

Morning Star Ranch

ADDENDUM "A" - VITAL INFORMATION STATEMENT

This property information statement contains important information regarding responsibilities associated with the development of this property. The following information has been obtained from sources deemed reliable. No representation or guarantee to the accuracy thereof is made and such information is subject to change without notice.

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The parcel(s) being purchased by me/us through 475 Ranch, LLC, Lot(s) in the subdivision known as **Morning Star Ranch** located in Freestone County, Texas has been developed in conformance with local codes and standards.
- Covenants:** Purchaser acknowledges receipt of a copy of the protective covenants for **Morning Star Ranch** and understands all items contained within.
- Easements:** Purchaser understands that easements have been granted to ensure the rights of ingress, egress and utility service for the subdivision. All easements will be shown on the recorded plat.
- Electricity:** Underground service provided by Navarro County Electric Coop: (903) 874-7411.
- Cable:** Service provided by DirectTV (800) 531-5000/Dish Network (800) 333-3474.
- Telephone/Internet:** Service provided by Windstream and Windstream Fiber: (866) 444-2841 or (855) 811-1961.
- Sewage Disposal:** Purchaser understands that municipal sewer service is not available. The sewage system and the cost of that system will be the Purchaser's responsibility as a landowner.
- Water:** Purchaser understands that water service is provided by Butler Water Supply Corporation: (903) 389-7786. There will be a one-time \$1070.00 when service is requested.
- Building Permits:** May be obtained at the Freestone County Public Works Department: (940) 659-1240.
- Property Tax Rate:** The property is currently taxed as open-space land for agricultural use. As such, estimated tax rates are based on 2021 taxes paid. Seller makes no guarantees as to future tax rates, assessments, or appraisals. Maintaining agricultural use valuation is the responsibility of the Purchaser. Maintaining agricultural use valuation may require the signature of each landowner who wishes to participate and could require entry and access to their property for proper implementation. If access is restricted by fencing or other means it could cause the loss of agricultural use valuation and is not the responsibility of the developer. In addition, a livestock lease which the developer would execute may be required. Owners agree to give the lessee the right to graze cattle or livestock on their land until such time as owner has enclosed the tract with fencing. Each owner and their respective heirs, successors and assigns by acceptance of title to an interest in a tract, hereby agree to indemnify and hold harmless the potential third party (and their respective tenants or assignees), from and against, and hereby waive and release any claims or causes of action such owner may have with respect to any injuries to any persons or any damages to any properties that may be caused by livestock on an owner's tract. If Buyer's use of the property after closing results in the assessment of additional taxes, the assessments will be the obligation of Buyer.
- Property Taxes:** The current tax rate for Freestone County is approximately \$40 per \$10,000 of property value upon building.
- Education Tax Rate:** The current education tax rate for Fairfield ISD is \$1.15613 per \$100 of the property value upon building.
- Roads:** Purchaser understands the roads in the subdivision will be private. Private roads shall be maintained by the Morning Star Ranch Property Owners Association.

- The following people currently hold these positions in Freestone County:

County Commissioner	Andy Bonner	(903) 389-3709
Tax Assessor	Daniel M. Ralstin	(903) 389-2336
County Services	Steve Black	(903) 389-8884
County Clerk	Renee Reynolds	(903) 389-2635

- **Financing:**

1. Purchaser agrees when financing the purchase of property through a bank or other lending institution to provide their Land Consultant with a contact person. Purchaser is to notify their Land Consultant, within 3 days from the date of signing of contract, that application has been made and provide their Land Consultant with a contact person and phone number for said contact person. Purchaser must pursue in good faith, providing financing institution with all applicable documents in order to process the loan. In the event that the purchaser does not receive loan approval, a letter from the lending institution must be presented to their Land Consultant stating that the purchaser has been denied credit.
2. Upon receiving the denial letter, purchaser agrees to pursue financing from seller, at seller's discretion, in accordance with the owner financing terms.

**Customer understands terms and rates are subject to change at any time at the discretion of the lending institution. 475 Ranch, LLC is not liable for any changes in financing by the lending institution. The financing is provided as a service to 475 Ranch, LLC's customers and changes in financing will not invalidate the agreement to purchase.

Please Note: Each lending institutions credit approval is based on a point system. The more information and assets that you show on your credit application, the higher your score, i.e., stocks, moneys in banks, c.d., etc. Please take a few minutes to completely fill out the credit application in the areas indicated. Your credit application will be processed immediately, and approval status is usually received in two to four business days. To receive full LTV% financing, a customer must have excellent credit and low debt.



- **Closing Agent:**

National Title Group
 4131 N. Central Expressway
 Suite 450
 Dallas, TX 75204
 (214) 520-9999

- Purchaser understands that **time is of the essence** in closing this transaction. In the event that this transaction is closed by mail, purchaser agrees to return all closing paperwork in a timely fashion (**48 hours or less**).
- Purchaser acknowledges that the future value of the land is uncertain, and the grantor makes no guarantees expressed or implied as to the future value of any lot in Morning Star Ranch.

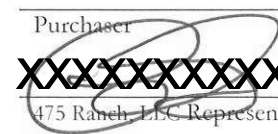
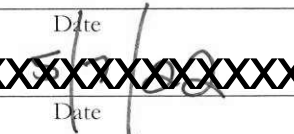
CERTIFICATION

Purchaser has been given the above disclosure and the Purchaser has been given uninterrupted time to read and understand all statements within the disclosure.

 Purchaser _____ Date _____

Purchaser _____ Date _____

 475 Ranch, LLC Representative _____ Date _____