

## Dwelling Basic Quote

American Modern Property and Casualty Insurance Company  
Policy Period: 03/07/2024 - 03/07/2025 Policy Term: Annual  
Date of Quote: 03/06/2024 Policy Type: Dwelling Basic  
Submission Number: 002-928-53-61



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## POLICY INFORMATION

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### Client Information

**Primary Named Insured:**  
PHU HA MANAGEMENT LLC  
17122 VALLEY PALMS DR  
SPRING TX 77379-2302

**Applicant's Primary Phone:**  
**Federal Employer ID Number:**

**Has the applicant moved in the last 60 days? No**  
**Previous Address:**

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### Additional Named Insureds and Designees

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**Name:**  
HOANG VAN LE  
**Relationship to Primary Named Insured:**  
Other

**Address:**  
17122 VALLEY PALMS DR, SPRING TX 77379-2302  
**Description of Interest:**  
ADDITIONAL NAMED INSURED

### Agency Information

**Contracted Agency:** SOUTH & WESTERN GENERAL  
AGENCY - #039682

**Your Agent:** ROLLO INSURANCE GROUP INC- #00FL60  
**Your Agent Address:**  
1500 EARL RUDDER FRWY S  
COLLEGE STATION TX 77840

**Contracted Agency Address:**  
PO BOX 9015  
ADDISON TX 75001

**Your Agent Phone Number:** (979) 774-2800

**Contracted Agency Phone Number:** (972) 855-2900

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## POLICY PREMIUM SUMMARY

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**Total Premium:** \$1,079.00  
**Total Cost:** \$1,079.00

### Policy Discounts

Paperless Discount  
Paid in Full Discount  
Claims Free Discount

### Dwelling Discounts

**Dwelling #1: 1839 CO RD 103, COLUMBUS TX 78934**  
Deadbolts, Smoke Alarm and Fire Extinguisher

**Dwelling Basic Quote**

American Modern Property and Casualty Insurance Company  
 Policy Period: 03/07/2024 - 03/07/2025 Policy Term: Annual  
 Date of Quote: 03/06/2024 Policy Type: Dwelling Basic  
 Submission Number: 002-928-53-61



**DWELLING INFORMATION**

**Dwelling #1: 1839 CO RD 103, COLUMBUS TX 78934**

**Dwelling Details**

<b>Occupancy:</b> Not A Residence	<b>Residence Type:</b> Non-dwelling Structure (Pole Barn, Camping Structures, etc.)	<b>Territory:</b> 1	<b>Protection Class Code:</b> 9
<b>Year Built:</b> 2024	<b>Construction Type:</b> Brick/Masonry	<b>Year Roof Replaced:</b> 2024	

**COVERAGE INFORMATION**

**Policy Coverages**

Coverage	Limit / Description	Premium
Identity Recovery	15,000	\$20.00
	Policy Level Coverages Premium	\$20.00

**Dwelling Coverages**

**Dwelling #1: 1839 CO RD 103, COLUMBUS TX 78934**

Coverage	Limit / Description	Premium
Dwelling (Fire & Extended Coverage)		\$577.00
Limit	150,000	
Loss Settlement	Full Repair Cost	
Roof Loss Settlement Option	Full Repair Cost Roof 15 Years & Newer	
All Other Peril Deductible	1,000	
Wind and Hail Deductible Percentage	2%, \$2,000 Minimum, or All Other Peril Deductible, whichever is greater	
Wind and Hail Deductible	3,000	
Other Structures	15,000	Included
Loss Settlement	Full Repair Cost	
Roof Loss Settlement Option	Full Repair Cost Roof 15 Years & Newer	
Personal Property	20,000	\$112.00
Loss Settlement	Actual Cash Value	
Premises Liability	500,000	\$79.00
Medical Payments	5,000 Per person/25,000 Per occurrence	\$10.00
Property Manager Premises Liability Extension		Included
Residence Burglary	10,000	\$141.00
Equipment Breakdown		\$35.00
Deductible	500	
Vandalism or Malicious Mischief		\$105.00
Deductible	500	
Fire Department Service Charge	500	Included
Mold Exclusion - Premises Liability		Included
	<b>Premium</b>	<b>\$1,059.00</b>

## Dwelling Basic Quote

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Submission Number: 002-928-53-61

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### IMPORTANT NOTICE

This is an insurance quote only, and is not a binder or confirmation of coverage. This quote is subject to change based on final underwriting review. Coverage will not begin until after you have provided your agent with all required documentation and you have been notified that the insurance company has accepted your application.

Thank you for this opportunity to provide an insurance quote for your consideration. If you have any questions about the premium, coverages or payment options, please give us a call.



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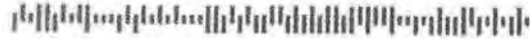
2469 1 AB 0.547  
HOANG LE  
LOAN PHAM  
17122 VALLEY PALMS DR  
SPRING TX 77379-2302

5 2469  
C-8

Account #	4895700
Statement Date	01/24/2024

Service Summary	
Previous Balance	\$175.75
Payment Received - Thank You	\$175.75 CR
Balance Forward	\$0.00
Current Amount Due	\$142.41
Total Amount Due	CC Draft \$142.41

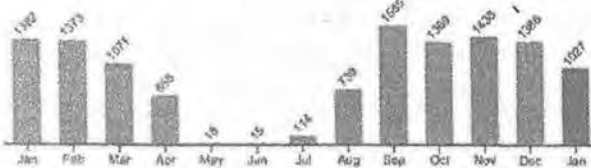
**Message From SBEC**  
Thank you for this account's 2023 donation of \$2.28 to the Roundup Program.



Account # 4895700 Address: 1839 CR 103

Service Type: RESIDENCE

Meter No.	Rate	Services		Days	Readings		Meter Multiplier	KWH Used	Balance Forward	Current Charges
		From	To		Previous	Present				
1N6038720516	RES1	12/19/23	01/18/24	30	13705	14732	1	1027	\$0.00	\$142.41



Delivery Charges	1,027 kWh	x \$0.0285 =	\$	29.27
G&T Charge	1,027 kWh	x \$0.088 =	\$	90.38
Base Charge			\$	33.00
Aid Chg/Credit			\$	10.24 CR
Current Charges			\$	142.41

COMPARISONS	Days	Total kWh	Avg kWh	Avg Temp
CURRENT BILLING	30	1027	34	50
PREVIOUS BILLING	30	1386	46	56
LAST YEAR BILLING	31	1382	45	55

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Account Number	4895700
Current Amount Due	02/15/2024 \$142.41
Amount if Paid After	02/15/2024 \$154.41

HOANG LE  
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17122 VALLEY PALMS DR  
SPRING TX 77379-0000

Credit Card Draft - Do Not Pay

Address & Phone Updates

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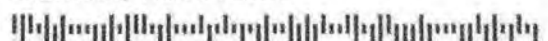
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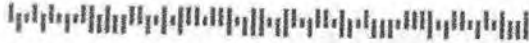
Account #	4895700
Statement Date	02/24/2024

Service Summary	
Previous Balance	\$142.41
Payment Received - Thank You	\$142.41 CR
Balance Forward	\$0.00
Current Amount Due	\$41.25
Total Amount Due <span style="float:right">CC Draft</span>	\$41.25

**Message From SBEC**

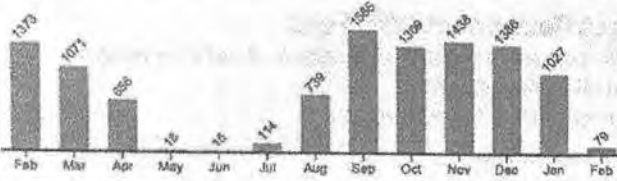
2471 1 AB 0.547  
HOANG LE  
LOAN PHAM  
17122 VALLEY PALMS DR  
SPRING TX 77379-2302

5 2471  
C-8



Account # 4895700 Address: 1839 CR 103 Service Type: RESIDENCE

Meter No	Rate	Services		Days	Readings		Meter Multiplier	KWH Used	Balance Forward	Current Charges
		From	To		Previous	Present				
1N6038720516	RES1	01/18/24	02/19/24	32	14732	14811	1	79	\$ .00	\$41.25



Delivery Charges	79 kWh	x \$0.0285 =	\$	2.25
G&T Charge	79 kWh	x \$0.086 =	\$	6.79
Base Charge			\$	33.00
Aid Chg/Credit			\$	0.79 CR
<b>Current Charges</b>			\$	<b>41.25</b>

COMPARISONS	Days	Total kWh	Avg kWh	Avg Temp
CURRENT BILLING	32	79	2	55
PREVIOUS BILLING	30	1027	34	50
LAST YEAR BILLING	31	1373	44	50

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Account Number	4895700
Current Amount Due	03/15/2024 \$41.25

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Address & Phone Updates

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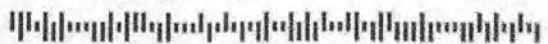
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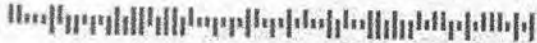
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Account #	4895700
Statement Date	03/25/2024

