

For Sale on Market

**\$725,000**

Call (903) 626-6677 Today!

## GENERAL DESCRIPTION

**Subdivision:** Summer Place  
**Property Type:** Single-Family  
**Bedrooms:** 3  
**Baths:** 2 Full  
**Stories:** 1  
**Style:** Traditional  
**Year Built:** 1992  
**Building Sqft:** 1,900 / Appraisal District  
**Maintenance Fee:** \$100 / Annually  
**MLS# / Area:** 22086677 / 73

**736 LCR 743, THORNTON, TX  
76687**

**3 BEDS, 2 FULL BATH(S)**

Homes on the market in the prestigious Summer Place neighborhood are few and far between. This one is a no brainer for a lake home. The lot is covered with large mature trees and a new fence along the road. Updated in 2015 with the option to purchase fully furnished! Everything is to perfection, down to the murphy bed in the living space! The 1,900 square foot main house will sleep 10 and the 240 square foot cozy cabin with a full bath and coffee bar sleeps 4 more. The main home kitchen is complimented with stainless appliances and granite counter tops. Tile is throughout and the converted garage is perfect for a bunk room! The adults will migrate to the large, windowed sunroom and outdoor deck that overlooks the absolute deepest and best water on Lake Limestone. The boathouse is ready for your late evenings or early mornings of just sitting and enjoying the view! What are you waiting for?



