

SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2022

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.

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY

14008 FM 346 W

Bullard, TX 75757

	UYE	ER N	MAY	′ W	ISH	TO					JTE FOR ANY INSPECTIO RANTY OF ANY KIND BY S			
Seller \(\frac{\frac{1}{2}}{2} \) is is not the Property? Property	00	ccup									how long since Seller has odate) or never occupi		upied the	
Section 1. The Proper	_						•			. , .	. , ,			
	not e			he ite	,		conveyed. The contra	·		······	e which items will & will not convey			·
Item	Y	N	U		Ite			Υ	N	U	Item	Y	N	U
Cable TV Wiring	X	<u> </u>					I Gas Lines	X			Pump:sumpgrinder	X		
Carbon Monoxide Det.	X.	<u> </u>					as Piping:	L	<u> </u>		Rain Gutters	X		
Ceiling Fans	X						Iron Pipe			X	Range/Stove	X		<u> </u>
Cooktop	X			-		oppe				X	Roof/Attic Vents	X		
Dishwasher	X						gated Stainless ubing			X	Sauna		X	
Disposal	X				Нс	t Tu	b		Х		Smoke Detector	X		
Emergency Escape Ladder(s)		Χ			Int	erco	m System		×		Smoke Detector - Hearing Impaired			X
Exhaust Fans	X				Mi	crow	/ave	X			Spa	\sqcap	又	
Fences	X						or Grill	/	X		Trash Compactor	\Box	文	
Fire Detection Equip.	X	<u> </u>					Decking	X	, .		TV Antenna	\Box	X	
French Drain	X		l		Plumbing System			X			Washer/Dryer Hookup	X		
Gas Fixtures	×				Po				X		Window Screens	X	\neg	
Liquid Propane Gas:	X				Pool Equipment		guipment		X		Public Sewer System	1	X	
-LP Community (Captive)					Pool Maint. Accessories				X		Cell boost Antenna	X	1	
-LP on Property	X				Po	ol H	eater		X				\dashv	

Item				Y	N	U					onal Information			
Central A/C				X				nun	nber	of un	its: main barn			
Evaporative Coolers	/				X		humber of units:							
	Bir	لمد		X _	. /		number of units: (Split Oact (la, t) "min split"							
Attic Fan(s)				N /	X		if yes, describe:		1			+		
Central Heat				X			Xelectric X gas	nun	nber	of un	its: 2 main barn (ga	<u> </u>		
Other Heat				V			if yes, describe:	·	_			17		
Oven				X			number of ovens:		2_		ctric Xgas other: main	<u> 16</u>	am	=
Fireplace & Chimney														
Carport														
Garage							atta	cne	<u></u>					
Garage Door Openers			$\langle \rangle$			number of units:	-1.6	1		number of remotes: 2				
Satellite Dish & Controls (Direct 7V)						ownedlease			- 1	1/A				
Security System				λ			ownedlease	d fro	<u>m:</u>				inimus sa	
(TXR-1406) 07-10-23			Initia	led b	у: В	uyer	:,a	nd S	eller	R	Pa	ge 1	of 7	7

