



Main
Residence

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 7441 FM 1956 Nocona TX 76255

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	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: <u>2</u>
Evaporative Coolers ?		☒		number of units: _____
Wall/Window AC Units		☒		number of units: _____
Attic Fan(s) ?		☒		if yes, describe: _____
Central Heat	☒			☒ electric ☐ gas number of units: <u>2</u>
Other Heat				if yes describe: _____
Oven	☒			number of ovens: <u>3</u> ☐ electric ☒ gas ☐ other: _____
Fireplace & Chimney	☒			☒ wood ☒ gas logs ☐ mock ☐ other: _____
Carport		☒		☐ attached ☒ not attached
Garage	☒			☒ attached ☐ not attached
Garage Door Openers	☒			number of units: <u>3</u> number of remotes: <u>3</u>
Satellite Dish & Controls	☒			☒ owned ☐ leased from _____
Security System	☒			☒ owned ☐ leased from _____

(TXR-1406) 07-10-23

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

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Solar Panels	☒	☐	☐ owned ☐ leased from _____
Water Heater	☒	☐	☐ electric ☒ gas ☐ other: _____ number of units: <u>2</u>
Water Softener	☐	☒	☐ owned ☐ leased from _____
Other Leased Item(s)	☐	☐	if yes, describe: _____
Underground Lawn Sprinkler	☒	☐	☒ automatic ☐ manual areas covered: <u>Entire Yard</u>
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: Class 4 Shingle Age: (New) 10/01/2025 (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):

Small crack in mortar on exterior wall from settling, has been professional repaired.

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		☒
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		☒

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

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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):

Small crack in brick mortar from settling. it has been professionally repaired.

*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):

Partial Floodzone A

***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 _____ 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.

- ☐ ☒ 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):

(Upper Trinity GCD)

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.

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.

[Signature] 10/13/2025
Signature of Seller Date

Printed Name: Tyler J Thomas

[Signature] 10-13-2025
Signature of Seller Date

Printed Name: Chelsi L Thomas

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 www.txdps.state.tx.us. 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: <u>Pentex</u>	phone #: <u>940-759-2211</u>
Sewer: <u>Septic</u>	phone #: _____
Water: <u>Well</u>	phone #: _____
Cable: <u>Streaming</u>	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: <u>LP Gas</u>	phone #: <u>940-825-4624</u>
Internet: <u>Netlink</u>	phone #: <u>855-698-5465</u>

(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

Printed Name:

Signature of Buyer Date

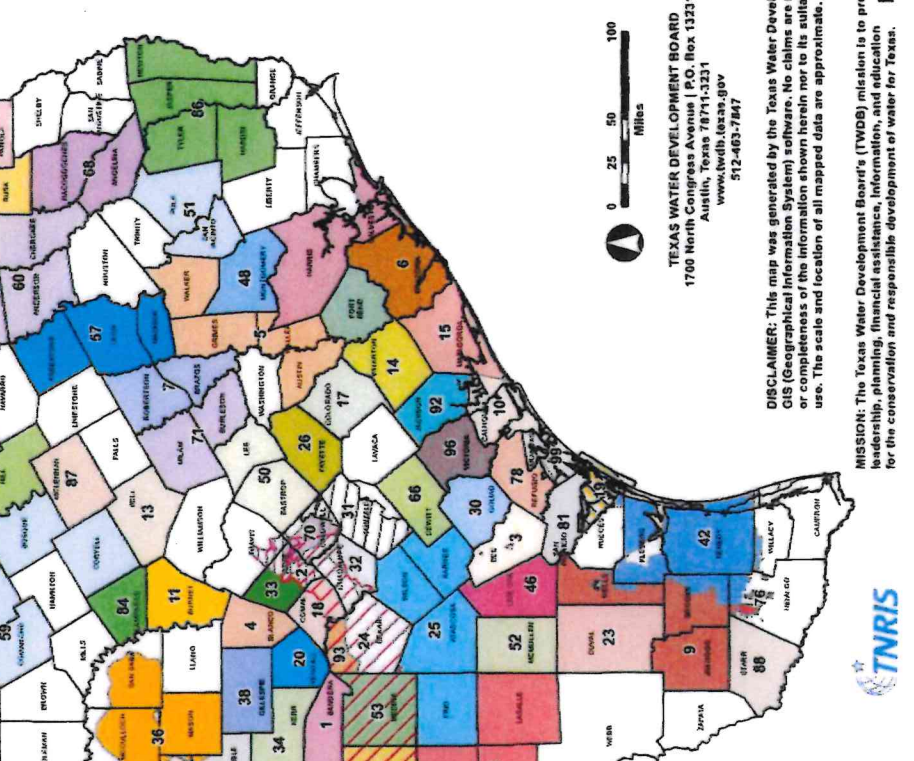
Printed Name:

Groundwater Conservation Districts of Texas

- Confirmed Groundwater Conservation Districts ***
1. Bandera County River Authority & Ground Water District - 11/17/1989
 2. Barton Springs Edwards Aquifer CD - 8/13/1987
 3. Blanco-Pedernales GCD - 1/23/2001
 4. Bluebonnet GCD - 11/6/2002
 5. Brazoria County GCD - 11/6/2005
 6. Brazos Valley GCD - 11/15/2002
 7. Brewster County GCD - 11/16/2001
 8. Brush County GCD - 11/3/2009
 9. Calhoun County GCD - 11/4/2014
 10. Central Texas GCD - 9/24/2005
 11. Clear Fork GCD - 11/5/2002
 12. Clearwater GCD - 8/21/1999
 13. Coastal Bend GCD - 11/6/2001
 14. Coastal Plains GCD - 11/6/2001
 15. Coke County UWCD - 11/4/1986
 16. Colorado County GCD - 11/6/2007
 17. Comal County GCD - 6/17/2015
 18. Corpus Christi ASRCD - 6/17/2005
 19. Cow Creek GCD - 11/5/2002
 20. Crockett County GCD - 11/26/1991
 21. Culberson County GCD - 5/2/1998
 22. Dalhart County GCD - 7/25/2009
 23. Duval County GCD - 7/25/2009
 24. Edwards Aquifer Authority - 7/28/1996
 25. Evergreen UWCD - 8/30/1965
 26. Garza County UWCD - 11/6/2001
 27. Garza County UWCD - 11/15/1996
 28. Glasscock GCD - 5/5/2003
 29. Glasscock GCD - 8/22/1991
 30. Goliad County GCD - 11/6/2001
 31. Gonzales County UWCD - 11/2/1994
 32. Guadalupe County GCD - 11/14/1999
 33. Hays Trinity GCD - 5/3/2003
 34. Headwaters GCD - 11/5/1991
 35. Hemphill County UWCD - 11/4/1997
 36. Hickory UWCD No. 1 - 8/14/1992
 37. High Plains UWCD No. 1 - 9/29/1951
 38. Hill Country UWCD - 8/6/1987
 39. Hudspeth County UWCD No. 1 - 10/5/1957
 40. Hutto County UWCD - 11/2/1993
 41. Hill Country UWCD - 11/2/1993
 42. Kennedy County GCD - 11/2/2004

