



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.**

309 Peabody St
Brenham, TX 77833-3619

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 SH is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? TENANT occupied (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
Cable TV Wiring	<input checked="" type="checkbox"/>		
Carbon Monoxide Det.			<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>		
Cooktop	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>		
Emergency Escape Ladder(s)		<input checked="" type="checkbox"/>	
Exhaust Fans	<input checked="" type="checkbox"/>		
Fences	<input checked="" type="checkbox"/>	<u>(Part)</u>	
Fire Detection Equip.			<input checked="" type="checkbox"/>
French Drain			<input checked="" type="checkbox"/>
Gas Fixtures	<input checked="" type="checkbox"/>		
Natural Gas Lines	<input checked="" type="checkbox"/>		

Item	Y	N	U
Liquid Propane Gas:		<input checked="" type="checkbox"/>	
-LP Community (Captive)		<input checked="" type="checkbox"/>	
-LP on Property		<input checked="" type="checkbox"/>	
Hot Tub		<input checked="" type="checkbox"/>	
Intercom System		<input checked="" type="checkbox"/>	
Microwave	<input checked="" type="checkbox"/>		
Outdoor Grill		<input checked="" type="checkbox"/>	
Patio/Decking	<input checked="" type="checkbox"/>		
Plumbing System	<input checked="" type="checkbox"/>		
Pool		<input checked="" type="checkbox"/>	
Pool Equipment		<input checked="" type="checkbox"/>	
Pool Maint. Accessories		<input checked="" type="checkbox"/>	
Pool Heater		<input checked="" type="checkbox"/>	

Item	Y	N	U
Pump: sump grinder	<input checked="" type="checkbox"/>		
Rain Gutters	<input checked="" type="checkbox"/>		
Range/Stove	<input checked="" type="checkbox"/>		
Roof/Attic Vents	<input checked="" type="checkbox"/>		
Sauna		<input checked="" type="checkbox"/>	
Smoke Detector			<input checked="" type="checkbox"/>
Smoke Detector - Hearing Impaired			<input checked="" type="checkbox"/>
Spa		<input checked="" type="checkbox"/>	
Trash Compactor		<input checked="" type="checkbox"/>	
TV Antenna		<input checked="" type="checkbox"/>	
Washer/Dryer Hookup	<input checked="" type="checkbox"/>		
Window Screens	<input checked="" type="checkbox"/>		
Public Sewer System	<input checked="" type="checkbox"/>		

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2 units</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: <u>SH</u>
Central Heat	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>2 units</u>
Other Heat		<input checked="" type="checkbox"/>		if yes, describe:
Oven		<input checked="" type="checkbox"/>		number of ovens: _____ electric _____ gas _____ other:
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: <u>ADT (NOT SURE IF OWNED OR LEASED) SH</u>
Solar Panels		<input checked="" type="checkbox"/>		owned _____ leased from:
Water Heater	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas _____ other: _____ number of units: <u>1</u>
Water Softener		<input checked="" type="checkbox"/>		owned _____ leased from:
Other Leased Items(s)		<input checked="" type="checkbox"/>		if yes, describe:

(TXR-1406) 09-01-19

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

Page 1 of 6

Concerning the Property at _____

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	automatic	manual	areas covered:
Septic / On-Site Sewer Facility	<input checked="" 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: Composition Age: Approx 15 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	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" 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	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property	<input checked="" type="checkbox"/>		Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
<u>Existing back fence (south) on Road Property</u>		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>			
Previous Use of Premises for Manufacture of Methamphetamine		<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):

Back property Line is approximately 3 1/2 feet directly behind the house and does not go to the existing back fence. Driveway extends past the back fence. See Survey for reference

*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 (if yes, attach TXR 1414).
- 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 (if yes, attach TXR 1414).
- Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- Located ___ wholly ___ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
- Located ___ wholly ___ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located ___ wholly ___ partly in a floodway (if yes, attach TXR 1414).
- 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): _____

*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.

"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.

Concerning the Property at _____

Section 9. Seller has _____ has not attached a survey of the Property.

Section 10. 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
9-1-2020	HVAC	Lakeway AC Inc	1
10-21-2020	HVAC	Lakeway AC Inc	1

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 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead
- Senior Citizen
- Disabled
- Wildlife Management
- Agricultural
- Disabled Veteran
- Other: No exemptions
- Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ___ yes no

Section 13. 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 14. 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.

