

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 PR	OPE	RTY	/ A1				0	akw		75 F I, TX		489 5855-8423 House			_
DATE SIGNED BY SEL	LEF	R AN	D I	S NO	TC	A SL	JBSTITUTE FOR AI	I YV	NSF	EC	ГΙО	ON OF THE PROPERTY AS INS OR WARRANTIES THE ELLER'S AGENTS, OR ANY	BL	YE	₹
Seller ∠ is _ is not or	ccup	ying	the				unoccupied (by Selle mate date) or nev					nce Seller has occupied the P	rop	erty	?
Section 1. The Proper				ems	ma	rke	d below: (Mark Yes	(Y),	No	(N),	or		′ .		
Item	Υ	N	U		Ite	m		Υ	N	U		Item	Υ	N	U
Cable TV Wiring		X					Propane Gas:	X	-	Ť		Pump: sump grinder	Ħ	×	Ť
Carbon Monoxide Det.		X			_		mmunity (Captive)		X			Rain Gutters		Ż	\vdash
Ceiling Fans	X						Property		X			Range/Stove		X	
Cooktop		X			_	t Tu			X			Roof/Attic Vents	\vdash	X	
Dishwasher		X			_		m System		$\overline{\mathbf{x}}$			Sauna		文	
Disposal			_			Crow			X			Smoke Detector		Ķ	
Emergency Escape Ladder(s)		X			Ou	tdoc	or Grill		×			Smoke Detector - Hearing Impaired		X	
Exhaust Fans	×				Pa	tio/D	Decking		×			Spa		X	
Fences		×			_		ng System	X				Trash Compactor		X	
Fire Detection Equip.		$\overline{\mathbf{x}}$			Po				X			TV Antenna		灭	
French Drain		X					quipment		文			Washer/Dryer Hookup	X		
Gas Fixtures							aint. Accessories		X			Window Screens	×		
Natural Gas Lines		X			_		eater		X			Public Sewer System	<u> </u>	X	
											0 -	-	_		
Item				Υ	N	U			Α	ddit	ior	nal Information			
Central A/C				X			√ electric gas	nur	nber	of u	nit	s: L			
Evaporative Coolers					X		number of units:								
Wall/Window AC Units					×		number of units:								
Attic Fan(s)					X		if yes, describe:								
Central Heat				X			√ electric gas	nur	nber	of ι	nit	s: [
Other Heat					X		if yes, describe:					***************************************			
Oven					×		number of ovens:			el	ect	ric gas other:			-
Fireplace & Chimney					X		wood gas log]S	mo	ck	0	ther:			
Carport					X		attached not	atta	che	d					
Garage					X		attached not	atta	ched	<u> </u>					
Garage Door Openers					X		number of units:					number of remotes:			
Satellite Dish & Controls	;				X		ownedlease	d fro	m:						
Security System					X		ownedlease	d fro	m:						
Solar Panels					X		ownedlease	d fro	m:						
Water Heater					X		electric gas	.0	ther:			number of units:			
Water Softener					×		ownedlease	d fro	m:						
Other Leased Items(s)					X		if yes, describe:								
(TXR-1406) 07-08-22			Initia	iled l	y: B	uyer	:	nd S	eller	ور	No	P:	age	1 of	6

House

1075 FM 489 Oakwood, TX 75855-8423

Concerning the Property at					Dakwood, 1	TX 7	75855-	8423					
Underground Lawn Sprinkler		TX	auto	automatic manual areas covered:									
Septic / On-Site Sewer Facilit	On-Site Sewer Facility X if y					es, attach Information About On-Site Sewer Facility (TXR-1407)							
Water supply provided by: Was the Property built before (If yes, complete, sign, and Roof Type: Is there an overlay roof co covering)? Yes You (Seller) aware of any are need of repair? Yes You	1978? Ind attac We have ring of the	yes × h TXR-19	Cno ur 06 conce roperty (nknowr rning le Age: shingle	n ead-based p es or roof on 1 that ar	pain L \/ cove	t hazar 2 yr. ering p	ds)(appro laced over existing shingles orking condition, that have de					
Section 2. Are you (Seller) aware and No (N) if you are				malfu	nctions in	any	of the	following? (Mark Yes (Y) if	you				
Basement		Floo				÷	X	Sidewalks	÷				
Ceilings	×	-	ndation /	Slah(s)	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	_		Walls / Fences	+	슇			
Doors	ďχ		ior Walls	Olab(S)			Ŕ	Windows		1			
Driveways	TX.		ting Fixtu	res				Other Structural Components		쑶			
Electrical Systems			nbing Sys				X	Carlor Cardotarar Compensiona	+	+			
Exterior Walls	X	Root					X			+			
Section 3. Are you (Seller) you are not aware.)	aware	of any of	the follo	wing	conditions	? (N	/lark Y	es (Y) if you are aware and	No (I	N) if			
Condition			Y	N	Conditio	n			ΙY	N			
Aluminum Wiring				X	Radon G					1			
Asbestos Components				X	Settling				X	12			
Diseased Trees: oak wilt				X	Soil Move	eme	ent		1	X			
Endangered Species/Habitat	on Prop	erty		X	Subsurfa	ce S	Structui	re or Pits		X			
Fault Lines				X	Underground Storage Tanks					X			
Hazardous or Toxic Waste				\times	Unplatted	d Ea	semen	ts		X			
Improper Drainage				X	Unrecord					X			
Intermittent or Weather Spring	gs			X				Insulation		X			
Landfill				X				Due to a Flood Event		X			
Lead-Based Paint or Lead-Ba		Hazards		X	Wetlands		Prope	ty		X X X X			
Encroachments onto the Prop				X	Wood Ro				-	X			
Improvements encroaching o	n otners	s property		X	destroyin	ıg in	sects (X			
Located in Historic District				X		_		for termites or WDI	4_	X			
Historic Property Designation				X				WDI damage repaired		X			
Previous Foundation Repairs				×	Previous				-	X			
Previous Roof Repairs				X				nage needing repair	-	×			
Previous Other Structural Re				X	Single Bl Tub/Spa		able Ma	ain Drain in Pool/Hot		X			
Previous Use of Premises for of Methamphetamine	Manufa	acture		x			\sim	Achimetry					
(TXR-1406) 07-08-22	Initia	led by: Buy	ver:		and S	eller	· 47111) [<i>MT</i>] Pa	age 2	of 6			