Service Summary	
Previous Balance	\$41.25
Payment Received - Thank You	\$41.25 CR
Balance Forward	\$0.00
Current Amount Due	\$36.33
Total Amount Due CC Draft	\$36.33

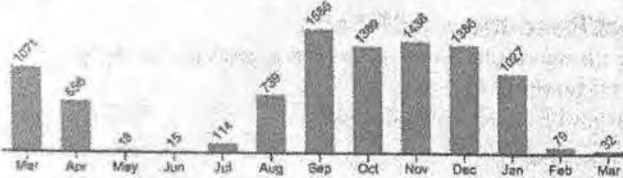
Message From SBEC

2469 1 AB 0.547 5 2469  
HOANG LE C-8  
LOAN PHAM  
17122 VALLEY PALMS DR  
SPRING TX 77379-2302



Account # 4895700 Address: 1839 CR 103 Service Type: RESIDENCE

Meter No.	Rate	Services		Days	Readings		Meter Multiplier	KWH Used	Balance Forward	Current Charges
		From	To		Previous	Present				
1N6038720516	RES1	02/19/24	03/19/24	29	14811	14843	1	32	\$0.00	\$36.33



Delivery Charges	32 kWh	x \$0.0285 =	\$ 0.91
G&T Charge	32 kWh	x \$0.0855 =	\$ 2.74
Base Charge			\$ 33.00
Aid Chg/Credit			\$ 0.32 CR
Current Charges			\$ 36.33

COMPARISONS	Days	Total kWh	Avg kWh	Avg Temp
CURRENT BILLING	29	32	1	65
PREVIOUS BILLING	32	79	2	55
LAST YEAR BILLING	28	1071	38	65

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Account Number	4895700
Current Amount Due	04/16/2024 \$36.33

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Address & Phone Updates

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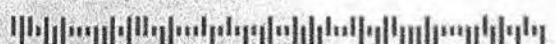
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Account #	4895700
Statement Date	04/24/2024

Service Summary	
Previous Balance	\$36.33
Payment Received - Thank You	\$36.33 CR
Balance Forward	\$0.00
Current Amount Due	\$61.19
Total Amount Due	CC Draft \$61.19

Message From SBEC
Load Shed/Rotating Outage information can be reviewed on our website: www.sbec.org

2902 0 MB 0.571  
HOANG LE  
LOAN PHAM  
17122 VALLEY PALMS DR  
SPRING TX 77379-2302

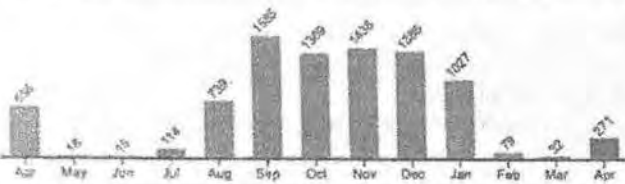
5 2902  
C-10



Account # 4895700 Address: 1839 CR 103

Service Type: RESIDENCE

Meter No.	Rate	Services		Days	Readings		Meter Multiplier	KWH Used	Balance Forward	Current Charges
		From	To		Previous	Present				
1N6038720516	RES1	03/19/24	04/19/24	31	14843	15114	1	271	\$0.00	\$61.19



Delivery Charges	271 kWh	x \$0.0285 =	\$	7.72
G&T Charge	271 kWh	x \$0.0855 =	\$	23.17
Base Charge			\$	33.00
Aid Chg/Credit			\$	2.70 CR
Current Charges			\$	61.19

COMPARISONS	Days	Total kWh	Avg kWh	Avg Temp
CURRENT BILLING	31	271	9	68
PREVIOUS BILLING	29	32	1	65
LAST YEAR BILLING	31	656	21	66

Return this portion with your payment

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Account Number		4895700
Current Amount Due	05/16/2024	\$61.19
Amount if Paid After	05/16/2024	\$73.19

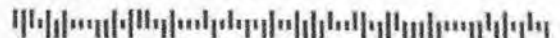
HOANG LE  
LOAN PHAM  
17122 VALLEY PALMS DR  
SPRING TX 77379-0000

Credit Card Draft - Do Not Pay

Address & Phone Updates

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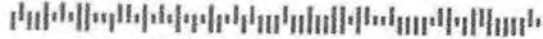
2894 0 MB 0.571  
HOANG LE  
LOAN PHAM  
17122 VALLEY PALMS DR  
SPRING TX 77379-2302

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C-10

Account #	4895700
Statement Date	05/24/2024

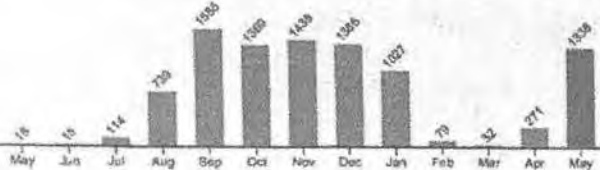
Service Summary	
Previous Balance	\$61.19
Payment Received - Thank You	\$61.19 CR
Balance Forward	\$0.00
Current Amount Due	\$172.18
Total Amount Due	CC Draft \$172.18

Message From SBEC
Your capital credit allocation for 2023 is \$222.60.



Account # 4895700 Address: 1839 CR 103 Service Type: RESIDENCE

Meter No.	Rate	Services		Days	Readings		Meter Multiplier	KWH Used	Balance Forward	Current Charges
		From	To		Previous	Present				
1N6038720516	RES1	04/19/24	05/19/24	30	15114	16452	1	1338	\$0.00	\$172.18



Delivery Charges	1,338 kWh	x \$0.0285 =	\$ 38.13
G&T Charge	1,338 kWh	x \$0.0855 =	\$ 114.40
Base Charge			\$ 33.00
Aid Chg/Credit			\$ 13.35 CR
Current Charges			\$ 172.18

COMPARISONS	Days	Total kWh	Avg kWh	Avg Temp
CURRENT BILLING	30	1338	45	75
PREVIOUS BILLING	31	271	9	68
LAST YEAR BILLING	30	18	1	73

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Address & Phone Updates

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Account Number		4895700
Current Amount Due	06/17/2024	\$172.18
Amount if Paid After	06/17/2024	\$184.18

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Account #	4994600
Statement Date	01/24/2024

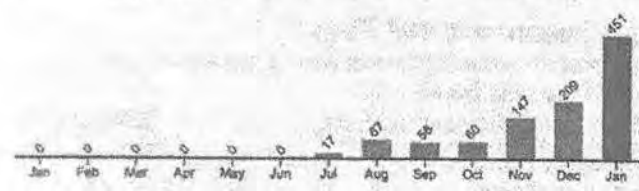
Service Summary		
Previous Balance		\$53.95
Payment Received - Thank You		\$53.95 CR
Balance Forward		\$0.00
Current Amount Due		\$79.11
Total Amount Due	CC Draft	\$79.11

**Message From SBEC**

HOANG LE  
LOAN PHAM  
17122 VALLEY PALMS DR  
SPRING TX 77379-0000

Account # 4994600 Address: 1839 CR 103 Service Type: CABIN

Meter No.	Rate	Services		Days	Readings		Meter Multiplier	KWH Used	Balance Forward	Current Charges
		From	To		Previous	Present				
1N6039149976	RES1	12/19/23	01/19/24	31	558	1009	1	451	\$0.00	\$79.11



Delivery Charges	451 kWh	x \$0.0285 =	\$	12.85
G&T Charge	451 kWh	x \$0.088 =	\$	39.69
Base Charge			\$	33.00
Aid Chg/Credit			\$	6.43 CR
<b>Current Charges</b>			<b>\$</b>	<b>79.11</b>

COMPARISONS	Days	Total kWh	Avg kWh	Avg Temp
CURRENT BILLING	31	451	15	50
PREVIOUS BILLING	30	209	7	56
LAST YEAR BILLING	30	0	0	55

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Account Number		4994600
Current Amount Due	02/15/2024	\$79.11
Amount If Paid After	02/15/2024	\$91.11

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SPRING TX 77379-0000

**Credit Card Draft - Do Not Pay**

Address & Phone Updates

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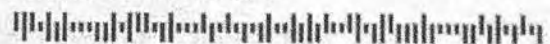


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Account #	4994600
Statement Date	02/24/2024

Service Summary	
Previous Balance	\$79.11
Payment Received - Thank You	\$79.11 CR
Balance Forward	\$0.00
Current Amount Due	\$53.44
Total Amount Due CC Draft	\$53.44

**Message From SBEC**

HOANG LE  
LOAN PHAM  
17122 VALLEY PALMS DR  
SPRING TX 77379-0000

Account # 4994600 Address: 1839 CR 103 Service Type: CABIN

Meter No.	Rate	Services		Days	Readings		Meter Multiplier	KWH Used	Balance Forward	Current Charges
		From	To		Previous	Present				
1N6039149976	RES1	01/19/24	02/19/24	31	1009	1213	1	204	\$ .00	\$53.44

Delivery Charges	204 kWh	x \$0.0285 =	\$	5.81
G&T Charge	204 kWh	x \$0.086 =	\$	17.54
Base Charge			\$	33.00
Aid Chg/Credit			\$	2.91 CR
Current Charges			\$	53.44



COMPARISONS	Days	Total kWh	Avg kWh	Avg Temp
CURRENT BILLING	31	204	7	55
PREVIOUS BILLING	31	451	15	50
LAST YEAR BILLING	27	0	0	50

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Account Number	4994600
Current Amount Due	03/15/2024 \$53.44
Amount if Paid After	03/15/2024 \$65.44

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Account #	4994600
Statement Date	03/25/2024

Service Summary		
Previous Balance		\$53.44
Payment Received - Thank You		\$53.44 CR
Balance Forward		\$0.00
Current Amount Due		\$51.35
Total Amount Due	CC Draft	\$51.35

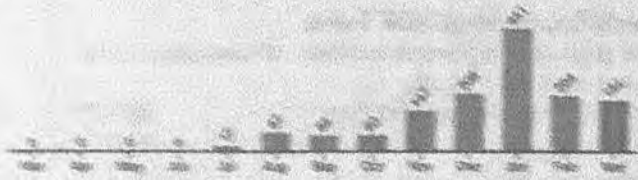
Message From SBEC

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LOAN PHAM  
17122 VALLEY PALMS DR  
SPRING TX 77379-0000

Account # 4994600 Address: 1038 CR 103 Service Type: CASIN

Meter ID	Rate	Services		Days	Readings		New Multiplier	Kwh Used	Balance Forward	Current Charges
		From	To		Previous	Present				
1N6030148875	RES1	02/19/24	03/19/24	29	1213	1387	1	174	\$30	\$51.35

Delivery Charges	174 kwh	x \$0.0265 =	\$	4.59
G&T Charge	174 kwh	x \$0.0855 =	\$	14.79
Base Charge			\$	32.00
Adj Crg Credit			\$	2.81 CR
Current Charges			\$	51.35



COMPARISONS	Days	Total kWh	Avg kWh	Avg Temp
CURRENT BILLING	29	174	6	81
PREVIOUS BILLING	31	174	6	81
LAST YEAR BILLING	30	0	0	81

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Account Number	4994600
Current Amount Due	04/16/2024 \$51.35
Amount If Paid After	04/16/2024 \$51.35

Credit Card Draft - Do Not Pay

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Columbus, Texas 78934

Pay your bill 24/7 at sbec.org with SmartHub  
By Phone: call 844-201-7198 and use your account #



San Bernard Electric Cooperative, Inc.  
 PO BOX 309  
 Columbus, Texas 78934

Your Touchstone Energy® Cooperative

(979)-732-8346 or (800) 364-3171  
 www.sbec.org  
 Pay-By-Phone 844-201-7199

HOANG LE  
 LOAN PHAM  
 17122 VALLEY PALMS DR  
 SPRING TX 77379-0000

Account #	4994600
Statement Date	04/24/2024

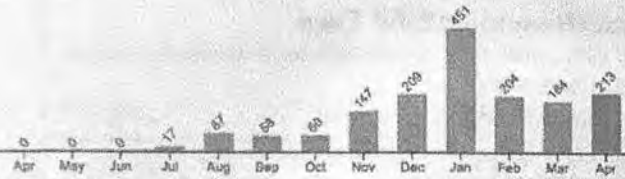
Service Summary	
Previous Balance	\$51.35
Payment Received - Thank You	\$51.35 CR
Balance Forward	\$0.00
Current Amount Due	\$54.24
Total Amount Due	CC Draft \$54.24

**Message From SBEC**  
 Load Shed/Rotating Outage information can be reviewed on our website: www.sbec.org

Account # 4994600 Address: 1839 CR 103 Service Type: CABIN

Meter No.	Rate	Services		Days	Readings		Meter Multiplier	KWH Used	Balance Forward	Current Charges
		From	To		Previous	Present				
1N6039149976	RES1	03/18/24	04/19/24	32	1397	1610	1	213	\$0.00	\$54.24

Delivery Charges	213 kWh	x \$0.0285 =	\$ 6.07
G&T Charge	213 kWh	x \$0.0855 =	\$ 18.21
Base Charge			\$ 33.00
Aid Chg/Credit			\$ 3.04 CR
<b>Current Charges</b>			<b>\$ 54.24</b>



COMPARISONS	Days	Total kWh	Avg kWh	Avg Temp
CURRENT BILLING	32	213	7	68
PREVIOUS BILLING	28	184	7	65
LAST YEAR BILLING	29	0	0	66

Return this portion with your payment

GO PAPERLESS



SIGN UP ON SMARTHUB



Account Number		4994600
Current Amount Due	05/16/2024	\$54.24
Amount if Paid After	05/16/2024	\$66.24

HOANG LE  
 LOAN PHAM  
 17122 VALLEY PALMS DR  
 SPRING TX 77379-0000

Credit Card Draft - Do Not Pay

Address & Phone Updates

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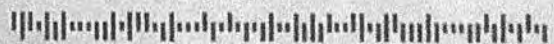


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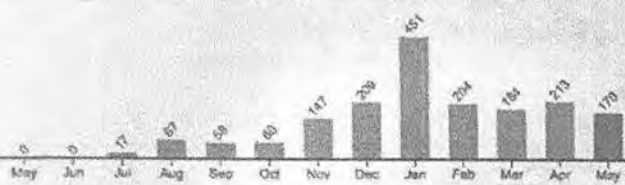
Account #	4994600
Statement Date	05/24/2024

Service Summary		
Previous Balance		\$54.24
Payment Received - Thank You		\$54.24 CR
Balance Forward		\$0.00
Current Amount Due		\$49.96
Total Amount Due	CC Draft	\$49.96

**Message From SBEC**

Account # 4994600 Address: 1839 CR 103 Service Type: CABIN

Meter No.	Rate	Services		Days	Readings		Meter Multiplier	KWH Used	Balance Forward	Current Charges
		From	To		Previous	Present				
1N6039149976	RES1	04/19/24	05/18/24	29	1610	1780	1	170	\$0.00	\$49.96



Delivery Charges	170 kWh	x \$0.0285 =	\$ 4.85
G&T Charge	170 kWh	x \$0.0855 =	\$ 14.54
Base Charge			\$ 33.00
Aid Chg/Credit			\$ 2.43 CR
<b>Current Charges</b>			<b>\$ 49.96</b>

COMPARISONS	Days	Total kWh	Avg kWh	Avg Temp
CURRENT BILLING	29	170	6	75
PREVIOUS BILLING	32	213	7	68
LAST YEAR BILLING	30	0	0	73

Return this portion with your payment

GO PAPERLESS SIGN UP ON SMARTHUB



Account Number	4994600
Current Amount Due	06/17/2024 \$49.96

Credit Card Draft - Do Not Pay

HOANG LE  
LOAN PHAM  
17122 VALLEY PALMS DR  
SPRING TX 77379-0000

Address & Phone Updates

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PO BOX 309  
Columbus, Texas 78934



# 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.  
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CONCERNING THE PROPERTY AT

1839 CR 103  
Columbus, Tx 78934

### A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System:  Septic Tank  Aerobic Treatment  Unknown
- (2) Type of Distribution System: Drain Field  Unknown
- (3) Approximate Location of Drain Field or Distribution System: North Side Behind Tiny Home  Unknown
- (4) Installer: Class Material Company  Unknown
- (5) Approximate Age: One and Half years old  Unknown

### B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  Yes  No  
If yes, name of maintenance contractor: \_\_\_\_\_  
Phone: \_\_\_\_\_ contract expiration date: \_\_\_\_\_  
*Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.*
- (2) Approximate date any tanks were last pumped? NO
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility?  Yes  No  
If yes, explain: \_\_\_\_\_
- (4) Does Seller have manufacturer or warranty information available for review?  Yes  No

### ✓ C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:  
 planning materials  permit for original installation  final inspection when OSSF was installed  
 maintenance contract  manufacturer information  warranty information  \_\_\_\_\_
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TXR-1407) 1-7-04

Initialed for Identification by Buyer \_\_\_\_\_

and Seller CR 4


Page 1 of 2

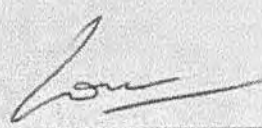
Information about On-Site Sewer Facility concerning \_\_\_\_\_

**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>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf) ✓	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

  
 \_\_\_\_\_  
 Signature of Seller  
**Hoang Le**  
 Date  
 6/2/24

  
 \_\_\_\_\_  
 Signature of Seller  
**Pham Loan**  
 Date  
 6/2/24

Receipt acknowledged by:

\_\_\_\_\_  
 Signature of Buyer  
  
 Date

\_\_\_\_\_  
 Signature of Buyer  
 Date

# TEXAS REALTORS

## SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS, Inc. 2022

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 1839 CR 103  
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.

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
Cable TV Wiring		X	
Carbon Monoxide Det.		X	
Ceiling Fans	✓		
Cooktop <i>out door</i>	✓		
Dishwasher		✓	
Disposal		✓	
Emergency Escape Ladder(s)		✓	
Exhaust Fans		✓	
Fences	✓		
Fire Detection Equip.		✓	
French Drain		✓	
Gas Fixtures	✓		
Liquid Propane Gas:	✓		
-LP Community (Captive)		✓	
-LP on Property	✓		

Item	Y	N	U
Natural Gas Lines		✓	
Fuel Gas Piping:		✓	
-Black Iron Pipe		✓	
-Copper		✓	
-Corrugated Stainless Steel Tubing		✓	
Hot Tub	✓		
Intercom System		✓	
Microwave	✓		
Outdoor Grill	✓		
Patio/Decking	✓		
Plumbing System	✓		
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	

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

Item	Y	N	U	Additional Information
Central A/C		✓		2 electric gas number of units: 2
Evaporative Coolers		✓		number of units: 1N6039149976
Wall/Window AC Units	✓			number of units: 1N6038720516
Attic Fan(s)		✓		if yes, describe:
Central Heat		✓		electric gas number of units:
Other Heat	✓			if yes, describe:
Oven		✓		number of ovens: electric gas other:
Fireplace & Chimney		✓		wood gas logs mock other:
Carport		✓		attached not attached
Garage	✓			attached not attached
Garage Door Openers	✓			number of units: number of remotes:
Satellite Dish & Controls	✓			owned leased from:
Security System		✓		owned leased from:

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_

and Seller:   

Page 1 of 7

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: _____
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned	leased from:	
Other Leased Items(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, describe: _____		
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: \_\_\_\_\_ Age: \_\_\_\_\_ (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: oak wilt		<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 Pl. 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"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller: LF, LP

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): \_\_\_\_\_

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

"Flowway" means an area that is identified on the flood insurance rate map as a regulatory flowway, 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):

\*Flores 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.)

- 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.
- Y  N Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  
Name of association: \_\_\_\_\_  
Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ and are:  mandatory  voluntary  
Any unpaid fees or assessment for the Property?  yes (\$ \_\_\_\_\_)  no  
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- Y  N 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: \_\_\_\_\_
- Y  N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Y  N Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Y  N Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- Y  N Any condition on the Property which materially affects the health or safety of an individual.
- Y  N 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).
- Y  N Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

Concerning the Property at \_\_\_\_\_

- 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: [Signature] Date: 6/2/24  
Signature of Seller: [Signature] Date: 6/2/24  
Printed Name: Hans Van W Printed Name: Leon My Pilsary

**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>San Bedward Electric Inc</u>	phone #: <u>979-732-8346</u>
B sewer: <u>Sephic tank Class Material LLC</u>	phone #: <u>979-732-7869</u>
Water: <u>Water Well. Covanel Meyer</u>	phone #: <u>979-942-0361</u>
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: <u>Columbus</u>	phone #: _____
Propane: <u>Columbus propane Company</u>	phone #: <u>979-732-2074</u>
Internet: <u>Starlink</u>	phone #: <u>319-363-6000</u>

(TXR-1406) 07-10-23 Initialed by Buyer: \_\_\_\_\_ and Seller: [Initials] Page 6 of 7

Concerning the Property at \_\_\_\_\_

1839 CR 103  
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 _____	Date _____	Signature of Buyer _____	Date _____
Printed Name: _____		Printed Name: _____	



# COMMERCIAL PROPERTY CONDITION STATEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
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1839 CR 103

CONCERNING THE PROPERTY AT: Columbus Tx. 78934

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

## PART I - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:

Aware      Not Aware

(1) any of the following environmental conditions on or affecting the Property:

- (a) radon gas?
- (b) asbestos components:
  - (i) friable components?
  - (ii) non-friable components?
- (c) urea-formaldehyde insulation?
- (d) endangered species or their habitat?
- (e) wetlands?
- (f) underground storage tanks?
- (g) leaks in any storage tanks (underground or above-ground)?
- (h) lead-based paint?
- (i) hazardous materials or toxic waste?
- (j) open or closed landfills on or under the surface of the Property?
- (k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like?
- (l) any activity relating to drilling or excavation sites for oil, gas, or other minerals?

(2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)?

(3) any improper drainage onto or away from the Property?

(4) any fault line at or near the Property that materially and adversely affects the Property?

(5) air space restrictions or easements on or affecting the Property?

(6) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?

(TXR-1408) 07-08-22

Initialed by Seller or Landlord: LS, VL and Buyer or Tenant: \_\_\_\_\_

Page 1 of 5

- |  | Aware                    | Not<br>Aware                        |
|--|--------------------------|-------------------------------------|
| (7) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (8) pending changes in zoning, restrictions, or in physical use of the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| The current zoning of the Property is: _____   |                          |                                     |
| (9) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) lawsuits affecting title to or use or enjoyment of the Property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (12) common areas or facilities affiliated with the Property co-owned with others? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (13) an owners' or tenants' association or maintenance fee or assessment affecting the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, name of association: _____   |                          |                                     |
| Name of manager: _____   |                          |                                     |
| Amount of fee or assessment: \$ _____ per _____  |                          |                                     |
| Are fees current through the date of this notice? [ <input type="checkbox"/> ] yes [ <input type="checkbox"/> ] no [ <input type="checkbox"/> ] unknown  |                          |                                     |
| (14) subsurface structures, hydraulic lifts, or pits on the Property? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (15) intermittent or wet weather springs that affect the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (16) any material defect in any irrigation system, fences, or signs on the Property? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (17) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (18) any of the following rights vested in others:   |                          |                                     |
| (a) outstanding mineral rights? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) timber rights? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) water rights? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) other rights? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (19) any personal property or equipment or similar items subject to financing, liens, or lease(s)? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, list items: _____  |                          |                                     |

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PART 2 - Complete if Property is Improved or Unimproved**

Are you (Seller or Landlord) aware of any of the following conditions\*:

- |   | Aware                    | Not<br>Aware                        |
|---|--------------------------|-------------------------------------|
| (1) Present flood insurance coverage? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (2) Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) Previous flooding due to a natural flood event? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (4) Previous water penetration into a structure on the Property due to a natural flood event? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (5) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)? ..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (6) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))? .....                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (7) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (8) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool? .....  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (9) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a reservoir? .....   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*\*If Buyer or Tenant is concerned about these matters, Buyer or Tenant 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.*

*"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.*

- (10) Have you (Seller or Landlord) 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)

- (11) Have you (Seller or Landlord) 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) \_\_\_\_\_

(TXR-1408) 07-08-22 Initialed by Seller or Landlord: LR, LP and Buyer or Tenant: \_\_\_\_\_ Page 3 of 5

**PART 3 - Complete only if Property is Improved**

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

	Aware	Not Aware	Not Appl.
<b>(1) Structural Items:</b>			
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) exterior walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) fireplaces and chimneys?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) windows, doors, plate glass, or canopies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(2) Plumbing Systems:</b>			
(a) water heaters or water softeners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) supply or drain lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) faucets, fixtures, or commodes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) private sewage systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) pools or spas and equipment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) fire sprinkler systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) landscape sprinkler system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) water coolers?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) private water wells?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j) pumps or sump pumps?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k) gas lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) HVAC Systems: any cooling, heating, or ventilation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(5) Other Systems or Items:</b>			
(a) security or fire detection systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) fire detection systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) porches or decks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) garage doors and door operators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) loading doors or docks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) rails or overhead cranes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) elevators or escalators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) parking areas, drives, steps, walkways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) appliances or built-in kitchen equipment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.)

(TXR-1408) 07-08-22 Initialed by Seller or Landlord: LS LP and Buyer or Tenant: \_\_\_\_\_ Page 4 of 5

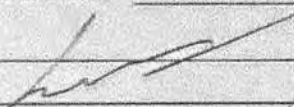
B. Are you (Seller or Landlord) aware of:	<u>Aware</u>	<u>Not Aware</u>
(1) any of the following water or drainage conditions materially and adversely affecting the Property:		
(a) ground water? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) water penetration? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) previous flooding or water drainage? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) soil erosion or water ponding? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) previous structural repair to the foundation systems on the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) settling or soil movement materially and adversely affecting the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) pest infestation from rodents, insects, or other organisms on the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) termite or wood rot damage on the Property needing repair? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) mold to the extent that it materially and adversely affects the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) mold remediation certificate issued for the Property in the previous 5 years? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>if aware, attach a copy of the mold remediation certificate.</i>		
(8) previous termite treatment on the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(9) previous fires that materially affected the Property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(11) any part, system, or component in or on the Property not in compliance with the Americans with Disabilities Act or the Texas Architectural Barrier Statute? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you are aware of any conditions described under Paragraph B, explain. (Attach additional information, if needed.)

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: \_\_\_\_\_

Buyer or Tenant: \_\_\_\_\_

By: 

By (signature): \_\_\_\_\_

Printed Name: HOANG VAN LE


Title: Owner

By: \_\_\_\_\_

By (signature): \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: 

By (signature): \_\_\_\_\_

Printed Name: Loan My PHAM

Title: Owner

By: \_\_\_\_\_

By (signature): \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**NOTICE TO BUYER OR TENANT:** The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement 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.

(TXR-1408) 07-08-22