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.

Shaura Holmberg 1-29-2021
Signature of Seller _____ Date _____ Signature of Seller _____ Date _____

Printed Name: _____ Printed Name: _____

Concerning the Property at _____

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 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>City of Brenham</u>	phone #: <u>979-337 7520</u>
Sewer: <u>City of Brenham</u>	phone #: _____
Water: <u>City of Brenham</u>	phone #: _____
Cable: <u>N/A</u>	phone #: _____
Trash: <u>City of Brenham</u>	phone #: _____
Natural Gas: <u>City of Brenham</u>	phone #: _____
Phone Company: <u>N/A</u>	phone #: _____
Propane: <u>N/A</u>	phone #: _____
Internet: <u>N/A</u>	phone #: _____

(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: _____	



APPROVED BY THE TEXAS REAL ESTATE COMMISSION
**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
 ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
 AS REQUIRED BY FEDERAL LAW**

10-10-11

CONCERNING THE PROPERTY AT 309 Peabody St Brenham
 (Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
 - (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____
 - (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
 - (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____
 - (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

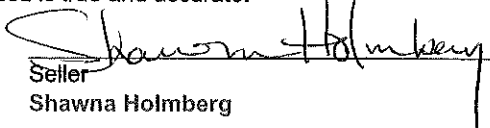
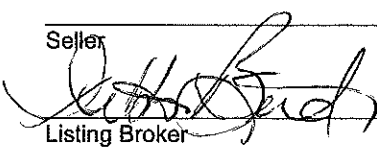
D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

1. Buyer has received copies of all information listed above.
2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____	Date _____		01/29/2021
		Seller Shawna Holmberg	Date
Buyer _____	Date _____		01/29/2021
Other Broker _____	Date _____	Listing Broker Town & Country Realty & Mtge.	Date

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TXR 1906) 10-10-11

TREC No. OP-L



NON-REALTY ITEMS ADDENDUM

TO CONTRACT CONCERNING THE PROPERTY AT

309 Peabody St, Brenham, TX 77833-3619

(Address of Property)

A. For an additional sum of \$ 0.00 and other and good valuable consideration, Seller shall convey to Buyer at closing the following personal property (specify each item carefully, include description, model numbers, serial numbers, location, and other information):

Kenmore Stainless Look Refrigerator: Model # 253.60505512, Serial # BA60710747

B. Seller represents and warrants that Seller owns the personal property described in Paragraph A free and clear of all encumbrances.

C. Seller does not warrant or guarantee the condition or future performance of the personal property conveyed by this document.

Buyer

Shawna Holmberg (signature)

Seller
Shawna Holmberg

Buyer

Seller

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (HYPERLINK "http://www.trec.texas.gov" http://www.trec.texas.gov)

Lakeway Air Conditioning, Inc.

Invoice

TACLA57566E
 1803 Buchanan St.
 Brenham, TX 77833

Phone: 979-836-5253

Date	Invoice #
9/1/2020	13745

PAID
09/18/2020

Bill To	Ship To
Shawna Holmberg PO Box 26 Chappell Hill, TX 77426	Rent House 309 Peaboy St Brenham, TX 77833 Mandi 979-966-9168

S.O. No.	P.O. No.	Terms	Project
		Due upon receipt	

Item	Description	Qty	Rate	Amount
Joel	cleaned out drain pan and line on front ac; cleaned back one in attic, it was dry;	1	85.00	85.00
Joel	washed both outside condenser coils (they were very dirty); checked freon-it is ok service call 3/4 hr labor-Joel	0.75	100.00	75.00

www.lakewayair.com	kristi@lakewayair.com	Subtotal	\$160.00
<i>We appreciate your business!</i>		Sales Tax (8.25%)	\$0.00
		Total	\$160.00
Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, TX 78711, 800-803-9202, 512-463-6599, www.tdlr.texas.gov		Payments/Credits	-\$160.00
		Balance Due	\$0.00

A SERVICE CHARGE OF 1.5% PER MONTH (18% ANNUAL PERCENTAGE RATE) OR THE MAX RATE PERMITTED BY APPLICABLE LAW, WHICHEVER IS LESS, WILL BE MADE ON ALL OVERDUE AMOUNTS

**Credit card payments incur a 4% processing convenience fee. Returned/NSF check payments incur a \$25.00 charge.

Lakeway Air Conditioning, Inc.

