

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

ICERNING THE PROPERTY AT	(Street Address	and City)
	ANY INSPECTIONS OR WARRANTIES THE PL	THE PROPERTY AS OF THE DATE SIGNED B' JRCHASER MAY WISH TO OBTAIN. IT IS NOT A
er 「 is 「 is not occupying the Pi	roperty. If unoccupied, how long since Selle	er has occupied the Property?
he 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)	4
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	V Septic System 2 seperate	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
Garage:Attached	Not Attached	Carport
Garage Door Opener(s):	Electronic	Control(s)
Water Heater:	Gas	Electric
Water Supply:City	WeliMUD	Со-ор
Roof Type: Metal 2000	1 house 2013 Burnd Age:	(approx.)
Are you (Seller) aware of any of the need of repair? Yes Vo No	above items that are not in working condit Unknown. If yes, then describe. (Attach ac	
Spray insulation	in house attic	
·		

	sciosure House concerning the Fi	operty at	(Street Addre	Page 2	
766, Heal		□ No □ Unknowi	accordance with th	e smoke detector requirements of Cha o this question is no or unknown, exp	
	A				
installed including effect in y require a will reside a licensed smoke de	in accordance with the requirer performance, location, and po- your area, you may check unkno- seller to install smoke detectors in the dwelling is hearing impa d physician; and (3) within 10 day	ments of the building wer source requirem with above or contact for the hearing implied; (2) the buyer gives after the effective and specifies the loc	g code in effect in lents. If you do no your local building aired if: (1) the buy ves the seller writte date, the buyer ma lations for the instal	wellings to have working smoke deter the area in which the dwelling is loca t know the building code requiremen official for more information. A buyer ver or a member of the buyer's family n evidence of the hearing impairment is kes a written request for the seller to in lation. The parties may agree who will install.	ated ts in mag who from
if you are	not aware.		ny of the following?	Write Yes (Y) if you are aware, write N	o (N
	erior Walls	Ceilings		Floors	
	terior Walls	Doors	(Cl. I. /-)	Windows	
Ro		Foundation/	'Slab(s)	Sidewalks	
	alls/Fences	Driveways		Intercom System	
PIL	mbing/Sewers/Septics	Electrical Sys	stems	Lighting Fixtures	
	her Structural Components (Desc				-
				sary):	-
If the ans Are you (wer to any of the above is yes, ex Seller) aware of any of the follow tive Termites (includes wood de	eplain. (Attach additi ring conditions? Writ stroying insects)	onal sheets if neces e Yes (Y) if you are a	sary): aware, write No (N) if you are not aware uctural or Roof Repair	
If the ans Are you (Ac	wer to any of the above is yes, ex Seller) aware of any of the follow tive Termites (includes wood de rmite or Wood Rot Damage Need	eplain. (Attach additi ring conditions? Writ stroying insects)	onal sheets if neces The Yes (Y) if you are a Previous Str Hazardous o	sary): aware, write No (N) if you are not aware uctural or Roof Repair or Toxic Waste	
Are you (wer to any of the above is yes, ex Seller) aware of any of the follow tive Termites (includes wood de	eplain. (Attach additi ring conditions? Writ stroying insects)	e Yes (Y) if you are a Previous Str Hazardous Co	sary): aware, write No (N) if you are not aware uctural or Roof Repair or Toxic Waste	
Are you (Ac Pro	wer to any of the above is yes, ex Seller) aware of any of the follow tive Termites (includes wood de rmite or Wood Rot Damage Need	eplain. (Attach additi ring conditions? Writ stroying insects)	e Yes (Y) if you are a Previous Str Hazardous Co	sary): aware, write No (N) if you are not aware uctural or Roof Repair or Toxic Waste	
Are you (Te Pro Im	wer to any of the above is yes, ex Seller) aware of any of the follow tive Termites (includes wood des rmite or Wood Rot Damage Need evious Termite Damage	rplain. (Attach additi ring conditions? Writ stroying insects) ding Repair	e Yes (Y) if you are a Previous Str Hazardous Co Asbestos Co	sary):aware, write No (N) if you are not aware uctural or Roof Repair or Toxic Waste emponents dehyde Insulation	
Are you (Ac Pro Im Wi	wer to any of the above is yes, ex Seller) aware of any of the follow tive Termites (includes wood de- rmite or Wood Rot Damage Need evious Termite Damage evious Termite Treatment proper Drainage	ring conditions? Writstroying insects) ding Repair	onal sheets if neces The Yes (Y) if you are a Previous Str Hazardous of Asbestos Co Urea-formal Radon Gas	sary):aware, write No (N) if you are not aware uctural or Roof Repair or Toxic Waste emponents dehyde Insulation	
Are you (Ac Pro Im Wa	wer to any of the above is yes, exceptler) aware of any of the follow tive Termites (includes wood described as Termite Damage Revious Termite Damage evious Termite Treatment proper Drainage	rplain. (Attach additions? Writestroying insects) ding Repair	e Yes (Y) if you are a Previous Str Hazardous c Asbestos Co Urea-formal Radon Gas Lead Based	sary):aware, write No (N) if you are not aware uctural or Roof Repair or Toxic Waste amponents dehyde Insulation Paint Viring	
Are you (Ac Pro Im Wa	wer to any of the above is yes, exceptler) aware of any of the follow tive Termites (includes wood described or Wood Rot Damage Need evious Termite Damage evious Termite Treatment proper Drainage ater Damage Not Due to a Flood andfill, Settling, Soil Movement, Face	rplain. (Attach additions? Writestroying insects) ding Repair	e Yes (Y) if you are a Previous Str Hazardous Co Asbestos Co Urea-formal Radon Gas Lead Based Aluminum V	sary):aware, write No (N) if you are not aware uctural or Roof Repair or Toxic Waste amponents dehyde Insulation Paint Viring	
Are you (Ac Pro Im Wa	wer to any of the above is yes, exceptler) aware of any of the follow tive Termites (includes wood described or Wood Rot Damage Need evious Termite Damage evious Termite Treatment proper Drainage ater Damage Not Due to a Flood andfill, Settling, Soil Movement, Face	rplain. (Attach additions? Writestroying insects) ding Repair	onal sheets if neces e Yes (Y) if you are a Previous Str Hazardous of Asbestos Co Urea-formal Radon Gas Lead Based Aluminum V Previous Fire Unplatted E Subsurface	sary):	
Are you (wer to any of the above is yes, exceptler) aware of any of the follow tive Termites (includes wood described or Wood Rot Damage Need evious Termite Damage evious Termite Treatment proper Drainage ater Damage Not Due to a Flood andfill, Settling, Soil Movement, Face	ring conditions? Writstroying insects) ding Repair Event ault Lines I/Hot Tub/Spa*	onal sheets if neces Previous Str Hazardous of Asbestos Co Urea-formal Radon Gas Lead Based Aluminum V Previous Fire Unplatted E Subsurface of Previous Use Methamphe	sary):	

