



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 1483 US Highway 190 E Woodville
(Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☒ is ☐ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

☒ Range	☒ Oven	☒ Microwave
☒ Dishwasher	☒ Trash Compactor	☒ Disposal
☒ Washer/Dryer Hookups	☒ Window Screens	☒ Rain Gutters
☒ Security System	☒ Fire Detection Equipment	☒ Intercom System
	☒ Smoke Detector	
	☒ Smoke Detector-Hearing Impaired	
	☒ Carbon Monoxide Alarm	
	☒ Emergency Escape Ladder(s)	
☒ TV Antenna	☒ Cable TV Wiring	☐ Satellite Dish
☒ Ceiling Fan(s)	☒ Attic Fan(s)	☐ Exhaust Fan(s)
☒ Central A/C	☒ Central Heating	☐ Wall/Window Air Conditioning
☒ Plumbing System	☒ Septic System	☐ Public Sewer System
☒ Patio/Decking	☒ Outdoor Grill	☐ Fences
☒ Pool	☒ Sauna	☐ Spa ☐ Hot Tub
☒ Pool Equipment	☒ Pool Heater	☐ Automatic Lawn Sprinkler System
☒ Fireplace(s) & Chimney (Wood burning)		☐ Fireplace(s) & Chimney (Mock)
☒ Natural Gas Lines		☐ Gas Fixtures
☒ Liquid Propane Gas: ☒ LP Community (Captive) ☒ LP on Property		
☒ Fuel Gas Piping: ☒ Black Iron Pipe ☒ Corrugated Stainless Steel Tubing ☒ Copper		
Garage: ☒ Attached ☒ Not Attached ☒ Carport		
Garage Door Opener(s): ☒ Electronic ☒ Control(s)		
Water Heater: ☒ Gas ☒ Electric		
Water Supply: ☒ City ☒ Well ☐ MUD ☐ Co-op		
Roof Type: <u>Metal</u>	Age: <u>2024</u>	(approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? ☐ Yes ☒ No ☐ Unknown. If yes, then describe. (Attach additional sheets if necessary): _____

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2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? ☒ Yes ☐ No ☐ Unknown. If the answer to this question is 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

☒ Interior Walls	☒ Ceilings	☒ Floors
☒ Exterior Walls	☒ Doors	☒ Windows
☒ Roof	☒ Foundation/Slab(s)	☒ Sidewalks
☒ Walls/Fences	☒ Driveways	☒ Intercom System
☒ Plumbing/Sewers/Septics	☒ Electrical Systems	☒ Lighting Fixtures
☒ Other Structural Components (Describe):		

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

☒ Active Termites (includes wood destroying insects)	☒ Previous Structural or Roof Repair
☒ Termite or Wood Rot Damage Needing Repair	☒ Hazardous or Toxic Waste
☒ Previous Termite Damage	☒ Asbestos Components
☒ Previous Termite Treatment	☒ Urea-formaldehyde Insulation
☒ Improper Drainage	☒ Radon Gas
☒ Water Damage Not Due to a Flood Event	☒ Lead Based Paint
☒ Landfill, Settling, Soil Movement, Fault Lines	☒ Aluminum Wiring
☒ Single Blockable Main Drain in Pool/Hot Tub/Spa*	☒ Previous Fires
	☒ Unplatted Easements
	☒ Subsurface Structure or Pits
	☒ Previous Use of Premises for Manufacture of Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):
Replaced the roof with metal 11/2024.

* A single blockable main drain may cause a suction entrapment hazard for an individual.

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5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (if you are aware)
☒ No (if you are not aware). If yes, explain (attach additional sheets if necessary). _____

6. Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.
- ☒ 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 water penetration into a structure on the property due to a natural flood event
- Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.
- ☒ 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 if necessary): _____

*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 of 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.

7. 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).

8. 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): _____

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9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
- N Homeowners' Association or maintenance fees or assessments.
- N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- N Any lawsuits directly or indirectly affecting the Property.
- N Any condition on the Property which materially affects the physical health or safety of an individual.
- N 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.
- N Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

10. 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 maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
11. 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.

Authentication

Shelton Moorhead

03/28/2025

Signature of Seller Shelton Moorhead

Date

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. 55-0. This form replaces OP-H.



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT 1483 US Highway 190 E Woodville TX 75979-6447

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

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

☐ 2 tanks (1-500gal. + 1-750gal.)

(2) Type of Distribution System: field lines ☒ Unknown

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

(4) Installer: _____ ☒ Unknown

(5) Approximate Age: _____ ☒ 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? Unknown 04/01/2025 SM

(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.

(TAR 1407) 1-7-04 Initialed for Identification by Buyer: _____ and Seller SM

Information about On-Site Sewer Facility concerning 1483 US Highway 190 E Woodville TX 75979-6447

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.

Authorizer
Shelton Moorhead 03/28/2025
 Signature of Seller **Shelton Moorhead** Date

 Signature of Seller Date

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date

Receipt from So-Low Septic

1 message

So-Low Septic <messenger@messaging.squareup.com>

Tue, /

Reply-To: So-Low Septic via Square

<CAESRRRIAGjdyX29pendrenRkbWpyd2NuYnpnYnNkb25kZW1tMmRzeWp6Z2pzZ2d5anptbnNnY29lem1lNHdrlghkaWFsb2d1ZSIgCGvWhCF+yEZVJSGnvJ9JbX59jdJMHwz1lFkv+HWqy2l=@

To: sammoorhead71@gmail.com

Now when you shop at sellers who use Square, your receipts will be delivered automatically.