Concernin	ng the Property at	1075 FM 489 Oakwood, TX 75855-8423
If the answ	wer to any of the items in Section 3 is	yes, explain (attach additional sheets if necessary):
Section 4. which ha	gle blockable main drain may cause a sud l. Are you (Seller) aware of any ite as not been previously disclosed i y):	m, equipment, or system in or on the Property that is in need of repair, in this notice?yes _x no If yes, explain (attach additional sheets if
	5. Are you (Seller) aware of any of r partly as applicable. Mark No (N) i	f the following conditions?* (Mark Yes (Y) if you are aware and check
Y N	i partiy as applicable, mark no (n) i	r you are not aware.
X	Present flood insurance coverage.	
	Previous flooding due to a failuwater from a reservoir.	ire or breach of a reservoir or a controlled or emergency release of
_ X ,	Previous flooding due to a natural	flood event.
_ X	Previous water penetration into a s	structure on the Property due to a natural flood.
_ X	Located wholly partly in a AH, VE, or AR).	100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO,
_ X	Located wholly partly in a	500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
_ X	Located wholly partly in a f	łoodway.
_ ×	Located wholly partly in a f	lood pool.
_ X	Located wholly partly in a i	eservoir.
If the ansv	wer to any of the above is yes, explai	n (attach additional sheets as necessary):
	uyer is concerned about these mate urposes of this notice:	ters, Buyer may consult Information About Flood Hazards (TXR 1414).
which	is designated as Zone A, V, A99, AE, A	hat: (A) is identified on the flood insurance rate map as a special flood hazard area, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, i; 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.

(TXR-1406)) 07-08-22
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Initialed by: Buyer:

and Seller:

Page 3 of 6

1075 FM 489 Oakwood, TX 75855-8423

Concerning	the Property atOakwood, TX 75855-8423
provider, i	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance ncluding the National Flood Insurance Program (NFIP)?*yes _½ no If yes, explain (attach additional necessary):
Even w	in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance, then not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderated low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the e(s).
Administra	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property? yesno If yes, explain (attach additional sheets as :
Section 8. not aware.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
<u>Y_N</u>	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association:
	Manager's name: Phone:
	Manager's name: Phone: 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.
<u> </u>	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe:
_ ×	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
_ <u>X</u>	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
<u> </u>	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
_ X	Any condition on the Property which materially affects the health or safety of an individual.
_ ×	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
X	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.
X	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
<u> </u>	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
If the answ	er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(TXR-1406)	de at city limits no permits required 07-08-22 Initialed by: Buyer:, and Seller: pwf. M Page 4 of 6

Concerning the Prop	perty at		1075 FM 489 Oakwood, TX 75855-8423	House
persons who reg	jularly provide i	nspections and v	Seller) received any written ins who are either licensed as ins o If yes, attach copies and complete	spectors or otherwise
Inspection Date	Туре	Name of Inspec	ctor	No. of Pages
	-			
	A buyer shoul	ld obtain inspections	rts as a reflection of the current condi from inspectors chosen by the buyer. ler) currently claim for the Property	
∠Homestead		Senior Citizen	Disabled	
Wildlife Mana	agement	Senior Citizen Agricultural	∑ Disabled Ve	teran
Other:			Unknown	
which the claim wa	s made? yes >	≼no If yes, explain:	eeding) and not used the proceeds	to make the repairs for
	hapter 766 of the	Health and Safety (etectors installed in accordance v Code?* unknown _X no yes. I	
installed in acc including perfo	ordance with the requiremance, location, and	uirements of the build d power source require	family or two-family dwellings to have wor ing code in effect in the area in which th ements. If you do not know the building ct your local building official for more infor	e dwelling is located, code requirements in
family who will impairment fror the seller to ins	reside in the dwellin m a licensed physicia stall smoke detectors	ng is hearing-impaired; n; and (3) within 10 day for the hearing-impain	he hearing impaired if: (1) the buyer or a r (2) the buyer gives the seller written ev rs after the effective date, the buyer make ed and specifies the locations for installa rs and which brand of smoke detectors to i	dence of the hearing s a written request for tion. The parties may
			true to the best of Seller's belief and inaccurate information or to omit any	
Naix W	famout		Martha Tarrant	06/17/2023
Signature of Seller		Date	Signature of Seller	Date
Printed Name:	avid W. To	arrant	Printed Name: Martha Tarrant	
(TXR-1406) 07-08-22	Initialed	d by: Buyer:,	and Seller: PWJ . M	Page 5 of 6

