

Southfield Ranch

Vital Information Statement

All information furnished with respect to this Vital Information Statement is based on estimated costs and standards set by the State of Texas and has been obtained from sources deemed reliable. No representation or guarantee is made as to the accuracy thereof, and such information is subject to change in the future.

The parcel being purchased by (Buyer) from Southfield TX, LLC (Seller) is Tract # 21, in Southfield Ranch located in Houston County, Texas.

1. In the purchase of real estate, many technical requirements must be met to assure that you receive proper title. If you desire, an owner's title insurance policy is available. Notable known exceptions to clear title on the property are stated below:
 - A. A drainage and utility easement measuring fifteen feet (15') is reserved along the side and rear property lines for all Tracts in the Subdivision.
 - B. A public access easement measuring thirty feet (30') in width is reserved on Tract 52 through Tract 67 along County Road 3495. A private access easement measuring thirty feet (30') in width is reserved on Tract 1 through Tract 4 and Tract 10 through Tract 46. A private access easement measuring sixty feet (60') in width is reserved on Tract 10 until the shared boundary line begins with Tract 4, where the easement is reduced to thirty feet (30') in width. A private access easement measuring sixty feet (60') in width is reserved on Tract 5 through Tract 9.
 - C. A utility easement measuring thirty feet (30') in width is reserved on Tract 1 through Tract 37 and Tract 43 through Tract 46 adjacent to any private access easement. A utility easement measuring thirty feet (30') in width is reserved on Tract 37 through Tract 42 located behind the easement stated below in Section L. The utility easements described under this Section are in addition to the private access easements stated above in Section B.
 - D. A utility easement measuring thirty feet (30') in width is reserved on Tract 1 and Tract 46 through Tract 51 along FM 2915.
 - E. A utility easement measuring sixty feet (60') in width is reserved on Tract 52 through Tract 67 along County Road 3495. The utility easement described under this Section is in addition to the public access easement stated above in Section B.
 - F. Tract 5 contains a pipeline easement measuring forty feet (40') in width to Energy & Exploration Partners, LLC.
 - G. Tract 5 contains a pipeline operated by Empire Texas Operating, LLC within a right-of-way easement measuring thirty feet (30') in width to Trinity River Midstream, LLC.
 - H. Tract 10 and Tract 11 contain a liquid pipeline operated by Explorer Pipeline Company within a right-of-way easement measuring fifty feet (50') in width to Explorer Pipeline Company.
 - I. Tract 26 contains the surface location of the C.T. Adams Oil Unit No. 2 Well No. 2 operated by Delta Exploration Company, Inc.
 - J. Tract 26, Tract 27, Tract 28, Tract 34, Tract 35, Tract 36, Tract 37, Tract 57, and Tract 58 contain an ingress/egress easement measuring thirty feet (30') in width to Glen Rose Corporation.
 - K. Tract 28 contains the surface location of the C.T. Adams Oil Unit No. 2 Well No. 1 operated by Delta Exploration Company, Inc.
 - L. Tract 28, Tract 37 through Tract 45, Tract 47 through Tract 50, Tract 57, and Tract 58 contain a natural gas pipeline operated by Trailblazer Energy Resources, LLC within a right-of-way easement measuring forty feet (40') in width to Navidad Resources, LLC.
 - M. Tract 43 contains a Pad Easement to SEM Operating Company, LLC.
 - N. Tract 43 contains the surface location of the Ella Jane Oil Unit Well No. 2 operated by SEM Operating Company, LLC.
 - O. Tract 43, Tract 44, Tract 45, and Tract 47 contain a pipeline easement measuring forty feet (40') in width to SEM Operating Company, LLC.
 - P. Tract 43, Tract 44, Tract 45, and Tract 47 contain an ingress/egress easement to SEM Operating Company, LLC.
 - Q. Tract 43 through Tract 45 and Tract 47 through Tract 51 contain existing overhead powerlines owned and operated by Houston County Electric Cooperative (HCEC) within a utility easement measuring thirty feet (30') in width.