**Get in touch  
Brenda Thomas**

(903) 626-6677

**Red Barn Realty**

(903) 626-6677

736 LCR 743, Thornton, TX 76687

Visit <https://www.har.com/22086677> for more information

# SUMMER PLACE SECTION IV (4)

PLAT NO. 74  
PLAT RECORDS

M.C. REJON A-26

LAKE  
LIMESTONE

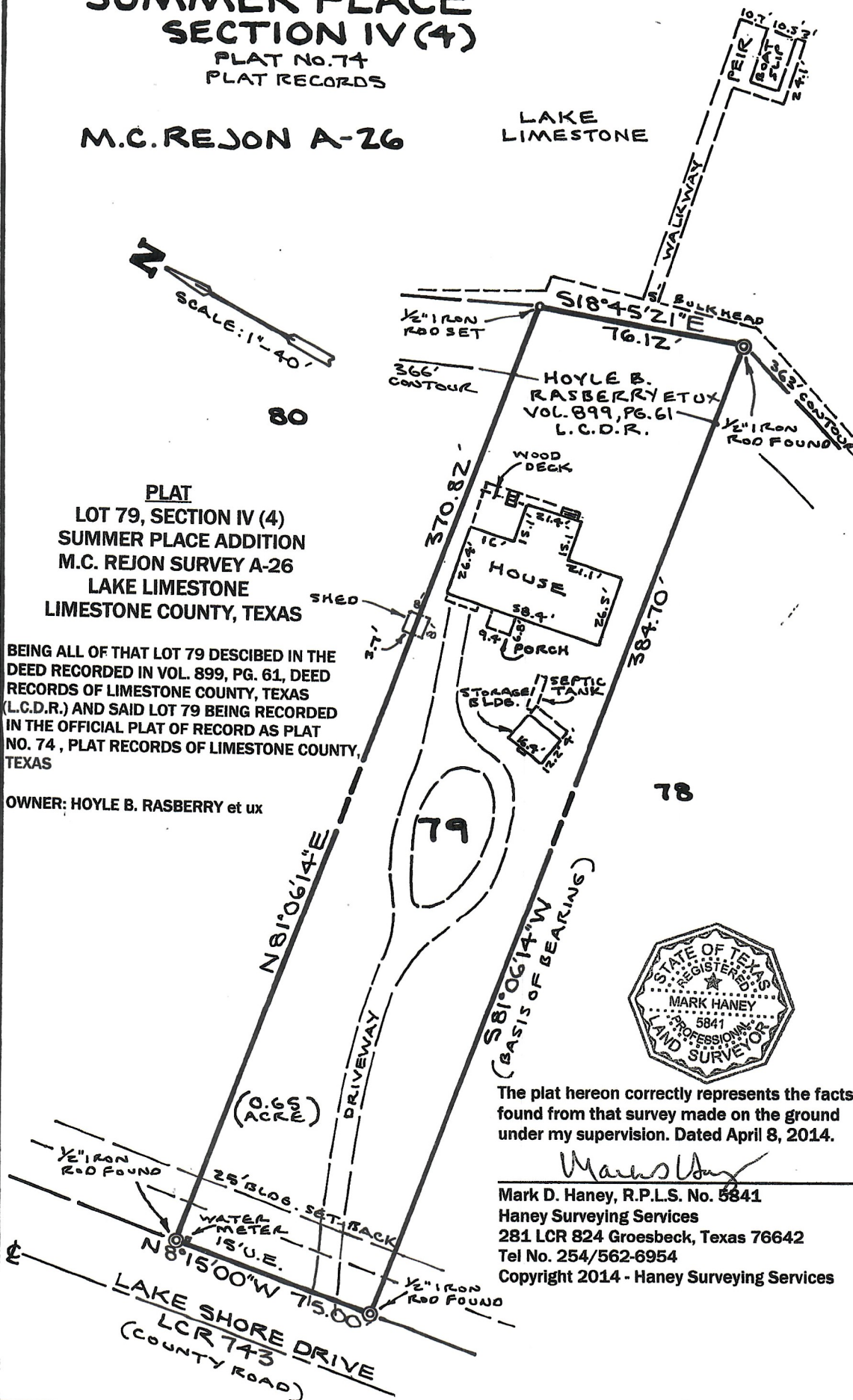


80

PLAT  
LOT 79, SECTION IV (4)  
SUMMER PLACE ADDITION  
M.C. REJON SURVEY A-26  
LAKE LIMESTONE  
LIMESTONE COUNTY, TEXAS

BEING ALL OF THAT LOT 79 DESCRIBED IN THE  
DEED RECORDED IN VOL. 899, PG. 61, DEED  
RECORDS OF LIMESTONE COUNTY, TEXAS  
(L.C.D.R.) AND SAID LOT 79 BEING RECORDED  
IN THE OFFICIAL PLAT OF RECORD AS PLAT  
NO. 74, PLAT RECORDS OF LIMESTONE COUNTY,  
TEXAS

OWNER: HOYLE B. RASBERRY et ux



The plat hereon correctly represents the facts  
found from that survey made on the ground  
under my supervision. Dated April 8, 2014.

*Mark D. Haney*

Mark D. Haney, R.P.L.S. No. 5841  
Haney Surveying Services  
281 LCR 824 Groesbeck, Texas 76642  
Tel No. 254/562-6954  
Copyright 2014 - Haney Surveying Services



RED BARN REALTY  
P. O. BOX 355  
JEWETT, TX 75846  
(903) 626-6677

PROPERTY DATA SHEET

ACREAGE:

.67+/- acres Lot Section 4, Lot 79

PRICE:

MINERALS:

Cash or New Loan Terms \_\_\_\_\_  
Seller agrees to convey \_\_\_\_\_ % of the oil & gas minerals.  
Seller agrees to convey \_\_\_\_\_ % of the other minerals.

Reserved by \_\_\_\_\_  
prior owners \_\_\_\_\_

Subject property ( ) is ( ) is not presently under an oil and gas lease.  
Subject property ( ) is ( ) is not presently under a coal and lignite lease.

ACCESS:

Subject property has ingress & egress via:  
☒ Public road,  
☐ Deed easement \_\_\_\_\_ wide \_\_\_\_\_  
☐ Subject property is land locked, no deeded easement.  
☐ A. Title policy issued by \_\_\_\_\_  
☐ B. The Trustee on any Seller  
Financed Note shall be \_\_\_\_\_

SURVEY:

☐ A. No survey is required - Old Survey will need to be revised  
☐ B. Seller shall furnish to Buyer Seller's existing survey of the property dated \_\_\_\_\_, 10 \_\_\_\_\_.

☐ C. A survey of the property dated subsequent to the effective date of a contract which shall be furnished within \_\_\_\_\_ days from the effective date of contract showing the boundaries and visible conditions along the boundaries, perimeter fences, easements, right of way, roadways and computation of area, which shall be furnished and at the expense of ( ) Seller ( ) Buyer by a mutually acceptable Public Surveyor licensed by the State of Texas.  
☐ D. Surveyor \_\_\_\_\_

WATER:

☐ Seller agrees to convey ownership to the water meter with all fees paid. Proration of the water bill shall be made on the basis of the bill of the previous month.  
☐ All transfer fees will be paid by the buyer.