1075 FM 489 Oakwood, TX 75855-8423

1	muse
11	ouse
ι	N

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.

Electric: Navasota Valley Electric Co	phone #:
Sewer:	phone #:
Water: Freestone Water Co	phone #:
Cable:	phone #:
Trash: Frontier Metro Sanitation	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet: <u>Windstream</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.

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

		-		
Signature of Buyer	SW1 120	Date	Signature of Buyer	Date
Printed Name:		4 -	Printed Name:	
(TXR-1406) 07-08-22		Initialed by: Buyer:	and Seller: PWF, MI	Page 6 of 6

CONCERNING THE PROPERTY AT



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.

1075 FM 489

Oakwood, TX 75855-8423

DATE SIGNED BY SEL	LEF	AA S	ID I	S NO	TC	A SL	JBSTITUTE FOR A	NY I	NSP	EC	OITION OF THE PROPERTY AS OF THE TIONS OR WARRANTIES THE BUYER I, SELLER'S AGENTS, OR ANY OTHER
Seller <u>X</u> is is not or	ccup	ying	the	Pro	perty (app	y. If roxir	unoccupied (by Selle mate date) or nev	er), l ver o	ccup	long pied	g since Seller has occupied the Property? the Property
Section 1. The Proper											, or Unknown (U).) ine which items will & will not convey.
Item	Υ	N	U	1	Ite	m		Υ	N	U	Item Y N U
Cable TV Wiring		×			_		Propane Gas:	Ť	X	Ť	Pump: sump grinder X
Carbon Monoxide Det.		12			_		mmunity (Captive)		X		Rain Gutters
Ceiling Fans	又						Property		X		Range/Stove
Cooktop	 	X				t Tu			X		Roof/Attic Vents
Dishwasher		X			_		m System		X		Sauna
Disposal		×					rave		X		Smoke Detector
Emergency Escape Ladder(s)		X			Οι	itdoo	or Grill		X		Smoke Detector - Hearing X
Exhaust Fans	\times				Pa	tio/E	Decking		X		Spa
Fences	1	X					ng System	X	-		Trash Compactor
Fire Detection Equip.		X			Po		<u> </u>		\times		TV Antenna X
French Drain		X		Ì	Po	ol E	quipment		X		Washer/Dryer Hookup
Gas Fixtures		X					laint. Accessories		X		Window Screens
Natural Gas Lines		X		i	Po	ol H	eater		X		Public Sewer System
		-		•						_	
Item				Y	N	U			Α	ddit	tional Information
Central A/C					X		electric gas	nur	nber	of ι	units:
Evaporative Coolers					X		number of units:				
Wall/Window AC Units				X			number of units:	ŀ	S		
Attic Fan(s)				1	X		if ves, describe:				
Central Heat					X		electricgas	nur	nber	of u	units:
Other Heat				X			if yes, describe:	duc	u .	Wi	ndow unit heat cool or space
Oven					X		number of ovens:				lectric gas other:
Fireplace & Chimney					X		woodgas lo	gs_	mo	ock	other:
Carport					X		attached not	atta	che	d	
Garage					X		attached not	atta	che	d	
Garage Door Openers					X		number of units:				number of remotes:
Satellite Dish & Controls	3				X		ownedlease	ed fro	om:		
Security System					X		ownedlease	ed fro	om:		
Solar Panels					X		ownedlease	ed fro	om:		
Water Heater				X	/		electric gas		ther:		number of units:
Water Softener					X		ownedlease	ed fro	om:		
Other Leased Items(s)					X		if yes describe:				

Rachel Anderson Real Estate, 415 Main Street Teague TX 75860

(TXR-1406) 07-08-22

and Seller: #W#

Fax: 254.739.5198

Page 1 of 6 David & Martha

Front Cabin

Initialed by: Buyer:

Concerning the Property at

1075 FM 489 Oakwood TY 75855-8423

										_
Underground Lawn Sprinkl				automatic						_
Septic / On-Site Sewer Fac								Site Sewer Facility (TXR-140		
(If yes, complete, sign, Roof Type: Is there an overlay roof	and a	78? _ attach ing oi	_ yes <u>X</u> no _ TXR-1906 co	unknow oncerning	n lead-based	pain	t haza			
covering)? yes _Xno Are you (Seller) aware of a are need of repair? yes	any of	f the i						orking condition, that have d	efects,	or
Section 2. Are you (Selle aware and No (N) if you a				s or malf	unctions in	any	of the	e following? (Mark Yes (Y) i	you a	are
Item	Υ	N	Item			Y	N	Item	Y	N
Basement		X	Floors			+		Sidewalks	+ +	
	-	Θ		on / Clob/s	. \	+	Θ		+-	7
Ceilings Doors	+	Θ	Interior V	on / Slab(s	5)	+	1	Walls / Fences Windows	+	\langle
	-	\bigcirc				+			+	\div
Driveways	-		Lighting f	Systems		+-	$ \downarrow\rangle$	Other Structural Components	++	
Electrical Systems Exterior Walls	+	\rightarrow	Roof	Systems		+	1		+	_
LATERIOI VVAIIS			Rooi			1				
	er) aw	/аге о	of any of the	following	condition	s? (I	Mark \	es (Y) if you are aware and	No (N	l) i
you are not aware.)	er) aw	/аге о	of any of the				Mark \	es (Y) if you are aware and		_
you are not aware.) Condition	er) aw	/аге о	of any of the	YN	Conditi	on	Mark \	es (Y) if you are aware and	No (N	1
you are not aware.) Condition Aluminum Wiring	er) aw	/аге о	of any of the		Conditi Radon	on	Mark \	es (Y) if you are aware and		!
you are not aware.) Condition Aluminum Wiring Asbestos Components		are o	of any of the	YN	Conditi Radon (Settling	on Gas		es (Y) if you are aware and))
you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees:oak wi	ilt			YN	Conditi Radon (Settling Soil Mo	on Gas veme	ent))
you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wi Endangered Species/Habit	ilt			YN	Conditi Radon (Settling Soil Mo Subsurf	on Gas veme	ent Structi	ure or Pits))) /
you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wi Endangered Species/Habit Fault Lines	ilt tat on			Y N X X X	Conditi Radon (Settling Soil Mo Subsurf Underg	on Gas veme ace	ent Structi d Stora	ure or Pits age Tanks		
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you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wi Endangered Species/Habit Fault Lines Hazardous or Toxic Waste Improper Drainage	ilt tat on			Y N X X X X	Conditi Radon (Settling Soil Mo Subsurf Underg Unplatte Unreco	on Gas veme ace rounded Ea	ent Structi d Stora aseme Easer	ure or Pits age Tanks nts nents		ト)))))
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Concerni	1075 FM 489 ng the Property atOakwood, TX 75855-8423
	wer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*A sin	gle blockable main drain may cause a suction entrapment hazard for an individual.
Section 4	b. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, as not been previously disclosed in this notice?yesno If yes, explain (attach additional sheets if y):
	5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check r partly as applicable. Mark No (N) if you are not aware.)
	Present flood insurance coverage.
- *	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
_ X	Previous flooding due to a natural flood event.
_ X	Previous water penetration into a structure on the Property due to a natural flood.
- X	Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
_ X	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
_ X	Located wholly partly in a floodway.
_ X	Located wholly partly in a flood pool.
_ X	Located wholly partly in a reservoir.
If the ans	wer to any of the above is yes, explain (attach additional sheets as necessary):
*If R	uyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).
	urposes of this notice:
"100- which	year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, 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, is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
area,	year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, I is considered to be a moderate risk of flooding.
	d pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is ct to controlled inundation under the management of the United States Army Corps of Engineers.
	d insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
of a r	dway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel iver or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

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water or delay the runoff of water in a designated surface area of land.

Initialed by: Buyer: __

and Seller: ANJ

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain

Front Cabin

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Concerning	the Property at		Oakwo	od, TX 75855-	8423		
provider, i	ncluding the Nation	r) ever filed a clair nal Flood Insurance P	rogram (NFIF)?*yes <u>×</u>	the Property no If yes, e	with any explain (attach	insurance additional
Even w	hen not required, the d low risk flood zone	es with mortgages from fe Federal Emergency Mana s to purchase flood insu	agement Agend	y (FEMA) encou	rages homeowi	ners in high risl	k, moderate
Administra	ation (SBA) for floo	er) ever received od damage to the Pro	perty? ye	s $ imes$ no Ifyes			
Section 8. not aware.		ware of any of the fol	llowing? (Ma	rk Yes (Y) if yo	ou are aware.	Mark No (N)	if you are
<u>Y</u> <u>N</u>		ructural modifications, c , or not in compliance v				necessary per	mits, with
_ X		ociations or maintenance			, complete the	following:	
	Manager's nag	ciation: ne:			Phone:		
	if the Property	ne:sments are: \$sments are: \$s or assessment for the is in more than one assition to this notice.	per Property? _ sociation, prov	yes (\$ide information	and are:)_about the other	mandatory no er associations	voluntary below or
_ X	with others. If yes,	(facilities such as pools complete the following: ser fees for common fac					
	Any notices of viola Property.	ations of deed restriction	ns or governn	ental ordinance	es affecting the	condition or	use of the
- X		er legal proceedings di sure, heirship, bankrupt			e Property. (Ir	cludes, but is	not limited
— X	Any death on the F to the condition of	Property except for those the Property.	e deaths caus	ed by: natural o	auses, suicide	e, or accident	unrelated
_ X	Any condition on the	ne Property which mate	rially affects th	ne health or safe	ety of an indivi	dual.	
- \	hazards such as a If yes, attach a	tments, other than routi sbestos, radon, lead-ba ny certificates or other or or example, certificate o	ised paint, ure documentatio	a-formaldehyden identifying the	e, or mold. extent of the	emediate envii	onmental
— X	•	resting system located of auxiliary water source.	•	y that is la r ger t	han 500 gallo	ns and that us	es a public
	The Property is lo	ocated in a propane g	as system se	ervice area owi	ned by a pro	pane distribut	ion system
_ X	Any portion of the	Property that is located	in a groundw	ater conservatio	n district or a	subsidence di	strict.
If the answ	ver to any of the item	s in Section 8 is yes, ex	oplain (attach Permit	additional sheet	ts if necessary):	
(TXR-1406)	07-08-22	Initialed by: Buyer:		and Seller: M			Page 4 of 6

