



## 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 301 Sherwood Forest  
Somerville, TX 77879

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
Cable TV Wiring	<input checked="" type="checkbox"/>		
Carbon Monoxide Det.		<input checked="" type="checkbox"/>	
Ceiling Fans	<input checked="" type="checkbox"/>		
Cooktop	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>		
Disposal		<input checked="" type="checkbox"/>	
Emergency Escape Ladder(s)		<input checked="" type="checkbox"/>	
Exhaust Fans	<input checked="" type="checkbox"/>		
Fences	<input checked="" type="checkbox"/>		
Fire Detection Equip.	<input checked="" type="checkbox"/>		
French Drain	<input checked="" type="checkbox"/>		
Gas Fixtures		<input checked="" type="checkbox"/>	
Natural Gas Lines		<input checked="" type="checkbox"/>	

Item	Y	N	U
Liquid Propane Gas:		<input checked="" type="checkbox"/>	
-LP Community (Captive)		<input checked="" type="checkbox"/>	
-LP on Property		<input checked="" type="checkbox"/>	
Hot Tub		<input checked="" type="checkbox"/>	
Intercom System		<input checked="" type="checkbox"/>	
Microwave	<input checked="" type="checkbox"/>		
Outdoor Grill		<input checked="" type="checkbox"/>	
Patio/Decking	<input checked="" type="checkbox"/>		
Plumbing System	<input checked="" type="checkbox"/>		
Pool		<input checked="" type="checkbox"/>	
Pool Equipment		<input checked="" type="checkbox"/>	
Pool Maint. Accessories		<input checked="" type="checkbox"/>	
Pool Heater		<input checked="" type="checkbox"/>	

Item	Y	N	U
Pump: sump grinder		<input checked="" type="checkbox"/>	
Rain Gutters	<input checked="" type="checkbox"/>		
Range/Stove	<input checked="" type="checkbox"/>		
Roof/Attic Vents	<input checked="" type="checkbox"/>		
Sauna		<input checked="" type="checkbox"/>	
Smoke Detector	<input checked="" type="checkbox"/>		
Smoke Detector - Hearing Impaired		<input checked="" type="checkbox"/>	
Spa		<input checked="" type="checkbox"/>	
Trash Compactor		<input checked="" type="checkbox"/>	
TV Antenna		<input checked="" type="checkbox"/>	
Washer/Dryer Hookup	<input checked="" type="checkbox"/>		
Window Screens	<input checked="" type="checkbox"/>		
Public Sewer System		<input checked="" type="checkbox"/>	

Item	Y	N	U	Additional Information
Central A/C		<input checked="" type="checkbox"/>		electric gas number of units:
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units:
Wall/Window AC Units	<input checked="" type="checkbox"/>			number of units: <u>4</u>
Attic Fan(s)	<input checked="" type="checkbox"/>			if yes, describe: <u>1 above attic space over front porch</u>
Central Heat		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> electric gas number of units:
Other Heat		<input checked="" type="checkbox"/>		if yes, describe:
Oven	<input checked="" type="checkbox"/>			number of ovens: <u>1</u> electric gas other:
Fireplace & Chimney		<input checked="" type="checkbox"/>		wood gas logs mock other:
Carport	<input checked="" type="checkbox"/>			attached <input checked="" type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>			attached <input checked="" type="checkbox"/> not attached
Garage Door Openers		<input checked="" type="checkbox"/>		number of units: number of remotes:
Satellite Dish & Controls	<input checked="" type="checkbox"/>			owned <input checked="" type="checkbox"/> leased from: <u>DirectTV</u>
Security System		<input checked="" type="checkbox"/>		owned leased from:
Solar Panels		<input checked="" type="checkbox"/>		owned leased from:
Water Heater	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric gas other: <u>1</u> number of units:
Water Softener		<input checked="" type="checkbox"/>		owned leased from:
Other Leased Items(s)		<input checked="" type="checkbox"/>		if yes, describe:

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_ and Seller: CG TG

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Concerning the Property at \_\_\_\_\_

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	automatic	manual	areas covered:
<u>Septic</u> On-Site Sewer Facility	<input checked="" type="checkbox"/>	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: Metal Age: @ 10 yrs (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
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**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
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs	<input checked="" type="checkbox"/>	
Previous Other Structural Repairs		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event	<input checked="" type="checkbox"/>	
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI	<input checked="" type="checkbox"/>	
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

Concerning the Property at \_\_\_\_\_

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

~~New roof put on utility room~~  
~~we had an old PVC pipe bust with the freeze last year~~  
~~home outside treated for termites but no active issues~~

\*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 (if yes, attach TXR 1414).
- ☒ ☒ 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 (if yes, attach TXR 1414).
- ☒ ☒ Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- ☒ ☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
- ☒ ☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☒ ☒ Located ☐ wholly ☐ partly in a floodway (if yes, attach TXR 1414).
- ☒ ☒ 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): \_\_\_\_\_

\*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.

