



For Sale on Market

\$519,900

Call (903) 626-6677 Today!

GENERAL DESCRIPTION

Subdivision: Lambs Crk Cove Sub

Property Type: Single-Family

Bedrooms: 2

Baths: 3 Full

Stories: 1.5

Style: Barndominium

Year Built: 2018

Building Sqft: 2,000 / Appraisal District

Lotsize: 25,439 / Appraisal District

Key Map: 1

MLS# / Area: 77080702 / 73

SINGLE-FAMILY, 2 BEDS, 3 FULL BATH(S)

Simply Fabulous! One of a Kind! Unique, I could go on and on: The time is now to check out this killer waterfront red barndominium style home on 0.584 +/- acres! Located on LCR 893 in the Lamb's Creek Cove subdivision on Lake Limestone. This incredible 2000 +/- sq ft home has 2 primary bedrooms and 3 full bathrooms with an additional loft overlooking the main living area. The loft is perfect for extra beds, games, etc. It has gorgeous 22 foot wood ceilings, exposed industrial details, beautiful iron work, and more! The kitchen, living, and dining are all open to one another with windows looking out onto the lake. There's a large deck off the back and a porch with an outdoor TV cabinet on the front. And the best part? This property has its own private boat ramp! Not to mention a super nice boat house with 2 lifts. Don't let this one pass you by!



Get in touch

Brenda Thomas

(903) 626-6677

Red Barn Realty

(903) 626-6677

128 County Road 893, Jewett, TX 75846

Visit <https://www.har.com/77080702> for more information

Q1

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

PROPERTY DATA SHEET

ACREAGE:

.584

acres Lot 18 Lake Limestone Coves

PRICE:
MINERALS:

\$549,900

Terms Cash or New Loan

Seller agrees to convey

% of the oil & gas minerals.

Seller agrees to convey

% of the other minerals.

Reserved by all of record

prior owners all of record

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:

(X) Public road, ICR 893

() Dead easement wide

() Subject property is land locked, no deeded easement.

(X) A. Title policy issued by

() B. The Trustee on any Seller

Financed Note shall be

SURVEY:

() A. No survey is required

() B. Seller shall furnish to Buyer Seller's existing survey of the property dated
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() 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

() 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.

() Pasture

() Wooded

() Creeks

() Soil

Land presently
used for:

(X) Residential

() Crop Farming

() Home

() Home

() Ranching

() Recreation/Hunting

() Mobile Home

() Double Wide Mobile Home

Approx. heated/cooled sq. ft. 2000 +/-

outside dimensions

Total Rooms

Living Room Size

Total Baths 3

Total Bedrooms 2

#1 Size 14x15

#2 Size 14x15

#3 Size

(X) Air Cond.

central

() Dining

() Brick

(X) Heat

() Breakfast

() Frame

() Water

() Living Room

() Slab

() Electricity

() Kitchen

(X) Pier & Beam

() Telephone

() Fireplace

() Bane

() City Gas

() Garage

(X) Sheds 8x10 with overhang

() Propane

() Carport

() Corals

() Sewer

() Utility Room

() Other

() Septic Tank

() Other

() Other

SCHOOL DISTRICT:

GISD

TAXES: 2023

County \$

School \$

TOTAL

4,894.87

Note:

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.

upper lot
30x30 approx

Boat Ramp

Boat House



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 _____

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		<input checked="" type="checkbox"/>	
-Copper		<input checked="" type="checkbox"/>	
-Corrugated Stainless Steel Tubing		<input checked="" type="checkbox"/>	
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		<input checked="" type="checkbox"/>	
Rain Gutters	<input checked="" type="checkbox"/>		
Range/Stove	<input checked="" type="checkbox"/>		
Roof/Attic Vents			
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: ¹ _____
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units: _____
Wall/Window AC Units		<input checked="" type="checkbox"/>		number of units: _____
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: ¹ _____
Other Heat		<input checked="" type="checkbox"/>		if yes, describe: _____
Oven	<input checked="" type="checkbox"/>			number of ovens: ¹ <input checked="" type="checkbox"/> 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 type="checkbox"/> not attached
Garage Door Openers		<input checked="" type="checkbox"/>		number of units: _____ number of remotes: _____
Satellite Dish & Controls	<input checked="" type="checkbox"/>			<input type="checkbox"/> owned <input type="checkbox"/> leased from: _____
Security System		<input checked="" type="checkbox"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: _____

