



For Sale on Market

\$399,900

Call (903) 626-6677 Today!

518 LCR 902, JEWETT, TX 75846 3 BEDS, 2 FULL BATH(S)

This secluded off-water gem is located 1.1 miles north of Lake Limestone Marina. It is an immaculate 2177 SF (+/-) 3-bedroom 2 bath brick home that sits on 2 and 1/2 lots in the Forest Hills Subdivision. Amenities include vaulted living room ceiling, wood burning fireplace with heatilator, granite counter tops and like new easy-care LVP flooring. The large primary bedroom is a retreat with ensuite (double vanity, soaking tub and separate shower). The detached 2-car garage has plenty of loft storage. RV parking is available next to the garage. A 14'x30' metal storage building can become the man cave/she shed of your dreams. There is also a 20'x34' storage building that's just right for your boat and lake toys or additional parking. The owners installed (2022) a Briggs & Stratton 26 KW Generator with a 250 gal. propane tank that can power the entire house.

GENERAL DESCRIPTION

Subdivision: Forest Hills Add
Property Type: Single-Family
Bedrooms: 3
Baths: 2 Full
Stories: 1
Garage: 2 / Detached
Style: Traditional
Year Built: 1994
Building Sqft: 2,177 / Appraisal District
Lotsize: 1.2741- acres
Key Map: 1
MLS# / Area: 5818755 / 73



