

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.

725 County Road 520														
CONCERNING THE PR	CONCERNING THE PROPERTY AT Evant, TX 76525 Barrdo													
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 Proper This notice does n											or Unknown (U).) e which items will & will not convey			
Item	Y	N/	U		Ite	m		Y	N	U	Item	Y	N	U
Cable TV Wiring		1			Na	tura	I Gas Lines		V		Pump: sump grinder	П	V	
Carbon Monoxide Det.		/			Fu	el G	as Piping:		1		Rain Gutters	V	,	
Ceiling Fans	1						Iron Pipe		V		Range/Stove	V	/	
Cooktop		V			-C	ggg	er		1	П	Roof/Attic Vents	П	/	
Dishwasher	/		,		-Copper -Corrugated Stainless Steel Tubing				~		Sauna		/	
Disposal		1			Но	t Tu	ıb		1		Smoke Detector	V		,
Emergency Escape Ladder(s)		/			Intercom System				V		Smoke Detector - Hearing Impaired		/	
Exhaust Fans	/	T			Microwave				1		Spa	П	/	
Fences	/	T			Outdoor Grill				1		Trash Compactor	П	1	
Fire Detection Equip.	-	/			Patio/Decking			\top	V	11	TV Antenna	口	/	
French Drain	\vdash				Plumbing System			1	1	\Box	Washer/Dryer Hookup		/	
Gas Fixtures					Po		9 -)	\top	V		Window Screens	2		
Liquid Propane Gas:		E			Po	ol E	quipment	\neg			Public Sewer System	П	1	
-LP Community (Captive)		/					laint. Accessories					П		
-LP on Property		1			Po	ol H	leater	_	17	\Box		\Box		
Li dili lopolty	L	L		l		-	100101		10					
Item				Y	N	U			F	Addition	onal Information			
Central A/C				1			electric ga	s nu	mbe	r of ur	nits:			
Evaporative Coolers					V		number of units:							
Wall/Window AC Units					V		number of units:							
Attic Fan(s)				/			if yes, describe:	if yes, describe: electric attie fan						
Central Heat				V						r of ur		-		
Other Heat					V		if yes, describe:							
Oven				V			number of ovens	:	Ŧ	ele	ctric gas other:			
Fireplace & Chimney					1		wood gas		m	ock	other:			
Carport				1				ot atta						
Garage				İ	1			ot atta						
Garage Door Openers					1	\vdash	number of units:				number of remotes:			
Satellite Dish & Controls			\vdash	/	1	owned leased from:								

Page 1 of 7

Fax: (214) 350-7503

Initialed by: Buyer:

owned

leased from:

and Seller

(682) 429-8882

Security System

(TXR-1406) 07-10-23

Concerning the Property at _				,		u =	Evant,	IX	7652	5 CATTOO		
Solar Panels	T	T	V		O.W	ned _	leased fro	m:				
Water Heater					ele	ectric	gas ot	her:		number of units:		
Water Softener			V		ow	ned	leased fro	m:				
Other Leased Items(s)			V		if yes,	descri	ibe:					
Underground Lawn Sprinkle	r		/		au	tomatic	c manua	ıl aı	reas (covered		
Septic / On-Site Sewer Facil			_							On-Site Sewer Facility (TXR-140	7) {	iled
		7										100
covering)? 🗠 yes no	e 1978? and attac overing unknown any of	y h TX on t	res_ (R-1 the	no 906 Prop	conce	nknown rning le Age: _ shingle	ead-based publication (1) es or roof	oain 1 C cov	t haz ハのの ering	eards). cards). placed over existing shingles re not in working condition, the		
Section 2. Are you (Selle if you are aware and No (N	er) awar	e o	of a	ny (defects	s or r	nalfunctio	ns	in ar	ny of the following? (Mark \	/es	(Y)
		arei			16.)			Υ	N	Item	TY	N
Item	YN		Ite					"		Sidewalks	+-	V
Basement	V			ors	-Ai / 6	Clob(o)		-		Walls / Fences	+-	1./
Ceilings	1				ation / S	Siab(s)		-		Windows	+	1
Doors								-		Other Structural Components	+-	+-
Driveways	1				g Fixtu				1	Other Structural Components	+-	+-
Electrical Systems	V				ng Sys		10.00	1	4		+-	+-
Exterior Walls	1						<u>olamage</u>					
Section 3. Are you (Sell and No (N) if you are not a	er) awa				mie	nor	hail da	na	ge	? (Mark Yes (Y) if you are	aw	/are
Condition					Y	N	Conditio	n			TY	N
Aluminum Wiring					- -		Radon Gas				T	1
Asbestos Components							Settling					/
Diseased Trees: oak wilt							Soil Mov	eme	ent			V
Endangered Species/Habita		perty	/				Subsurface Structure or Pits					V
Fault Lines							Undergro	oun	d Sto	rage Tanks		1
Hazardous or Toxic Waste							Unplatte				_	2
Improper Drainage						1	Unrecord			V 11,	1	1
Intermittent or Weather Spri	ngs					1				de Insulation	┷	V
Landfill					V				lot Due to a Flood Event		1	
Lead-Based Paint or Lead-Based Pt. Hazards					1	Wetland		Prop	perty	╀	1	
Encroachments onto the Pro						~	Wood Ro					1
Improvements encroaching on others' property						destroyir	Active infestation of termites or other wood destroying insects (WDI)					
Located in Historic District										nt for termites or WDI		1
Historic Property Designation					V	Previous	ter	mite	or WDI damage repaired	_	1	
Previous Foundation Repair	rs						Previous	Fir	es		\bot	1
(TXR-1406) 07-10-23 Briggs Freeman Sotheby's International Realty Andrue Rountree	- Fort Worth, 4	1828 Ca	amp Bo	Buyer owie Bly ansactio	d. Fort Wo	rth TX 7610 m Edition) 7	and S or or N Harwood St,	Р	hone: (T		2 of 7 e Ranch