Invoice

TACLA57566E
 1803 Buchanan St.
 Brenham, TX 77833

Phone: 979-836-5253

Date	Invoice #
10/21/2020	14023

PAID
11/16/2020

Bill To Shawna Holmberg PO Box 26 Chappell Hill, TX 77426	Ship To Rental 309 Peabody Brenham, TX 77833 Mandy 979-966-9168
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S.O. No.	P.O. No.	Terms	Project
		Due upon receipt	

Item	Description	Qty	Rate	Amount
	Front Unit Danny- unit was frozen up; turned outdoor unit off to thaw; came back later and thought there was a blockage in the metering device due to the pressure readings; added 1 1/2 lbs of R-22 freon to system in order to make it cool until this repair could be made			
	Corey & Dillin- unit was reading awkward pressures; decided to take freon out because compressor was over ampping; took freon out until the compressor ran correct amperage; washed the condenser thoroughly; inspected evaporator coil (which was cleaned by Daniel the day before); replaced filter and checked fan speed; when unit was dry, added 1/2 lb R-22 reclaimed freon back to unit; performed Delta T and the reading is 17.8 degrees (perfect); weighed what we took out equal 5 lbs 2 oz the unit was over charged from the start			
Materials/Equipm...	20x25x1 filter	1	6.73	6.73T
Refrigerant	1 1/2 lbs R-22 freon (no charge)		0.00	0.00T
Daniel	service call	1	85.00	85.00
Daniel	1 hr labor-Daniel	1	60.00	60.00
Corey	1 hr labor-Corey	1	100.00	100.00
Dillin	1 hr labor-Dillin	1	40.00	40.00

www.lakewayair.com	kristi@lakewayair.com	Subtotal	\$291.73
<i>We appreciate your business!</i>		Sales Tax (8.25%)	\$0.55
Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157, Austin, TX 78711, 800-803-9202, 512-463-6599, www.tdlr.texas.gov		Total	\$292.28
		Payments/Credits	-\$292.28
A SERVICE CHARGE OF 1.5% PER MONTH (18% ANNUAL PERCENTAGE RATE) OR THE MAX RATE PERMITTED BY APPICABLE LAW, WHICHEVER IS LESS, WILL BE MADE ON ALL OVERDUE AMOUNTS		Balance Due	\$0.00

**Credit card payments incur a 4% processing convenience fee. Returned/NSF check payments incur a \$25.00 charge.

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

Date: _____

GF No. _____

Name of Affiant(s): Shawna Holmberg,

Address of Affiant: 309 Peabody, Brenham, Tx 77833

Description of Property: S5747 - Stolz Addition, Lot 1

County Washington, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since January 05, 2017 there have been no:

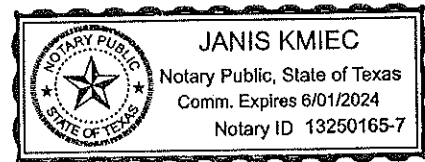
- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the Property;
- d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:) Survey is in prior owner's name.

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Shawna Holmberg
Shawna Holmberg



SWORN AND SUBSCRIBED this 25 day of FEBRUARY, 2021

Janis Kmiec
Notary Public

cm = control monument
 sw = sidewalk
 pp = power (utility) pole
 OHE = overhead electric line
 c = concrete

Notes:
 The subject tract shown hereon does not lie within the Special Flood Hazard Area according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477C0295C, effective date August 18, 2011.