Front Cabin

Concerning the Property at			1075 FM 489 Oakwood, TX 75855-8423						
persons who reg	ularly provide insp	ections and w	eller) received any nho are either licer If yes, attach copies a	nsed as inspectors	or otherwise				
Inspection Date	Туре	Name of inspec	tor		No. of Pages				
Note: A buyer s			ts as a reflection of the from inspectors chosen		e Property.				
Section 10. Check a	any tax exemption(s)	which you (Sell	er) currently claim for						
_ <u>X</u> Homestead Wildlife Mana	gement	Senior Citizen Agricultural	<u> </u>						
Other:				Unknown					
which the claim was	s made?yes _\no ne Property have wo apter 766 of the Hea	o If yes, explain:	eeding) and not used etectors installed in a	ccordance with the	smoke detector				
101 1 700									
installed in acco	ordance with the require mance, location, and po	ments of the buildi	amily or two-family dwellir ng code in effect in the a ments. If you do not kno at your local building officia	rea in which the dwelling w the building code requ	g is located,				
family who will impairment fron the seller to ins	reside in the dwelling is n a licensed physician; a tall smoke detectors for	hearing-impaired; nd (3) within 10 day the hearing-impaire	ne hearing impaired if: (1) (2) the buyer gives the s s after the effective date, a ed and specifies the locat s and which brand of smol	eller written evidence of the buyer makes a writter ions for installation. The	the hearing request for				
	structed or influenced		true to the best of Selle naccurate information of						
Signature of Seller	fanant	Date	Martha Tarrant Signature of Seller		06/17/2023 Date				
Printed Name:	avid W. Tarr	ant	Printed Name: Martha	Tarrant					
(TXR-1406) 07-08-22	Initialed by	: Buyer: ,	and Seller: Dv	M. MI	Page 5 of 6				
Rachel Anderson Real Estate, 415 M Rachel Anderson		Transactions (zipForm Editio	Phone: 254. n) 717 N Harwood St, Suite 2200, Dall	739.2942 Fax: 254.739.5198 as, TX 75201 <u>www.lwolf.com</u>	David & Martha				

Front

1075 FM 489 Oakwood, TX 75855-8423

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.

Electric: Navasofa Valley Electric Co.	phone #:
0	phone #:
Water: Free stone Water Supply	phone #:
Cable:	phone #:
Trash: Frontier Metro Sanitation	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet: Windstream	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.

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

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	
TYP 1406) 07 08 22	Initialed by Ruyor	THE Soller: PANY MT	Page 6 of 6

