

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.

				exi	ceed	the	minimum disclosures	rec	uire	ed by	the Code.				
CONCERNING THE I	PR	OP	ER	TY	AT,	309	Beacon				Jacksonville T	X	7576	B	
AS OF THE DATE	3U, 21/	AINI YEF	a N	AY	W	≡LL SH	ER AND IS NOT TO OBTAIN. IT IS	- Δ	C1	IDCI	THE CONDITION OF TITUTE FOR ANY IN ARRANTY OF ANY I	JOOKATIA	38.16	5 /	~~
Seller is is not the Property? is not Section 1. The Property is notice does not expense.	ert	v h:	as 1	the	iter	ns i	marked below: (N	r t	2 n	ever	occupied the Property	y /1.12.2			
Item	TY	IN	U	1	Iter	n		IN	/ N	U	Item		Y	L	E
Cable TV Wiring			X		Lio	uid	Propane Gas:	+ '	×	-	Pump: □ sump □) maintain		_	-
Carbon Monoxide Det.	1	x		1			mmunity (Captive)	-	X	-	Rain Gutters	unnaer	-	X	-
Ceiling Fans			x	1			Property	╁	X	-11	Range/Stove			X	-
Cooktop	Т	X	-	Ħ	Hot			+	X	-	Roof/Attic Vents		X	-	-
Dishwasher		X		1	Intercom System			1-	T _X		Sauna		X	-	-
Disposal	1	X	Т	1 1	Microwaye			+-	X	ti farimina di	Smoke Detector		_	X	-
Emergency Escape	\vdash		Т		Outdoor Grill			+-	† <u>^</u>	\vdash	Smoke Detector -	Hooring	X	-	-
Ladder(s)		X							x	1	Impaired	neamig			U
Exhaust Fans		Х			Pat	io/D	ecking	1	X		Spa		-	x	X
Fences	X				Plumbing System			×	4-	-	Trash Compactor			X	\vdash
Fire Detection Equip.		X			Poc			1	X		TV Antenna		\dashv	4	-
French Drain		x		ı	Poo	I E	uipment	1	X	\vdash	Washer/Dryer Hook	curb .		-	X
Gas Fixtures	X						aint. Accessories	\vdash	X		Window Screens	,up	X	-	-
Natural Gas Lines	х						ater		X		Public Sewer Syste	m	X	=	-
tem			_	-	1 84	1.5								1	_
Central A/C	-	_	-	Υ		Ų		al I							
vaporative Coolers				-	X	-	☐ electric ☐ gas		nur	mber	of units;			_	
Wall/Window AC Units				\vdash	X	-	number of units:	_	_						
Attic Fan(s)	_	-	-	-	X	_	number of units:	_						_	
Central Heat			-	-	X	-	if yes, describe:		-	-				_	
Other Heat				-	x electric agas number of units:										
A Ji yes describe.					_	_	-		1000	- 1					
					number of ovens:				🗆 electric 🖺 gas 🔾	other:	_	_			
	-	_	_		X	_	□ wood □ gas l	ogs	3 🗀	mo	ck other:				
arport			_	x	-	☐ attached ☐ no	ta	ttac	hed						
Sarage			-	X	-	_	ă attached □ no	ta	ttac	hed					
	arage Door Openers				X	_	number of units:	-		r	number of remotes:			- 41	
atellite Dish & Controls			_	_	X		□ owned □ lease	ed	fror	η	100 /				
Security System					X		□ owned □ lease								
Vater Heater		_	_		X	_	□ electric □ gas				number of	units:			7
Vater Softener	+	_	-	_	х		owned lease								
Inderground Lawn Spr	HILIC	IAY	- 1		X		The second section of the page of the second section of the secti		1000	7,117					7
Septic / On-Site Sewer			-		x	_	□ automatic □ m				eas covered: ut On-Site Sewer Fac	-			

