

Utilities and Additional Property Information Provided by Seller

For property at 12194 SH19 Canton, TX 75103

What providers are used currently for following services?

Electric TVEC phone # 800-766-9576

Sewer N/A phone # N/A

Water Crooked Creek Water Supply phone # 903-962-4592

Cable N/A phone # N/A

Trash ETabor Sanitation phone # 903-242-2900

Natural Gas N/A phone # N/A

Phone Company N/A phone # N/A

Propane N/A phone # N/A

Internet N/A phone # N/A

What are the average utilities per month for this property?

Electric: summertime - \$200 winter - \$200

Gas: summertime - N/A winter - N/A

Water: summertime - \$40 winter - \$40

Do you have a copy of the past 12 months of electric/gas/water bills for interested buyers to see? NO

Is there a current survey on the property? NO If yes, do you have a copy? _____

What builder built the home? unknown

How many owners has the home had? 2

If the property includes acreage, how much is wooded and how much is open:

Wooded ✓ Open approx. 5 acres

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where NO

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

List below all of the features you can think of regarding your property.

INTERIOR: One-inch original hardwood floors, all knotty pine dining room & front entry, cross-hatched brick flooring, original doors, working attic fan

EXTERIOR: Large, beautiful oak & pecan bearing trees, nice St. Augustine grass, spacious barn, small pond, well & well house

List any improvements YOU have made since you purchased the property. Give the approximate year, improvement made, and approximate cost.

Central heat & air - 1989
Ceiling fans - 1989
Bath remodel - 1989

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