*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:-Phone (682) 429-8882

725	Cour	nty I	Road	520
E	vant.	TX	7652	5

Barndo

under th	nsurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency e National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
a river o	ay" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of r other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as ear flood, without cumulatively increasing the water surface elevation more than a designated height.
"Reserve	oir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain delay the runoff of water in a designated surface area of land.
Section 6. provider, i	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance including the National Flood Insurance Program (NFIP)?* yes no If yes, explain (attach heets as necessary):
Even wil risk, and structure	
Administra	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property?yes volume no lf yes, explain (attach additional necessary):
Section 8.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) 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:
	Manager's name: Phone:
	Name of association: Manager's name: 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.
(TVD 1406)	07-10-23 Initialed by Buyer and Seller Page 4 of 7

Concerning the Property at

Rountree Ranch

Concerning the Prope	erty at	725 County Road 520 Evant, TX 76525 Barndo	
Frie Prop		propane gas system service area owned by a propane dist	ribution system
retailer. Any port district.	ion of the Property	that is located in a groundwater conservation district or	a subsidence
	of the items in Section	8 is yes, explain (attach additional sheets if necessary):	
norcone who real	ularly provide insp	have you (Seller) received any written inspection ections and who are either licensed as inspectors?yesno If yes, attach copies and complete the follow	OI Officianion
Inspection Date	Туре	Name of Inspector	No. of Pages
Section 11. Have y with any insurance Section 12. Have	you (Seller) ever fi provider?yes you (Seller) ever	Unknown led a claim for damage, other than flood damage, to no received proceeds for a claim for damage to the attlement or award in a legal proceeding) and not used was made?yesno If yes, explain:	Property (for
detector requirem	the Property have ents of Chapter 76 . (Attach additional sh	working smoke detectors installed in accordance with the Health and Safety Code?*unknown in notes are the model of the Health and Safety Code?*unknown in the health are the model of the Health and Safety Code?*unknown in the health are t	ith the smoke yes. If no
installed in acc including perfor in your area, yo	cordance with the require rmance, location, and pow ou may check unknown a	Code requires one-family or two-family dwellings to have working smolements of the building code in effect in the area in which the dwelling wer source requirements. If you do not know the building code requirements bove or contact your local building official for more information.	ents in effect
family who will impairment fron seller to install	l reside in the dwelling i n a licensed physician; ar smoke detectors for the	moke detectors for the hearing impaired if: (1) the buyer or a member of a hearing-impaired; (2) the buyer gives the seller written evidence of and (3) within 10 days after the effective date, the buyer makes a written replaced and specifies the locations for installation. The parties the detectors and which brand of smoke detectors to install.	quest for the
(TXR-1406) 07-10-23	Initialed b	y: Buyer:,and Seller:	Page 5 of 7
	ational Realty - Fort Worth, 4828 Can Produced with Lone Wo	p Bowie Blvd. Fort Worth TX 76107 Phone:/(682) 429-8882 Fax: (214) 350-75 ff Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com	Rountree Ranch