- Confirmed Groundwater Conservation Districts (Cont.) ***
43. Kimble County GCD - 5/2/2002
 44. Kinney County GCD - 11/2/2002
 45. Lipan-Kickapoo WCD - 11/3/1987
 46. Live Oak UWCD - 11/7/1969
 47. Llano Estacado UWCD - 11/3/1988
 48. Lone Star GCD - 11/6/2001
 49. Lost Pines GCD - 11/5/2002
 50. Lower Trinity GCD - 11/7/2006
 51. McLennan County GCD - 11/6/2001
 52. Medina County GCD - 11/6/2001
 53. Medina County UWCD - 8/14/1999
 54. Mesa GCD - 12/01/1990
 55. Mesquite GCD - 11/4/1988
 56. Mid-East Texas GCD - 11/5/2002
 57. Middle Pecos GCD - 11/5/2002
 58. Middle Trinity GCD - 5/4/2002
 59. Neches & Trinity Valleys GCD - 11/6/2001
 60. North Plains GCD - 12/1/1955
 61. North Texas GCD - 12/1/2009
 62. Northern Trinity GCD - 5/15/2007
 63. Panhandle GCD - 11/2/1996
 64. Panola County GCD - 11/6/2007
 65. Pecos County GCD - 11/6/2007
 66. Permian Basin UWCD - 11/6/2001
 67. Phynoxodus GCD - 11/6/2001
 68. Phynoxodus GCD - 11/6/2001
 69. Plum Creek CD - 5/1/1993
 70. Post Oak Savannah GCD - 11/5/2002
 71. Prairielands GCD - 9/12/2009
 72. Presidio County UWCD - 8/31/1999
 73. Real-Edwards C and R District - 8/30/1959
 74. Red River GCD - 9/12/2009
 75. Red Sands GCD - 11/5/2002
 76. Reeves County GCD - 11/3/2015
 77. Refugio GCD - 11/6/2001
 78. Rockwell GCD - 11/6/2001
 79. Rockwell GCD - 11/6/2001
 80. Rockwell GCD - 11/6/2001
 81. San Antonio County GCD - 5/12/2007
 82. Santa Rita UWCD - 8/19/1989
 83. Saratoga UWCD - 11/1/1989
 84. Southeast Texas GCD - 2/8/1992
 85. Southeast Texas GCD - 11/2/2004
 86. Southern Trinity GCD - 6/15/2009
 87. Starr County GCD - 11/6/2007
 88. Sterling County UWCD - 11/3/1997
 89. Sutton County GCD - 4/5/1996
 90. Tarrant County GCD - 11/6/2012
 91. Terrell County GCD - 11/6/2001
 92. Trinity Glen Rose GCD - 11/5/2002
 93. Trinity Glen Rose GCD - 11/5/2002
 94. Trinity Glen Rose GCD - 11/5/2002
 95. Victoria County GCD - 8/5/2005
 96. Waco GCD - 11/5/2002
 97. West-Tex GCD - 11/5/2002
 98. Wintergarden GCD - 11/17/1998

- Unconfirmed Groundwater Conservation Districts**
- 99. Arkansas County GCD *
- * Pending Election Results
- Subsidence Districts ****
- Harris-Galveston Subsidence District
 - Fort Bend Subsidence District
- ** Created by the 64th Legislature
- County Boundaries**



Confirmed districts are arranged in alphabetical order.

Dates indicate when district was established by law or election.

* Districts that have, in whole or part, authority as assigned by Chapter 36 of the Texas Water Code. Please refer questions pertaining to individual districts to the district themselves. (http://www.twdb.state.tx.us/groundwaterconservation_districts)

** The subsidence districts are not Groundwater Conservation Districts. They are created by Chapter 36 of the Texas Water Code, but have the ability to regulate groundwater production to prevent land subsidence. (Senate Bill 1537 from the 79th Legislative Session).

Groundwater Conservation District GIS Data created by the Texas Commission on Environmental Quality. For more information, please contact TCEQ at 512-235-1000 or wtas@tceq.texas.gov.

DISCLAIMER: This map was generated by the Texas Water Development Board using GIS (Geographical Information System) software. No claims are made to the accuracy or completeness of the information shown. No warranty is made for its suitability for use. The scale and location of all mapped data are approximate. Map date: NOV-2015

MISSION: The Texas Water Development Board's (TWDB) mission is to provide leadership, planning, financial assistance, information, and education for the conservation and responsible development of water for Texas.

Texas Water Development Board