



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 2090 River Front Ct
Stephenville, Tx 76401

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

Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? 10yrs December 2014 (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	Y	N	U
Cable TV Wiring	X		
Carbon Monoxide Det.	X		
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)	X		
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	X		
French Drain		X	
Gas Fixtures		X	
Liquid Propane Gas:		X	
-LP Community (Captive)		X	
-LP on Property		X	

Item	Y	N	U
Natural Gas Lines		X	
Fuel Gas Piping:		X	
-Black Iron Pipe		X	
-Copper		X	
-Corrugated Stainless Steel Tubing		X	
Hot Tub	X		
Intercom System		X	
Microwave	X		
Outdoor Grill			
Patio/Decking			
Plumbing System	X		
Pool		X	
Pool Equipment		X	
Pool Maint. Accessories		X	
Pool Heater		X	

Item	Y	N	U
Pump: sump grinder		X	
Rain Gutters		X	
Range/Stove	X		
Roof/Attic Vents	X		
Sauna		X	
Smoke Detector	X		
Smoke Detector - Hearing Impaired		X	
Spa			
Trash Compactor		X	
TV Antenna		X	
Washer/Dryer Hookup	X		
Window Screens	X		
Public Sewer System		X	

Item	Y	N	U	Additional Information
Central A/C	X			✓ electric gas number of units: <u>1</u>
Evaporative Coolers		X		number of units: _____
Wall/Window AC Units		X		number of units: _____
Attic Fan(s)		X		if yes, describe: _____
Central Heat	X			✓ electric gas number of units: <u>1</u>
Other Heat		X		if yes, describe: _____
Oven	X			number of ovens: <u>1</u> ✓ electric gas other: _____
Fireplace & Chimney	X			✓ wood gas logs mock other: _____
Carport		X		attached not attached
Garage	X			✓ attached not attached
Garage Door Openers	X			number of units: _____ number of remotes: _____
Satellite Dish & Controls		X		owned leased from: _____
Security System		X		owned leased from: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: EB, JB

Concerning the Property at _____

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Solar Panels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned _____ leased from: _____
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric _____ gas _____ other: _____ number of units: <u>1</u>
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	owned _____ leased from: _____
Other Leased Item(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____
Underground Lawn Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____ automatic _____ manual areas covered _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: city _____ well _____ MUD _____ co-op _____ unknown _____ other: _____

Was the Property built before 1978? _____ yes no _____ unknown _____

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

Roof Type: Composite Age: 10yrs (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? _____ yes no _____ unknown _____

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes _____ no If yes, describe (attach additional sheets if necessary): Water Softener, window screen some are missing

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item	Y	N
Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Foundation / Slab(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lighting Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plumbing Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Walls / Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Structural Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Asbestos Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fault Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous or Toxic Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improper Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intermittent or Weather Springs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Encroachments onto the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improvements encroaching on others' property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in Historic District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic Property Designation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Foundation Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Condition	Y	N
Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Settling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Soil Movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Subsurface Structure or Pits	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Underground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unplatted Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unrecorded Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetlands on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wood Rot	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous treatment for termites or WDI	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Fires	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: SB, FB

Concerning the Property at _____

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Previous Roof Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Other Structural Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Termite or WDI damage needing repair	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- 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.
- Previous flooding due to a natural flood event.
- Previous water penetration into a structure on the Property due to a natural flood.
- Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located wholly partly in a floodway.
- Located wholly partly in a flood pool.
- Located wholly partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which 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, which is considered to be a high risk of flooding; 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.

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Initialed by: Buyer: _____, _____ and Seller:  , 

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Concerning the Property at _____

"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 no If yes, explain (attach additional sheets as necessary): _____

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

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 fees or assessments. If yes, complete the following:
Name of association: _____
Manager's name: _____ Phone: _____
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.

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller:  , 

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Concerning the Property at _____

- 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.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

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

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead Senior Citizen Disabled
- Wildlife Management Agricultural Disabled Veteran
- Other: _____ Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: _____

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

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

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

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(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.