- R. Tract 47 contains the surface location of the Ella Jane Oil Unit Well No. 1 operated by Navidad Resources, LLC and Trailblazer Energy Resources, LLC.
- S. Tract 52 through Tract 54 and Tract 64 through Tract 67 contain existing overhead powerlines owned and operated by Houston County Electric Cooperative (HCEC) within the utility easement along County Road 3495.
- T. Tract 58 through Tract 61 contain a pipeline operated by Trailblazer Energy Resources, LLC within a right-of-way easement measuring thirty feet (30') in width to Navidad Resources, LLC.
- U. Tract 66 contains the surface location of the C.T. Adams Oil Unit Well No. 1 operated by Vinland Texas Services, LLC.
2. The Buyer acknowledges the following Deed Restrictions for Southfield Ranch to be recorded by Seller in Houston County, Texas. Initials: RLS
- A. Use Restrictions. Except as specifically set forth in this Declaration, all Tracts shall be used for single family residential, recreational, and/or agricultural purposes only.
- B. Subdividing. No Tract may be subdivided into smaller Tracts.
- C. Setback Lines. Except for fencing, light posts, driveways, walkways and landscaping, no improvements shall be located nearer than: a) thirty feet (30') from any public access easement, private access easement, or utility easement located on the Tract, and b) fifteen feet (15') from the side and rear property lines of the Tract.
- D. No Mobile Homes. No mobile homes are permitted to be located on any Tract.
- E. Junk Cars, Scrap, & Trash. No junk cars, abandoned cars, scrap, trash, or other debris may be placed on any Tract.
- F. Animals. No pigs or peacocks will be permitted on any Tract.
- G. Prohibited Activities and Nuisance. No activity, whether for profit or not, shall be conducted on any Tract which is not related to the occupation of the Tract for single family residential purposes and/or bona fide agricultural purposes, unless said activity meets the following criteria: (a) no exterior sign of the activity is present, (b) no additional traffic is created as a result of the activity and (c) no toxic substances are stored on the Tract. Nothing herein shall prohibit the use of home offices in compliance with the preceding subsections (a), (b) and (c). This restriction is waived regarding the customary sales activities required to sell homes in the Subdivision. No activity which constitutes a nuisance or annoyance shall occur on the Tract. No Owner shall be allowed to drive or park an 18-wheeler into the Subdivision on a regular basis; 18-wheelers are only allowed during construction activities or for deliveries.
- H. Mineral Development. No Owner shall be allowed to permit on their own behalf, commercial drilling, mineral development operations, mineral refining, quarrying, mining or water operation of any kind in, on or under any Tract owned by such Tract owner.
- I. Remedies. The right of enforcement of each of these restrictive covenants is vested in the owner of each and all of the Tract(s) or Lot(s) in this Subdivision, and any owner of any lot shall have the right at any time to compel compliance with said covenants, or any of them, or to prevent the violation of any of them, by the institution of any action at law, or a suit in equity for injunctive or other relief.
3. Tract 1 through Tract 46 are required to be members of the Southfield Ranch Road Maintenance Association, Inc. A \$600 annual fee per Tract will be charged to the members of the Southfield Ranch Road Maintenance Association, Inc. for the maintenance of all Private Roads within the Subdivision.
4. Access for Tract 47 through Tract 51 by FM 2915. Road Maintenance for FM 2915 is the responsibility of TXDOT. Access for Tract 1 through Tract 46 is by the Private Roads within the Subdivision. Access for Tract 52 through Tract 67 is by County Road 3495. Road Maintenance for County Road 3495 is the responsibility of Houston County. The maintenance of all Private Roads within the Subdivision (Southfield Trail, Southfield Court, and Ranchside Court) is the responsibility of the Southfield Ranch Road Maintenance Association, Inc. Each property owner is responsible for their own driveway, culvert installation, and subsequent maintenance.
5. According to FEMA maps, there is floodplain located on portions of Tract 13 through Tract 28, Tract 44, Tract 59, Tract 60, and Tract 62.
6. In order to obtain a 911 Address, please contact the Houston County 911 Addressing Coordinator: 600 Bradshaw Street, Crockett, TX 75835 (936) 544-7427.
7. Community Mailbox Clusters will be located at the community entrance within the access and utility easements in order to provide mail delivery for Tract 1 through Tract 46 within the Subdivision. The maintenance of the Community Mailbox Clusters is the responsibility of the Southfield Ranch Road

Maintenance Association, Inc. The Seller will be installing one (1) cluster mailbox at the entrance of the Subdivision located at the intersection of FM 2915 and Southfield Trail. Any future cluster mailboxes that are required to be installed will be the exclusive responsibility of the Southfield Ranch Road Maintenance Association, Inc. The Buyer(s) of Tract 47 through Tract 67 shall be required to install and maintain an Individual Mailbox located along FM 2915 or County Road 3905.

