

## 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 P	CONCERNING THE PROPERTY AT					Stephenville, Tx 76401									
WARRANTIES THE	THIS NOTICE IS A DISCLOSURE OF AS OF THE DATE SIGNED BY SELLER'S AGENTS, OR ANY OTHER ACCUPYING THE SELLER'S AGENTS.					LLE	R AND IS NOT O OBTAIN IT IS N	GE Δ	OF	TI	HE	CONDITION OF THE PR	MIC	0	
Seller _ is $\frac{1}{N}$ is not the Property? Property	t o	ccup	oying	g th	ie F	rop	erty. If unoccupied	(by appi	Se oxin	ller) nate	, h	now long since Seller has date) or 💢 never occup	occ ied	upie th	ed ne
Section 1. The Prope This notice does	rty h not e	as t stab	he i lish i	tem the it	s m ems	ark to t	ed below: (Mark Yes	(Y) ct w	, No ill de	(N) term	, o ine	r Unknown (U).) which items will & will not convey	<i>/</i> .		
Item	Y	N	U	7	Ite	em		Y	N	U	7	Item	Y	N	U
Cable TV Wiring			X		Na	atur	al Gas Lines	Ė	1.	1	1	Pump:sump grinder	'	X	
Carbon Monoxide Det.			X	1	Fuel Gas Piping:				T	$\vdash$	1	Rain Gutters	-		1
Ceiling Fans	X			1			(Iron Pipe				1	Range/Stove	-	-	1
Cooktop	X			1	-C	opp	er	-			1	Roof/Attic Vents	-		×
Dishwasher			×	}	-C St	orru	igated Stainless Tubing					Sauna		×	Š
Disposal			X		_	ot Tu			X			Smoke Detector	X		_
Emergency Escape Ladder(s)		Х			_		om System			X		Smoke Detector - Hearing Impaired	~		×
Exhaust Fans	X				Mi	crov	vave		1			Spa	-	X	-
Fences	X						or Grill		Ž			Trash Compactor		>	_
Fire Detection Equip.	X				_		Decking		X	_		TV Antenna	$\dashv$		×
French Drain		X					ing System	-	X			Washer/Dryer Hookup	X	-	<u>.×</u>
Gas Fixtures			i		Po				X			Window Screens	X	$\dashv$	
Liquid Propane Gas:					Po	ol E	quipment	$\dashv$	X			Public Sewer System	-	X	
-LP Community (Captive)							laint. Accessories		メ			Tablio Cowel Oystelli	1		
-LP on Property				į	Po	ol H	eater		X						
Item			1	Y	N	U			Λ,	14:4:	00	al Information			
Central A/C			7	X	•	Ť	electric gas r	num							
Evaporative Coolers			+	1	$\neg$	X	number of units:	luili	Del	or u	III		-		-
Nall/Window AC Units			$\dashv$	7	X	-	number of units:	-							
Attic Fan(s)			寸	寸	-	X	if yes, describe:				-		-		
Central Heat				X	$\neg$	-	electric gas r	num	her	of un	nite				
Other Heat			7		X		if yes, describe:	iaiii	DCI (	Ji ui	1165				
Oven			$\top$	X			number of ovens:		23.5	ele	ctr	ic gas other:		-	
Fireplace & Chimney				<			wood gas logs		mod			her:			
Carport				X			attached not a	-					-	-	
Sarage					1		attached not a								
Barage Door Openers							number of units:				n	umber of remotes:			
Satellite Dish & Controls							owned leased	fron	า:	-		3. 0. (0.110.00.			-
Security System						1	owned leased		_		AH.O.A	,	NOTICE AND DESCRIPTION OF THE PERSON OF THE	-	-
TXR-1406) 07-10-23		ln	itiale	d by	: Bu	yer:		Sel		8		_ , Pag	e 1	of 7	
LARK REAL ESTATE GROUP, 400 W I- ım Byrd	20 Suite Produ	100 W iced wi	eather ith Lon	ford T. e Wolf	X 76086 Transa	6 action:	s (zipForm Edition) 717 N Harwood	St, Su	Phone ite 220	e: 2545 0, Dall	9268 as, T	77 Fave		Cr 175	

