkbox"/> N | <p>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.</p> <p>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: <input type="checkbox"/> mandatory <input type="checkbox"/> voluntary
 Any unpaid fees or assessment for the Property? <input type="checkbox"/> yes (\$ _____) <input type="checkbox"/> no
 If the Property is in more than one association, provide information about the other associations below or attach information to this notice.</p> <p>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? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, describe: _____</p> <p>Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.</p> <p>Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)</p> <p>Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.</p> <p>Any condition on the Property which materially affects the health or safety of an individual.</p> <p>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).</p> <p>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.</p> |
|---|--|

Concerning the Property at _____

- 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.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____

Section 9. 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 10. 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 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no

Section 12. 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: _____

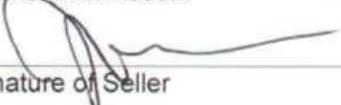
Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**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.

Signature of Seller  Date 3/5/25 Signature of Seller _____ Date _____

Printed Name: JAMES A. MOORE Printed Name: _____

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.
- (6) The following providers currently provide service to the Property:

Electric: <u>BLUE BONNET</u>	phone #: <u>1-800-842-7708</u>
Sewer: <u>CITY OF BURTON</u>	phone #: <u>1-979-289-3402</u>
Water: <u>CITY OF BURTON</u>	phone #: <u>1-979-289-3402</u>
Cable: _____	phone #: _____
Trash: <u>CITY OF BURTON</u>	phone #: <u>1-979-289-3402</u>
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
Internet: _____	phone #: _____

(TXR-1406) 07-10-23 Initialed by: Buyer: _____ and Seller:  _____ Page 6 of 7

13404 W. Washington St.
Burton, TX 77835

Concerning the Property at _____

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

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: _____		Printed Name: _____	