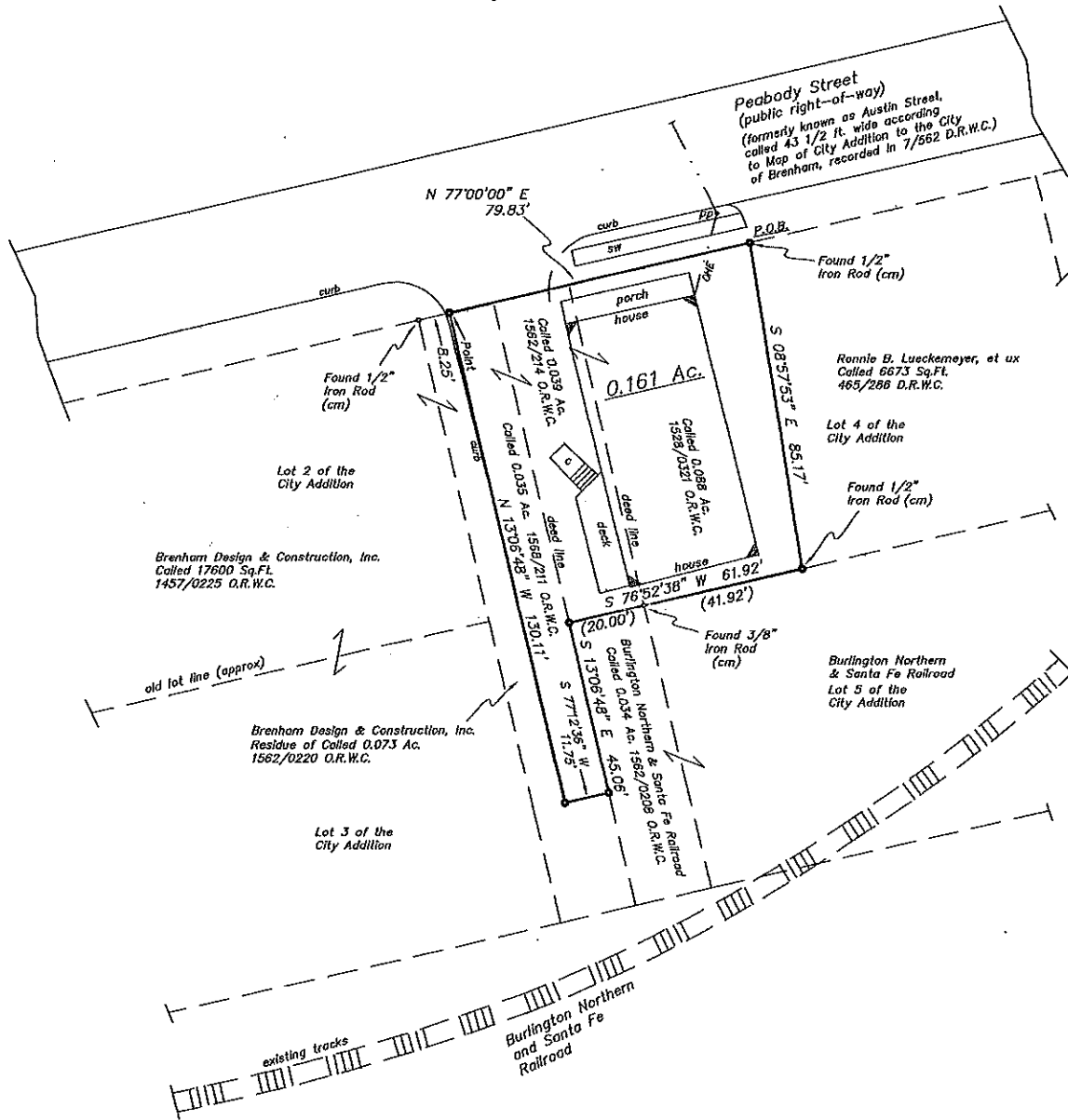
Bearings shown hereon are based on the record bearing for the North line of the Matthew C. Stolz called 0.088 acre tract, recorded in 1528/0321 O.R.W.C.

All tract/corner corners shown hereon are marked with Set 5/8" Iron Rods, unless otherwise noted.

This plat accompanied by metes and bounds description.

Scale 1" = 30'

A. Harrington Survey
Abstract No. 55
Washington County, Texas
City of Brenham



To: Matthew C. Stolz, Shawna Brown Van Ness, and Washington County Abstract Company, CF No. 161004.


I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on January 5, 2017, 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.