## 9261 Cr 175 Stephenville, Tx 76401

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Water Heater						TT	e	lectric		gas	oth			number of unit	~	-	-
Water Softener			X	T		TT	-	wned	-	eased	-			Hamber of affile	5.	-	
Other Leased Items(s)				T	1	if	fyes	s, des				<u>.</u>	-				_
Underground Lawn Sprink	ler		T	T	T						nual	are	25 (	covered			
Septic / On-Site Sewer Fac				1	T	if	ves	atta	ch In	forms	tion	Δh	ut /	On Site Source Facility (T)	2 4 4 6		_
Water supply provided by: Was the Property built before	C	itv	Xwe	 -11	1	AALID					10011	V	ut v	On-Site Sewer Facility (1X	K-14(	)7)	_
Was the Property built befo	ore 1	11y 97	82	\/A	-	_ עטוייי	- CC	o-op _	un	iknow	n	oth	er:				
(11 yes, complete, sign	and	at	tach T	XE	2_1	006 00	nna	!	1	bass	d	4 1					
Roof Type:  Is there an overlay roof covering)?yes no		10000			•	000 00	,,,,,,	Aue.	icau.	-Dase	u pa	int i	ıaza	aras).			
Is there an overlay roof	cove	rin	g on	the	e I	Propert	ty (s	shinal	es o	or roo	f co	Veri	na	placed over evicting abi-	pprox	kima	te
Are you (Seller) aware o defects, or are need of repa	of an	V	of the	e it	ten	ns liste	ad i	n thic		otion	4 41			T. 1			
defects, or are need of repa	air?	,	ves )	no	a lí	fves d	deer	rihe (	attac	cuon	1 tr	nat -'-	are	not in working condition	i, tha	at h	3
	-	_	, •• ≥	7	·	, yes, u	1030	ine (	allac	11 200	ition	al S	nee	ts if necessary):			
					_								-				_
Section 2. Are you (Sell-	or) :	2100	aro c	· +	22	v do5-											_
Section 2. Are you (Sell if you are aware and No (N	d) if i	aw M	are C	not	an	y dete	ects	or r	malfu	unctio	ons	in	any	of the following? (Ma	rk Y	es	(
tem	,					.,											3//
Basement	Y	V	Ц	Ite	em	1					Y	N	7	Item	Т	Y	_
	1	Ц	4 1	-	00							1	1	Sidewalks	-	-+	_
Ceilings			1 1	Fo	our	ndation	1/5	lab(s)				1	1	Walls / Fences	$\dashv$	$\dashv$	_
		- 1	1 1	Int	Foundation / Slab( Interior Walls								1	Windows	$\dashv$	+	_
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Driveways		1	<u> </u>	_				es			1	H	1		nto	-	_
Doors Driveways Electrical Systems				Lig	ghi	ting Fix	cture				-			Other Structural Compone	nts		_
Driveways			- - - - - - - -	Lig	ghi um	ting Fix	cture								nts		_
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Congorning the D	9261 Cr	175	j
Concerning the Property at	Stephenville,	Tx	7640

			Otephenvine, 1x 1040	) i	
Previous Roof Rep	airs	[ i	Termite or WDI dama	age pooding repair	
Previous Other Str	uctural Repairs		Single Blockable Mai	n Drain in Pool/Hot	
			Tub/Spa*		
revious Use of Pr Methamphetami	emises for Manufacture				
wettampnetami	ne				
the answer to any	$\prime$ of the items in Section 3 is yes,	explain (a	ttach additional sheets if	necessary):	
*A single blockab	le main drain may cause a suction e	ntrapment h	nazard for an individual.		
	u (Seller) aware of any item has not been previously dis necessary):			on the Property that no If yes, exp	is in need lain (attach
ection 5. Are you	u (Seller) aware of any of th	e followin	ng conditions?* (Mark	Yes (Y) if you are	aware and
eck wholly or pa	rtly as applicable. Mark No (N)	if you are	not aware.)	( )	and and
N					
→ Present	flood insurance coverage.				
Previous water fro Previous Previous Located	s flooding due to a failure or om a reservoir.	breach o	f a reservoir or a cor	trolled or emergency	release of
Previous	flooding due to a natural flood e	vent.			
Previous	water penetration into a structur		ronerty due to a natural	flood	
Located	wholly partly in a 100-y VE, or AR).				, A99, AE,
1		ar floodaloi	n (Madarata Flandii)		
	wholly partly in a 500-yea wholly partly in a floodwa		ii (Moderate Flood Haza	ird Area-Zone X (shade	؛d)).
1		-			
4	wholly partly in a flood po				
i	wholly partly in a reservo				
e answer to any o	f the above is yes, explain (attac	h additiona	al sheets as necessary):		
*If Buyer is cond	erned about these matters, Bu	ver may c	onsult Information Abo	out Flood Hospids (T)	(D 4444)
For purposes of this	s notice:	yor may o	onsult information Api	out Flood Hazards (1)	IR 1414).
"100-year floodplair which is designated	n" means any area of land that: (A) i d as Zone A. V. A99, AF, AO, AH				azard area,
	to 24 a mgm non or nooding, and (C)	may includ	ie a regulatory floodway, fl	ood pool, or reservoir.	
	" means any area of land that: (A) gnated on the map as Zone X (shad to be a moderate risk of flooding.	is identified ded); and (E	d on the flood insurance ra B) has a two-tenths of one	ate map as a moderate fl e percent annual chance	ood hazard of flooding,
"Flood pool" means subject to controlled	the area adjacent to a reservoir that inundation under the management of	lies above of the United	the normal maximum opera d States Army Corps of Eng	ating level of the reservoir gineers.	and that is
-1406) 07-10-23	Initialed by: Buyer:		and Seller:	1A1	2 0 . 2 ~
REAL ESTATE GROUP, 400	W I-20 Suite 100 Weatherford TX 76086	'	Phone: 2545926877	Fax:	Page 3 of 7
yrd	Produced with Lone Wolf Transactions (zipFort	m Edition) 717 N	Hangood St. Suite 2200 Delles TV 750		7-VI CF 173