Concerning the Property at \_\_\_\_\_

**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 X 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 X 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  
\_\_\_ X

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.

X \_\_\_

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: Birch Creek

Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_

Fees or assessments are: \$ 68 per lot/year and are: X mandatory \_\_\_ voluntary

Any unpaid fees or assessment for the Property? \_\_\_ yes (\$ \_\_\_\_\_) X no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

\_\_\_ 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.)

\_\_\_ X

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

\_\_\_ X

Any condition on the Property which materially affects the health or safety of an individual.

\_\_\_ 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).

\_\_\_ X

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.

\_\_\_ X

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

\_\_\_ X

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): \_\_\_\_\_

Concerning the Property at \_\_\_\_\_

Section 9. Seller   L   has        has not attached a survey of the Property.

Section 10. 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   X   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 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

  X   Homestead        Senior Citizen        Disabled  
       Wildlife Management        Agricultural        Disabled Veteran  
       Other: \_\_\_\_\_        Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?   X   yes        no

Section 13. 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   X   no. If yes, explain: \_\_\_\_\_

Section 14. 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   X   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 of Seller \_\_\_\_\_ Date \_\_\_\_\_ Signature of Seller Terri Geisendorff Date 10/28/19  
Printed Name: CLAYTON GEISENDORFF Printed Name: TERRI GEISENDORFF

(TXR-1406) 09-01-19 Initialed by: Buyer: \_\_\_\_\_ and Seller: CG TG Page 5 of 6

Concerning the Property at \_\_\_\_\_

**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](http://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: Bluebonnet Electric  
Sewer: septic system  
Water: Burleson MUD #109  
Cable: DirectTV  
Trash: —  
Natural Gas: —  
Phone Company: Frontier  
Propane: —  
Internet: Frontier

phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_

- (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 _____	Signature of Buyer _____	Date _____
Printed Name: _____		Printed Name: _____	

## Non-Realty Items or Equipment

Property Address: 301 Sherwood Forest Ln Somerville, TX 77879

List of Non-Realty Items Available for Purchase: (Includes Furniture, Personal Items, Décor, etc.):

If still available at time of closing:

- Living room couch
- King Bedroom Set

List of Equipment and/or Implements Available for Purchase:

If still available at time of closing:

- Gravely Zero turn lawnmower
- Fishing Boat

Seller

Date

Seller

Date

Melanie A. Moore, Broker Associate  
(979) 224-4501  
melanie@melanieamoore.com

Armstrong Properties  
www.armstrongpropertystx.com

Toni Glendonoff 10/28/19

## Property Information

Listed below are the most frequently asked questions by Realtors and potential buyers before and after they view your property.  
Please answer them to the best of your knowledge.

Property Address: 301 Sherwood Forest Ln. Somerville, TX 77879

What is the approximate monthly cost for the following:

Electricity (summer): \$150 - ~~200~~ 275 Electricity (winter): \$100 - 200

Gas/Propane (summer): — Gas/Propane (winter): —

Water: \$35 - 130 Internet: \$65 Trash: included in dues

depends on how much you water  
Property Taxes Paid (2018): @ \$2200

Property Tax Exemptions: —

Additional Fees (if any): —

What is the approximate age of the following:

Roof: 10 yrs A/C: 1-4 yrs Furnace/Heater: —

Water Heater: 8 yrs Spa/Pool: —

Please add any additional improvements, recent update/upgrades that have been done to the property, and approximate date of completion:

- New PEX plumbing in whole house and shop
- we fenced the property @ 5-6 yrs ago
- new metal shop and garage put up last year (2018)
- concrete drive ways + side walks 2018
- out door kitchen area 2018
- out door shower @ 4 yrs ago
- we put in new septic system the year we bought it
- new tile floors 2018
- new dishwasher, heat pump in living room, and window units in small bedroom and loft in 2018

Temi Glisardoff 10/28/19

Seller

Date

Seller

Date

Melanie A. Moore, Broker Associate  
(979) 224-4501  
melanie@melanieamoore.com

Armstrong Properties  
www.armstrongpropertyestx.com



## Improvement List

Property Address: \_\_\_\_\_

Please list below any improvements, updates, or renovations that you have done to the property with approximate dates:

Improvement:

Approx. Date Completed:

o We put down 10 pallets of grass  
and all new landscaping in 2018  
and also put rock off the side  
porch