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Fay: 254 739 5198



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 Oakwood, TX 75855-8423 Back Cabin								· n						
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 _xis 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	Υ	N	U	1	Ite	m		Υ	N	U	Item	Y	N	U
Cable TV Wiring		X					Propane Gas:		X	$\overline{}$	Pump: sump grinder	П	X	
Carbon Monoxide Det.		X			-		mmunity (Captive)		X		Rain Gutters	П	X	
Ceiling Fans	×						Property		X		Range/Stove		X	
Cooktop	-	X				t Tul			X		Roof/Attic Vents	\Box	X	
Dishwasher		X	_				m System		X		Sauna	П	X	
Disposal	\vdash	X				crow			X		Smoke Detector	П	X	
Emergency Escape					_		or Grill			\vdash	Smoke Detector - Hearing	П	•	
Ladder(s)		X			u		, 01111		X		Impaired		X	
Exhaust Fans	X				Pa	tio/D	ecking	X			Spa		X	
Fences	-	X					ng System	×			Trash Compactor	П	X	
Fire Detection Equip.	1	X			Po			-	X		TV Antenna	П	X	
French Drain		X			_		quipment		X		Washer/Dryer Hookup	X		\vdash
Gas Fixtures		X					aint. Accessories		Ź		Window Screens	X		
Natural Gas Lines		X		1			eater		X		Public Sewer System	ŕ	X	
				1				_	1				_	
Item				Υ	N	U			Α	dditi	onal Information			
Central A/C					X		electric gas	nur	nbei	r of ur	nits:			
Evaporative Coolers					X		number of units:	1	•					
Wall/Window AC Units				X			number of units:		2	~				
Attic Fan(s)				-	X		if yes, describe:							
Central Heat					X			nur	nbei	r of ur	nits:			
Other Heat				1×			if yes, describe:			wind				
Oven					X		number of ovens:				ectric gas other:			
Fireplace & Chimney					X		woodgas lo	qs	mo	ock				
Carport					X				che					
Garage					X			atta	che	d				
Garage Door Openers				X		number of units:				number of remotes:				
Satellite Dish & Controls X			X		owned lease	d fro	om:							
Security System				X		owned leased from:								
					owned lease	d fro	om:							
Water Heater			X			★ electric gas		ther	:	number of units:				
Water Softener					X		owned lease	_						
Other Leased Items(s)					X		if yes, describe:							
(TXR-1406) 07-08-22 Initialed by: Buyer:, and Seller:, Page 1 of 6														

Fax: 254.739.5198

Buch Cabin

1075 FM 489

Concerning the Property at		Oakwood, TX 75855-8423												
Underground Lawn Sprinkler	r	automatic manual areas covered:												
Septic / On-Site Sewer Facil	ity		if yes, attach Information About On-Site Sewer Facility (TXR-1407)											
Water supply provided by:citywellMUD _vco-opunknownother:sparatemeter from he was the Property built before 1978?yesnounknown(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). Roof Type:										e) oof				
Are you (Seller) aware of are need of repair? yes _	אר אר	f the	item	s list Secrit	ed in th	nis :	Section	on	i 1 that are	no f n	ot in w	orking condition, that have defi-	ects,	or
are need or repair:yes	<u> </u>) ii ye	, ut	730I IL	o (alla	CII	auuiti	.101	iai siicets i	1 11	CCCGG	ary)		
× 						_				_				
					efects o	or n	nalfu	ınc	ctions in a	ny	of the	e following? (Mark Yes (Y) if y	/ou a	are
aware and No (N) if you are	e no	ot awa	are.)											
Item	Y	N		Item						Υ	N	Item	Y	N
Basement		X		Floo							X	Sidewalks		X
Ceilings		X		Foundation / Slab(s)				X	Walls / Fences	\perp	X			
Doors		X	-	Interior Walls					X	Windows	\perp	X		
Driveways		X			ting Fix						X.	Other Structural Components		X
Electrical Systems		X	L	Plun	nbing S	yst	ems				X			
Exterior Walls		X		Root	f						X			
Section 3. Are you (Seller you are not aware.)												es if necessary):	lo (N	 J) if
Condition						Y	N		Condition	_			Y	N
Aluminum Wiring							X		Radon Ga	ıs				X
Asbestos Components							X		Settling					X
Diseased Trees: oak wilt							X		Soil Move	me	ent			X
Endangered Species/Habitat on Property							X	Ī	Subsurfac	e S	Structi	ure or Pits		X
Fault Lines							X		Undergrou	ınc	Stora	age Tanks		X
Hazardous or Toxic Waste							X		Unplatted Easements					1.5
Improper Drainage							X		Unrecorde	ed	Easer	nents	1	X
Intermittent or Weather Spri	ngs						X	Urea-formaldehyde Insulation						X
Landfill							X	İ				t Due to a Flood Event		X

7 lobodico Componente	1 /
Diseased Trees: oak wilt	X
Endangered Species/Habitat on Property	X
Fault Lines	X
Hazardous or Toxic Waste	X
Improper Drainage	X
Intermittent or Weather Springs	X
Landfill	X
Lead-Based Paint or Lead-Based Pt. Hazards	X
Encroachments onto the Property	X
Improvements encroaching on others' property	X
Located in Historic District	X
Historic Property Designation	X
Previous Foundation Repairs	X
Previous Roof Repairs	X
Previous Other Structural Repairs	X
Previous Use of Premises for Manufacture of Methamphetamine	X

Soil Movement	\triangle
Subsurface Structure or Pits	I X
Underground Storage Tanks	I X
Unplatted Easements	X
Unrecorded Easements	I X
Urea-formaldehyde Insulation	X
Water Damage Not Due to a Flood Event	X
Wetlands on Property	X
Wood Rot	X
Active infestation of termites or other wood	V
destroying insects (WDI)	X
Previous treatment for termites or WDI	X
Previous termite or WDI damage repaired	
Previous Fires	X
Termite or WDI damage needing repair	X
Single Blockable Main Drain in Pool/Hot	V
Tub/Spa*	