Concerning the Property at 309 Beacon						Jacksonville TX		75766			
Water supply provided Was the Property built (If yes, complete, s Roof Type: <u>Composition</u> is there an overlay roo	t befo sign,	ore 19 and a	978? 🖾 yes 🖸 attach TAR-1906	no 3 co	D u	nknown ing lead	i-bas	ed paint ha	zards).	smixo	ate)
covering)? yes	no	Ži u	nknown	y (Si	migie	s or roc	n cov	vening blace	ed over existing shing	es or	[00]
Are you (Seller) award defects, or are need o	e of f rep	апу с аіг?	of the items liste	d ir	this , des	Section cribe (a	1 th	nat are not additional	in working condition, sheets if necessary):	that I	have
Section 2. Are you (Y) if you are aware a	(Selind I	ier) a No (N	ware of any de) if you are not	feç awa	ts or are.)	malfun	ctio	ns in any o	of the following?; (Mark	Yes
Item	TY	IN	Item			Y	N	Item		TY	IN
Basement	1	X	Floors				X	Sidewa	lke	+	X
Ceilings	1	x	Foundation	/ 014	h/al		-	Walls /			_
	1	1	Interior Wall		m(p)		X		·		X
Doors	-	X				X		Window			X
Driveways	X	+	Lighting Fixt			_	X	Other 5	tructural Component	-	X
Electrical Systems	-	X	Plumbing Sy	/ster	ns	-	X			-	\vdash
Exterior Walls	4_	X	Roof				X				
Section 3. Are you and No (N) if you are				the	e toll				ark Yes (Y) if you a	re av	Vare
Condition				Y	N	Cond				Y	N
Aluminum Wiring					X			oundation			X
Asbestos Components					X		revious Roof Repairs				X
Diseased Trees: □ oal			in the land of the land		X			ctural Repairs			X
Endangered Species/H	labit	at on	Property		Х	Rado		3			X
Fault Lines					X		Settling				X
Hazardous or Toxic Waste					X	Soil M					X
Improper Drainage					Х	Subsurface Structure or Pits				X	
Intermittent or Weather Springs					X			ind Storage			X
Landfill					X			Easements		-	X
Lead-Based Paint or Lead-Based Pt. Hazards					X	Unrecorded Easements				Х	
Encroachments onto the					X	Urea-formaldehyde Insulation			_ _	X	
Improvements encroaching on others' property					X	Water Penetration			_	X	
Located in 100-year Floodplain					X	Wetlands on Property			-	X	
Located in Floodway					X	Wood				_	.x
Present Flood Ins. Cov		je							ermites or other woo	d	
(If yes, attach TAR-14		0			X			insects (W		-	X
Previous Flooding into					X				r termites or WDI	-	X
Previous Flooding onto	me	Prop	епу		X				DI damage repaired	_	X
Previous Fires				_	X				ge needing repair		X
Previous Use of Premi of Methamphetamine	ses			٦,	x	Single Tub/S		ockable Ma	ain Drain in Pool/Hi	אל	x
(TAR-1406) 9-01-11		Initial	ed by: Seller: X	15		and B	uyer:		P	age 2	of 5

COLIGETTI	and me stoberty at any peacon	Jacksonville	TX	75766
If the a	inswer to any of the items in Section 3 is yes, expla	ain (attach additional sh	eets if necessary) :
	*A single blockable main drain may cause a suction	on entrapment hazard for	or an individual.	
n repa	n 4. Are you (Seller) aware of any item, equipm alr, which has not been previously disclosed in the nal sheets if necessary):	ent, or system in or or or this notice? □ yes	n the Property t ் அ no if yes, எ	hat is in nee explain (attac
ection	n 5. Are you (Seller) aware of any of the follows not aware.)	ving (Mark Yes (Y) if y	ou are aware. I	fark No (N)
N Ø	Room additions, structural modifications, or o permits or not in compliance with building codes	ther alterations or rep in effect at the time.	airs made with	out necessal
ıĕ	Homeowners' associations or maintenance fees Name of association:			
	Мападег's name:	Phone:		- Internal
	Manager's name: Fees or assessments are: \$ per Any unpaid fees or assessment for the Process	and a	are: 🗆 mandatory	□ voluntar
	Any unpaid fees or assessment for the Prope If the Property is in more than one associat below or attach information to this notice.			
色	Any common area (facilities such as pools, tenninterest with others. If yes, complete the following Any optional user fees for common facilities of	α:		
ð	Any notices of violations of deed restrictions or use of the Property.	governmental ordinan	ces affecting the	condition o
ă	Any lawsuits or other legal proceedings directly not limited to: divorce, foreclosure, heirship, bank	or indirectly affecting to	he Property. (Ind	cludes, but i
Č	Any death on the Property except for those desurrelated to the condition of the Property.	aths caused by: natura	l causes, suicide	, or accider
Ŏ	Any condition on the Property which materially af	fects the health or safet	ly of an individua).
Ö	Any repairs or treatments, other than routine environmental hazards such as asbestos, radon, if yes, attach any certificates or other directed attach (for example, certificate of mold re-	maintenance, made t lead-based paint, urea- ocumentation identifying	o the Property formaldehyde, o	to remediat
ă	Any rainwater harvesting system connected to tused for indoor potable purposes.		,	is able to b
the ans	swer to any of the items in Section 5 is yes, explain	n (attach additional she	ets if necessary):	
	- N	The state of the s		
AD 4400	5) 9-01-11 Initialed by: Seller: X	and Buyer:,		Page 3 of 5