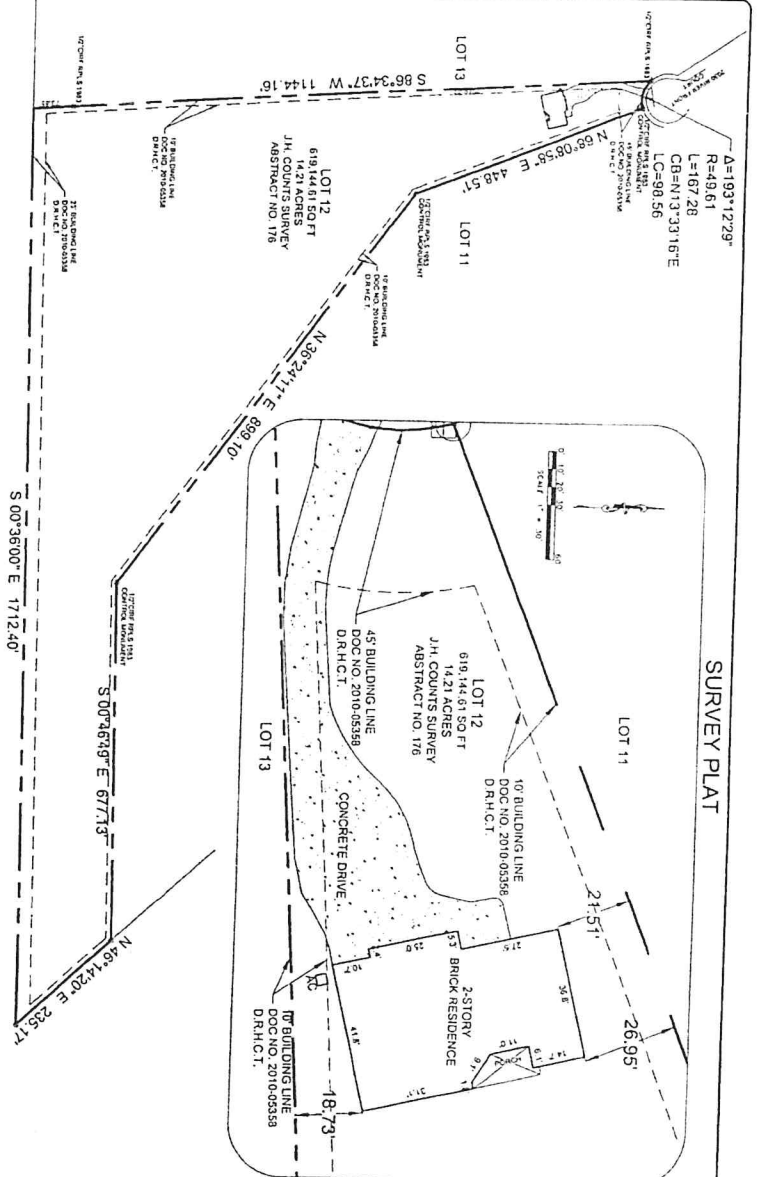
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: _____		Printed Name: _____	

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: AB, JB

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SURVEY PLAT



PROPERTY DESCRIPTION

Lot 12 of RIVER HILLS RANCH, a subdivision in Erath County, Texas, according to the plat thereof recorded in Cabinet B, Slide 101A of the Plat Records of Erath County, Texas.

NOTES CORRESPONDING TO SCHEDULE B:

- A. Easement from the Title Commitment issued by Crest Timber Trac Company, Enclave East, recorded in Volume 100, Page 100, recorded in Volume 812, Page 883 of the Deed Records of Erath County, Texas, (DOC# 100-100-100).
- B. Easement dated August 21, 1979, recorded by David Wilson et al in Volume 812, Page 883 of the Deed Records of Erath County, Texas, (DOC# 100-100-100).
- C. Easement dated December 15, 1978, recorded by David Wilson et al in Volume 812, Page 883 of the Deed Records of Erath County, Texas, (DOC# 100-100-100).
- D. Easement dated August 1, 1971, recorded by Ernest Lee Wilson in Erath County, Texas, (DOC# 100-100-100).
- E. Easement dated May 18, 2009, recorded by Nancy Ann Le Fourn, Lee Wilson, recorded in Volume 102, Page 458 of the Plat Records of Erath County, Texas, (DOC# 100-100-100).
- F. Easement dated February 18, 2007, recorded by Nancy E. Smith, recorded in Volume 121, Page 123 of the Plat Records of Erath County, Texas, (DOC# 100-100-100).
- G. Easement dated August 1, 1971, recorded by Ernest Lee Wilson in Erath County, Texas, (DOC# 100-100-100).

SURVEYOR'S CERTIFICATION

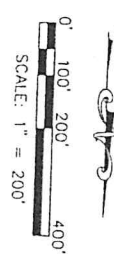
I, Michael W. Myers, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents a true and correct copy of the ground by me or under my direction or supervision and that all bearings, distances, monuments and other data shown hereon are correct to the best of my knowledge and belief as shown during the time of this survey. Date February 4, 2015.