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Concerning the Property at _____

Solar Panels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	owned	leased from:	
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric	gas	other: 1 number of units: 50 Gallon
Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	owned	leased from:	
Other Leased Items(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, describe:		
Underground Lawn Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	automatic manual areas covered		
Septic / On-Site Sewer Facility	<input checked="" 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: Metal Age: 7 (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): _____

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: oak wilt	<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: _____

Red Barn Realty, PO Box 355 Jewett TX 75846
Douglas Thomas

Phone: 9036266677

Fax:

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Marvin W Klare

Concerning the Property at _____

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

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

Red Barn Realty, PO Box 355 Jewett TX 75846
Douglas Thomas

Phone: 9036266677 Fax: _____
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Marvin W Klare

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.

(TXR-1406) 07-10-23

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Phone: 9036266677 Fax: _____
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Marvin W Klare

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.


05/31/2024

Signature of Seller _____ Date _____ Signature of Seller _____ Date _____

Printed Name: Marvin Klare
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: _____	phone #: _____
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
Internet: _____	phone #: _____

(TXR-1406) 07-10-23

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

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Concerning the Property at _____

(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: _____	



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

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: _____ ☐ Unknown
In ground
- (4) Installer: _____ ☐ Unknown
- (5) Approximate Age: 7 years ☐ 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? _____
- (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  _____


Page 1 of 2

Information about On-Site Sewer Facility concerning _____

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.

 05/31/2024

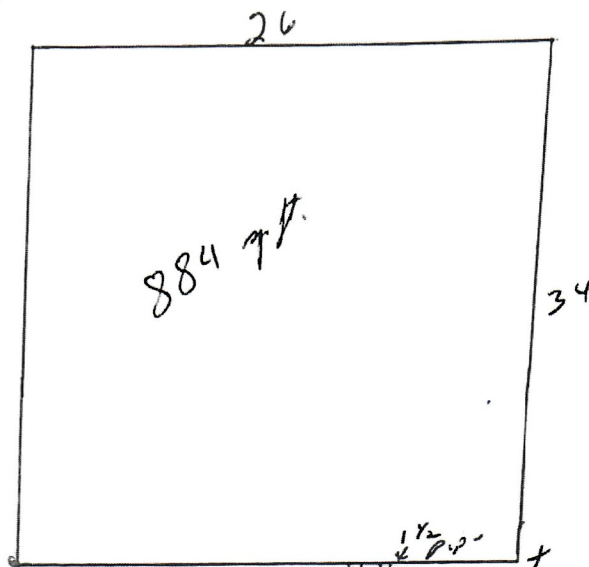
 Signature of Seller Date

 Signature of Seller Date

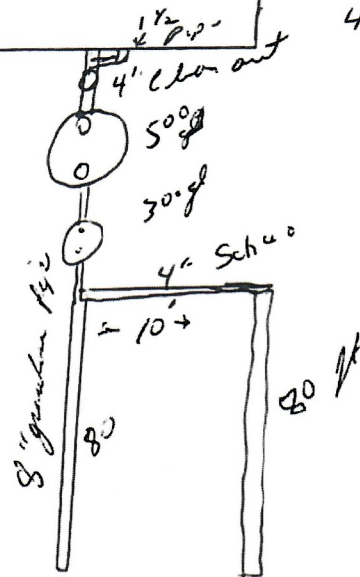
Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date