CONCERNING THE PROPERTY AT

Concerning the Property at					- Dullaru,	1^	1313					
Solar Panels		/	OW	ned	leased fro	m:						
		X electric X gas other: Tankless Main number of units: 645 Bank										
Water Softener			owned leased from:									
				if yes, describe:								
Underground Lawn Sprinkler	X automatic manual areas covered Yard Flower beds											
Septic / On-Site Sewer Facility	∇		if yes, attach Information About On-Site Sewer Facility (TXR-1407)									
Water supply provided by: city v Was the Property built before 1978? _ (If yes, complete, sign, and attach Roof Type: Is there an overlay roof covering o covering)? yes no unknown	ye TXF	s X ,no R-1906 c	un concer	кпо\ ning Age	vn Iead-based ¡ :	oain	t hazaı	rds). (approx				
Are you (Seller) aware of any of the defects, or are need of repair? Y yes - Microwave digital hunds Section 2. Are you (Seller) aware if you are aware and No (N) if you are	r	no If yes, Preser any de	desc July efects	ribe	(attach additi	ona // Ø	l sheet u T	s if necessary):				
Item Y N		ltem				Υ	N	Item	Υ	N		
Basement		Floors					X	Sidewalks		X		
Ceilings	П	Foundation / Slab(s)					乂	Walls / Fences	X			
Doors	П	Interior Walls					文	Windows	Γ	X		
Driveways		Lighting Fixtures					X	Other Structural Components		X		
Electrical Systems	_	Plumbing										
Exterior Walls		Roof	5 - 7 -			X						
If the answer to any of the items in Second Some shingles partially lifted de Perimeter Fencing is gapped in Section 3. Are you (Seller) aware and No (N) if you are not aware.)	uita n a	g wind reas	l ste	· f M					aw	are		
Condition			Y	N	Conditio	n			Υ	N		
Aluminum Wiring				X	Radon G	as				X		
Asbestos Components				V	Settling	Settling				X		
Diseased Trees:oak wilt				∇	Soil Move	Soil Movement				X		
Endangered Species/Habitat on Property				X	Subsurfa	Subsurface Structure or Pits				X		
Fault Lines				V	Undergro	und	Stora	ge Tanks		V		
Hazardous or Toxic Waste				V	Unplatted			·		X		
Improper Drainage				Ŷ	Unrecord					У		
Intermittent or Weather Springs				Ý		Urea-formaldehyde Insulation						
Landfill				5				Due to a Flood Event		V		
Lead-Based Paint or Lead-Based Pt. Hazards				J	Wetlands				—	×		
					Wood Ro		i iopei	<u>.y</u>	\vdash	X		
Encroachments onto the Property Improvements encroaching on others' property				<u>/</u>		Active infestation of termites or other wood				<u>, , , , , , , , , , , , , , , , , , , </u>		
improvements encroaching on others property				XI	destroyin					X		

(TXR-1406) 07-10-23

Located in Historic District

Historic Property Designation

Previous Foundation Repairs

Initialed by: Buyer: _

and Seller: Phone

Previous treatment for termites or WDI

Previous termite or WDI damage repaired

Fax: 9038761053

Page 2 of 7

DAVIS, Darren &

Previous Fires

14008 FM 346 W Bullard, TX 75757

Previous	Roof Repairs		Termite or WDI damage needing repair	TIV
	Other Structural Repairs	110	Single Blockable Main Drain in Pool/Hot	
·····		++C	Tub/Spa*	
	Use of Premises for Manufacture mphetamine			
		s, explain (a	ttach additional sheets if necessary):	
*A sin	gle blockable main drain may cause a suction	ı entrapment	hazard for an individuaİ.	
Section 4 of repair additiona	r, which has not been previously of I sheets if necessary): Barn 3/01 c 3	lisclosed i uslem 75	ent, or system in or on the Property that is notice? Xyes _ no If yes, explain seperate and has not been insper Barn restoom not used other than was	n (attach
	5. Are you (Seller) aware of any of holly or partly as applicable. Mark No (ing conditions?* (Mark Yes (Y) if you are ave not aware.)	vare and
<u>Y N</u>				
<u> </u>	Present flood insurance coverage.			
<u> </u>	Previous flooding due to a failure water from a reservoir.	or breach	of a reservoir or a controlled or emergency re	elease of
$-\overline{\chi}$	Previous flooding due to a natural floo	d event.		
<u> </u>	Previous water penetration into a struc	cture on the	Property due to a natural flood.	
- *	Located wholly partly in a 10 AO, AH, VE, or AR).	0-year floo	dplain (Special Flood Hazard Area-Zone A, V,	A99, AE,
_ 🗡	Located wholly partly in a 500-	-year floodp	ain (Moderate Flood Hazard Area-Zone X (shaded)).
_ X	Located wholly partly in a floor	dway.		
_ <u>Ý</u>	Located wholly partly in a floor	d pool.		
<u> </u>	Located wholly partly in a rese			
If the ans			nal sheets as necessary):	
*If Bu	yer is concerned about these matters,	, Buyer ma	/ consult Information About Flood Hazards (TXI	R 1414).
For pu	urposes of this notice:			
which	is designated as Zone A, V, A99, AE, AO,	ÀH, VE, or A	ed on the flood insurance rate map as a special flood ha R on the map; (B) has a one percent annual chance c clude a regulatory floodway, flood pool, or reservoir.	zard area, of flooding,
area,		(shaded); an	fied on the flood insurance rate map as a moderate flod (B) has a two-tenths of one percent annual chance of	