[Not your receipt?](#)

So-Low Septic



Let So-Low Septic know how your
experience was

\$250.00

Custom Amount \$250.00

Total \$250.00



Map data ©2025

So-Low Septic
308 Miles Loop
Colmesneer, TX 75938-2482

MasterCard 3813 (Keyed) Apr 1 2025 at 1:08 PM



#xG7M

Auth code: 748980

Run your own business?
Start using Square and process \$1,000 in
sales for free.

[Get Started with Square](#)



Receipt Settings

**L. SAPP SURVEY, ABSTRACT 605 AND
FELIX C. SHIRLEY SURVEY, ABSTRACT 591
TYLER COUNTY, TEXAS**

**LEGAL DESCRIPTION FOR A
6.541 ACRE TRACT**

BEING all that certain tract or parcel of land located in the L. Sapp Survey, Abstract 605, and the Felix C. Shirley Survey, Abstract 591, situated in Tyler County, Texas, and being all of a called 6.597 acre tract, conveyed to Lila Jo Kirkland by a deed recorded in Volume 1107 Page 303 of the Official Public Records of Tyler County, Texas. Said parcel of land being more particularly described as follows:

Beginning at a 5/8" iron rod found for the southwest corner of said 6.597 acre tract, the southeast corner of a called 2.27 acre tract conveyed to Samuel Shepherd ET AL by a deed recorded in Volume 629 Page 59 of the Official Public Records of Tyler County, Texas, and in the north margin of US Highway 190, being the southwest corner of this tract;

Thence N 03°01'50" W along a west line of said 6.597 acre tract and the east line of said 2.27 acre tract a **distance of 329.04'** to a bumper jack found for an interior corner of said 6.597 acre tract and the northeast corner of said 2.27 acre tract, being an interior corner of this tract;

Thence S 86°22'59" W along a south line of said 6.597 acre tract and the north line of said 2.27 acre tract a **distance of 94.64'** to an iron pipe found for the most southerly northwest corner of said 6.597 acre tract, in the north line of said 2.27 acre tract and the southeast corner of a called 4.05 acre tract, Tract Two, conveyed to Chance R. Cooper by a deed recorded in Volume 1313 Page 878 of the Official Public Records of Tyler County, Texas, being the most southerly northwest corner of this tract;

Thence N 02°57'12" W along a west line of said 6.597 acre tract and the east line of said 4.05 acre tract a **distance of 420.48'** to an iron pipe found for the northwest corner of said 6.597 acre tract, the northeast corner of said 4.05 acre tract, and in a south line of a called 72.91 acre tract, Tract 17, conveyed to GMT Investments by a deed recorded in Volume 1102 Page 190 of the Official Public Records of Tyler County, Texas, being the northwest corner of this tract;

Thence N 87°18'36" E along the north line of said 6.597 acre tract and a south line of said 72.91 acre tract a **distance of 345.17'** to a 4" concrete monument found for the northeast corner of said 6.597 acre tract and an interior corner of said 72.91 acre tract, being the northeast corner of this tract;

Thence S 35°54'40" E along the east line of said 6.597 acre tract and along a west line of said 72.91 acre tract passing a 4" concrete monument found for reference at a distance of 290.60' and continuing for a **total distance of 491.48'** to a 4" concrete monument found for the southeast corner of said 6.597 acre tract, a southwest corner of said 72.91 acre tract, and in the north margin of US Highway 190, being the southeast corner of this tract;

Thence S 54°10'19" W along the south line of said 6.597 acre tract and the north margin of US Highway 190 a **distance of 616.14'** to the point of beginning, containing **6.541 acres**.

Notes:

- (1) All Bearings recited herein are based on Texas State Plane Coordinate System NAD 83, Texas Central Zone (5376) FIPS 4203, Derived from GPS Observations, US Survey Feet, all distances are grid.
- (2) See the above described description, as shown, on the attached plat prepared even date.
- (3) This survey was completed without the benefit of a current title report, and as such, not all easements or servitude have been researched and/or shown at this time.
- (4) This tract adjoins and abuts a public roadway.



I, Kimble A. Morgan, Registered Professional Land Surveyor do hereby certify these field notes to reflect an actual survey made on the ground by me and/or under my supervision.

Given under my hand and seal, this the 4th day of May, 2023.


Kimble A. Morgan RPLSH 6569
Morgan Surveying Services, LLC
120 E. Lamar Street, Jasper, Texas 75951
(409) 383-3572
Employee of Morgan Surveying Services, LLC

FIRM NO.10194159

T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT
(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)

Date: 3/28/2025 GF No. _____
 Declarant: Shelton Moorhead
 Description of Property: A0605 L. A. SAPP, ACRES 6.597, A0591 F. C. SHIRLEY
 County Tyler, Texas
 Date of Survey: 05/04/2023

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

The undersigned declares as follows:

1. I am an owner of the Property. (Or state other basis for knowledge of the Property, such as lease, management, neighbor, etc. For example, "Declarant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since the Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications(such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

None

5. I understand that Title Company is relying on the truthfulness of the statements made in this Declaration to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Declaration is not made for the benefit of any other parties and does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

My name is <u>Shelton Moorhead</u>. My date of birth is <u>12/20/1971</u>. and my address is <u>1483 US Hwy 190 E Woodvill</u>. _____. I declare under penalty of perjury that the foregoing is true and correct. Executed in <u>Tyler</u> County, State of <u>Texas</u>, on the _____ day of <u>03/28/25</u>, _____. Signed: _____ Authentisign <u>Shelton Moorhead</u> Declarant _____	My name is _____. My date of birth is _____. and my address is _____. _____. I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of _____, _____. Signed: _____ Declarant _____
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