### 9261 Cr 175 Concerning the Property at \_ Stephenville, Tx 76401

"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

Reservoir" means a w	ut cumulatively increasing the w ater impoundment project opera ff of water in a designated surfa	stad by the United C	on more than a States Army Co	designated height. rps of Engineers th	nat is intended to retain
Section 6. Have you	(Seller) ever filed a clair National Flood Insurance	im for flood da e Program (NFI	amage to th		
risk, and low risk flood structure(s).	od zones with mortgages from f d, the Federal Emergency Man d zones to purchase flood insu	rance that covers	the structure(s	ges homeowners ) and the person	in high risk, moderate al property within the
	(Seller) ever received or flood damage to the		om FEMA es ∠no l	or the U.S. f yes, explain	Small Business (attach additional
Section 8. Are you (Se	ller) aware of any of the	e following? (Ma	ark Yes (Y)	if you are awa	are. Mark No (N)
if you are not aware.)					
i Room addition	ons, structural modification onresolved permits, or not in o	s, or other alte	erations or i	repairs made vin effect at the tire	without necessary
i Homeowners':	associations or maintonance	food		2 00 1027 17 00	
Name of a	ssociation:				
Fees or as	sessments are: \$	per	ar	Phone:	etony voluntary
Any unpaid If the Pro- below or at	ssociation: name: sessments are: \$ If fees or assessment for the perty is in more than one tach information to this notice	Property?yes association, pro e.	(\$ar vide informat	ion about the	other associations
	area (facilities such as poners. If yes, complete the followal user fees for common facil				
Any notices of use of the Prop	f violations of deed restricerty.	ctions or govern	mental ordina	ances affecting	the condition or
Any lawsuits on not limited to: di	or other legal proceedings vorce, foreclosure, heirship,	directly or indire	ectly affecting	the Property.	(Includes, but is
_ \_ Any death on	the Property except for the condition of the Property.			ral causes, suid	cide, or accident
Any condition or	n the Property which material	ly affects the heal	th or safety of	an individual.	
Any repairs or environmental hard	r treatments, other than azards such as asbestos, rac n any certificates or other doo (for example, certificate of m	routine maintena don, lead-based p cumentation identi	ance, made aint, urea-forn	to the Proper naldehyde, or mo	ty to remediate old.
Any rainwater h	narvesting system located outply as an auxiliary water so	n the Property t			s and that uses
XR-1406) 07-10-23 ARK REAL ESTATE GROUP, 400 W 1-20 Su	Initialed by: Buyer:	and Sel	ler:	<i>M</i>	Page 4 of 7

(T)

Concerning	the Property at	Steph	9261 Cr 175	
i				
$\overline{T}$		ited in a propane gas system ser		
- +	Any portion of the district.	Property that is located in a g	roundwater conservation distric	ct or a subsidence
If the answe	er to any of the items in	n Section 8 is yes, explain (attach ac	dditional sheets if necessary):	
permitted by	/ law to perform insp	years, have you (Seller) red de inspections and who are ections?yesno Ifyes, at	ceived any written inspecti either licensed as inspecto tach copies and complete the fol	on reports from ors or otherwise lowing:
Inspection Da	ate Type	Name of Inspector		No. of Pages
th any insuction 12. Head in the section 12. Head ample, an	ave you (Seller) evrance provider?your ave you (Seller) evinsurance claim or	Senior Citizen  Senior Citizen  Agricultural  Ver filed a claim for damage, es  no ever received proceeds for a a settlement or award in a legalaim was made?yes  no lf ye	other than flood damage,	Property (for
		nave working smoke detectors r 766 of the Health and Safet al sheets if necessary):	installed in accordance w y Code?*unknownno	vith the smoke
including p in your are	performance, location, and a, you may check unknow	fety Code requires one-family or two-far quirements of the building code in effe I power source requirements. If you do n wn above or contact your local building o	ect in the area in which the dwelling not know the building code requireme official for more information.	is located, nts in effect
A buyer m family who impairmen seller to in:	ay require a seller to insta will reside in the dwelli t from a licensed physician stall smoke detectors for	all smoke detectors for the hearing impaing is hearing-impaired; (2) the buyer g n; and (3) within 10 days after the effectiv the hearing-impaired and specifies the l e smoke detectors and which brand of s	aired if: (1) the buyer or a member of gives the seller written evidence of t re date, the buyer makes a written req	he hearing
R-1406) 07-10		d by: Buyer:, and Se	200 AN	
K REAL ESTATE GI yrd	ROUP, 400 W I-20 Suite 100 Weatherfe			Page 5 of 7 9261 Cr 175
		247 00 0444034424	WW.IWOII.com	

