

# Utility Information and Costs

\*\*\*PLEASE PRINT LEGIBLY\*\*\*

Property Address: 965 VZ County Rd 2317 Canton, TX 75103  
 # of People Living in Home: 4 Adults: 2 Children: 2  
 Approx. Thermostat Temperature Setting in Summer: 68 Winter: 65-68

Month	Year	House Electric	Gas	Water	Trash	Other:
January	2016	437	n/a	n/a	\$22	
February	2016	391				
March	2016	344				
April	2016	351				
May	2016	388				
June	2016	484				
July	2016	540				
August	2016	637				
September	2016	539				
October	2016	521				
November	2015	426				
December	2015	360	↓	↓	↓	
Total		\$5,418	n/a	n/a	\$224	\$264
Average		\$451.50			\$22	

2015 <

## What providers are used currently for the following services?

Electric ~~Front~~ TVEC TVEC phone # 800-766-9576 (Kaufman office)  
 Water n/a phone # \_\_\_\_\_  
 Sewer n/a phone # \_\_\_\_\_  
 Trash Day's Sanitation phone # 903-880-2516  
 Propane n/a phone # \_\_\_\_\_  
 Natural Gas n/a phone # \_\_\_\_\_  
 Phone Company Frontier phone # 800 921 8101  
 Cable/Satellite Direct TV phone # 888-489-3591  
 Internet Texas Cellnet phone # 903-963-5151

The above information provided by the Seller is approximate. It is deemed accurate but not guaranteed. Buyer to verify.

## Property Features Updates and Upgrades

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Property Address: 965 VZCR 2317 Canton TX 75103

Item Updated/Upgraded	Date	Description	Approx. Cost
A/C Outside Compressor	2014	Carrier	*improvements were a package & not itemized
A/C Inside Coil/Furnace	2014	Carrier	
Curtains/Blinds	2011/0	Solar Shades/Blinds	
Ceiling Fans/Fixtures	2014		
Countertops	2014	Concrete in addition	
Cabinets	2014		
Deck	2014		
Doors	2014		
Electrical	2014/1996		
Faucets	2014		
Fence	2014		
Fireplace	2014/1996		
Flooring	2014		
Garage Door/Opener	2014		
Insulation	2014		
Landscaping			
Paint	2014		
Roof	2014/1996	96 roof will be replaced or negotiated	
Sinks	2014/1996		
Septic System	2014/1996		
Sprinkler System	n/a		
Walls	2014/1996		
Water Heater	2014/1996		
Windows	2014/1996		
Other:			
Other:			

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**Additional Property Info and FAQs Answered by Seller**

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Property Address: 965 VZ County Rd 2317 Canton TX 75103

Is there a survey on the property? y If yes, do you have a copy? yes

What builder built the home? addition done by Texas ICF <sup>214</sup> 686-4229

How many owners has the home had? 2-original structure 1-addition

For properties with acreage, how much is wooded? 40 Open? 60 ?

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where? yes - Alligator Creek Border

Is there Ag. exemption on the property? y If so, for what activity? Hay, Livestock

Are there any recorded/unrecorded easements? yes - gas pipeline

Are there any written or oral leases (including minerals)? No If so, what are they and with whom? \_\_\_\_\_

Is the property in a Homeowner's Association? No If so, what are the amount and frequency of the dues? \_\_\_\_\_

Mineral Rights to convey  
(Our portion only)