(TXR-1406) 07-08-22

Initialed by: Buyer: _

and Seller: 2007 , Fax: 254.739.5198

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Back Cabin

1075 FM 489

Concernin	ig the Property at $_{=}$		Oakwo	od, TX 7585	55-8423	
If the answ	wer to any of the ite	ms in Section 3 is yes, ex	plain (attach	additional she	ets if necessary):	
	_	ain may cause a suction entr				
which ha	s not been previo	aware of any item, equi	notice? y	stem in or or es <u>k</u> no If	n the Property th yes, explain (atta	at is in need of repair, ich additional sheets if
) aware of any of the fo ole. Mark No (N) if you a			rk Yes (Y) if you	are aware and check
Y N X	Present flood ins	surance coverage.				
		ng due to a failure or I	oreach of a	reservoir or	a controlled or	emergency release of
_ X	Previous flooding	g due to a natural flood ev	ent.			
_ 🔀	Previous water p	enetration into a structure	on the Prope	erty due to a r	natural flood.	
_ ×	Located whole AH, VE, or AR).	ly partly in a 100-yea	ar floodplain	Special Floo	d Hazard Area-Zo	one A, V, A99, AE, AO
_ X	Located whol	ly partly in a 500-yea	r floodplain (f	/loderate Floo	od Hazard Area-Zo	one X (shaded)).
_ 🗴	Located whol	ly partly in a floodwa	y.			
_ 🗶	Located who	ly partly in a flood po	ol.			
_ X	Located whol	ly partly in a reservoi	r.			
If the ansv	wer to any of the ab	oove is yes, explain (attac	h additional s	neets as nece	essarv):	
*# 0.		-h44h			tion About Elect	
		about these matters, Bu	yer may con	suit iiiiorina	don About Flood	nazarus (IXR 1414).
"100-y which	is designated as Zoi	s any area of land that: (A) ne A, V, A99, AE, AO, AH, high risk of flooding; and (C	VE, or AR on	the map; (B) I	nas a one percent a	annual chance of flooding,
area,	which is designated o	ns any area of land that: (A) on the map as Zone X (sha moderate risk of flooding.				
		a adjacent to a reservoir tha tion under the management				of the reservoir and that is
		" means the most recent flo surance Act of 1968 (42 U.S			the Federal Emerge	ency Management Agency
of a riv	ver or other watercou	that is identified on the floo rse and the adjacent land ar t cumulatively increasing the	eas that must l	e reserved for	the discharge of a	base flood, also referred to
"Rese water	rvoir" means a water or delay the runoff of	impoundment project opera water in a designated surfac	ted by the Unit e area of land.		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	rs that is intended to retair
(TXR-1406	6) 07-08-22	Initialed by: Buyer:		and Seller: 🎤	WS. MT	Page 3 of 6

1075 FM 489

Section 6.	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance ncluding the National Flood Insurance Program (NFIP)?*yes
Even wherisk, and structure	
Administra	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business tion (SBA) for flood damage to the Property? yes \(\frac{\mathcal{K}}{\sigma} \) no If yes, explain (attach additional sheets as
Section 8. not aware.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
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.
_ <u>x</u>	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: Phone:
	Manager's name: 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.
_ ~	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe:
	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
_ 🗶	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
_ 🗶	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
_ X	Any condition on the Property which materially affects the health or safety of an individual.
_ &	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
— X	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.
	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. er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(TXR-1406)	

Fax: 254,739,5198

Consorning the Dun			1075 FM 489	Caro
Concerning the Prop	епу ат		Oakwood, TX 75855-8423	
7 <u>-</u>				
9				
persons who reg	ularly provide	inspections and	Seller) received any writte who are either licensed a o If yes, attach copies and com	s inspectors or otherwise
Inspection Date	Туре	Name of Inspe	ector	No. of Pages
Note: A buyer			orts as a reflection of the current s from inspectors chosen by the	
Section 10. Check	any tax exemp	tion(s) which you (Se	ller) currently claim for the Pro	
_ Homestead		Senior Citizen Agricultural	XDisab	
Wildlite Mana	igement	Agricultural	Uisab Unkno	led Veteran
insurance provider	• •	r med a claim for de	amage, other than flood dama	ige, to the Property with any
		er received proceeds	for a claim for damage to t	he Property (for example, an
insurance claim or	a settlement or	award in a legal pro	ceeding) and not used the pro	ceeds to make the repairs for
which the claim wa	s made? ye	s X no If yes, explain:		
			detectors installed in accorda	
requirements of Ch (Attach additional sh	napter 766 of th	ne Health and Safety	Code?* unknownkno	yes. If no or unknown, explain.
(Attach additional si	ects ii necessai	y /		
*				
			-family or two-family dwellings to ha	
			ding code in effect in the area in w irements. If you do not know the bu	
effect in your ar	ea, you may chec	k unknown above or cont	act your local building official for mo	re information.
			the hearing impaired if: (1) the buye	
			l; (2) the buyer gives the seller writ ays after the effective date, the buye	
the seller to ins	stall smoke detect	ors for the hearing-impa	ired and specifies the locations for	installation. The parties may
-		-	ors and which brand of smoke detect	
			e true to the best of Seller's beli e inaccurate information or to or	
Dal W	Tanat	_	Martha Tarrant	06/17/2023
Signature of Seller	<u> </u>	Date		Date
Printed Name:	David W.	Tarrant	Printed Name: Martha Tarrant	elis.
(TXR-1406) 07-08-22	Initi	aled by: Buyer:	, and Seller: <u><i>DWF</i></u> , /	Page 5 of 6

1075 FM 489 Oakwood, TX 75855-8423

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.

