



## 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

1402 FM 2921  
De Leon, Tx 76444

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"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Det.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cocktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Emergency Escape Ladder(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhaust Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Detection Equip.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
French Drain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liquid Propane Gas:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-LP Community (Captive)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-LP on Property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item	Y	N	U
Natural Gas Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fuel Gas Piping:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-Black Iron Pipe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-Copper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-Corrugated Stainless Steel Tubing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Tub	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intercom System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Outdoor Grill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patio/Decking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Maint. Accessories	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1
Evaporative Coolers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units:
Wall/Window AC Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units:
Attic Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe:
Central Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1
Other Heat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe:
Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of ovens: 2 electric <input checked="" type="checkbox"/> gas other:
Fireplace & Chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	wood <input type="checkbox"/> gas logs mock other:
Carport	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	attached <input type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	attached <input checked="" type="checkbox"/> not attached
Garage Door Openers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: number of remotes:
Satellite Dish & Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> owned <input checked="" type="checkbox"/> leased from: Directv + Tritelcom
Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned <input type="checkbox"/> leased from:

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller: AS ML

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

1403 FM 2921  
De Leon, Tx 76444

Solar Panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	owned	leased from:	
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric	gas	other: _____
Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned	leased from:	number of units: 1
Other Leased Items(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____		
Underground Lawn Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> automatic	<input type="checkbox"/> manual	areas covered: _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: Composite Shingle Age: 5 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

Some trim needs to be replaced

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

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

(TXR-1408) 07-10-23

Initiated by: Buyer: \_\_\_\_\_

and Seller: Bh ML

CLARK REAL ESTATE GROUP, 400 W 4-20 Suite 100 Weatherford TX 76088

Phone: 2545924477

Fax: \_\_\_\_\_

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State Byrd

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www.bclll.com

1401 FM 2921

1403

Concerning the Property at 1403 FM 2921  
De Leon, Tx 76444

Previous Roof Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Termite or WDI damage needing repair	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Other Structural Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

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

\*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                        |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Present flood insurance coverage.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous flooding due to a natural flood event.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous water penetration into a structure on the Property due to a natural flood.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <u>wholly</u> <input type="checkbox"/> <u>partly</u> <input type="checkbox"/> in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <u>wholly</u> <input type="checkbox"/> <u>partly</u> <input type="checkbox"/> in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <u>wholly</u> <input type="checkbox"/> <u>partly</u> <input type="checkbox"/> in a floodway.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <u>wholly</u> <input type="checkbox"/> <u>partly</u> <input type="checkbox"/> in a flood pool.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <u>wholly</u> <input type="checkbox"/> <u>partly</u> <input type="checkbox"/> in a reservoir.   |

If the answer to any of the above is yes, explain (attach additional sheets as necessary): \_\_\_\_\_

***"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.*

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller: BH, ML, ML

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CLARK REAL ESTATE GROUP, 488 W 1-20 Suite 100 Weatherford TX 76086

Phone: 254-916-6777

Fax:

Produced with Love Will Transactions (ZipForm Edition) 717 N Harwood St. Suite 2200, Dallas, TX 75201

www.lwcl.com

(401 EN 129)

103

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De Leon, Tx 76444

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. 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.

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_

and Seller: \_\_\_\_\_

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CLARK REAL ESTATE GROUP, 400 W 1-20 Suite 100 Wrentham TX 76948

Phone: 254-926-8277

Fax: \_\_\_\_\_

San Blvd

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www.texas.com

1403 FM 2921

1903

Concerning the Property at

1403 FM 2921  
De Leon, Tx 76444

- ☒ 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):

Entire property is located in the Middle Trinity Groundwater Conservation District

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 ☐ noSection 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): We don't know the building code requirements in our area

*\*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.*

(TXR-1406) 07-10-23

Initialed by: Buyer:

and Seller:

CLARREAL ESTATE GROUP, 400 W 128 Suite 100 Weatherford TX 76086  
Sam Byrd

Produced with Lease Well Transactions (ReForm Edition) 717 N. Harwood St. Suite 2200, Dallas, TX 75201

Phone: 214-522-8877

Fax:

www.leaseit.com

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Last FM 1991



1403

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

1403 FM 2921  
De Leon, Tx 76444

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.

Barbara L. Loeb, LLC 10/26/23 Nancy Loeb, trustee 10/26/23  
Signature of Seller Date Signature of Seller Date

Printed Name: Barbara Loeb, trustee Printed Name: Nancy Loeb, trustee

ADDITIONAL NOTICES TO BUYER: Mike Loeb, trustee Mike Loeb, trustee  
Signature of Seller Printed Name Date

- (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: Comanche Electric Co-op  
Sewer: N/A  
Water: Comanche County Water  
Cable: DirectTV  
Trash: Republic Services  
Natural Gas: N/A  
Phone Company: Totolcom  
Propane: N/A  
Internet: Totolcom

phone #: 800-915-2533  
phone #: \_\_\_\_\_  
phone #: 254-893-3678  
phone #: 855-298-1515  
phone #: 325-677-2288  
phone #: \_\_\_\_\_  
phone #: 254-893-1100  
phone #: \_\_\_\_\_  
phone #: 254-893-1100

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

1401 FM 2921  
De Leon, Tx 76444

(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: \_\_\_\_\_

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_

and Seller: \_\_\_\_\_

CLARK REAL ESTATE GROUP, 400 W 1-2 Suite 100 Weatherford TX 76086  
Sam Byrd

Phone 2549926877 Fax \_\_\_\_\_  
Produced with Lone Wolf Transactions (201Form Edition) 717 N Harwood St. Suite 2200, Dallas, TX 75201 [www.lwtx.com](http://www.lwtx.com)

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1401 FM 2921



### UNIMPROVED LAND SELLER'S DISCLOSURE

FOR THE PURPOSE OF PROPOSED OFFERS FOR THE UNIMPROVED PROPERTY LOCATED AT:

1403 FM 2921 De Leon Tx 76433

(Property Address)

SELLER ☐ is ☒ is not aware of any flooding of the Property which has had a material adverse effect on the use of the Property.

SELLER ☐ is ☒ is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.

SELLER ☐ is ☒ is not aware of any environmental hazards that materially and adversely affect the Property.

SELLER ☐ is ☒ is not aware of any dumpsite, landfill, or underground tanks or containers now or previously located on the Property.

SELLER ☐ is ☒ is not aware of any wetlands, as defined by federal or state law or regulating affecting the Property.

SELLER ☐ is ☒ is not aware of any threatened or endangered species or their habitat affecting the Property.

SELLER ☐ is ☒ is not aware that the Property is located ☒ wholly ☒ partly in a floodplain,

SELLER ☐ is ☒ is not aware that a tree or trees located on the Property has oak wilt.

SELLER has or is aware of the following leases: ☐ ground, ☐ mineral, ☐ oil & gas,

☐ fixture, or ☐ tenant. ☒ Seller is not a party or aware of any leases associated with the Property.

If SELLER is aware of any of the items above, please explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SELLER NAME: Loeb, Nancy Survivors Trust

SELLER NAME: \_\_\_\_\_

Nancy Loeb *Nancy Loeb*

Signature

08/25/2023

Date

Mike Loeb *Mike Loeb*

Signature

08/25/2023

Date

Barbara Loeb *Barbara Loeb* 8/29/23





Nancy's Home

## INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
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### CONCERNING THE PROPERTY AT

1403 FM 2921  
De Leon, Tx 76444

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Lateral lines - subsurface infiltrate Panels ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: 35 ft off of SE corner of house ☐ Unknown
- (4) Installer: Paul Ashmore ☐ Unknown
- (5) Approximate Age: 14 yrs ☐ Unknown

#### B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No  
If yes, name of maintenance contractor: \_\_\_\_\_  
Phone: \_\_\_\_\_ contract expiration date: \_\_\_\_\_  
*Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)*
- (2) Approximate date any tanks were last pumped? \_\_\_\_\_
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No  
If yes, explain: \_\_\_\_\_
- (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.

**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

 8/29/23

Receipt acknowledged by:

  
\_\_\_\_\_  
Signature of Seller Date

\_\_\_\_\_  
Signature of Buyer Date

\_\_\_\_\_  
Signature of Buyer Date

# County of Comanche

Gary "Corky" Underwood  
Commissioner, Precinct No. 1

Kenneth Feist  
Commissioner, Precinct No. 2

James R. Arthur - County Judge

101 W. Central  
Comanche, TX 76442-3299  
Phone: 325-356-2466 or 2773  
Fax: 325-356-3710

Sherman Sides  
Commissioner, Precinct No. 3

Jimmy Dale Johnson  
Commissioner, Precinct No. 4

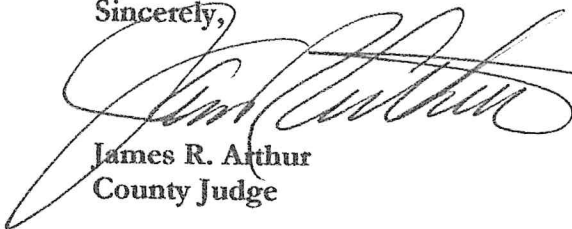
October 13, 2009

Nancy Loeb Survivors Trust  
1401 FM 2921  
DeLeon, TX 76444

Re: Septic Inspection

Enclosed is a copy of your septic inspection. Please keep this paperwork with your deed records.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'James R. Arthur', is written over the typed name and title.

James R. Arthur  
County Judge

JRA/sw

Enclosure

COMANCHE COUNTY  
AUTHORIZATION TO CONSTRUCT  
AN  
ON-SITE SEWERAGE FACILITY

Application # 1020  
PROPERTY OWNER Nancy Loeb  
MAILING ADDRESS 1401 FM 2921  
De Leon Tx 76442  
PROPERTY LOCATION 1401 FM 2921 De Leon Tx

This serves to notify all persons that an on-site sewerage facility application, related technical data, and the appropriate fees have been received by Comanche County from the property owner. The application has been reviewed for technical and administrative consideration against the standards set forth by Comanche County. Approval is hereby granted for the construction as shown on the submitted plans.

Any modifications to submitted plans require approval by Comanche County On-Site Sewerage Agent prior to installation.

You or your installer must contact Macky Thedford, Comanche County On-Site Sewage Inspector, 325-667-7404 prior to completion to arrange the required facility inspection. The authorization to construct is valid for one year from the date of issue. If a final inspection has not been performed within one year of issue, a new application and fee will be required.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

M Thedford  
Application Reviewer

5/11/09  
Date

COMANCHE COUNTY  
ON-SITE SEWAGE FACILITY  
TECHNICAL INFORMATION FOR PERMIT

APPLICATION # 1020

DO NOT BEGIN CONSTRUCTION PRIOR TO APPLICATION APPROVAL.  
UNAUTHORIZED CONSTRUCTION CAN RESULT IN CIVIL AND OR ADMINISTRATIVE PENALTIES.

OWNER'S NAME: Nancy Loeb

COUNTY: Comanch

Professional design required?: ☐ Yes ☒ No

If yes, professional design attached: ☐ Yes ☐ No

I. SEWER (House drain):

Type and size of pipe: 3" sch 40

Slope of sewer pipe to tank: 1/4 p.f.

II. DAILY WASTEWATER USAGE RATE: Q = 240 (gallons/day)

Water saving devices: ☒ Yes ☐ No

III. TREATMENT UNIT:

A. ☒ SEPTIC TANK:

• Tank dimensions: 112" x 82" x 53"

• Size required: 750 gal

• Liquid depth (tank bottom to outlet): 40"

• Size proposed: 1000 gal

B. ☐ AEROBIC:

• Manufacturer: \_\_\_\_\_

• Size required: \_\_\_\_\_

• Pretreatment tank: ☐ Yes ☐ No

• Model #: \_\_\_\_\_

• Size proposed: \_\_\_\_\_

C. ☐ OTHER: \_\_\_\_\_

(PLEASE ATTACH DESCRIPTION)

IV. DISPOSAL SYSTEM:

Type: Subsurface Infiltrator Panels

• Area required: 1200 s.f.

• Area proposed: 900 s.f.

V. ADDITIONAL INFORMATION: (Note - This information must be attached for review to be completed.)

A. Site evaluation

B. Planning materials

Paul Rehman  
DESIGNER'S SIGNATURE

050006188  
REGISTRATION NO.

\_\_\_\_\_  
DATE



# COMANCHE COUNTY

## SITE EVALUATION AND PLANNING MATERIALS FOR AN ON-SITE SEWAGE FACILITY

The following information must be submitted with the design package for review by the DR.  
Failure to include or address all of the following items may result in approval delays.

Application No. 1020

Applicant/Site Information		Site Evaluator Information	
Name	Nancy Loeb	Name	Paul Ashmore
Address	1401 FM 2921	Address	Box 18
City, State, Zip	DeLeon Tx 76442	City, State, Zip	Hamilton Tx 76531
Phone No.	254-893-5565	Phone No.	254-386-5509
County	Comanche	License No.	5E #0010874

Additional information:

**SITE EVALUATION:** A minimum of two soil borings or backhoe pits must be excavated at opposite ends of the proposed disposal area. The borings or pits must be excavated to a depth of two feet below the proposed excavation, or a restrictive horizon, whichever is less. The boring or pit locations must be indicated. This report shall include a groundwater evaluation, a surface drainage analysis, and all applicable minimum separation requirements.

**PLANNING MATERIALS:** The proposed treatment and disposal system shall be prepared based on the site evaluation. The submittal requirements must include the following details.

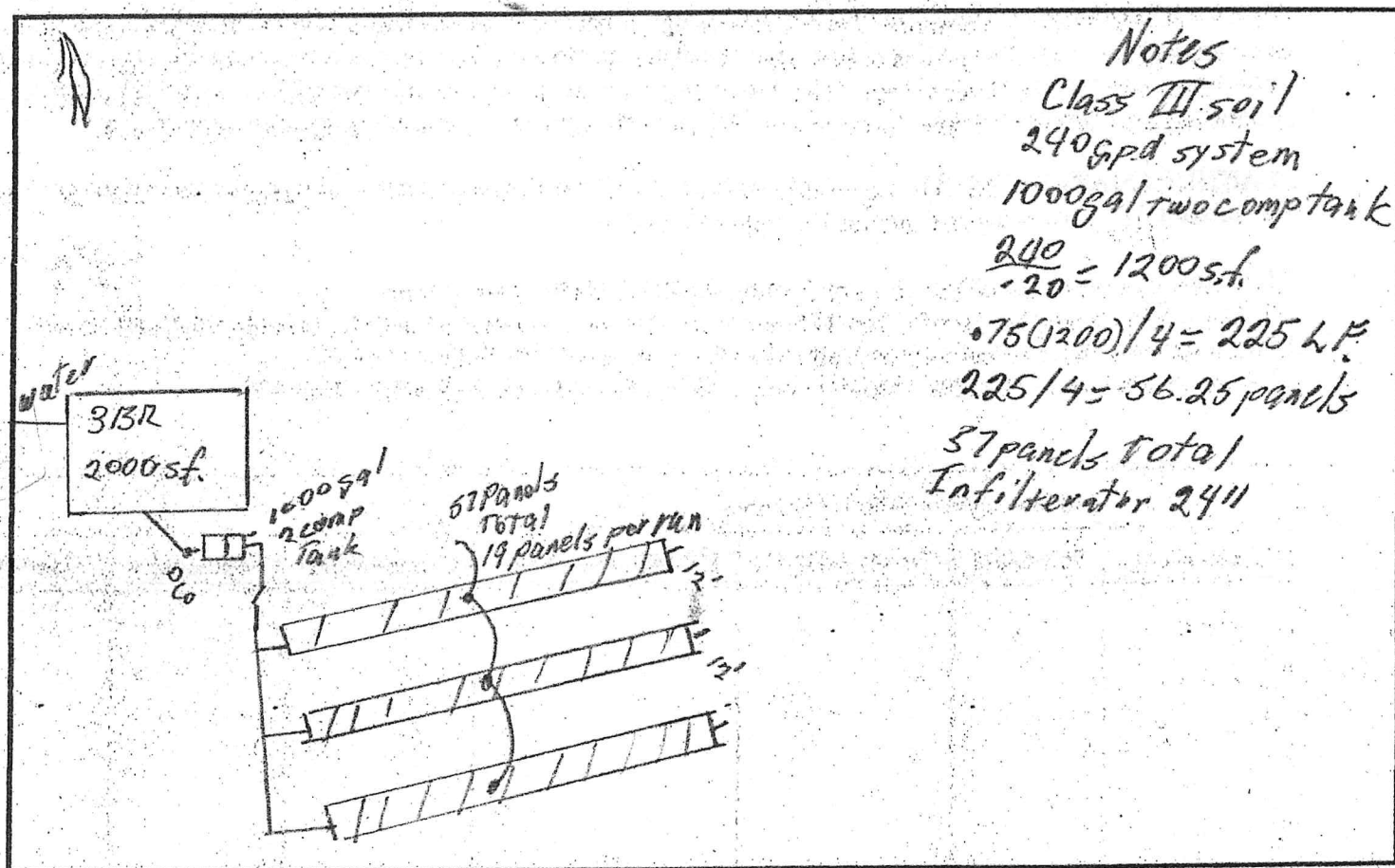
- ☐ A scale drawing of the on-site sewage facility, showing all structures served.
- ☐ Submittals prepared by a professional engineer or professional sanitarian must be sealed, dated, and signed.
- ☐ Proposed designs must comply with all separation distances identified in Table X.
- ☐ A sectional view of the tanks, including pump tanks, and excavations must be submitted.

Soil Boring/Backhoe Pit Number <u>1</u>						
Depth (Feet)	Soil Class	Gravel Analysis	Restrictive Horizon	Groundwater	Topography	Flood Hazard
0	III	None	None	None	Flat	None
1						
2						
3						
4						
5						
6						
7						

Soil Boring/Backhoe Pit Number <u>2</u>						
Depth (Feet)	Soil Class	Gravel Analysis	Restrictive Horizon	Groundwater	Topography	Flood Hazard
0	III	None	None	None	Flat	None
1						
2						
3						
4						
5						
6						
7						

### Schematic of Lot or Tract / Site Drawing

Scale: 1 inch = 50 feet/or appropriate



I certify that the results of this report are based on my site observations and are accurate to the best of my ability.

Signature: Paul Ashman

Date: \_\_\_\_\_

(Site Evaluator)

COMANCHE COUNTY  
ON-SITE SEWAGE FACILITY INSPECTION REPORT

COUNTY Comanche  
PROPERTY OWNER Nancy Lamb  
OWNERS TELEPHONE NUMBER 254  
DESCRIPTION OF STRUCTURE New

APPLICATION NUMBER 1020  
INSTALLER PAUL ASHMORE  
INSTALLER TELEPHONE NUMBER 586-403  
CERTIFICATE NUMBER 05 000133

I. SEWER

MEETS MIN. STANDARDS/DESIGN CRITERIA: Y ☒ N ☐

DEFICIENCIES NOTED \_\_\_\_\_

COMMENTS \_\_\_\_\_

II. TREATMENT UNIT

(UNIT 1) TYPE/MANUFACTURER CEMENTE SIZE 1000 MODEL/SERIAL 1020

MEETS MIN. STANDARDS/DESIGN CRITERIA: Y ☒ N ☐ MATERIAL CONCRETE

DEFICIENCIES NOTED \_\_\_\_\_

(UNIT 2) TYPE/MANUFACTURER \_\_\_\_\_ SIZE \_\_\_\_\_ MODEL/SERIAL \_\_\_\_\_

DEFICIENCIES NOTED \_\_\_\_\_

DISINFECTION REQUIRED: Y ☐ N ☐ TYPE \_\_\_\_\_ PROPERLY INSTALLED: Y ☐ N ☐

DEFICIENCIES NOTED \_\_\_\_\_

PUMP TANK (IF USED) TYPE/MANUFACTURER \_\_\_\_\_ SIZE \_\_\_\_\_

MEETS MIN. STANDARDS/DESIGN CRITERIA: Y ☐ N ☐ MATERIAL \_\_\_\_\_

HIGH WATER ALARM TYPE \_\_\_\_\_ PROPERLY INSTALLED Y ☐ N ☐

DEFICIENCIES NOTED \_\_\_\_\_

COMMENTS \_\_\_\_\_

III. DISPOSAL

TYPE DISPOSAL STANDARD AREA REQUIRED 1200 sq ft AREA INSTALLED 900 sq ft

MEETS MIN. STANDARDS/DESIGN CRITERIA: Y ☐ N ☐

DEFICIENCIES NOTED \_\_\_\_\_

COMMENTS \_\_\_\_\_

GENERAL REMARKS \_\_\_\_\_

INSPECTED BY: m shedden

DATE: 9/12/09

APPROVED BY: m shedden

DATE: 5/12/09

COMANCHE COUNTY  
NOTICE OF APPROVAL  
OF  
ON-SITE SEWERAGE FACILITY

PERMIT # 1020

PROPERTY OWNER

Nancy Loeb

MAILING ADDRESS

1401 FM 2921

DeLeon Tx 76442

PROPERTY LOCATION

1401 FM 2921

DeLeon Tx

This serves to notify all persons that the on-site sewerage facility owned by the above has satisfied design, construction, and installation requirements of Comanche County. The Comanche County On-Site Sewerage Facility Permit is issued for the operation of the above-identified on-site sewerage facility.

ANY MODIFICATIONS TO THE SYSTEM COMPONENTS MAY REQUIRE A NEW PERMIT. The owner must notify this office of the aforementioned changes.

ADDITIONAL INFORMATION:

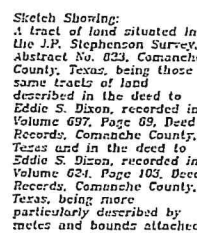
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

M. Hurd  
Inspector

5/12/69  
Date



## 2452 J. Neurosci., June 23, 2010 • 30(25):2447–2454



I, Conner Stevens, Texas R.P.L.S. No. 1283, do hereby certify that this sketch accurately represents as on the ground survey done under my supervision and conforms in all ways to the Texas Board of Land Surveying Standards, and there are no visible encroachments, easements or encrovements except as shown.





### SQUARE FOOTAGE DISCLAIMER

PROPERTY ADDRESS 1403 FM 2921 De Leon Tx 76433

ESTIMATED SQUARE FOOTAGE Tax

SOURCE OF ESTIMATE 2106

The undersigned acknowledge receipt of the square footage estimation and its source, and further acknowledge that neither the listing real estate broker or agent nor the agent/broker representing buyer(s) have created or otherwise originated the square footage estimate. All parties who are signatories to this disclaimer are recommended to have a third party verify the square footage of the property in the event a concern about the accuracy or value exists.

This disclaimer is being executed in advance of the negotiation and execution of a contract for the sale and purchase, and will become an exhibit to any contract executed by the parties.

Nancy Loeb  
SELLER Loeb, Nancy Survivors Trust 08/25/2023  
DATE

BUYER \_\_\_\_\_ DATE

Mark Loeb  
SELLER Mark Loeb, Trustee 08/25/2023  
DATE 8/29/23

BUYER \_\_\_\_\_ DATE

Sam Byrd  
LISTING AGENT Sam Byrd 08/25/2023  
DATE

SELLING AGENT \_\_\_\_\_ DATE

CLARK REAL ESTATE GROUP



400 W. I-20 Suite 100 • Weatherford Texas 76086 • 817-458-0402 • [www.clarkreg.com](http://www.clarkreg.com)