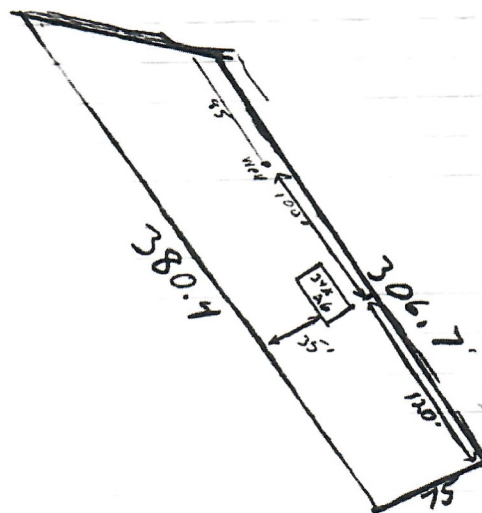


DIK pipe
4" Sch 40



Lake

Lake



6278

357

DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS

THE STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LIMESTONE

§

THAT WHEREAS, IRENE HUDDLESTON and THOMAS HUDDLESTON,
hereinafter called the Declarants, are the owners of all that
certain real property located and situated in Limestone County,
Texas, and described as follows, to-wit:

Being all of the LAMBS CREEK COVE SUBDIVISION,
consisting of thirty lots (numbered 1 through 30)
in the M. C. REJON SURVEY, Limestone County,
Texas, according to the plat thereof duly
recorded in Cabinet File 1, page 9, Plat Records,
Limestone County, Texas.

WHEREAS, the Declarants will convey the above described
property and premises subject to certain protective covenants
and restrictions as hereinafter set forth;

NOW THEREFORE, it is hereby declared that all of the property
described above shall be held, sold and conveyed subject to the
following restrictions, covenants and conditions, which are for
the purpose of protecting the value and desirability of, and
which shall run with, the real property and shall be binding
on all parties having any right, title or interest in or to the
above described property or any part thereof, and their heirs
and assigns, and which restrictions, covenants and conditions
shall inure to the benefit of each owner thereof.

ARTICLE ONE

DEFINITIONS

1.01. "Owner" shall mean and refer to the record owner,
whether one or more persons or entities, of the fee simple title

to the hereinabove described property, or any portion of, or interest in the same.

1.02. "Declarants" shall mean and refer to IRENE HUDDLESTON and THOMAS HUDDLESTON, their heirs and assigns.

ARTICLE TWO

USE RESTRICTIONS

2.01. No portion of the property shall be used for any purpose other than residential or non-commercial recreation.

2.02. 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.

2.03. All construction shall be of a permanent residential nature and shall consist of no less than 1,000 square feet of living area; shall be finished in good quality siding (no tar paper, rollback siding or similar materials) and asphalt shingles or equivalent for roofing.

2.04. Mobile Homes shall be permitted only on Lot 8 and Lots 15 through 30, inclusive, but any such mobile home placed thereon must have no exterior damage and have at least 630 square feet of heated living area. No other structures of a temporary character shall be permitted on the property.

2.05. No hunting shall be permitted on the property, nor shall the discharge of firearms thereon be permitted.

2.06. 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.

2.07. No trash, ashes or other refuse may be thrown or dumped on any lot; no lot shall be used for the storage of cars, trucks, machinery or materials of any kind.

ARTICLE THREE

GENERAL PROVISIONS

3.01. The Declarants, or any Owner, shall have the right

to enforce, by any proceeding at law or in equity, all restrictions and conditions now or hereafter imposed by the provision of this Declaration. Failure to enforce any covenants or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

3.02. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way effect any other provisions, and all provisions shall remain in full force and effect.

3.03. The covenants, conditions and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of, and be enforceable by, the Declarants or any Owner subject to this Declaration, and their respective legal representatives, heirs and assigns, and unless amended as provided herein, shall be effective for a term of twenty (20) years from the date this Declaration is recorded, after which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years. The covenants, conditions and restrictions of this Declaration may be amended during the first twenty (20) year period by an instrument signed by all of the owners of the property; during any succeeding ten (10) year period, the covenants, conditions and restrictions of this Declaration may be amended by an instrument signed by Owners representing not less than two-thirds (2/3rds) of the undivided ownership of the property. No amendment shall be effective until recorded in the Deed Records of Limestone County, Texas.

EXECUTED by the said Declarants this 13th day of August,
A. D. 1979.

