



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 2519 CR 115 Centerville, Tx 75833
(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
 - Dishwasher
 - Washer/Dryer Hookups
 - Security System
 - TV Antenna
 - Ceiling Fan(s)
 - Central A/C
 - Plumbing System
 - Patio/Decking
 - Pool
 - Pool Equipment
 - Fireplace(s) & Chimney (Wood burning)
 - Natural Gas Lines
 - Liquid Propane Gas
 - Garage: Attached
 - Garage Door Opener(s):
 - Water Heater:
 - Water Supply: Avail City
 - Roof Type: Composition
 - Oven
 - Trash Compactor
 - Window Screens
 - Fire Detection Equipment
 - Smoke Detector
 - Smoke Detector-Hearing Impaired
 - Carbon Monoxide Alarm
 - Emergency Escape Ladder(s)
 - Cable TV Wiring
 - Attic Fan(s)
 - Central Heating
 - Septic System
 - Outdoor Grill
 - Sauna
 - Pool Heater
 - LP Community (Captive)
 - Not Attached
 - Electronic
 - Gas
 - Well
 - MUD
 - Microwave
 - Disposal
 - Rain Gutters
 - Intercom System
 - Satellite Dish
 - Exhaust Fan(s)
 - Wall/Window Air Conditioning
 - Public Sewer System
 - Fences
 - Spa
 - Hot Tub
 - Automatic Lawn Sprinkler System
 - Fireplace(s) & Chimney (Mock)
 - Gas Fixtures
 - LP on Property
 - Carport
 - Control(s)
 - Electric
 - Co-op
- Age: 2 yrs (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): _____

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.

- | | | |
|----------------------------------|-----------------------------|----------------------------|
| <u>N</u> Interior Walls | <u>N</u> Ceilings | <u>N</u> Floors |
| <u>N</u> Exterior Walls | <u>N</u> Doors | <u>N</u> Windows |
| <u>N</u> Roof | <u>N</u> Foundation/Slab(s) | <u>N</u> Sidewalks |
| <u>N</u> Walls/Fences | <u>N</u> Driveways | <u>N</u> Intercom System |
| <u>N</u> Plumbing/Sewers/Septics | <u>N</u> Electrical Systems | <u>N</u> 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.

- | | |
|-------------------------------------------------------------|----------------------------------------------------------------------|
| <u>N</u> Active Termites (includes wood destroying insects) | <u>N</u> Previous Structural or Roof Repair |
| <u>N</u> Termite or Wood Rot Damage Needing Repair | <u>N</u> Hazardous or Toxic Waste |
| <u>N</u> Previous Termite Damage | <u>N</u> Asbestos Components |
| <u>N</u> Previous Termite Treatment | <u>N</u> Urea-formaldehyde Insulation |
| <u>N</u> Previous Flooding | <u>N</u> Radon Gas |
| <u>N</u> Improper Drainage | <u>N</u> Lead Based Paint |
| <u>N</u> Water Penetration | <u>N</u> Aluminum Wiring |
| <u>N</u> Located in 100-Year Floodplain | <u>N</u> Previous Fires |
| <u>N</u> Present Flood Insurance Coverage | <u>N</u> Unplatted Easements |
| <u>N</u> Landfill, Settling, Soil Movement, Fault Lines | <u>N</u> Subsurface Structure or Pits |
| <u>N</u> Single Blockable Main Drain in Pool/Hot Tub/Spa* | <u>N</u> Previous Use of Premises for Manufacture of Methamphetamine |

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

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

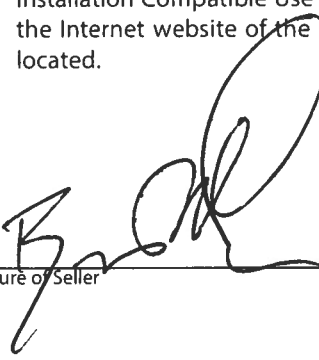

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5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Yes (if you are aware) No (if you are not aware) If yes, explain. (Attach additional sheets if necessary): _____

6. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.
- 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.
 - Homeowners' Association or maintenance fees or assessments.
 - Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
 - Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
 - Any lawsuits directly or indirectly affecting the Property.
 - Any condition on the Property which materially affects the physical health or safety of an individual.
 - 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.
 - 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): _____

7. 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.
8. 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.


6-28-19

6-28-19

Signature of Seller _____ Date _____ Signature of Seller _____ Date _____

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser _____ Date _____ Signature of Purchaser _____ Date _____



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 2519 CR 115 Centerville, TX 75833

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

- (1) Type of Treatment System: [] Septic Tank [x] Aerobic Treatment [] Unknown
(2) Type of Distribution System: sprinkler heads [] Unknown
(3) Approximate Location of Drain Field or Distribution System: N Fence behind the house [] Unknown
(4) Installer: Kenneth Foch [] Unknown
(5) Approximate Age: 2 yrs [] Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? [x] Yes [] No If yes, name of maintenance contractor: Kenneth Foch Phone: 903-388-1716 contract expiration date: 1 yr left
(2) Approximate date any tanks were last pumped? N/A
(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? [] Yes [x] No
(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.

Information about On-Site Sewer Facility concerning 2519 CR 115 Centerville, TX 75833

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.



 Signature of Seller

 Date 6-28-19



 Signature of Seller

 Date 6-28-19

Receipt acknowledged by:

 Signature of Buyer

 Date

 Signature of Buyer

 Date

CIRCLE T REALTY
Property Data Sheet

Owner Name: Brent & Jennifer McPherson
Property Address: 2519 CR 115 Centerville TN Lot # 137,475 ac.
Price: 949,500.00 Financing/Owner Terms: Cash or New Loan

MINERALS: Seller agrees to convey 0 % 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 CR 115
 Deeded Easement _____

SURVEY: New Survey Required
 Seller shall furnish to Buyer, existing survey and plat of the property 96.725 ac
dated: 7-14-2005

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 420' known depth
Private Well _____ Undivided Interest _____

LAND: Pasture TARTAN 85 Bermuda 70 %
 Wooded HARDWOOD 30 %
 Creeks 4 HARD BRANCH Lakes 2 AC POND
Soil Type SANDY LOAM

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: 1835'
Approx. Year Built: 2017

Total Rooms: _____ Total Bedrooms 3 Total Baths 2

Central A/C Central Heat Brick stone Frame _____
Breakfast Dining _____ Living _____ Utility Room _____
Pier & Beam Slab _____ Fireplace _____ Water _____
Electricity Telephone _____ Gas _____ Septic _____
Garage _____ Carport Shed _____ Barn 40x60' Metal on Slab
City Utilities: _____ Other: _____

SCHOOL DISTRICT; CISD

TAXES: County _____ School _____ City _____

TOTAL TAXES: \$3200.00 Total

EXEMPTIONS: Ag Homestead _____ Over 65 _____ Other _____

UTILITIES: Gas PROPANE Electric HCEC Water _____
Electric provided by HCEC 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 withdraw from the market without notice. All information must be verified independently by buyer.