Get in touch
Brenda Thomas

(903) 626-6677



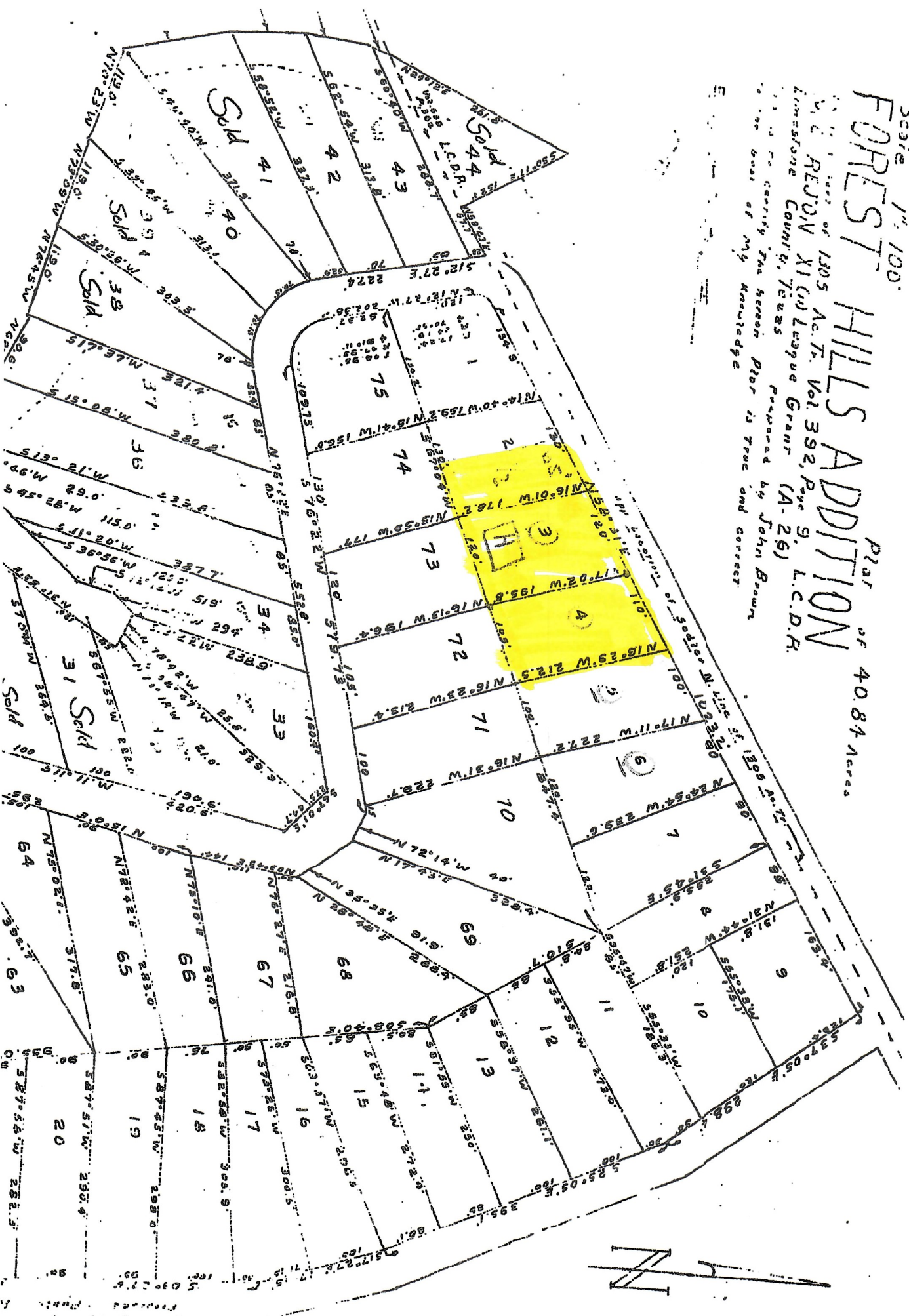
Red Barn Realty

(903) 626-6677

518 Lcr 902, Jewett, TX 75846

Visit <https://www.har.com/5818755> for more information

Scale 1" = 100'
FOREST HILLS ADDITION
 Plat of 40.84 Acres
 Part of 1305 Ac. Tr. Vol. 392, Page 9, L.C.D.R.
 REUNION XI (in) League Grant (A-26) L.C.D.R.
 Limestone County, Texas
 Prepared by John Brown
 on the basis of my knowledge



RED BARN REALTY
P. O. BOX 355
JEWETT, TX 75846
(903) 626-6677

PROPERTY DATA SHEET

ACREAGE: 1.27+/- acres Lot East 1/2 of Lot 2, and Lots 3 and 4

PRICE: \$399,900 Terms, Cash or New Loan

MINERALS: Seller agrees to convey % of the oil & gas minerals.
Seller agrees to convey % of the other minerals.

Reserved by All of Record
prior owners All of Record

Subject property () is () is not presently under an oil and gas lease.
Subject property () is () is not presently under a coal and lignite lease.

ACCESS: Subject property has ingress & egress via:
(x) Public road, 518 LCR 902
() Deed easement wide
() Subject property is land locked, no deeded easement.
(x) A. Title policy issued by
() B. The Trustee on any Seller
Financed Note shall be

SURVEY: () A. No survey is required
() B. Seller shall furnish to Buyer Seller's existing survey of the property dated
, 19x
() C. A survey of the property dated subsequent to the effective date of a contract
which shall be furnished within days from the effective date of contract
showing the boundaries and visible conditions along the boundaries, perimeter
fences, easements, right of way, roadways and computation of area, which shall
be furnished and at the expense of () Seller () Buyer by a mutually
acceptable Public Surveyor licensed by the State of Texas.

WATER: () D. Surveyor
() Seller agrees to convey ownership to the water meter with all fees paid. Proration
of the water bill shall be made on the basis of the bill of the previous month.
() All transfer fees will be paid by the buyer.

LAND TYPE: () Pasture % +/-
() Wooded % +/-
() Creeks () Lakes Limestone
() Soil

IMPROVEMENTS: Land presently (X) Residential () Ranching
used for: () Crop Farming () Recreation/Hunting
() Home () Mobile Home
() Home () Double Wide Mobile Home

Approx. heated/cooled sq. ft. 2177, outside dimensions
Total Rooms Living Room Size 17x23 Total Baths 2
Total Bedrooms 3 #1 Size 15.5x18 #2 Size 11.5x12 #3 Size 10x12