Michael W. Myers
 Registered Professional Land Surveyor #3803



LEGEND

- ☐ GAS METER
- ☐ GAS VALVE
- ☐ TELEPHONE PEDestal
- ☐ TRAFFIC SIGNAL POLE
- ☐ DOWN POLE
- ☐ 5.5" MAIN HOLE
- ☐ CLEAN OUT
- ☐ TRAFFIC SIGNAL WELL
- ☐ WATER TOWER
- ☐ WATER TOWER
- ☐ WATER VALVE
- ☐ MARCH/OVER PAD
- ☐ STORM DRAIN MAIN HOLE
- ☐ ELECTRIC BOX
- ☐ SIGN POLE TYPICAL
- ☐ OVER-HEAD ELECTRIC
- ☐ CABL E. RIGER
- ☐ MAIN HOLE
- ☐ ELECTRIC MAIN HOLE
- ☐ CONCRETE PAVEMENT
- ☐ GRANVEL PAVEMENT



**2030 RIVER FRONT COURT
 LAND TITLE SURVEY
 LOT 12
 RIVER HILLS RANCH
 CITY OF STEPHENWILLE, ERATH COUNTY, TEXAS
 SCALE: VARIES DATE: 02/09/15**

US Survey Technologies Corporation
 6509 Hill Circle
 Fort Worth, Texas 76116
 817-246-5500
 817-246-5533 Fax No.
 MFM No. 1009060-00
 www.usurveytech.com

Team of Registered Professional Surveyors

STATE OF TEXAS
 COUNTY OF ERATH
 DISTRICT OF 10



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

2090 River Front Ct
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: Lateral Lines Unknown
- (3) Approximate Location of Drain Field or Distribution System: 50yds from back of house. Unknown
- (4) Installer: _____ Unknown
- (5) Approximate Age: 10yrs Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? Yes No
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? 11-11-2023
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? Yes No
If yes, explain: _____
- (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 OSSF was installed
 maintenance contract manufacturer information warranty information _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TXR-1407) 1-7-04

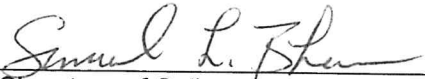
Initialed for Identification by Buyer _____, _____ and Seller SB, AB

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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>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
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.



 Signature of Seller Date
Samuel L Branham

 1-13-25

 Signature of Seller Date
Lisa A Branham

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date



SQUARE FOOTAGE DISCLAIMER

PROPERTY ADDRESS 2090 River Front CT Stephenville Tx 76401

ESTIMATED SQUARE FOOTAGE 2911

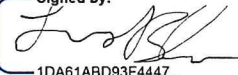
SOURCE OF ESTIMATE Tax

The undersigned acknowledge receipt of the square footage estimation and its source, and further acknowledge that neither the listing real estate broker or agent nor the agent/broker representing buyer(s) have created or otherwise originated the square footage estimate. All parties who are signatories to this disclaimer are recommended to have a third party verify the square footage of the property in the event a concern about the accuracy or value exists.


This disclaimer is being executed in advance of the negotiation and execution of a contract for the sale and purchase, and will become an exhibit to any contract executed by the parties.

Signed by:  1/2/2025
01A5B5EACFBE4DF
SELLER Samuel L Branham DATE

BUYER _____ DATE

Signed by:  1/2/2025
1DA61ABD93F4447...
SELLER Lisa A Branham DATE

BUYER _____ DATE

 1/2/25
LISTING AGENT Sam Byrd DATE

SELLING AGENT _____ DATE

CLARK REAL ESTATE GROUP





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Clark Real Estate Group</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>0590750</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 458-0402</u> Phone
<u>Tim Clark</u> Designated Broker of Firm	<u>0516005</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 578-0609</u> Phone
<u>Tim Clark</u> Licensed Supervisor of Sales Agent/ Associate	<u>0516005</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 578-0609</u> Phone
<u>Sam Byrd</u> Sales Agent/Associate's Name	<u>0717388</u> License No.	<u>Initial sam@clarkreg.com</u> Email	<u>254-592-6877</u> Phone
	<u>Initial</u> 	<u>Initial</u> 	
		<u>1/2/2025</u> <u>01/04/2024</u> Date	
	<u>Buyer/Tenant/Seller/Landlord Initials</u>		



MIDDLE TRINITY
GROUNDWATER CONSERVATION DISTRICT

930 N Wolfe Nursery Rd., Stephenville, TX 76401

Phone: (254) 965-6705 | Fax: (254) 965-6745 | www.middletrinitygcd.org

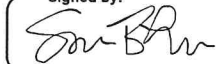
**NOTICE
OF THE REGULATORY AUTHORITY OF
MIDDLE TRINITY
GROUNDWATER CONSERVATION DISTRICT**