	Seller's Disclosure Notice Concerning the Property at
5.	(Street Address and City) 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). 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
	N 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):
	*Llamas in high rick flood zones with marker and from forderally required and arrived arrived and arrived and arrived and arrived arrived arrived and arrived arri
	*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):

	Calledo Diseise and National Association in the Description	09-01-2019 Page 4
		ddress and City)
9.		
	Room additions, structural modifications, or other alterations or repairs compliance with building codes in effect at that time.	made without necessary permits or not in
	Homeowners' Association or maintenance fees or assessments.	
	Any "common area" (facilities such as pools, tennis courts, walkways, or with others.	other areas) co-owned in undivided interest
	Any notices of violations of deed restrictions or governmental ordinance Property.	es affecting the condition or use of the
	Any lawsuits directly or indirectly affecting the Property.	
	Any condition on the Property which materially affects the physical heal	th or safety of an individual.
	Any rainwater harvesting system located on the property that is larger the supply as an auxiliary water source.	han 500 gallons and that uses a public water
	Any portion of the property that is located in a groundwater conservation	on district or a subsidence district.
	If the answer to any of the above is yes, explain. (Attach additional sheets if ne	ecessary):
	 10. If the property is located in a coastal area that is seaward of the Gulf Intracoa high tide bordering the Gulf of Mexico, the property may be subject to the (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront comaybe required for repairs or improvements. Contact the local governme adjacent to public beaches for more information. 11. This property may be located near a military installation and may be affected zones or other operations. Information relating to high noise and compatible Installation Compatible Use Zone Study or Joint Land Use Study prepared for the Internet website of the military installation and of the county and any molocated. 	Open Beaches Act or the Dune Protection Act instruction certificate or dune protection permit int with ordinance authority over construction by high noise or air installation compatible use le use zones is available in the most recent Air ramilitary installation and may be accessed on
	Jef 3/31/2021	* .s
Sign	Signature of Seller Date Signature of Sel	ler Date
The	The undersigned purchaser hereby acknowledges receipt of the foregoing notice.	
Siar	Signature of Purchaser Date Signature of Pur	rchasor



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, 2019. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC NO. OP-H