Concerning the Prop	erty at 309 Beacon		Jacksonville	TX	75766
- ,					
ection 6. Sell	er 🔲 has 🖺 ha	is not attached a surv	ey of the Property.		
		mana hava way /Calla	at an addition to the state of the	ton increatio	on reports from
ection 7. With	nin the last 4	years, have you (Selle Inspections and who	r; received any writ	ae inepacto	re or otherwise
ersons who re ermitted by lay	guiarry providi to perform ins	pections? 🗆 yes 💆 no	If yes, attach copies a	and complete	the following:
spection Date	Туре	Name of Inspector			No. of Pages
	-				
	1				-1,
lote: A buyer st	nould not rely on	the above-cited reports a	as a reflection of the cu	ırrent conditiol	n of the Property.
	A buver shou	ld obtain inspections from	n inspectors chosen by	the buyer.	
	•				
ection 8. Che	ck <mark>any tax exe</mark> n	nption(s) which you (Se	eller) currently claim (or the Prope	rty:
□ Homestead		Senior Citizen			
□ Wildlife Ma	nagement	☐ Agricultural	☐ Disabled Ve	eteran	
Other:			☐ Unknown		
		ever received proceed			The contract of the
xample, an ins o make the repa	urance claim or airs for which th	a settlement or award ne claim was made?	in a legal proceeding yes 🖾 no If yes, exp	and not us	ed the proceed:
ection 10. Do	urance claim or airs for which the es the property ments of Chap	a settlement or award ne claim was made? have working smoke of	yes 🖾 no If yes, exp detectors installed in ad Safety Code?* 💆	accordance	with the smoke
ection 10. Do	urance claim or airs for which the es the property ments of Chap	a settlement or award ne claim was made?	yes 🖾 no If yes, exp detectors installed in ad Safety Code?* 💆	accordance	with the smoke
section 10. Do letector require or unknown, expl	urance claim or airs for which the es the property ments of Chap ain. (Attach add	have working smoke ter 766 of the Health ar	yes 图 no If yes, exp detectors installed in nd Safety Code?* 色 : ry):	accordance	with the smokeno U yes. If no
Section 10. Document of the se	es the property ments of Chap ain. (Attach and	have working smoke ter 766 of the Health aritional sheets if necessal	detectors installed in d Safety Code?* 💆 :	accordance	with the smoke
section 10. Dos etector require r unknown, expl	es the property ments of Chap ain. (Attach add	have working smoke of the Health are itional sheets if necessal and the power source requirements.	detectors installed in ad Safety Code?* Discourse in effect in the area in the year two do not know the built	accordance unknown have working so which the dwe	with the smoke
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ection 10. Doe etector require r unknown, expl *Chapter 766 o installed in acc including perfor in your area, yo A buyer may re family who will	es the property ments of Chap ain. (Attach add f the Health and Sa ordance with the re mance, location, and u may check unknow quire a seller to inserve in the property	have working smoke ter 766 of the Health ar itional sheets if necessal appropriately Code requires one-family appropriately Code requires one-family appropriately code requirements. It is move or contact your local tall smoke detectors for the his and (3) within 10 days after and (3) within 10 days after and (4) within 10 days after and (5) within 10 days after the code of th	detectors installed in a Salety Code?* Discord in effect in the area in the you do not know the building official for more into the buyer gives the seller the effective date, the buyer gives the seller to the effective date, the buyer gives the seller to the effective date, the buyer gives the seller to the effective date, the buyer gives the seller to the effective date, the buyer gives the seller to the effective date, the buyer gives the seller to the effective date.	accordance unknown have working so which the dwe working code requiremental working code requiremental accordance witten evidence makes a written	with the smoke no yes. If no yes. If no imake detectors alling is located, we ments in effect of the buyer's a of the hearing in request for the
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Concerning the Property at 309 Bascon	Jacksonville	TX	75766
ADDITIONAL NOTICES TO BUYER:			
determine it rediatered sex uneithers	afety maintains a database that the public are located in certain zip code areas. On concerning past criminal activity in ce	Ta anamak the	
Act or the Dune Protection Act (Char construction certificate or dune protect	area that is seaward of the Gulf Intracoa the Gulf of Mexico, the property may be ofter 61 or 63, Natural Resources Code, no ction permit may be required for repairs of authority over construction adjacent to	subject to the espectively) a	Open Beaches nd a beachfront
(3) If you are basing your offers on squitems independently measured to veri	uare footage, measurements, or bounds fy any reported information.	ıries, you sho	ould have those
(4) The following providers currently prov	ide service to the property:		
Electric: Numerous	phone #:		
Sewer; <u>c.</u> o.J.			
Water: c.o.J.			
Cable: SuddenLink	phone #: <u>903-586-8222</u>		
Trash:c.o.J.	phone #:903-586-3310		
Natural Gas: CenterPoint Energy	phone #: <u>800-259-5544</u>		
Phone Company: Vertzon			
Propane: N/A			
(5) This Seller's Disclosure Notice was conthis notice as true and correct and I ENCOURAGED TO HAVE AN INSPECT	CTOR OF YOUR CHOICE INSPECT THE		L_ \//*\ 1 A W\re
Signature of Buyer Date Printed Name:			Date