	725 County Road 520 Evant, TX 76525	Barndo
Concerning the Property at		
Seller acknowledges that the statements in this notice a including the broker(s), has instructed or influenced Smaterial information. Signature of Seller Printed Name: Uddu Rountree	re true to the best of Sellieller to provide inaccurate Signature of Seller Printed Name:	July 3/12/2 Date
ADDITIONAL NOTICES TO BUYER:	•	
Dublic Sofety maintains	a database that the publ	lic may search, at no cost, to
determine if registered sex offenders are located in https://publicsite.dps.texas.gov . For information coneighborhoods, contact the local police department.	n certain zip code areas. ncerning past criminal	activity in certain areas or
(2) If the Property is located in a coastal area that is a feet of the mean high tide bordering the Gulf of Mo Act or the Dune Protection Act (Chapter 61 or 63, construction certificate or dune protection permit ma local government with ordinance authority over information.	Natural Resources Code, ay be required for repairs construction adjacent	respectively) and a beachfront or improvements. Contact the to public beaches for more
(3) If the Property is located in a seacoast territory Commissioner of the Texas Department of Instructional requirements to obtain or continue windstorm are required for repairs or improvements to the Property Regarding Windstorm and Hail Insurance for Continue Department of Insurance or the Texas Windstorm Insurance	surance, the Property I ad hail insurance. A cer perty. For more informat pertain Properties (TXR :	tificate of compliance may be tion, please review <i>Information</i>
(4) This Property may be located near a military installation compatible use zones or other operations. Information available in the most recent Air Installation Compation a military installation and may be accessed on county and any municipality in which the military installation.	tible Use Zone Study or the Internet website of the tion is located.	Joint Land Use Study prepared ne military installation and of the
(5) If you are basing your offers on square footage items independently measured to verify any reported in	, measurements, or bour formation.	ndaries, you should have those
(6) The following providers currently provide service to the	Property:	101 251 2112
Electric: Hamilton Electric		254-386-3123
Sewer:	phone #:	254-865-2269
Water: Multi-County Water		
Cable:	phone #:	
Trash:		
Natural Gas:	•	
Phone Company:		991 281 2110
Propane: <u>Farmer's Propane</u>		254-386-3114
Internet: CTTC	phone #:	325-648-2237 ON

(TXR-1406) 07-10-23

Initialed by: Buyer: _

and Setter:

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Rountree Ranch

Concerning the Property at		725 County Road 520 Evant, TX 76525	
(7) This Seller's Disclosure Notice was completed this notice as true and correct and have no ENCOURAGED TO HAVE AN INSPECTOR OF Y	o reas	seller as of the date signed. The brokers have relean to believe it to be false or inaccurate. YOU CHOICE INSPECT THE PROPERTY.	ied on JARE
The undersigned Buyer acknowledges receipt of the fo	oregoir	ng notice.	
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, , ____

Page 7 of 7

Rountree Ranck



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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co	NCERNING THE PROPERTY AT 725 County Road 520 Evant, TX 76525	rndo
Α.	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: <u>Filed with the</u>	Unknown
	(4) Installer: A.D. Septic Service	Unknown
	(5) Approximate Age: Lune 2023	Unknown
В.	MAINTENANCE INFORMATION:	
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? If yes, name of maintenance contractor:	☐Yes ☑No
	Phone: contract expiration date: Maintenance contracts must be in effect to operate aerobic treatment and certain no sewer facilities.)	n-standard" on-site
	(2) Approximate date any tanks were last pumped?	
	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain:	Yes No
	(4) Does Seller have manufacturer or warranty information available for review? ἐτλκρο ω	∂∩ ∐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 maintenance contract manufacturer information warranty information	OSSF was installed
	(2) "Planning materials" are the supporting materials that describe the on-site set submitted to the permitting authority in order to obtain a permit to install the on-site set.	wer facility that are sewer facility.
	(3) It may be necessary for a buyer to have the permit to operate an ontransferred to the buyer.	-site sewer facility
(Т	XR-1407) 1-7-04 Initialed for Identification by Buyer, and Seller	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>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
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.

Signature of Seller	3(12)24 Date	Signature of Seller	3/19/2 Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date