(X) Air Cond. (X) Dining 12x13 (X) Brick
(X) Heat (x) Breakfast 10x13 () Frame
(X) Water (X) Living Room 17x23 (X) Slab
(X) Electricity (X) Kitchen 13x13 () Pier & Beam
(X) Telephone (X) Fireplace wood burning () Barns
() City Gas (X) Garage 2 car () Sheds
(X) Propane () Carport () Corrals
() Sewer (X) Utility Room (X) Other 14x30 Metal Storage Bldg
(x) Septic Tank (X) Other RV Parking (X) Other 20x34 Storage Bldg

SCHOOL DISTRICT: Leon ISD Other: 26 KW Briggs/Stratton Generator

TAXES: 2024 County \$ TOTAL: \$2471.24
with exemptions School \$ City \$

Note: All information furnished concerning this property has been obtained from sources deemed
reliable, and is believed to be correct, but no responsibility is assumed therefore; and no
warranty or representation 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.



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

518 LCR 902
Jewett, TX 75846

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 X 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	✓		
Carbon Monoxide Det.		✓	
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal		✓	
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences		✓	
Fire Detection Equip.	✓		
French Drain		✓	
Gas Fixtures		✓	
Liquid Propane Gas:	✓		
-LP Community (Captive)		✓	
-LP on Property	✓		

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

Item	Y	N	U
Pump: sump grinder		✓	
Rain Gutters	✓		
Range/Stove	✓		
Roof/Attic Vents	✓		
Sauna		✓	
Smoke Detector	✓		
Smoke Detector - Hearing Impaired		✓	
Spa		✓	
Trash Compactor		✓	
TV Antenna		✓	
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System		✓	

Item	Y	N	U	Additional Information
Central A/C	✓			✓ electric gas number of units: <u>one</u>
Evaporative Coolers		✓		number of units: <u> </u>
Wall/Window AC Units		✓		number of units: <u> </u>
Attic Fan(s)		✓		if yes, describe: <u> </u>
Central Heat	✓			✓ electric gas number of units: <u>one</u>
Other Heat	✓			if yes, describe: <u>fireplace</u>
Oven	✓			number of ovens: <u>one</u> ✓ electric gas other: <u> </u>
Fireplace & Chimney	✓			✓ wood gas logs mock other: <u> </u>
Carport		✓		<u> </u> attached <u> </u> not attached
Garage	✓			<u> </u> attached ✓ not attached
Garage Door Openers	✓			number of units: <u>three</u> number of remotes: <u>four</u>
Satellite Dish & Controls	✓			<u> </u> owned ✓ leased from: <u>DISH</u>
Security System		✓		<u> </u> owned <u> </u> leased from: <u> </u>

(TXR-1406) 07-10-23

Initialed by: Buyer: and Seller: JJD BMM

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Concerning the Property at _____

Y N U

Solar Panels	<input type="checkbox"/>	<input checked="" 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 <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>one</u>
Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned _____ leased from: _____
Other Leased Items(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> automatic <input checked="" type="checkbox"/> manual areas covered _____
Septic / On-Site Sewer Facility	<input type="checkbox"/>	<input checked="" 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: Shingle Age: three different ages (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):

Wall oven temperature is 25° off - self cleaning does not work

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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):

Master Bedroom: drywall tape has split in ceiling

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

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: JSD, BMM

Red Barn Realty, PO Box 355 Jewett TX 75846
Douglas Thomas

Phone: 9036266677 Fax: _____
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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James and Bonnie

Concerning the Property at _____

Previous Roof Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Other Structural Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Termite or WDI damage needing repair	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*	<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):

House: roof replaced Approx 2019
Garage: roof replaced Approx 2017
Bathroom: roof repaired Approx 2021

*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):

Garage: Joists were cut to accommodate tall trucks and installation of electric door openers. One bay has been repaired.
Both Bathrooms: fans vent to attic

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- ☒ Present flood insurance coverage.
- ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☒ Previous flooding due to a natural flood event.
- ☒ Previous water penetration into a structure on the Property due to a natural flood.
- ☒ Located __wholly __partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- ☒ Located __wholly __partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☒ Located __wholly __partly in a floodway.
- ☒ Located __wholly __partly in a flood pool.
- ☒ Located __wholly __partly in a reservoir.