 Michael J. Blakey
 Registered Professional Land Surveyor No. 5935

W.O.#2016-2324

Matthew C. Stolz

Blakey Land Surveying

RPLS 4062  RPLS 5935

4650 Witham Lane
Burton, Texas 77836

(979) 289-3900

Blakey Land Surveying

EXHIBIT "A"

4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

MATTHEW C. STOLZ
0.161 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 0.161 acres, situated in Washington County, Texas, being out of the A. Harrington Survey, Abstract No. 55, in the City of Brenham, being a portion of Lot 4 of the City Addition to the City of Brenham (Volume 7, Page 562, Deed Records of Washington County, Texas), and a portion of Day Street (now abandoned), being all or a called 0.088 acre tract described in that deed dated December 29, 2015, from James Dennis Gans, et ux to Matthew C. Stolz, recorded in Volume 1528, Page 0321, Official Records of Washington County, Texas, also being all of a called 0.039 acre tract described in that deed dated November 16, 2016, from the City of Brenham to Matthew C. Stolz, recorded in Volume 1562, Page 0214, Official Records of Washington County, Texas, and being all of a called 0.035 acre tract described in that deed dated January 4, 2017, from Kenneth G. Phillips, et al to Matthew C. Stolz, recorded in Volume 1568, Page 211, Official Records of Washington County, Texas, said 0.161 acre tract being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod, lying in the South margin of Peabody Street (public right-of-way), marking the Northwest corner of the Ronnie B. Lueckemeyer, et ux called 6673 Sq.Ft. tract (Volume 465, Page 286, Deed Records of Washington County, Texas), the Northeast corner of the original called 0.088 acre tract, and the Northeast corner of the herein described tract;

THENCE departing said street margin, along the West line of said Lueckemeyer tract, with the East line of the original called 0.088 acre tract, S 08deg 57min 53sec E, 85.17 ft., to a found 1/2 inch iron rod, lying in the North line of the Burlington Northern & Santa Fe tract (Lot 5 of the City Addition), marking the Southwest corner of said Lueckemeyer tract, the Southeast corner of the original called 0.088 acre tract, and a Southeast corner of the herein described tract;

THENCE with the South line of the original called 0.088 acre tract, and with the South line of the original called 0.039 acre tract, S 76deg 52min 38sec W, 61.92 ft., to a set 5/8 inch iron rod, lying in the East line of the original called 0.035 acre tract, marking the Northwest corner of the Burlington Northern & Santa Fe called 0.034 acre tract (Volume 1562, Page 0208, Official Records of Washington County, Texas), the Southwest corner of the original called 0.039 acre tract, and a re-entrant corner of the herein described tract;

THENCE along a portion of the West line of the Burlington Northern & Santa Fe Railroad called 0.034 acre tract, with a portion of the East line of the original called 0.035 acre tract, S 13deg 06min 48sec E, 45.06 ft., to a set 5/8 inch iron rod, the Southeast corner of the original called 0.035 acre tract, and a Southeast corner of the herein described tract;

THENCE with a South line of the herein described tract, S 77deg 12min 36sec W, 11.75 ft., to a set 5/8 inch iron rod, marking the Southeast corner of the Brenham Design & Construction Inc. called 0.073 acre residue tract (Volume 1562, Page 0220, Official Records of Washington County, Texas), and the Southwest corner of the herein described tract;

THENCE along the East line of the Brenham Design & Construction Inc. called 0.073 acre residue tract, with the West line of the herein described tract, N 13deg 06min 48sec W, 130.11 ft., to a point, lying in the South margin of the aforementioned Peabody Street, marking the Northwest corner of the original called 0.035 acre tract, and marking the Northwest corner of the herein described tract (a found 1/2 inch iron rod bears S 77deg 00min 00sec W, 8.25 ft. from this point for reference);

THENCE along the South margin of Peabody Street, with the North line of the herein described tract, N 77deg 00min 00sec E, 79.83 ft., to the **PLACE OF BEGINNING** and containing 0.161 acres of land.

January 5, 2017
W.O.#2016-2324

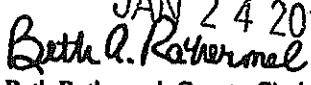

Michael J. Blakey
Registered Professional Land Surveyor No. 5935


that prepared and made a part of this description.

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



JAN 24 2017

Beth Rothermel, County Clerk
Washington County, Texas

FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2017 JAN 23 P 3:06

WASHINGTON COUNTY CLERK