8. Tracts within Southfield Ranch are located in the Lovelady Independent School District.
9. Southfield TX, LLC does not warrant or guarantee the following:
 - A. Water levels on any pond, lake, stock tank or creek.
 - B. The life span of any trees due to but not limited to: natural causes, being within an easement, or disease such as Oak Wilt.
 - C. Depth and yield of water wells.
 - D. Longevity, safety, or functionality of existing culverts on site.
10. All easements, pipelines, wells, appurtenances, and other related items associated with oil and gas production known by Seller are shown on the Recorded Plat. Seller makes no representations or warranties to Buyer as it pertains to any other easements, pipelines, wells, appurtenances, or related items associated with oil and gas production not shown or identified by Seller on the Recorded Plat.
11. Buyer will be responsible for the installation of a septic system when building. The size and cost will vary depending on the number of bedrooms, bathrooms, and whether installing a conventional system or an aerobic system. The approximate cost will range from \$7,000 to \$10,000 for a conventional system and will be higher for an aerobic system. Excessive rock may require additional excavation fees. These estimates have been provided by Bumble-B Septic Services: 13 Amber Drive, Huntsville, TX 77320 (936) 355-5599.
12. Water in Southfield Ranch will require installation of an individual well. Well depths in the area range from approximately three hundred fifty feet (350') to five hundred fifty feet (550'). The approximate cost of a well will range from \$45 to \$60 per foot for a finished well with a pump. These estimates have been provided by Palestine Drilling & Services, LLC: 549 U.S. 287, Palestine, TX 75803 (903) 729-0215.
13. Groundwater in the state of Texas can vary from aquifer to aquifer. From time to time, some wells will require water treatment, filtration systems, and/or storage tanks. As a result, Buyer should consult with a licensed well driller to evaluate their property prior to drilling a well.
14. Gas is available by propane tank and can be provided by: Consumer's LP Gas & Appliance Co., 904 S. 4th Street, P.O. Box 459, Crockett, TX 75835 (800) 247-6231 or (936) 544-3161.
15. Electricity in Southfield Ranch is provided by Houston County Electric Cooperative (HCEC): 1701 Southeast Loop 304, Crockett, TX 75835 (800) 657-2445. Overhead powerlines currently exist along portions of FM 2915 and County Road 3495 in order for Tract 1, Tract 48 through Tract 57, and Tract 64 through Tract 67 to connect to power. At Seller's expense, Houston County Electric Cooperative will be installing overhead powerlines along all Private Roads within the Subdivision and remaining portions of County Road 3495 so that all remaining Tracts have access to connect to power. The Buyer will be responsible for extending power from the road to the home/build site at their expense, and cost will vary according to distance power is extended. An estimate of \$11 per foot is expected for overhead service and \$15 per foot for underground service. Houston County Electric Cooperative provides customers constructing a permanent primary residence with the first four hundred feet (400') of overhead service or two hundred fifty feet (250') of underground service at no cost. Tract Owners are not permitted to remove or relocate any overhead powerlines without the express written consent of Houston County Electric Cooperative (HCEC).
16. Television and Internet Providers: Direct TV, Hughes Net, and Starlink. The Seller makes no guarantee as to the availability of cable or internet service.
17. Tracts within Southfield Ranch are currently under an Agricultural Exemption for tax purposes through December 31, 2024. Such exemption results in reduced property assessments. With reduced assessments in place, taxes are approximately \$4 per acre to \$7 per acre annually. **Each Buyer will need to file an application for continued Agricultural Exemption with Houston County in January 2025 (and annually thereafter).** Failure to do so may result in losing the Agricultural Exemption. Seller makes no representations, warranties, or guarantees to Buyer regarding continued Agricultural Exemption on any Tract and shall not be responsible or liable for any potential future Rollback Taxes due to a change in Agricultural Exemption Status. The construction of any improvements located on a Tract may affect the ability to maintain Agricultural Exemption for tax purposes in the future.
18. At the time of Contract, each participating Buyer will sign a "Hay Lease". This is mutually beneficial in order to maintain your agricultural tax exemption. You may fence your property and opt out of this lease with a thirty (30) day written notice.