(TXR-1406) 07-10-23

and Seller: Initialed by: Buyer: ____

subject to controlled inundation under the management of the United States Army Corps of Engineers

Page 3 of 7

Fax: 9038761053

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is

14008 FM 346 W Bullard, TX 75757

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 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 \(\sum_{\text{N}} \) no If yes, explain (attach sheets as necessary):
Even v	es in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate nd low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the tre(s).
Section 7 Administ sheets as	. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ration (SBA) for flood damage to the Property?yes — yes in the U.S. Small Business ration (SBA) for flood damage to the Property?yes — no If yes, explain (attach additional necessary):
	. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) not aware.)
<u>Y</u> 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.
_ <u>X</u>	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: Fees or assessments are: \$
- X	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:
_ X	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
_ X	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
_ ¼_	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
χ	Any condition on the Property which materially affects the health or safety of an individual.
_ X _ X	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).
TXR-1406	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. O7-10-23 Initialed by: Buyer: and Seller: Page 4 of 7

Fax: 9038761053 DAVIS, Darren &

Phone: 9037242477

Concerning the P	roperty at		14008 FM 346 W Bullard, TX 75757	
— K		d in a propane gas system	m service area owned by a propa	ne distribution systen
_ X Any distric	•	roperty that is located in	a groundwater conservation dis	trict or a subsidence
If the answer to a	ny of the items in S	ection 8 is yes, explain (att	ach additional sheets if necessary):	
persons who i	egularly provide	inspections and who	er) received any written insper are either licensed as inspery yes, attach copies and complete the	ectors or otherwise
Inspection Date	Туре	Name of Inspector		No. of Pages
Note: A buy	_	· · · · · · · · · · · · · · · · · · ·	as a reflection of the current condition inspectors chosen by the buyer.	n of the Property.
Section 10. Chec	ck any tax exempt	ion(s) which you (Seller)	currently claim for the Property: Disabled	
Wildlife Ma	anagement	Senior Citizen Agricultural	Disabled Veter Disabled Veter Unknown	an
Section 11. nave	e you (Seller) e ce provider? y	ver med a claim for d	amage, other than flood dama	ge, to the Property
Section 12. Have example, an ins	e you (Seller) o	ever received proceeds a settlement or award	for a claim for damage to in a legal proceeding) and not ∆ no If yes, explain:	t used the proceeds
Section 13. Does detector require or unknown, expla	s the Property ments of Chapto ain. (Attach addition	have working smoke over 766 of the Health are nall sheets if necessary):	letectors installed in accordan	ce with the smoke
installed in a including per in your area, A buyer may	occordance with the formance, location, a you may check unkn require a seller to in	requirements of the building on the power source requirements. To above or contact your loca To stall smoke detectors for the he	y or two-family dwellings to have working code in effect in the area in which the d If you do not know the building code req al building official for more information.	welling is located, uirements in effect mber of the buyer's
			the buyer gives the seller written evider the effective date, the buyer makes a wri	

(TXR-1406) 07-10-23

Initialed by: Buyer: and Seller: \

who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install-

Page 5 of 7

Fax: 9038761053

seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree

(TXR-1406) 07-10-23

Propane:

Internet:

Initialed by: Buyer:

Cherokee County EKC Co-op has broadband available / Correnty use Starlink

and Seller:

phone #:

phone #:

Phone: 9037242477

Page 6 of 7

phone #: ______

phone #:

DAVIS, Darren &

Phone Company: Certury link

Natural Gas: Propane) Tanks on - site

14008 FM 346 W

Printed Name:

		140001101340 00	
Concerning the Property at		Bullard, TX 75757	
7) This Seller's Disclosure Notice was completed this notice as true and correct and have r ENCOURAGED TO HAVE AN INSPECTOR OF Y	no rea	son to believe it to be false or inacc	
The undersigned Buyer acknowledges receipt of the t	foregoi	ng notice.	
Negative of Division	Doto	Cian ature of Duyon	Doto
Signature of Buyer	Date	Signature of Buyer	Date

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, ___and Seller: ____, ___

Page 7 of 7

Printed Name: