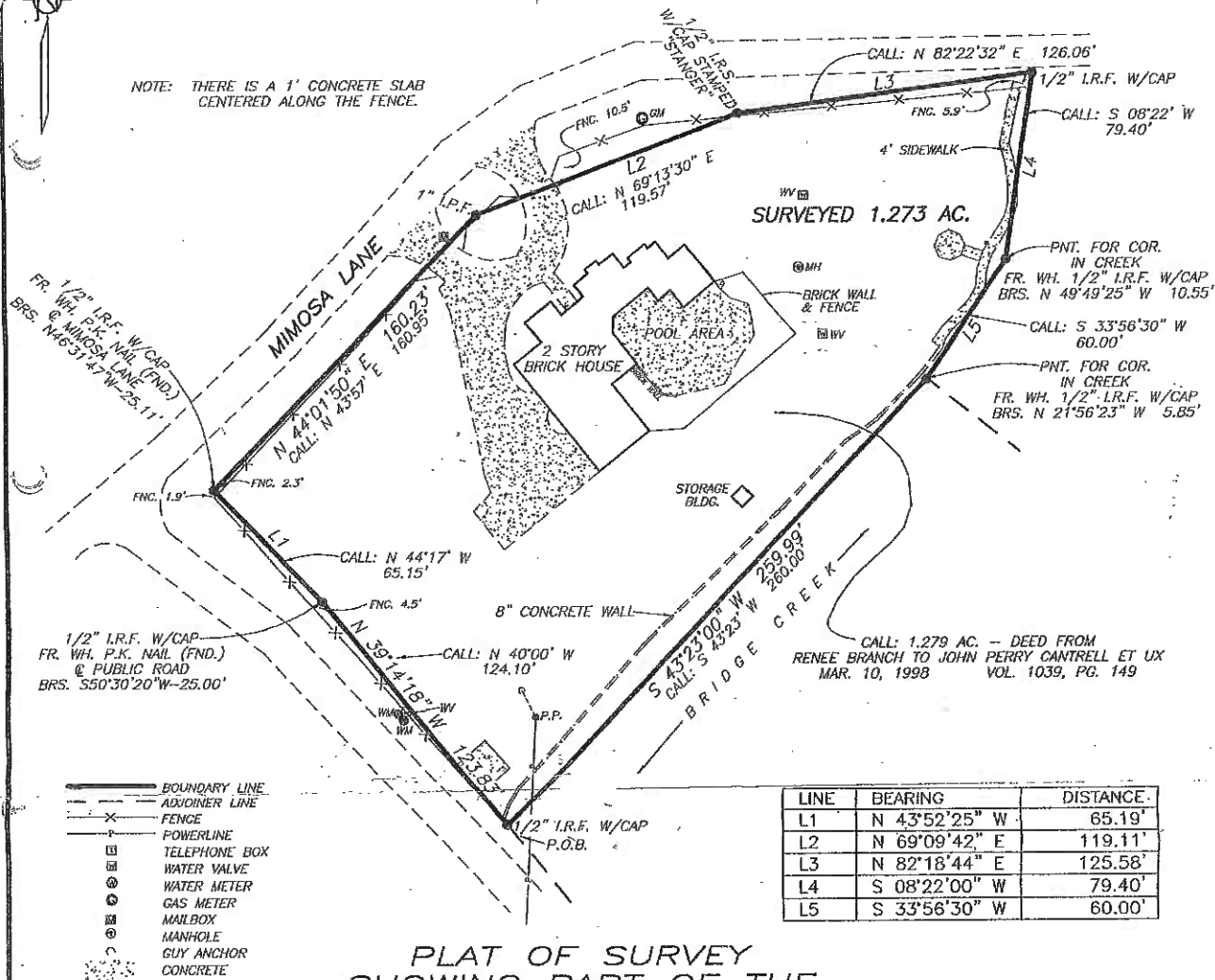


# BOYD ADDITION

CAB. A, ENV. 27B

NOTE: THERE IS A 1' CONCRETE SLAB  
CENTERED ALONG THE FENCE.



## PLAT OF SURVEY SHOWING PART OF THE G. BREWER SURVEY, ABSTRACT NO. 5 FREESTONE COUNTY, TEXAS

SCALE: 1" = 50 FEET

NOTE:

1) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

2) IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY.

ACCORDING TO FLOOD HAZARD BOUNDARY MAP, COMMUNITY-PANEL NO. 480236, TEAGUE, TEXAS IS UNMAPPED BY FEMA, THEREFOR NO DETERMINATION OF FLOOD HAZARD CAN BE MADE.

RESEARCH OF EASEMENTS BY THIS SURVEYOR WAS LIMITED TO THE FOLLOWING, IN CONNECTION WITH G.F. #02-109: NONE

BEARING BASE:

BEARINGS ARE BASED ON A CALCULATED BEARING OF "N 35°10'40"E" FROM THE MOST SOUTHERLY CORNER TO THE NORTHEAST CORNER OF THE CALLED 1.279 ACRE TRACT SHOWN HEREON PER VOLUME 1039, PAGE 149, FREESTONE COUNTY, TEXAS.

A METES AND BOUNDS DESCRIPTION WAS PREPARED EVEN DATE.

I, R. S. NEALLY, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO REFLECT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2002.

GIVEN UNDER BY HAND & SEAL, THIS THE 18TH DAY OF JULY, 2002.

BY:

R. S. Neally  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE NO. 5385  
PLAT VOID IF NOT SIGNED IN RED.



**STANGER**  
SURVEYING COMPANY  
205 E. Commerce St.  
Fairfield, Texas 75840  
(903) 389-4403

SURVEY COMPLETED: 07-17-2002

FB/PG: F 1/27 JOB NO: F20008

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STANGER SURVEYING COMPANY  
FAIRFIELD, TEXAS

**SSC****STANGER SURVEYING COMPANY****205 E. COMMERCE  
FAIRFIELD, TEXAS 75840**

PH: 903-389-4403

FAX: 903-389-4390

**G. BREWER SURVEY, ABSTRACT NO. 5  
FREESTONE COUNTY, TEXAS****METES AND BOUNDS DESCRIPTION FOR 1.273 ACRES OF LAND**

**Being** 1.273 acres of land situated in the G. Brewer Survey, Abstract No., Freestone County, Texas and being all of that certain called 1.279 acre tract described in a deed from Renee Branch to John Perry Cantrell et ux, dated March 10, 1998, and recorded in Volume 1039, Page 149, of the Deed Records of Freestone County, Texas, said 1.273 acre tract to be more particularly described by metes and bounds as follows:

**BEGINNING** at  $\frac{1}{2}$ " iron rod (found with cap marked "MJR") at the most southerly corner of the above mentioned 1.279 acre tract, being in the easterly right-of-way of a public road, and being at the northerly end of a wing wall or bridge over Bridge Creek;

**THENCE** North  $39^{\circ} 14' 18''$  West, for a distance of 123.83 feet, with the easterly right-of-way of the above mentioned public road, to a  $\frac{1}{2}$ " iron rod (found with cap marked "MJR") for corner, being at an angle break in the southwest boundary line of said 1.279 acre tract, from said  $\frac{1}{2}$ " iron rod (found) a p.k. nail (found) in the centerline of a public road bears South  $50^{\circ} 30' 20''$  West, 25.00 feet;

**THENCE** North  $43^{\circ} 52' 25''$  West, for a distance of 65.19 feet, with the easterly right-of-way of the above mentioned public road, to a  $\frac{1}{2}$ " iron rod (found with cap marked "MJR") for corner at the intersection of same, with the southerly right-of-way of Mimosa Lane, being at the most westerly corner of said 1.279 acre tract, from said  $\frac{1}{2}$ " iron rod (found) a p.k. nail (found) in the centerline of Mimosa Lane bears North  $46^{\circ} 31' 47''$  West, 25.11 feet;

**THENCE** North  $44^{\circ} 01' 50''$  East, for a distance of 160.23 feet, with the northwest boundary line of said 1.279 acre tract, and with the southerly right-of-way of Mimosa Lane, to a 1" iron pipe (found) at an angle corner of same;

**THENCE** North  $69^{\circ} 09' 42''$  East, for a distance of 119.11 feet, with the northwest boundary line of said 1.279 acre tract, and with the southerly right-of-way of Mimosa Lane, to a  $\frac{1}{2}$ " iron rod (set with cap marked "STANGER") at an angle corner of same;

**THENCE** North  $82^{\circ} 18' 44''$  East, for a distance of 125.58 feet, with the north boundary line of said 1.279 acre tract, and with the southerly right-of-way of Mimosa Lane, to a  $\frac{1}{2}$ " iron rod (found with cap marked "MJR") at the northeast corner of said 1.279 acre tract, and being 1 foot southerly from the southwest corner of a concrete bridge;

**THENCE** South  $08^{\circ} 22' 00''$  West, for a distance of 79.40 feet, with the east boundary line of said 1.279 acre tract, to a point for corner in a creek, from which a  $\frac{1}{2}$ " iron rod (found with cap marked "MJR") bears North  $49^{\circ} 49' 25''$  West, 10.55 feet;

**THENCE** South 33° 56' 30" West, for a distance of 60.00 feet, with the southeast boundary line of said 1.279 acre tract, to a point for corner in a creek, from which a ½" iron rod (found with cap marked "MJR") bears North 21° 56' 23" West, 5.85 feet;

**THENCE** South 43° 23' 00" West, for a distance of 259.99 feet, back to place of beginning, and containing **1.273 acres** of land.

Bearings are based on a calculated bearing of "North 35° 10' 40" East" from the most southerly corner to the northeast corner of said called 1.279 acre tract, per Volume 1039, Page 149.

See plat of survey prepared even date.

I, R.S. Neally, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from a survey made on the ground under my supervision during the month of July 2002.

**GIVEN UNDER MY HAND AND SEAL**, this the 18<sup>th</sup> day of July 2002.

  
\_\_\_\_\_  
R.S. Neally  
Registered Professional Land Surveyor  
State of Texas No. 5385  
VOID IF NOT SIGNED IN RED

H:\Project\2002\F20008\F20008FN



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STANGER SURVEYING COMPANY  
FAIRFIELD, TEXAS 75840





# TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 26 Mimosa Lane  
Teague, TX 75860

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

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

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

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

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	<input checked="" type="checkbox"/>			Liquid Propane Gas:				Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			<input checked="" type="checkbox"/>
Carbon Monoxide Det.		<input checked="" type="checkbox"/>		-LP Community (Captive)				Rain Gutters	<input checked="" type="checkbox"/>		
Ceiling Fans	<input checked="" type="checkbox"/>			-LP on Property				Range/Stove	<input checked="" type="checkbox"/>		
Cooktop	<input checked="" type="checkbox"/>			Hot Tub	<input checked="" type="checkbox"/>			Roof/Attic Vents	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>			Intercom System		<input checked="" type="checkbox"/>		Sauna		<input checked="" type="checkbox"/>	
Disposal	<input checked="" type="checkbox"/>			Microwave	<input checked="" type="checkbox"/>			Smoke Detector	<input checked="" type="checkbox"/>		
Emergency Escape Ladder(s)			<input checked="" type="checkbox"/>	Outdoor Grill <i>Natural Gas</i>	<input checked="" type="checkbox"/>			Smoke Detector - Hearing Impaired			<input checked="" type="checkbox"/>
Exhaust Fans <i>Kitchen</i>	<input checked="" type="checkbox"/>			Patio/Decking	<input checked="" type="checkbox"/>			Spa		<input checked="" type="checkbox"/>	
Fences	<input checked="" type="checkbox"/>			Plumbing System	<input checked="" type="checkbox"/>			Trash Compactor	<input checked="" type="checkbox"/>		
Fire Detection Equip.	<input checked="" type="checkbox"/>			Pool	<input checked="" type="checkbox"/>			TV Antenna		<input checked="" type="checkbox"/>	
French Drain				Pool Equipment	<input checked="" type="checkbox"/>			Washer/Dryer Hookup	<input checked="" type="checkbox"/>		
Gas Fixtures <i>Fireplace</i>	<input checked="" type="checkbox"/>			Pool Maint. Accessories	<input checked="" type="checkbox"/>			Window Screens	<input checked="" type="checkbox"/>		
Natural Gas Lines	<input checked="" type="checkbox"/>			Pool Heater	<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 checked="" type="checkbox"/> gas number of units: <u>3</u>
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units: _____
Wall/Window AC Units		<input checked="" type="checkbox"/>		number of units: _____
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>3</u>
Other Heat <i>Gas-Fireplace</i>	<input checked="" type="checkbox"/>			if yes, describe: _____
Oven	<input checked="" type="checkbox"/>			number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		<input checked="" type="checkbox"/>		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="checkbox"/>			number of units: <u>1</u> number of remotes: <u>1</u>
Satellite Dish & Controls	<input checked="" type="checkbox"/>			<input type="checkbox"/> owned <input type="checkbox"/> leased from <u>Direct T.V.</u>
Security System	<input checked="" type="checkbox"/>			<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater <u>2</u>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>2</u>
Water Softener		<input checked="" type="checkbox"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler		<input checked="" type="checkbox"/>		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility		<input checked="" type="checkbox"/>		if yes, attach Information About On-Site Sewer Facility (TAR-1407)

Concerning the Property at 26 Mimosa Lane  
Teague, TX 75860

Water supply provided by: ☒ city ☐ well ☐ MUD ☐ co-op ☐ unknown ☐ other: \_\_\_\_\_

'as the Property built before 1978? ☐ yes ☒ no ☐ unknown

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

Roof Type: Shingle Age: 5 years (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"/>	Previous Foundation Repairs		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Previous Roof Repairs		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>	Other Structural Repairs		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Radon-Gas		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Water Penetration		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
(If yes, attach TAR-1414)		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI <u>3-11-15</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>			

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

Termite treatment 3-11-15 10 year guarantee  
Small shed by creek had termites

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?** ☐ yes ☒ no If yes, explain (attach additional sheets if necessary):

**Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)**

- | <u>Y</u>                 | <u>N</u>                            |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homeowners' associations or maintenance fees or assessments. If yes, complete the following:<br>Name of association: _____<br>Manager's name: _____ Phone: _____<br>Fees or assessments are: \$ _____ per _____ and are: <input type="checkbox"/> mandatory <input type="checkbox"/> voluntary<br>Any unpaid fees or assessment for the Property? <input type="checkbox"/> yes (\$ _____) <input type="checkbox"/> no<br>If the Property is in more than one association, provide information about the other associations below or attach information to this notice. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:<br>Any optional user fees for common facilities charged? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, describe: _____  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any condition on the Property which materially affects the health or safety of an individual.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.<br>If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).   |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The Property is located in a propane gas system service area owned by a propane distribution system retailer.  |

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

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

Section 6. Seller ☒ has ☐ has not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.*

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- ☒ Homestead ☐ Senior Citizen ☐ Disabled  
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran  
☐ Other: \_\_\_\_\_ ☐ Unknown

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

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

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

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

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



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

26 Mimosa Lane  
Teague, TX 75860

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 David M. Collins Date \_\_\_\_\_  
Printed Name: David M. Collins

Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_  
Printed Name: \_\_\_\_\_

**ADDITIONAL NOTICES TO BUYER:**

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

Electric: <u>Reliant</u>	phone #: _____
Sewer: <u>City of Teague</u>	phone #: _____
Water: <u>City of Teague</u>	phone #: _____
Cable: <u>Direct T.V.</u>	phone #: _____
Trash: <u>City of Teague</u>	phone #: _____
Natural Gas: <u>Atmos</u>	phone #: _____
Phone Company: <u>ATT</u>	phone #: _____
Propane: <u>none</u>	phone #: _____

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

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Printed Name: \_\_\_\_\_