



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 0 Slaughter Rd., Megargel, Texas 76370

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? ☒ 1 year (approximate date) ☐ 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	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring		✓		Natural Gas Lines			✓	Pump: ☐ sump ☐ grinder		✓	
Carbon Monoxide Det.		✓		Fuel Gas Piping:		✓		Rain Gutters		✓	
Ceiling Fans	✓			-Black Iron Pipe		✓		Range/Stove	✓		
Cooktop	✓			-Copper		✓		Roof/Attic Vents	✓		
Dishwasher		✓		-Corrugated Stainless Steel Tubing			✓	Sauna		✓	
Disposal		✓		Hot Tub		✓		Smoke Detector	✓		
Emergency Escape Ladder(s)		✓		Intercom System		✓		Smoke Detector – Hearing Impaired		✓	
Exhaust Fans		✓		Microwave	✓			Spa		✓	
Fences	✓			Outdoor Grill		✓		Trash Compactor		✓	
Fire Detection Equip.			✓	Patio/Decking	✓			TV Antenna	✓		
French Drain			✓	Plumbing System	✓			Washer/Dryer Hookup	✓		
Gas Fixtures			✓	Pool		✓		Window Screens	✓		
Liquid Propane Gas:	✓			Pool Equipment		✓		Public Sewer System		✓	
-LP Community (Captive)		✓		Pool Maint. Accessories		✓					
-LP on Property		✓		Pool Heater		✓					

Item	Y	N	U	Additional Information
Central A/C	✓			☒ electric ☐ gas number of units: 1
Evaporative Coolers			✓	number of units:
Wall/Window AC Units	✓			number of units: 1
Attic Fan(s)		✓		if yes, describe:
Central Heat	✓			☒ electric ☐ gas number of units: 1
Other Heat	✓			if yes describe:1
Oven	✓			number of ovens:1 ☒ electric ☐ gas ☐ other:
Fireplace & Chimney	✓			☐ wood ☐ gas logs ☐ mock ☐ other:
Carport	✓			☒ attached ☐ not attached
Garage		✓		☐ attached ☐ not attached
Garage Door Openers				number of units: number of remotes:
Satellite Dish & Controls	✓			☐ owned ☐ leased from
Security System	✓			☐ owned ☐ leased from



Solar Panels	☒	☐	☐ owned ☐ leased from
Water Heater	☒	☐	☒ electric ☐ gas ☐ other: number of units: 1
Water Softener	☒	☐	☐ owned ☐ leased from
Other Leased Item(s)	☒	☐	if yes, describe:
Underground Lawn Sprinkler	☒	☐	☐ automatic ☐ manual areas covered:
Septic / On-Site Sewer Facility	☒	☐	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: 1 year (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	Item	Y	N	Item	Y	N
Basement		☒	Floors		☒	Sidewalks		☒
Ceilings		☒	Foundation / Slab(s)		☒	Walls / Fences		☒
Doors		☒	Interior Walls		☒	Windows		☒
Driveways		☒	Lighting Fixtures		☒	Other Structural Components		☒
Electrical Systems		☒	Plumbing Systems		☒			
Exterior Walls		☒	Roof		☒			

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	Condition	Y	N
Aluminum Wiring		☒	Radon Gas		☒
Asbestos Components		☒	Settling		☒
Diseased Trees: oak wilt		☒	Soil Movement		☒
Endangered Species/Habitat on Property		☒	Subsurface Structure or Pits		☒
Fault Lines		☒	Underground Storage Tanks		☒
Hazardous or Toxic Waste		☒	Unplatted Easements		☒
Improper Drainage		☒	Unrecorded Easements		☒
Intermittent or Weather Springs		☒	Urea-formaldehyde Insulation		☒
Landfill		☒	Water Damage Not Due to a Flood Event		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒	Wetlands on Property		☒



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Encroachments onto the Property		✓	Wood Rot		✓
Improvements encroaching on others' property		✓	Active infestation of termites or other wood destroying insects (WDI)		✓
Located in Historic District		✓	Previous treatment for termites or WDI		✓
Historic Property Designation		✓	Previous termite or WDI damage repaired		✓
Previous Foundation Repairs		✓	Previous Fires		✓
Previous Roof Repairs		✓	Termite or WDI damage needing repair		✓
Previous Other Structural Repairs		✓	Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓			

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):



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***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.

"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 _____ ☐ 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. _____



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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.

☐ ☒ 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
☐ Wildlife Management
☐ Other: _____

☐ Senior Citizen
☒ Agricultural

☐ Disabled
☐ Disabled Veteran
☐ Unknown



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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):

Not required

**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.

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.

Amy C Miller 2025-03-10
Signature of Seller Date

Signature of Seller Date

Printed Name: Amy C Miller

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*



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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: Fort Belknap Electric

Phone #: (940) 564-3526

Sewer: Septic

Phone #: _____

Water: Baylor County SUD

Phone #: (940) 888-3800

Cable: No

Phone #: _____

Trash: No

Phone #: _____

Natural Gas: No

Phone #: _____

Phone Company: No

Phone #: _____

Propane: No

Phone #: _____

Internet: No

Phone #: _____

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: _____



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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 PROPERTY AT 0 Slaughter Rd., Megargel, Texas 76370

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

(1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐

(2) Type of Distribution System: Conventional ☐ Unknown

(3) Approximate Location of Drain Field or Distribution System: ☐ Unknown

West of Barndominium

(4) Installer: Mark Starnes ☐ Unknown

(5) Approximate Age: 1 year ☐ 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 contract: _____
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?
Not

(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 ☒ other

Not required due to land

- (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.

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.

Amy C Miller 2025-03-10
Signature of Seller Date

Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

**ADDENDUM FOR RESERVATION OF OIL, GAS, AND OTHER MINERALS****ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT**

323 Slaughter Rd., Megalgal, TX 76370

(Street Address and City)

NOTICE: For use ONLY if Seller reserves all or a portion of the Mineral Estate.

- A. "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, but DOES include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property.
- B. *Subject to Section C below*, the Mineral Estate owned by Seller, if any, will be conveyed unless reserved as follows (check one box only):
- ☒ (1) Seller reserves all of the Mineral Estate owned by Seller.
- ☐ (2) Seller reserves an undivided _____ interest in the Mineral Estate owned by Seller. *NOTE: If Seller does not own all of the Mineral Estate, Seller reserves only this percentage or fraction of Seller's interest.*
- C. Seller ☐ does ☒ does not waive rights of ingress and egress and of reasonable use of the Property (including surface materials) that are part of the Mineral Estate for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals. *NOTE: Surface rights that may be held by other owners of the Mineral Estate who are not parties to this transaction (including existing mineral lessees) will NOT be affected by Seller's election. Seller's failure to complete Section C will be deemed an election to convey all surface rights described herein.*
- D. If Seller does not reserve all of Seller's interest in the Mineral Estate, Seller shall, within 7 days after the Effective Date, provide Buyer with the current contact information of any existing mineral lessee known to Seller.

IMPORTANT NOTICE: The Mineral Estate affects important rights, the full extent of which may be unknown to Seller. A full examination of the title to the Property completed by an attorney with expertise in this area is the only proper means for determining title to the Mineral Estate with certainty. In addition, attempts to convey or reserve certain interest out of the Mineral Estate separately from other rights and benefits owned by Seller may have unintended consequences. Precise contract language is essential to preventing disagreements between present and future owners of the Mineral Estate.

If Seller or Buyer has any questions about their respective rights and interests in the Mineral Estate and how such rights and interests may be affected by this contract, they are strongly encouraged to consult an attorney with expertise in this area.

CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate brokers and sales agents from giving legal advice. READ THIS FORM CAREFULLY.

Buyer

Amy C Miller
Seller

dotloop verified
03/18/25 8:57 AM CDT
MKPV-KCSE-MP25-0A11

Buyer

Seller



The form of this addendum has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 44-3. This form replaces TREC No. 44-2.

Block 14
POB
N:7217775.32
E:1850029.20
NAD 83

Block 15

WDVL
L. Edward Farr et al.
Sylvia Farr
29 June 1994
Vol.539 Pg.415 OPR
(all of Block 15)

PFCP bears N05°13'05"E 25.4'
PFCP bears N03°53'11"E 33.4'
SIP S 89°06'32" E 1154.82'

PFCP bears
S13°10'36" W 26.3' Slaughter Road
SIP S 89°06'32" E 1154.81'

PFCP bears
S05°39'17"E 25.4'

SIP @ 25'

Barbed wire fence

Gravel surfaced county road

NEC Blk 6

Cuba Road
Gravel surfaced county road

**G.P. Meade's
"L.M." Pasture Subdivision
22 November 1909
Slide 1-26**

GWD
Katherine O. Babbini Family Trust
01 November 2010
Vol.725 Pg.241 OPR
(West one-half Block 6)

GWDVL
Carter County, LLC
23 July 2019
Clerks Instrument #148069 OPR
(69.979 Acres)

70.01 Acres

Block 7

Block 6

Block 4

Block 5

**William E. Probert
Survey A-337**

SWDVL
Gail Gardner and
Linda Gardner
19 June 2001
Vol.666 Pg.492 OPR
Third Tract
(Block 4, 160 Ac)

SIP
PFCP bears
S64°14'25" W 2.2'

Barbed wire fence
SIP
N 89°07'50" W 1154.82'

SIP
PFCP bears
S88°34'45" W 8.7'

Legend
FIR = 1/2 inch Rebar
NP = Set 1/2 inch Rebar
with plastic cap
marked 5560
PFCP = Pipe fence corner post
WFCP = Wood fence corner post
X = fence

**Block of Bearings
to NAD83 Grid Bearings
and Distances reflect
Surface Measurements**

Proprietary Assets Notice
This plat and its accompanying field notes, which have been digitally signed, are the exclusive property of the surveyor and/or the surveying company and are not to be reproduced or used in any manner without the express written consent of the surveyor and/or the surveying company. Any reproduction or use of this plat or its accompanying field notes without the express written consent of the surveyor and/or the surveying company is strictly prohibited. Any person who reproduces or uses this plat or its accompanying field notes without the express written consent of the surveyor and/or the surveying company shall be liable for any damages, including reasonable attorney's fees, incurred by the surveyor and/or the surveying company. This notice shall be deemed to be a part of this plat and its accompanying field notes.

NOTE:
THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR LEASES, EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

NOTE:
Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.
Possible conflicts in adjoining property lines may arise from a current survey of those parcels.
This plat represents a survey of the boundaries and improvements of the parcels listed in the accompanying field notes.
This plat does not represent a complete survey of adjoining lands.

**METES AND BOUNDS DESCRIPTION
70.01 Acre Tract**

All that certain 70.01 acre tract or parcel of land situated in the William E. Probert Survey, Abstract Number 337, and being the west one-half of Block 6 of G.P. Meade's "L.M." Pasture, a Subdivision to the County of Archer, State of Texas, according to plat of the same filed 22 November 1909, and located in Slide 1-26 of the plat records of said Archer County, and said tract being all of a tract as described in deed to Katherine O. Babbini Family Trust, filed 01 November 2010, and recorded in volume 725 page 241 of the Official Public Records of said Archer County, and being more particularly described as follows:

BEGINNING for the northwest corner of the tract being described herein at a set 1/2 inch rebar in Slaughter Road, said rebar being the northwest corner of said Block 6, same being the northeast corner of Block 7 of said subdivision, and said rebar being the northwest corner of said Babbini tract, from said rebar a pipe fence corner post on the north side of said road bears North 05 degrees 13 minutes 05 seconds East, a distance of 25.45 feet, and another pipe fence corner post on the north side of said road bears North 03 degrees 53 minutes 11 seconds East, a distance of 33.4 feet, a pipe fence corner post on the south side of said road bears South 05 degrees 39 minutes 17 seconds East, a distance of 25.4 feet, said rebar also having NAD83 NCT2 Grid Coordinates of N-7217775.32 E-1850029.20.

THENCE: South 89 degrees 06 minutes 32 seconds East, with the north line of said Block 6, and with said road, a distance of 1154.82 feet to a set 1/2 inch rebar for the northeast corner of said Babbini tract, same being the northwest corner of a called 69.979 acre tract as described in deed to Carter County, LLC, filed 23 July 2019, and recorded in county clerks instrument number 148069 of said official public records, from said rebar a pipe fence corner post bears South 13 degrees 10 minutes 36 seconds West, a distance of 26.3 feet.

THENCE: South 00 degrees 31 minutes 34 seconds West, with the east line of said Babbini tract, and the west line of said Carter County tract, and passing at 25 feet a set 1/2 inch rebar on the south side of said Road, and continuing on said course, a total distance of 2640.75 feet to a set 1/2 inch rebar on the south line of said Block 6, same being the north line of Block 5 of said subdivision for the southeast corner of said Babbini tract, same being the southwest corner of said Carter County tract, from said rebar a pipe fence corner post bears South 88 degrees 34 minutes 45 seconds West, a distance of 8.7 feet.

THENCE: North 89 degrees 07 minutes 50 seconds West, with the south line of said Block 6 and the north line of said Block 5, a distance of 1154.82 feet to a set 1/2 inch rebar for the southwest corner of said Block 6, same being the northwest corner of said Block 5, and said rebar being the southeast corner of said Block 7, same being the northeast corner of Block 4 of said subdivision, and said rebar being the southwest corner of said Babbini tract, from said rebar a pipe fence corner post bears South 64 degrees 14 minutes 25 seconds West, a distance of 2.2 feet.

THENCE: North 00 degrees 33 minutes 34 seconds East, with the west line of said Block 6, and with the east line of said Block 7, and passing at 2641.18 feet a set 1/2 inch rebar on the south side of said road, and continuing on said course a total distance of 2641.18 feet to the POINT OF BEGINNING and containing 70.01 acres of land.

NAD 83 Grid Bearings and Distances Reflect Surface Measurements

The undersigned does hereby state that this map or plat is based upon an on the ground survey dated 04 November 2020, under my direct supervision, and reflects the boundaries of the parcel as cited in request for survey, this property does have access to a public roadway as shown.

This Plat and description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express reciting by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, and IS NOT to be used in any other transactions, and the copyrights are reserved.



**ERIC BRENNAN, TEXAS
REGISTERED PROFESSIONAL
LAND SURVEYOR
NUMBER 5560**

Boundary Survey on 70.01 Acres in Block 6 of the Meade's "L.M." Pasture Subdivision of the William E. Probert Survey, Abstract Number 337, County of Archer, State of Texas

OWEN SURVEYING CO.
FORM #10060000 9/9/9 OWENSURVEYING.COM
110 W. ELLIOTT ST. BRICKENRIDGE, TN 38424
PHONE (254) 556-0000 FAX (254) 556-7132 CELL (254) 556-0127
BOUNDARY PLAT: ARCHER COUNTY
DRAWN BY: JTB CHECKED BY: JTB
Scale: 1" = 300' Date: 11 November 2020 Plot Number: A-51B