	9261 Cr 175
Concerning the Property atSte	phenville, Tx 76401
Seller acknowledges that the statements in this notice are truincluding the broker(s), has instructed or influenced Seller material information.	ue to the best of Seller's belief and that no person, to provide inaccurate information or to omit any
3. 24. 24 F	2 Dans
Signature of Seller Date Signa	Gues of O-11-
Drinto d No.	54.0
Timle	d Name:
ADDITIONAL NOTICES TO BUYER:	
(1) The Texas Department of Public Safety maintains a data determine if registered sex offenders are located in certa https://publicsite.dps.texas.gov. For information concernin neighborhoods, contact the local police department.	ID 710 code erece Te sesse He delt
(2) If the Property is located in a coastal area that is seaward feet of the mean high tide bordering the Gulf of Mexico, to Act or the Dune Protection Act (Chapter 61 or 63, Natural construction certificate or dune protection permit may be local government with ordinance authority over constitution.	ne Property may be subject to the Open Beaches at Resources Code, respectively) and a beachfront
(3) If the Property is located in a seacoast territory of this Commissioner of the Texas Department of Insurance, requirements to obtain or continue windstorm and hail required for repairs or improvements to the Property. F Regarding Windstorm and Hail Insurance for Certain F Department of Insurance or the Texas Windstorm Insurance Asse	insurance. A certificate of compliance may be for more information, please review <i>Information</i>
(4) This Property may be located near a military installation and compatible use zones or other operations. Information relat available in the most recent Air Installation Compatible Use for a military installation and may be accessed on the Inter- county and any municipality in which the military installation is loc	ting to high noise and compatible use zones is zone Study or Joint Land Use Study prepared that we have not the military installation, and of the
(5) If you are basing your offers on square footage, measur items independently measured to verify any reported information.	ements, or boundaries, you should have those
(6) The following providers currently provide service to the Property:	
Electric: White a LOOD	phone #
Sewer: Sent	
Water: Water	phone #:
Cable: N/A	
Trash: INTR	phone #:
Natural Gas:	
Phone Company: W/A	Dhone #:

(TXR-1406) 07-10-23

Propane:

Internet:

Initialed by: Buyer:

and Seller:

phone #: \_\_

phone #: \_

phone #:

Page 6 of 7

CLARK REAL ESTATE GROUP, 400 W 1-20 Suite 100 Weatherford TX 76866 Phone: 1545926817 Fax:
Sam Byrd Produced with Lone Welf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.ivoil.com

Concerning the Property at		9261 Cr 175 Stephenville, Tx 76401	
(7) This Seller's Disclosure Notice was completed this notice as true and correct and have no ENCOURAGED TO HAVE AN INSPECTOR OF YO	THAT	son to hollows if to be felse as the same	lied on U ARE
The undersigned Buyer acknowledges receipt of the for	egoin	g notice.	
			,
Signature of Buyer D			
-	ate	Sighature of Buyer	Date
Printed Name:	1	Printed Name:	

(TXR-1406) 07-10-23

Initialed by: Buyer: \_ and Seller:

Page 7 of 7



# 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. 19754 FM 2481

Stephenville, Tx 76401

CONCERNING THE PROPERTY AT

WARRANTIES THE I SELLER'S AGENTS, C	BUY R A	ER NY	MA OTI	Y HEF	WI R A	SH GEN	TO OBTAIN, IT IS I	A NOT	St.	/ JR	WAR	E CONDITION OF THE PR UTE FOR ANY INSPECTIC RANTY OF ANY KIND BY S	NS SEL	LE	OR R,
Seller is not the Property? Property	t o	2/9 ccn	pyin	ig ⊃∵	the	Pro Z	pperty. If unoccupied	(by app	rox	Sel (in	ler), nate	how long since Seller has date) ornever occupi	occi ed	upie tł	ed he
Section 1. The Prope	riv r	125	the	ite	me	mar	kad halaw /Mark M.	- ^^				or Unknown (U).) e which items will & will not convey			
Item	Y	N				ltem		TY	_	V	U	Item	_		
Cable TV Wiring		1	$\top$	1	r	Natu	ıral Gas Lines	+-	1	4	9		Y	N	U
Carbon Monoxide Det.		11		7	_		Gas Piping:	+	Н	$\dashv$		Pump: sump grinder	4	1	$\perp$
Ceiling Fans	1	T		7	_		ck Iron Pipe	+-	1	+	$\dashv$	Rain Gutters	-	1	$\sqcup$
Cooktop				1			pper	-	1	$\dashv$	$\dashv$	Range/Stove Roof/Attic Vents	11		$\sqcup$
Dishwasher				1			rugated Stainless	-	-	+	-		4		$\sqcup$
Distivasilei	-					Stee	I Tubing					Sauna		1	
Disposal				1	_	lot 7			+	+		Smoke Detector	+	1	H
Emergency Escape Ladder(s)		ĺ			T	nter	com System		1	†	┥.	Smoke Detector - Hearing	+	1	H
Exhaust Fans	1	_,	_	1	1	Aicro	owave		1	+	_	Impaired	$\perp$	Ш	
Fences			-	l			oor Grill		+	+	_	Spa			
Fire Detection Equip.	11		_				/Decking		_	+	-	Trash Compactor		1	
French Drain	-	í					bing System	-	,	+	$\dashv$	TV Antenna		1	
Gas Fixtures	-	+				ool	bing System		+	+	$\dashv$	Washer/Dryer Hookup	1		
Liquid Propane Gas:	$\dashv$	+	-		_		Equipment		+	1	_	Window Screens			
-LP Community	-	++	$\dashv$					-+	1	╀	-	Public Sewer System		1	
(Captive)						001	Maint. Accessories								
-LP on Property					P	ool F	leater	$\neg$	T	T			+	+	-
Item				·		1			1	_					
Central A/C			$\dashv$	Y	N	U			A	d	ditior	nal Information			
Evaporative Coolers			+	1_	-	-	electric gas r	numb	per	0	funit	S:			
Wall/Window AC Units			+		1	-	number of units:								$\neg$
Attic Fan(s)			+		1	-	number of units:								$\neg$
Central Heat			-	+		-	if yes, describe:								$\neg$
Other Heat			+	-	-	-	electricgas n	umb	er	Q	units	5:	-		$\neg$
Oven			+	-	1	-	if yes, describe:	CHIPSUS.	TRACON.		-				$\neg$
Fireplace & Chimney			+	4		-	number of ovens:				electr		Programme, and the second		$\neg$
Carport			+		1	-	woodgas logs				ot	her:		==-	$\neg$
Garage			+	-	-	1	attachednot at								$\neg$
Garage Door Openers			+	$\dashv$	+		attachednot at	ttach	ed	_	11				
Satellite Dish & Controls			+	+	+		number of units:	-	1	-	n	umber of remotes:	_		
Security System			+	+	-		owned leased		_					_	
(TXR-1406) 07-10-23		Ini	tiale	d b	V. P	uyer:	ownedleased t		-	4	(2v)	- MA			
CLARK REAL ESTATE GROUP, 400 W 1-20	Sulte :	100 W	athers	ord T	X 760	86		Selle		ne: 1	5459268	Page			
· · · · · · · · · · · · · · · · · · ·	rioduc	.aa wil	II LONE	vvol	ı iran	saction	ns (zipForm Edition) 717 N Harwood S	St. Suite	220	00.	Dallas, T	X 75201 www.lwolf.com	SI Cr I	. /3	

### 19754 FM 2481 Stephenville, Tx 76401

Solar Panels												
		T	1	T	owned	1 10	eased f	rom				
Water Heater		TI			electric			othe	-	number of	~	_
Water Softener					owned		ased f		-	number of units	:	-
Other Leased Items(s)				ify	es, des			OTT				-
Underground Lawn Sprin		П	$\Pi$		automa			ıal :	oroa	s covered		-
Septic / On-Site Sewer Fa	acility		11	if v			formati	on /	hou	t On Site Course 5 111 (The		
Water supply provided by	r city	الصمر	N.41	<u> </u>	oo, and	1011 1111	omau	UII F	1000	ut On-Site Sewer Facility (TXF	R-140	17)
(" yes, complete, sign	n. and attac	h TX	R-190	10. <u>40</u>	unknov	vn	L					
Roof Type:				5 6011	Age:	leau-	based	pair	nt ha	azards).		
Is there an overlay roof	covering	on th	ne Pro	perty	(shing	les o	r roof	COV	erina	g placed over existing shin	prox	im
The state of the s												
Are you (Seller) aware	of any of	the	items	listed	l in this	s Sa	ction 1	l th	ot o	re not in working condition		
defects, or are need of rep	pair? yes	s_ r	no If ye	s, de	scribe (	attacl	h addit	iona	ala Isha	re not in working condition eets if necessary):	, tha	t
					(	alla01	dadit	iona	1 3116	eets if flecessary):		
Section 2. Are you (Sel	ller) awar	e of	any o	defec	ts or r	malfi	ınctior	ne i	n 2	ny of the following? (Mar		
f you are aware and No (	N) if you a	re no	t awa	re.)					ii a	ity of the following? (Ivial	K Ye	es
tem	YN	1	tem					V				
asement	111	_	loors					Y	N	Item		Y
eilings		_		tion /	Slab(s)	1		-	+	Sidewalks		
oors		In	nterior	Walls	Ciab(s)			-	+	Walls / Fences		_
riveways			ighting					-	+	Windows		
lectrical Systems	1		lumbir					-	+	Other Structural Componer	ts	
xterior Walls	1 11			ig Oy	2161112		1	- 1	11			
	1 1 11	IK	too					1	$^{+}$			_
the engine to a fill in			oof					X	世			
the answer to any of the it	tems in Sec	rtion '	2 is vo	s, exp	oloin (ot	tach a	addition	nal s	hee	ets if necessary)	1	_
the answer to any of the it	11	ction :	2 is ye	P 1	oloin (ot	tach a	addition	nal s	hee	ets if necessary):		7
the answer to any of the it	11	ction :	2 is vo	P 1	oloin (ot	tach a	addition	nal s	shee	ets if necessary):  yes are miss		0
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Concerning	the	Property at
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## 19754 FM 2481 Stephenville, Tx 76401

									-
Previou	s Roof Repairs	TT		T	ermite or WDI dam	nage needing repai			r
Previous	s Other Structural Repairs	$\top$	$\dagger$	S	ngle Blockable Ma	ain Drain in Pool/Ho	<u>, , , , , , , , , , , , , , , , , , , </u>	+	
		11		Ti	ub/Spa*	an Diam in Pool/N	Jt		
revious	Use of Premises for Manufacture		$\forall$					1_1	_
i wetha	mphetamine		Ш						
the ans	swer to any of the items in Section 3 is ye.	s avnls	ain (a	attach	oddition of the sec				
		s, expie	aiii (a	allach	additional sneets	if necessary):			_
									_
*A sir	igle blockable main drain may cause a suction	entrapr	nent l	hazar	d for an individual				
Section 4 of repair	4. Are you (Seller) aware of any iter	n, equ	ipme	ent,	or system in or	on the Property	that is in	ı nec	)(
dditiona	r, which has not been previously d	SCIOSE	ea ir	in thi	s notice? ye	s Xno If yes,	explain	(attac	:
									_
									_
									-
ction 5	. Are you (Seller) aware of any of a	he fol	lowin	ing c	onditions?* (Mar	k Yes (Y) if you	are awar		-
eck wn	olly or partly as applicable. Mark No (N	) if you	u are	e not	aware.)	(. / you	are awar	= all	·
N									
1	Present flood insurance coverage.								
$\perp$	Previous flooding due to a failure o	r bread	ch o	nf a i	COCOMUNIC OF A	nteelleel			
	water from a reservoir.	bica	CII U	oi a i	eservoir or a co	introlled or emerg	ency relea	se o	f
1	Previous flooding due to a natural flood	event.							
L	Previous water penetration into a structu		he P	Oronei	ty due to a noture	Iflood			
	Located wholly partly in a 100.	wear f	loode	منواط	(Carallel Final Li	111000.			
	Located wholly partly in a 100-AO, AH, VE, or AR).							, AE,	,
-	Located wholly partly in a 500-ye	ar floo	dplai	ain (Me	oderate Flood Haz	ard Area-Zone X (	shaded))		
L	Located wholly partly in a floodw	ay.				2010 77 (	onaded)).		
	Located wholly partly in a flood p								
	Located wholly partly in a reserve								
anew.									
e allowe	er to any of the above is yes, explain (atta	ch addi	itiona	al she	ets as necessary)	:			
****									
If Buve	er is concerned about those metters. B								
or purp	er is concerned about these matters, B. oses of this notice:	ayer m	ay c	consu	It Information Ab	out Flood Hazard	ls (TXR 141	14).	
which is	r floodplain" means any area of land that: (A) designated as Zone A, V, A99, AE, AO, AH, considered to be a high risk of flooding; and (C	may i	includ	de a re	map, (b) nas a on gulatory floodway, f	le percent annual ch Tood pool orresento	ance of floor	ding,	
ouu-yea area, whi	r floodplain" means any area of land that: (A) ich is designated on the map as Zone X (sha Considered to be a moderate risk of flooding.	in :-!			i			zard ding,	
Flood no	ol" means the area adjacent to a reservoir tha controlled inundation under the management	t lies at of the L	ove t Inited	the no	nmal maximum oper es Army Corps of En	rating level of the res Igineers,	ervoir and th	at is	
1406) 07					Seller: AA	AR	D -		
EAL ESTA	TE GROUP, 400 W I-20 Suite 100 Weatherford TX 76086					Fax:	Page 3		
	Produced with Lone Wolf Transactions (zipFo	rm Edition)	717 NH	Harwood	St, Suite 2200, Dallas, TX 75	201 www.iwolf.com	9261 C	ir 175	

## Concerning the Property at \_

### 19754 FM 2481 Stephenville, Tx 76401

"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.
Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* yes no _ if yes, explain (attach additional sheets as necessary):
*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).
Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property?yes
Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N)
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.
Homeowners' associations or maintenance face as a second s
Name of association:  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.
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).
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.
(R-1406) 07-10-23 Initialed by: Buyer:, and Seller:, Page 4 of 7

(TX

Sam Byrd

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.iwolf.com

Concernin	g the Property at		19754 Stephenvi	FM 2481 Ile Ty 76401		
:			in a propane gas system service area owned by a propane distribution system			
		Property that is local	ated in a ground	dwater conservation dist	rict or a subsidence	
If the answ	er to any of the items in	n Section 8 is yes, expla	ain (attach additio	nal sheets if necessary): _		
Section 9. persons w permitted b	Within the last 4 ho regularly provi y law to perform insp	years, have you de inspections and pections?yes	(Seller) receive who are eith	ed any written inspec er licensed as inspec copies and complete the f	etion reports from etors or otherwise following:	
nspection D	Date Type	Name of Insp			No. of Pages	
				n of the current condition (		
ection 11. I th any inso ection 12. I ample, an	dave you (Seller)	ver filed a claim for ves in no ever received proces a settlement or an	eeds for a cl	Disabled Veteran Unknown er than flood damage aim for damage to to proceeding) and not us explain:	to the Property	
	loes the Property uirements of Chapte xplain. (Attach addition	or roo or the nearth	l and Satety Ca	stalled in accordance ode?*unknownu		
including in your ar	performance, location, and rea, you may check unkno	equirements of the buildi nd power source requireme own above or contact your	ng code in effect in ents. If you do not kr local building officia		ing is located, ments in effect	
impairme seller to i	nt from a licensed physicia	an; and (3) within 10 days a the hearing-impaired and	(2) the buyer gives after the effective da d specifies the locat	if: (1) the buyer or a member the seller written evidence o te, the buyer makes a written r ions for installation. The parti e detectors to install.	of the hearing	
R-1406) 07-1		ed by: Buyer:	and Seller:	BA-MA		
	GROUP, 400 W I-20 Suite 100 Weather		Pho	ne: 2545926877 Fax:	Page 5 of 7 9261 Cr 175	

Concerning the Property at	19754 FM 2481 Stephenville, Tx 76401
Seller acknowledges that the statemen including the broker(s), has instructed material information.	its in this notice are true to the best of Seller's belief and that no person, or influenced Seller to provide inaccurate information or to omit any
	for Marine 371/2
Signature of Seller	Date Signature of Seller Date
Printed Name:	Printed Name: Brooke Harris
ADDITIONAL NOTICES TO BUYER:	
(1) The Texas Department of Public S determine if registered sex offende https://publicsite.dps.texas.gov. For neighborhoods, contact the local police	Safety maintains a database that the public may search, at no cost, to rs are located in certain zip code areas. To search the database, visit information concerning past criminal activity in certain areas or edepartment.
Act or the Dune Protection Act (Che construction certificate or dune protection)	tal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 g the Gulf of Mexico, the Property may be subject to the Open Beaches apter 61 or 63, Natural Resources Code, respectively) and a beachfront ection permit may be required for repairs or improvements. Contact the authority over construction adjacent to public beaches for more
requirements to obtain or continue required for repairs or improvement	accoast territory of this state designated as a catastrophe area by the artment of Insurance, the Property may be subject to additional windstorm and hail insurance. A certificate of compliance may be ats to the Property. For more information, please review Information surance for Certain Properties (TXR 2518) and contact the Texas Vindstorm Insurance Association.
available in the most recent Air Inst	military installation and may be affected by high noise or air installation ations. Information relating to high noise and compatible use zones is allation Compatible Use Zone Study or Joint Land Use Study prepared accessed on the Internet website of the military installation and of the military installation is located.
(5) If you are basing your offers on s items independently measured to verify a	quare footage, measurements, or boundaries, you should have those any reported information.
(6) The following providers currently provide	service to the Property:
Electric: United Cool	<b>\</b>
Sewer: Septil	phone #:
Water:	phone #: phone #:
Cable:N	phone #:
Trash:	phone #:
Natural Gas: N/M	phone #:
Phone Company: \rightarrow / A	phone #:
Propane: N/A	phone #:
Internet: United Coo	phone #:
(TXR-1406) 07-10-23 Initialed by: Bu CLARK REAL ESTATE GROUP, 400 W I-20 Suite 100 Weatherford TX 7608	Page 6 of 7
Sam Byrd Produced with Lone Wolf Transa	Phone: 2545926877 Fax: 9261 Cr 175 cclions (zipForm Edition) 717 N Hanvood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Concerning the Property at		19754 FM 2481 Stephenville, Tx 76401
(7) This Seller's Disclosure Notice was completed this notice as true and correct and have ENCOURAGED TO HAVE AN INSPECTOR OF	no rea	Seller as of the date signed. The brokers have relied on ason to believe it to be false or inaccurate. YOU ARE CHOICE INSPECT THE PROPERTY.
The undersigned Buyer acknowledges receipt of the	forego	ing notice.
		B Devis 35.15.1
Signature of Buyer	Date	Signature of Buyer Date
Printed Name:		Printed Name: Brooke Harris

(TXR-1406) 07-10-23

and Seller: K Initialed by: Buyer: \_

Page 7 of 7



INFORMATION ABOUT ON-SITE SEWER FACILITY
USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.

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CONCERNING THE PROPERTY AT Stephenville, Tx 76401	
A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown
(2) Type of Distribution System:	Unknown
(3) Approximate Location of Drain Field or Distribution System:	
(4) Installer:	—— —— À∵Unknown
(5) Approximate Age:	
B. MAINTENANCE INFORMATION:	(д.олилочи)
(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:	☐ Yes 💆 No
Phone: contract expiration date:	on-standard" on-site
(2) Approximate date any tanks were last pumped?	
(3) Is Seller aware of any defect or malfunction in the on-site sewer facility?  If yes, explain:	Yes XNo
(4) Does Seller have manufacturer or warranty information available for review?	☐ Yes 💹 No
C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:	,
(1) The following items concerning the on-site sewer facility are attached:  planning materials permit for original installation final inspection when comparing maintenance contract manufacturer information warranty information manufacturer.	OSSF was installed
(2) "Planning materials" are the supporting materials that describe the on-site sew submitted to the permitting authority in order to obtain a permit to install the on-site s	ver facility that are sewer facility.
(3) It may be necessary for a buyer to have the permit to operate an on-stransferred to the buyer.	
(TXR-1407) 1-7-04 Initialed for Identification by Buyer, and Seller R	2 Page 1 of 2
CLARK REAL ESTATE GROUP, 400 W 1-20 Suite 100 Weatherford TX 76086 Phone: 2545926877 Fax:  Sam Byrd Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallar, TX 75201  www.hvolf.com	9261 Cr 175

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) Single family dwelling (3 bedrooms; less than 2,500 sf) Single family dwelling (4 bedrooms; less than 3,500 sf) Single family dwelling (5 bedrooms; less than 4,500 sf) Single family dwelling (6 bedrooms; less than 5,500 sf) Mobile home, condo, or townhouse (1-2 bedroom) Mobile home, condo, or townhouse (each add'l bedroom)	225 300 375 450 525 225	180 240 300 360 420 180 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.

<b>Signatu</b>	ire	of	Seller	
Austin	C	Ha	rris	

**Brooke M Harris** 

Receipt acknowledged by:

Signature	of	D
Jiunature	UI	Duver

Date

Signature of Buyer

Date



INFORMATION ABOUT ON-SITE SEWER FACILITY

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

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co	NCERNING THE PROPERTY AT Stephenville, Tx 76401	
A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown
(	(2) Type of Distribution System:	
(	Approximate Location of Drain Field or Distribution System:	Unknown
(-	4) Installer:	- - 
(	5) Approximate Age:	Unknown
B. N	IAINTENANCE INFORMATION:	Aounnown
(*	I) 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:	standard" on-site
(2	) Approximate date any tanks were last pumped?	
	) Is Seller aware of any defect or malfunction in the on-site sewer facility?  If yes, explain:	Yes No
(4)	Does Seller have manufacturer or warranty information available for review?	Yes No
	ANNING MATERIALS, PERMITS, AND CONTRACTS:	
(1)	The following items concerning the on-site sewer facility are attached:  planning materials permit for original installation final inspection when OSS maintenance contract manufacturer information warranty information	F was installed
(2)	"Planning materials" are the supporting materials that describe the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer	facility that are er facility.
(3)	It may be necessary for a buyer to have the permit to operate an on-site transferred to the buyer.	
	07) 1-7-04 Initialed for Identification by Buyer, and Seller	Page 1 of 2
LARK REA	LESTATE GROUP, 400 W I-20 Suite 100 Weatherford TX 76086 Phone: 2515926877 Fax: Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com	9261 Cr 175

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) Single family dwelling (3 bedrooms; less than 2,500 sf) Single family dwelling (4 bedrooms; less than 3,500 sf) Single family dwelling (5 bedrooms; less than 4,500 sf) Single family dwelling (6 bedrooms; less than 5,500 sf) Mobile home, condo, or townhouse (1-2 bedroom) Mobile home, condo, or townhouse (each add'l bedroom)	225 300 375 450 525 225 75	180 240 300 360 420 180 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.

			-
Signatu	ire of	Sel	ler
Austin	C Ha	arris	

Signature of Seller **Brooke M Harris** 

Receipt acknowledged by:

Signature of Buyer Date Signature of Buyer

Date



## UNIMPROVED LAND SELLER'S DISCLOSURE

# FOR THE PURPOSE OF PROPOSED OFFERS FOR THE UNIMPROVED PROPERTY LOCATED AT:

9261 Cr 175 Stephenville Tx 76401
(Property Address)
SELLER is is not aware of any flooding of the Property which has had a material adverse effect on the use of the Property.
SELLER is is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.
SELLER is is not aware of any environmental hazards that materially and adversely affect the Property.
SELLER is is not aware of any dumpsite, landfill, or underground tanks or containers now or previously located on the Property.
SELLER $\square$ is $\bowtie$ is not aware of any wetlands, as defined by federal or state law or regulating affecting the Property.
SELLER $igsquigar$ is $igsquigar$ is not aware of any threatened or endangered species or their habitat affecting the Property.
SELLER is is is not aware that the Property is located wholly partly in a floodplain,
is the aware that a tree of trees tocated on the Property has oak wilt.
SELLER has or is aware of the following leases: ground, mineral, oil & gas,
fixture, or tenant. Seller is not a party or aware of any leases associated with the Property.
f SELLER is aware of any of the items above, please explain:
There is some depose champed in sand holes
In the far north pastures
ELLER NAME: Austin C Harris  SELLER NAME: Brooke M Harris
03/01/2024 R D 1 03/01/2024
gnature Date Signature Date