2018

o Whole house painted

2018

o Screened side porch

2018

o Security Cameras

2018

Seller

Date

Buyer

Date

Toni Kersendoff 10/28/19

Seller

Date

Buyer

Date



## Seller's Exclusion List

Property Address: 301 Sherwood Forest Ln. Somerville, TX 77879

PLEASE CHECK OR CIRCLE ANY OF THE FOLLOWING ITEMS THAT YOU WILL BE EXCLUDING FROM THE SALE OF YOUR PROPERTY:

- ☐ Curtains & rods, draperies & rods, valences, blinds or window shades
- ☐ Window screens, shutters, awnings, mailbox
- ☒ Mirrors fixed in place, decorative mirrors
- ☐ Ceiling fans, attic fans
- ☒ TV antennae, satellite dish system with controls, built-in speakers or sound equipment
- ☐ Heating units, air conditioning units & equipment
- ☐ Lighting, plumbing fixtures, water softener
- ☐ Built-in kitchen equipment including built-in coffee pots, toaster ovens, microwaves
- ☐ Garage door opener and controls
- ☐ Built-in cleaning equipment
- ☐ All swimming pool equipment, portable spas
- ☐ Shrubby and plants
- ☐ Permanently installed outdoor cooking equipment
- ☐ Fireplace screens, gas logs, and rocks
- ☐ Swing sets, playground equipments
- ☒ Fountains, bird baths, outdoor lighting, statues
- ☒ Workbench or shelves in garage or storage areas → includes wire mounted shelf in shop
- ☐ Storage building
- ☐ ALARM: Lease or Owned
- ☒ OTHER: (Please specify): all TV mounts, fire pit, door on restroom in shop,
- ☐ OTHER: (Please specify): weather vanes on garage + shop, utility room  
fridge, deep freezer in shop, wall mounted nightstands

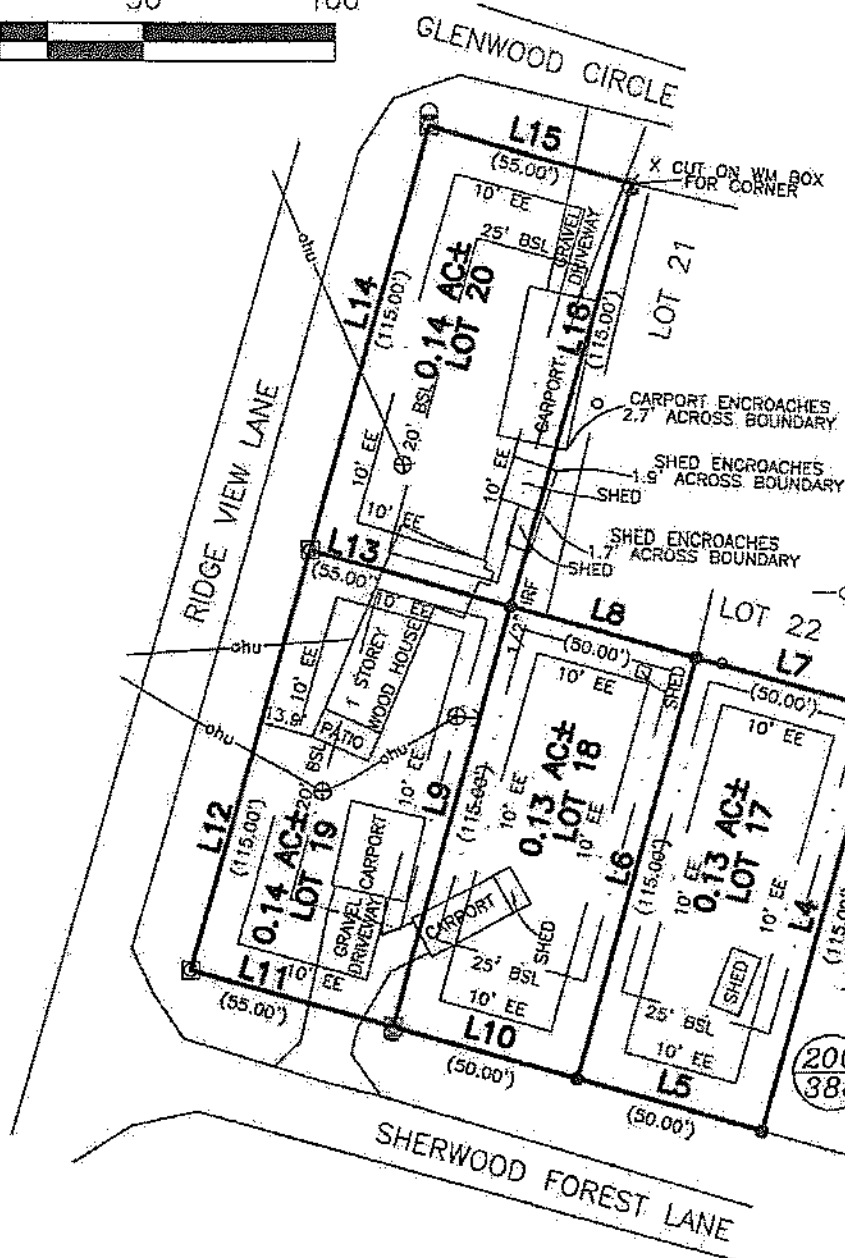
Seller \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Toni Heindorff 10/28/19  
Seller \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