Irene Huddleston
IRENE HUDDLESTON

Thomas Huddleston
THOMAS HUDDLESTON

360

THE STATE OF TEXAS §
COUNTY OF LEON §

BEFORE ME, the undersigned authority, on this day personally appeared IRENE HUDDLESTON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the 13th day of August, A. D. 1979.



[Signature]
Notary Public in and for Leon County,
Texas.
John H. Mallard
Notary Public
Leon County, Texas

THE STATE OF TEXAS §
COUNTY OF LEON §

BEFORE ME, the undersigned authority, on this day personally appeared THOMAS HUDDLESTON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the 13th day of August, A. D. 1979.



[Signature]
Notary Public in and for Leon County,
Texas.
John H. Mallard
Notary Public
Leon County, Texas

Filed for record the 14 day of Aug A.D. 1979 at 2:30 o'clock P.M.
Recorded the 14 day of Aug A.D. 1979 at 4 o'clock P.M.
DENA PRUITT, COUNTY CLERK
Limestone County, Texas
By Nancy Stockton Deputy

11/7/2017

20174214

**FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS APPLICABLE TO
LAMBS CREEK COVE SUBDIVISION**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF LIMESTONE §

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

This First Amendment to the Declaration of Covenants, Conditions and Restrictions Applicable to Lambs Creek Cove Subdivision (herein called "First Amendment") is made by and among the undersigned persons, who collectively constitute not less than two-thirds (2/3rds) of the undivided ownership of the lots in the Lambs Creek Cove Subdivision (herein called "Subdivision"), a tract of land consisting of thirty lots (numbered 1 through 30) in the M.C. Rejon Survey, Limestone County, Texas, according to the plat thereof duly recorded in Cabinet File 1, Page 9, Plat Records, Limestone County, Texas

WHEREAS, the Subdivision is subject to the terms, provisions and restrictions set forth in that certain instrument entitled Declaration of Covenants, Conditions and Restrictions dated August 13, 1979 and filed for record in Volume 644, Page 357 of the Deed Records of Limestone County, Texas (herein called the "Restrictions");

WHEREAS, Article III, Section 3.03 of the Restrictions provides that the Restrictions may be amended during any ten (10) year period succeeding the first twenty (20) year period, by an instrument signed by Owners representing not less than two-thirds (2/3rds) of the undivided ownership of the property;

WHEREAS, the persons signing this First Amendment collectively own at least two-thirds (2/3rds) of the undivided ownership of the property in the Subdivision;

WHEREAS, the persons signing this First Amendment wish to amend and modify the Restrictions as hereinafter provided.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged and confessed, the Restrictions are hereby amended and modified as follows:

After recording, mail original to:
Lanita Vicars, PO Box 2196, Freeport TX 77542

Article Two, Section 2.04 is hereby amended to read as follows:

"Mobile homes or manufactured homes shall be permitted only on Lots 6, 7 and 8 and Lots 15 through 30, inclusive, but any such mobile home or manufactured home placed thereon must have no exterior damage and have at least 630 square feet of heating living area. Notwithstanding anything contained herein to the contrary, any lots (of Lots 1 through 30, inclusive) that have a mobile home or manufactured home placed on them prior to September 1, 2017 shall not be considered to be in violation of these restrictions, and those mobile homes or manufactured homes shall continue to be allowed on such lots."

Each person or persons signing this First Amendment as the owner or owners of a lot in the Subdivision present and warrant to every other owner or owners of a lot in the Subdivision that he/she/they are the fee simple owner of the lot set forth below his/her/their signature.

All other terms, covenants and conditions of the original Restrictions, except as expressly modified herein, shall continue in full force and effect, as written in the original Restrictions.

This First Amendment and the terms provisions and amendments contained here are effective for all purposes as of September 1, 2017, notwithstanding the dates of execution and/or acknowledgment set out on the following signature pages. This First Amendment may be executed in multiple original counterparts, and each of which counterpart will be deemed an original for all purposes, and/or some or all of the signature pages of such multiple original counterparts may be attached to a single First Amendment counterpart which will be deemed to be an original as to those signatories for all purposes.

~~Signature Pages to Follow~~