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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CO	INCERNING THE PROPERTY AT 14614 County Road 499 Noc	mangee
A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
	(1) Type of Treatment System: W Septic Tank Aerobic Treatment One for house one for Barndomenium	□ Unknown
	(2) Type of Distribution System: Septic	Unknown
	(3) Approximate Location of Drain Field or Distribution System: Along Fence Line	Unknown
	(4) Installer: 5ellec	_ □ Unknown
	(5) Approximate Age: 2000 for house 2013 for Barnd	_ 🗆 Unknown
В.	MAINTENANCE INFORMATION:	
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? yes, name of maintenance contractor: Phone: (Maintenance contracts must be in effect to operate aerobic treatment and certain no site sewer facilities.) 3-20 (2) Approximate date any tanks were last pumped? 2020 Both Rumped by (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain:	
C.	(4) Does Seller have manufacturer or warranty information available for review? PLANNING MATERIALS, PERMITS, AND CONTRACTS:	☐ Yes ☐ No
•	(1) The following items concerning the on-site sewer facility are attached: ☐ planning materials ☐ permit for original installation ☐ final inspection when OSS ☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐	
	(2) "Planning materials" are the supporting materials that describe the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer	facility that are er facility.
	(3) It may be necessary for a buyer to have the permit to operate an on-site transferred to the buyer.	sewer facility
(T <i>i</i>	AR 1407) 1-7-04 Initialed for Identification by Buyer, and Seller,	Page 1 of 2

Information about On-Site Sewer Facility concerning				
D. INFORMATION FROM GOVERNMENTAL available from the Texas Agricultural Exterior Texas Commission on Environmen wastewater usage rates. Actual water usa and acceptable to TCEQ.	ension Servi tal Quality (ce. Informatio TCEQ) on 10	n in the following t /24/2002. The tab	able was obtained ble estimates daily
<u>Facility</u>			Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1–2 bedroor	me: lees than	1 500 eft	225	180
Single family dwelling (1-2 bedrooms			300	240
Single family dwelling (4 bedrooms			375	300
Single family dwelling (4 bedrooms			450	360
Single family dwelling (5 bedrooms			525	420
Mobile home, condo, or townhouse			225	180
Mobile home, condo, or townhouse			75	60
This document is not a substitute for any is the best of Seller's knowledge and belief experts about on-site sewer facilities. Buy by an inspector of Buyer's choice.	on the date	e signed. Se	ller and real estat	te agents are not
Signature of Seller	Date	Signature of Sell	er	Date
		-		
Receipt acknowledged by:				
Signature of Buyer	Date	Signature of Buy	er	Date

(TAR 1407) 1-7-04 Page 2 of 2

CIRCLE T REALTY Property Data Sheet

Owner Name: Kevin Dougher +7 Property Address: 14614 County Road 499 Lot #
Property Address: 14614 County Road 499 Lot #
Price: Financing/Owner Terms:
MINERALS: Seller agrees to convey % of the oil and gas minerals. Seller agrees to convey % of other minerals.
Subject property is { } is not { } presently under an oil and gas lease or it is unknown { } if there is an oil & gas lease. Subject property is { } is not { } presently under a coal & lignite lease or it is unknown { } if there is a coal & lignite lease.
ACCESS: Subject property has ingress and egress via:
{ Public Road
SURVEY: { } New Survey Required { \(\subseteq \) Seller shall furnish to Buyer, existing survey and plat of the property dated:
WATER: { } Seller agrees to convey ownership to the water meter with account in good standing. Water furnished by { } All transfer fees will be paid by the buyer. { } Water Well known depth Private Well Undivided Interest
LAND: { } Pasture
Soil Type
Present Use: { } Residential { } Ranching { } Recreational/Hunting
FENCING: Perimeter Fenced Cross Fencing Barbed Wire
IMPROVEMENTS: { } Home { } Mobile Home { } Cabin { } Storage ** DO OWNERS HAVE TITLE TO MOBILE HOMES? YES NO ** IS MOBILE HOME ATTACHED TO PROPERTY? YES NO
Approx. Heated/Cooled square footage:
C Total Rooms: 4 Total Bedrooms 2 Total Baths 1
Central A/C Central Heat Brick Frame Breakfast Dining Living Utility Room Pier & Beam Slab Fireplace Water Electricity Telephone Gas Propare Septic 2 seperate Garage Carport or Barn City Utilities: Other:
SCHOOL DISTRICT;
TAXES: County School City
TOTAL TAXES:
EXEMPTIONS: Ag Homestead Over 65 Other
UTILITIES: Gas Electric Water
Electric provided by Nasasota Valley Acct #

NOTE: All Information furnished concerning this property has been obtained from sources deemed reliable. It is believed to be correct, but no responsibility is assumed therefore; and no warranty or presentation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, prior sale or withrdraw from the market without notice. All information must be verified independently by buyer.