0 50 100

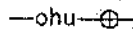


LINE	BEARING	DISTANCE
L4	S 15°35'22" W	115.15'
L5	N 74°24'32" W	49.98'
L6	N 15°25'10" E	115.09'
L7	S 74°28'38" E	50.32'
L8	S 74°26'24" E	50.21'
L9	N 15°19'15" E	115.06'
L10	N 74°24'36" W	50.01'
L11	N 74°25'13" W	54.99'
L12	N 15°35'16" E	115.09'
L13	S 74°23'26" E	54.45'
L14	N 15°35'48" E	114.99'
L15	S 74°24'34" E	54.99'
L16	S 15°52'04" W	115.01'

## LEGEND

DEED AND OFFICIAL RECORDS  
OF BURLESON COUNTY, TEXAS1/2" IRON ROD SET WITH A  
PLASTIC CAP STAMPED "PAYNE RPLS 6064."

3/8" IRON ROD FOUND



UTILITY POLE, OVERHEAD UTILITY LINE, GUY



WATER METER



IRON FENCE



ELECTRIC EASEMENT

## NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 4805100425C, DATED JANUARY 6, 2011, THIS TRACT LIES WITHIN ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). SURVEYOR AND PAYNE LAND SURVEYING, LLC, ACCEPTS NO RESPONSIBILITY FOR THIS INFORMATION.
4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT C.F. NO. BU-14-023, DATED FEBRUARY 7, 2014 PROVIDED BY BOTTS TITLE COMPANY. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
5. THE BEARING BASIS FOR THIS SURVEY REFERS TO: GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.

## NOTES CORRESPONDING TO SCHEDULE B

10(1) BUILDING SETBACK LINES AND EASEMENTS RECORDED ON THE FOLLOWING DOCUMENTS: THE PLAT OF BIRCH CREEK SUBDIVISION, SECTION IV, RECORDED IN VOLUME 200, PAGE 388, DEED RECORDS OF BURLESON COUNTY, TEXAS, VOLUME 200, PAGE 388, DEED RECORDS OF BURLESON COUNTY, TEXAS, VOLUME 200, PAGE 388, DEED RECORDS OF BURLESON COUNTY, TEXAS, VOLUME 671, PAGE 682, OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS.

30' BSL FRONT STREET  
20' BSL SIDE STREET  
5' BSL INTERIOR LOT LINES  
10' EE ALL LOT LINES

10(1) UTILITY EASEMENTS AS SHOWN ON PLAT OF BIRCH CREEK FOREST, SECTION FOUR (4), S&D PLAT RECORDED IN VOLUME 200, PAGE 388, DEED RECORDS OF BURLESON COUNTY, TEXAS, AND IN VOLUME 193, PAGE 432, DEED RECORDS OF BURLESON COUNTY, TEXAS.

10' EE ALONG ALL LOT LINES

10(2) BLANKET PIPELINE EASEMENT IN FAVOR OF CLASON GAS COMPANY RECORDED IN VOLUME 304, PAGE 586, DEED RECORDS OF BURLESON COUNTY, TEXAS, AFFECTS BIRCH CREEK SUBDIVISION.

TO CLAYTON AND TERRI GEISENDORF AND BOTTS TITLE COMPANY EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON FEBRUARY 22, 2014, THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR REMOVAL OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

PHILLIP D. PAYNE, R.P.L.S. NO. 6064



**PAYNE**  
LAND SURVEYING, LLC

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WEBSITE: PAYNELANDSURVEYING.COM

G.F. NO. BU-14-023

DESCRIPTION: LOT 17, LOT 18, LOT 19, AND LOT 20,  
BLOCK 18, SECTION 4, BIRCH CREEK FOREST  
SUBDIVISION, BURLESON COUNTY, TEXAS

JOB NUMBER: 227 CREW: GB, CW OFFICE: KK, PP CLIENT: BRUCE PALMQUIST