You are hereby notified that real property in Bosque, Comanche, Coryell, and Erath Counties falls under the jurisdiction of the Middle Trinity Groundwater Conservation District (MTGCD). The MTGCD is a political subdivision of the State of Texas with responsibility to preserve, conserve and protect the groundwater resources of Bosque, Comanche, Coryell, and Erath Counties. Its statutory authority is defined in Chapter 36 of the Texas Water Code. The MTGCD is governed by a locally elected Board of Directors and funded by ad valorem taxes at a rate of 0.6463 cents per one hundred dollars of property valuation (\$ 0.006463 / \$ 100.00).

All existing water wells are subject to registration with the MTGCD. Additionally, any new well must be registered with the MTGCD prior to drilling. Failure to comply with these requirements may result in civil penalties and, in extreme cases, may involve mandatory well closure as prescribed by MTGCD rules. In the case of change of ownership of real property, the new property owner has 60 days to transfer the well registration documents to their name. Failure to do so may result in a fine. There is no charge to transfer well registration. If a well proves to be unregistered, it must immediately be registered with the District and there is no fee to do so.


MTGCD's rules and management plan are available at www.middletrinitygcd.org. The business office is located at 930 N. Wolfe Nursery Rd., Stephenville, Texas. Questions regarding the transfer of well registration records to new owners may be directed to MTGCD's staff at (254) 965-6705.

I hereby certify that I have received notice of MTGCD's regulatory authority.

Signed by:

Signature

1/2/2025

Date

Signed by:

1DA61ABD93F4447...

1/2/2025

Property Details

Account

Property ID:	R000074430	Geographic ID:	R.8500.00120.00.0
Type:	Real	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	2090 RIVER FRONT COURT		
Map ID:	19-15-2	Mapsc0:	
Legal Description:	Acres 14.200, S8500 RIVER HILLS RANCH; LOT 12		

Abstract/Subdivision:

Owner

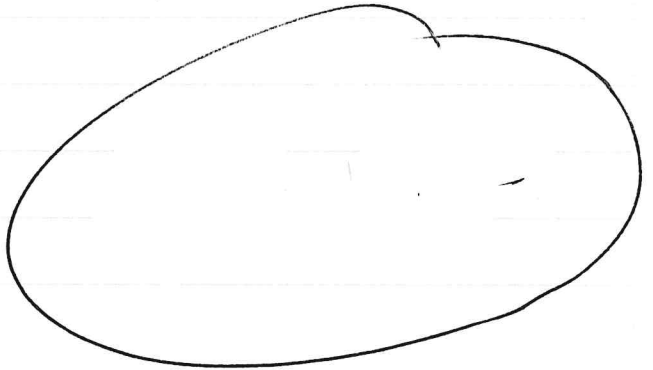
Name: BRANHAM SAMUEL L & LISA A

Agent:

Mailing Address: 2090 RIVER FRONT CT
STEPHENVILLE, TX 76401

% Ownership: 100.00%

Exemptions: H - General Homestead
For privacy reasons not all exemptions are shown online.



Property Values

Improvement Homesite Value:	\$489,950 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$113,600 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$603,550 (=)
Agricultural Value Loss:	\$0 (-)

Appraised Value:	\$603,550 (=)
HS Cap Loss: ⓘ	\$66,739 (-)
CB Cap Loss: ⓘ	\$0 (-)

Assessed Value:	\$536,811
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

📌 Property Taxing Jurisdiction

Owner: BRANHAM SAMUEL L & LISA A **%Ownership:** 100.00%

Entity	Description	Market Value	Taxable Value
072	ERATH COUNTY	\$603,550	\$536,811
910	MORGAN MILL ISD	\$603,550	\$436,811
MTD	MIDDLE TRINITY WATER	\$603,550	\$536,811
RER	ERATH ROAD & BRIDGE	\$603,550	\$533,811

Property Improvement - Building

Type: MA **State Code:** A **Living Area:** 2,911.00 sqft **Value:** \$489,951

Type	Description	Year Built	SQFT
MA	MAIN AREA	2014	1,679.00
MA2	MAIN AREA2 STORY	2014	1,232.00
P	COVERPORCH	2014	118.00
P	COVERPORCH	2014	122.00
AG	GARAGE ATTACHED	2014	785.00
STG	STRG BUILDING	2015	288.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RHR		14.20	618,552.00	0.00	0.00	\$113,600	\$0