LAND TYPE:

☐ Pasture \_\_\_\_\_ % +/-  
☒ Wooded \_\_\_\_\_ % +/-  
☐ Creeks \_\_\_\_\_ % +/-  
☐ Soil \_\_\_\_\_ ( ) Lakes \_\_\_\_\_

IMPROVEMENTS:

Land presently used for: ☒ Residential ☐ Ranching  
☐ Crop Farming ☐ Recreation/Hunting  
☐ Home ☐ Mobile Home  
☐ Home ☐ Double Wide Mobile Home

Approx. heated/cooled sq. ft. 1900 outside dimensions \_\_\_\_\_  
Total Rooms 4 Living Room Size 20' x 15' Total Baths 2 - in house  
Total Bedrooms 3 #1 Size 12' x 11" #2 Size 12' x 11" #3 Size 7' x 25'6" x 15'8"

☒ Air Cond. ☒ Dining ☐ Brick  
☐ Heat ☐ Breakfast ☐ Frame - Hardi  
☐ Water ☒ Living Room ☐ Slab  
☒ Electricity Nicc ☐ Kitchen ☐ Pier & Beam  
☐ Telephone ☐ Fireplace ☐ Bams  
☐ City Gas ☐ Garage ☐ Sheds  
☐ Propane ☐ Carport ☐ Corals  
☐ Sewer ☐ Utility Room ☐ Other  
☒ Septic Tank ☐ Other ☐ Other

SCHOOL DISTRICT:

TAXES:

Note:

County 2161.60 School 2376.80 City TOTAL - 4538.40

All information furnished concerning this property has been obtained from sources deemed reliable, and is believed to be correct, but no responsibility is assumed therefore; and no warranty or representation is made as to the accuracy thereof; and the same is submitted subject to errors, omissions, prior sale or withdraw from the market without notice. All information must be verified independently by buyer.

Central States  
Water Resource

866-301-  
7725

Cabin - 250  
Full bath  
Coffee bar  
Furniture stays  
except Brown  
sofa in LR

Sun Room 14'8" x 14'7"  
Boathouse  
Metal Bulk Head  
Deck

° 5318

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BRAZOS §

That CLASSIC, INCORPORATED, being the owner of SUMMER PLACE, SECTION FOUR, a subdivision in Limestone County, Texas, as shown on a plat of said subdivision recorded in Plat Cabinet 1, Page 474, Plat Records of Limestone County, Texas, does hereby impress all of the lots included in such subdivision, excepting Lots 99 and 100, with the following restrictions which shall constitute covenants running with the land, to-wit:

1. No noxious or offensive activity shall be carried on upon any lot or tract, nor shall anything be done thereon that may be or may become an annoyance or nuisance to the neighbor.
2. Disposition of human wastes and other sewage shall be by sewer facilities as licensed by the Brazos River Authority and built in accordance with the latest standards and criteria established by the Texas Department of Health.
3. No lot shall be used for any purpose other than residential or non-commercial recreation.
4. No lot shall be used for any commercial purpose or in connection with any commercial, professional or business activity to which the general public is invited.
5. All construction shall be of a permanent residential nature and shall consist of (a) no less than 1000 square feet of living area for Lots Nos. 74 through 98, inclusive, and (b) no less than 800 square feet of living area for Lots Nos. 101 through 117, inclusive. All construction shall be finished in good quality siding (no tar paper, rollback siding or similar materials), and asphalt shingles or equivalent shall be used for roofing.
6. No structure of a temporary character, mobile home, trailer or portable building shall be placed upon the property, either temporarily or permanently, except temporarily in connection with residential construction.
7. No hunting shall be permitted on the property, nor shall the discharge of firearms thereon be permitted.
8. No cows, horses, pigs or hogs, sheep, goats, poultry or other animals or livestock shall be kept, bred or maintained on any portion of the property. Dogs and cats may be kept or maintained on the property, but not for commercial purposes.
9. No trash, ashes or other refuse may be thrown or dumped on any tract; no tract shall be used for the storage of cars, trucks, machinery or materials of any kind.
10. Docks and facilities on the lake must be installed and maintained in accordance with the Brazos River Authority Regulations for Governance of Lake Limestone.
11. A utility easement is reserved five feet (5') either side of each interior lot line for water, electric service and other utility service lines.



12. No structure shall be constructed closer than twenty-five feet (25') to the front property line, nor closer than five feet (5') to a side property line. Reference is made to the Brazos River Authority Regulations for Governance of Lake Limestone for restrictions on construction below certain designated elevations or within certain designated horizontal distances from the lake. Sideline distance restrictions and sideline utility easements shall not apply in the event of common ownership of more than one lot, however, no more than one residential unit per lot may be constructed on any group of lots under common ownership. In such instances, the sideline restrictions shall be five feet (5') from the sidelines of the total common ownership.
13. No oil and gas drilling, oil and gas development, production or reworking operations, oil and gas refining, or quarrying or mining of any minerals or any operations or exploration of any kind shall be permitted upon the surface of any lot or otherwise within the "subdivision", nor shall any type of wells, tanks, tunnels, mineral excavations, or shafts or pipelines or tank batteries be permitted or constructed upon or across the surface of any lot. No derrick or other structure shall be used in boring for oil, gas or other minerals, nor shall any well be erected, constructed, placed, permitted or stored upon any lot within the "subdivision". A three (3.0) acre tract, which is part of undeveloped property contiguous to but not part of the "subdivision" and which is adjacent to, and south of Lot 117 which is in the "subdivision", has been designated as a site for any future oil, gas and other mineral development. The 3.0 acre tract has been designated by certain current mineral estate owners and mineral leaseholders having rights to develop the mineral estate under the "subdivision".

**RESTRICTIONS AS TO LOTS 99 AND 100:** The undersigned Declarant, owner of Summer Place, Section Four, in Limestone County, Texas, impresses Lots 99 and 100 with all of the restrictions listed above except items one (1), three (3), four (4), five (5), six (6) and nine (9).

**ENFORCEMENT:** The Declarant, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, and reservations now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

**SEVERABILITY:** Invalidity of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.

**DURATION AND AMENDMENT:** These covenants, restrictions and conditions shall be binding upon all Owners of lots in said subdivision, their heirs, legal representatives and assigns for a period of twenty-five (25) years from the date hereof, after which time the said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then Owners of the lots in said subdivision has been recorded in the Deed Records of Limestone County, Texas, agreeing to change said covenants in whole or in part, and no act or omission by the Owner of the subdivision, its successors or assigns, or by the Owners of the lots, shall be a waiver of the operation or enforcement of these restrictions and conditions.

EXECUTED this the 14<sup>th</sup> day of May, 1985.



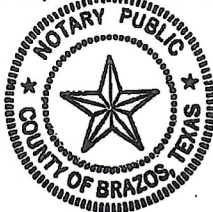
CLASSIC, INCORPORATED

FRANK THURMOND, President

STATE OF TEXAS S

COUNTY OF BRAZOS S

May This instrument was acknowledged before me on the 14 day of April, 1985, by Frank Thurmond, President of Classic Incorporated, a Texas corporation, on behalf of said corporation.



Wanda Arnold  
Notary Public, State of Texas  
Printed Name: Wanda Arnold  
Commission Expires: 11-16-85

FILED FOR RECORD  
at 2:30 o'clock P.M.

MAY 15 1985

SUE LOWN, Co. Clerk  
LIMESTONE COUNTY, TEXAS

RECORDED THE 23rd DAY OF MAY A.D. 1985 AT 4 O'CLOCK P.M.  
BY: George Sherman DEPUTY SUE LOWN, COUNTY CLERK  
LIMESTONE COUNTY, TEXAS





## 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 \_\_\_\_\_

736 LCR 743  
Thornton, tx 76687

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? \_\_\_\_\_ (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		<input checked="" type="checkbox"/>	
Carbon Monoxide Det.			<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>		
Cooktop	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>		
Disposal		<input checked="" type="checkbox"/>	
Emergency Escape Ladder(s)		<input checked="" type="checkbox"/>	
Exhaust Fans	<input checked="" type="checkbox"/>		
Fences	<input checked="" type="checkbox"/>		
Fire Detection Equip.	<input checked="" type="checkbox"/>		
French Drain		<input checked="" type="checkbox"/>	
Gas Fixtures		<input checked="" type="checkbox"/>	
Liquid Propane Gas:		<input checked="" type="checkbox"/>	
-LP Community (Captive)		<input checked="" type="checkbox"/>	
-LP on Property		<input checked="" type="checkbox"/>	

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

Item	Y	N	U
Pump: sump grinder			
Rain Gutters	<input checked="" type="checkbox"/>		
Range/Stove	<input checked="" type="checkbox"/>		
Roof/Attic Vents	<input checked="" type="checkbox"/>		
Sauna		<input checked="" type="checkbox"/>	
Smoke Detector	<input checked="" type="checkbox"/>		
Smoke Detector - Hearing Impaired			<input checked="" type="checkbox"/>
Spa		<input checked="" type="checkbox"/>	
Trash Compactor		<input checked="" type="checkbox"/>	
TV Antenna		<input checked="" type="checkbox"/>	
Washer/Dryer Hookup	<input checked="" type="checkbox"/>		
Window Screens	<input checked="" type="checkbox"/>		
Public Sewer System		<input checked="" type="checkbox"/>	

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units: _____
Wall/Window AC Units	<input checked="" type="checkbox"/>			number of units: <u>1</u> needs to be replaced.
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Other Heat	<input checked="" type="checkbox"/>			if yes, describe: <u>Mini split unit in cabin and kids room</u>
Oven	<input checked="" type="checkbox"/>			number of ovens: <u>1</u> electric <input type="checkbox"/> gas other: _____
Fireplace & Chimney		<input checked="" type="checkbox"/>		<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock other: _____
Carport		<input checked="" type="checkbox"/>		<input type="checkbox"/> attached <input checked="" type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>			<input type="checkbox"/> attached <input checked="" type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="checkbox"/>			number of units: <u>1</u> number of remotes: <u>2</u>
Satellite Dish & Controls	<input checked="" type="checkbox"/>			owned <input checked="" type="checkbox"/> leased from: <u>Direct TV</u>
Security System		<input checked="" type="checkbox"/>		owned <input type="checkbox"/> leased from: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: SP, \_\_\_\_\_

Page 1 of 7



Concerning the Property at \_\_\_\_\_

736 LCR 743  
Thornton, tx 76687

	Y	N	U	
Solar Panels				owned _____ leased from: _____
Water Heater	<input checked="" type="checkbox"/>			2 electric gas other: _____ number of units: _____
Water Softener		<input checked="" type="checkbox"/>		owned _____ leased from: _____
Other Leased Items(s)				if yes, describe: _____
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> automatic _____ manual areas covered _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>			if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: \_\_\_\_\_ city \_\_\_\_\_ well \_\_\_\_\_ MUD \_\_\_\_\_ co-op \_\_\_\_\_ unknown ☒ other: CSWR - Texas  
 Was the Property built before 1978? \_\_\_\_\_ yes ☒ no \_\_\_\_\_ unknown \_\_\_\_\_  
 (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). (Central States Water Resources)

Roof Type: Composition Age: 5 yrs. (2019) (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): Window AC unit

**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 checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

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

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

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

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller: SP

Page 2 of 7

Red Barn Realty, PO BOX 355 Jewett TX 75846  
Sue Little

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

Phone: 2547470099

Fax:

www.lwolf.com

Susie Pickard



Concerning the Property at \_\_\_\_\_

736 LCR 743  
Thornton, tx 76687

	Y	N
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"/>

	Y	N
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):

There are 2 places where door casing is decayed at bottom.

\*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.

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: SP, \_\_\_\_\_

Page 3 of 7



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: Summer Place Community Assoc.

Manager's name: \_\_\_\_\_ Phone: summerplaceca.com

Fees or assessments are: \$ 100 per year 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: SP, \_\_\_\_\_

Page 4 of 7



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
	Septic	Murphy's Septic	

*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 (roof) replaced 2019

**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.*



Concerning the Property at \_\_\_\_\_

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Susie Pickard 4/24/2024  
Signature of Seller Date

Signature of Seller Date

Printed Name: Susie Pickard

Printed Name: \_\_\_\_\_

**ADDITIONAL NOTICES TO BUYER:**

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: Navasota Valley Electric  
Sewer: Murphy's Septic  
Water: Central States Water Resources Tx  
Cable: Direct TV  
Trash: Frontier Waste Solutions  
Natural Gas: NA  
Phone Company: NA  
Propane: NA  
Internet: \_\_\_\_\_

phone #: 979-828-3232  
phone #: 254-562-3571  
phone #: 1-866-361-7725  
phone #: 844-990-3472  
phone #: 888-854-2905  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_



Concerning the Property at 736 LCR 743  
Thornton, tx 76687

(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.

<u>Susie Pickard</u>			
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: <u>Susie Pickard</u>		Printed Name: _____	



## INFORMATION ABOUT ON-SITE SEWER FACILITY

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### CONCERNING THE PROPERTY AT

736 LCR 743  
Thornton, tx 76687

#### 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: As you drive in, left of driveway ☐ Unknown
- (4) Installer: Murphy Septic ☐ Unknown
- (5) Approximate Age: 10 yrs. ☐ 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: Murphy Septic  
Phone: (254) 562-3571 contract expiration date: Approx. April 2025  
*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? \_\_\_\_\_
- (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: (Murphy's Septic has this info)

- (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 SP, \_\_\_\_\_

Page 1 of 2



**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.

Susie Pickard 4/24/2024  
Signature of Seller Date

\_\_\_\_\_  
Signature of Seller Date

Receipt acknowledged by:

\_\_\_\_\_  
Signature of Buyer Date

\_\_\_\_\_  
Signature of Buyer Date