Signature of Buyer	Date	Signature of Buyer	Date
g			
The undersigned Buyer acknowledges receipt o	f the foregoi	na notice.	
AN INSPECTOR OF YOUR CHOICE INSPI	ECT THE PF	ROPERTY.	
as true and correct and have no reason to			
(7) This Seller's Disclosure Notice was comple	tad by Sellai	eas of the date signed. The h	prokers have relied on this notice
Internet: Windstream		phone #:	
2		1 11	
Phone Company:			
Natural Gas:		phone #:	
Trash: Frontier Metro Sanit	ation	phone #:	
Cable:	1	phone #:	
Sewer: Freestone County:	Supply	phone #:	
Electric: Navasota Valley El	ectric	Co. phone #:	

Rachel Anderson Real Estate, 415 Main Street Teague TX 75860

Printed Name:

Rachel Anderson

(TXR-1406) 07-08-22

Phone: 254,739,2942

Fax: 254,739,5198

Page 6 of 6 David & Martha

Initialed by: Buyer:

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

Printed Name:

TEXAS REALTORS

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CC	NCERNING THE PROPERTY AT	1075 FM 489 Oakwood, TX 75855-8423	main House	
A.	DESCRIPTION OF ON-SITE SEWER FACILITY O	ON PROPERTY:	Back Cab	
	(1) Type of Treatment System: Septic Tank	Aerobic Treatment	Unknown	
	(2) Type of Distribution System:freld line	,	Unknown	
	(3) Approximate Location of Drain Field or Distribution of Prain Field or Distribution of Pra	ution System:	Unknown	
			Unknown	
	(5) Approximate Age: 1 1/2 yrs.		Unknown	
В.	MAINTENANCE INFORMATION:			
(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? If yes, name of maintenance contractor: Phone: Contract expiration date: Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard sewer facilities.)				
	(2) Approximate date any tanks were last pumped	? April 2023		
	(3) Is Seller aware of any defect or malfunction in If yes, explain: during heavy rathere is some pooling	lin when ground is s	Yes No Saturated, and tank	
	(4) Does Seller have manufacturer or warranty info	ormation available for review?	Yes VNo	
C.	PLANNING MATERIALS, PERMITS, AND CONT	RACTS:		
(1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation final inspection when OSSF we maintenance contract manufacturer information warranty information				
	(2) "Planning materials" are the supporting mat submitted to the permitting authority in order to			
	(3) It may be necessary for a buyer to have transferred to the buyer.	ve the permit to operate an on-s	ite sewer facility	
(TX	R-1407) 1-7-04 Initialed for Identification by Buyer	and Seller M	Page 1 of 2	

Main house + Back Cabin

1075 FM 489

Information	about	On-Site	Sewer	Facility	concerning	

Oakwood, TX 75855-8423

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	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.

Oal W Tomas	6-20-23	Martha Tarrant	6/17/2023
Signature of Seller	Date	Signature of Seller	Date
David W. Tarrant		Martha Tarrant	
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

TR TEXAS REALTORS

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CC	NCERNING THE PROPERTY AT	1075 FM 489 Oakwood, TX 75855-8423	Front Cab		
A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON	PROPERTY:			
	(1) Type of Treatment System: Septic Tank plastic orum (1)	Aerobic Treatment	Unknown		
	(2) Type of Distribution System: Field Line	£	Unknown		
	(3) Approximate Location of Drain Field or Distribution behind the cabin	n System:	Unknown		
			Unknown		
	(5) Approximate Age: 24r5		Unknown		
В.	MAINTENANCE INFORMATION:				
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? 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?	nla			
	(3) Is Seller aware of any defect or malfunction in the If yes, explain:	on-site sewer facility?	Yes No		
	(4) Does Seller have manufacturer or warranty inform	nation available for review?	Yes XNo		
C.	PLANNING MATERIALS, PERMITS, AND CONTRA		_		
(1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation final inspection when OSSI maintenance contract manufacturer information warranty information					
	(2) "Planning materials" are the supporting materi submitted to the permitting authority in order to ob-				
	(3) It may be necessary for a buyer to have transferred to the buyer.	the permit to operate an on-s	ite sewer facility		
(TX	R-1407) 1-7-04 Initialed for Identification by Buyer	and Seller AW MT	Page 1 of 2		

Information about On-Site Sewer Facility concerning

1075 FM 489 Oakwood, TX 75855-8423



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.

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Dal W. Janx	6-20-23	Martha Tarrant	06/17/2023	
Signature of Seller David W. Tarrant	Date	Signature of Seller Martha Tarrant		Date
Receipt acknowledged by:				
Signature of Buyer	Date	Signature of Buyer		Date