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

***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.

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Initialed by: Buyer: _____, _____ and Seller: JJD, pm

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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: None in affect

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.

Concerning the Property at _____

- ☒ 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): _____

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☐ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property.
A buyer should obtain inspections from inspectors chosen by the buyer.*

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

- ☒ Homestead ☒ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☐ yes ☒ no

Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: JJS, MM

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Concerning the Property at _____

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	Date
Printed Name: <u>JAMES J. DERES</u>		Printed Name: <u>BONITA A. DERES</u>	

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 <https://publicsite.dps.texas.gov>. 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: Navasota Electric
Sewer: N/A (SEPTIC)
Water: N/A (WELL)
Cable: DISH
Trash: Frontier Waste (see Attached)
Natural Gas: N/A
Phone Company: AT&T
Propane: (FOR GENERATOR) LEON GAS
Internet: HUGHES NET

254-876-2581
phone #: 800-443-9462
phone #: _____
phone #: _____
phone #: 866-263-1911
phone #: 254-203-5866
phone #: _____
phone #: 800-246-8464
phone #: 936-396-3921
phone #: 866-359-7527
866-347-3292

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: JJD, MB

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Concerning the Property at _____

(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: _____	

New Remit to:

Frontier Waste-Mexia

P.O. Box 647019

Dallas TX

75264-7019



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

518 LCR 902
Jewett, TX 75846

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: _____ ☒ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown
front yard
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: When house was built ☐ 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.

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller JJD, BMM

Page 1 of 2

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.

James J. Deres 3/14/25
Signature of Seller Date
James J. Deres

Bonita A. Deres 3/14/25
Signature of Seller Date
Bonita A. Deres

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

TO THE PUBLIC

THE STATE OF TEXAS

COUNTY OF LIMESTONE

2496

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DEDICATIONS OF RESTRICTIONS

WHEREAS, CARL B. SADLER, JR. and wife, BETTYE M. SADLER, and LENA SADLER, hereinafter called "DEVELOPERS" are the record owners of all of the lots, tracts and parcels of land shown upon that certain map of a subdivision known and designated as

Forest Hills Addition, a Subdivision in Limestone County, Texas, according to the plat of said Subdivision recorded in Cabinet 1, Plat 18, Plat Records of Limestone County, Texas, reference to which Plat and the Record thereof being here made for all purposes;

NOW, THEREFORE, CARL B. SADLER, JR. and wife, BETTYE M. SADLER, and LENA SADLER, acting herein by and through their duly authorized and acting Attorney-in-Fact, CARL B. SADLER, III, do hereby dedicate said property in accordance with the dedication appearing upon said plat and agree that the land shown to be subdivided into numbered lots according to said map is held and shall hereafter be conveyed subject to the covenants, conditions, stipulations and restrictions, as hereinafter set forth.

For the purpose of creating and carrying out a uniform plan for the improvement and sale of said property in said subdivision, as a restricted subdivision, the following restrictions upon the use of said property are hereby established and adopted, and shall be made a part by appropriate reference to this instrument, of each and every contract, deed and lease by DEVELOPERS concerning the numbered lots set forth on said map, and same shall be considered a part of each such contract, deed and lease, as though fully incorporated therein.

The restrictions hereinafter set forth, except as herein otherwise provided shall be and are hereby imposed upon each numbered lot in said subdivision, as shown by said plat and as referred to herein, and same shall constitute covenants running with the land and shall be binding upon and shall inure to the benefit of DEVELOPERS, their heirs, executors, successors and assigns, and all subsequent purchasers of said property, their heirs, executors, administrators, successors and assigns, and each such party, by virtue of accepting a contract, deed or lease covering said property, shall be subject to and bound by such restrictions, covenants and conditions as hereinafter set forth.

I.

All lots situated in Forest Hills Addition
Lots 1 thru 75, as shown by the above referenced plat, shall be restricted to private residential dwellings.

II.

No lean-to, shack or other temporary structure of any character shall be permanently constructed on any of said lots. No structure, other than a single residence, designed and constructed for use by single family, together with servants quarters, garages and other structures as may be suitable and proper for the use and occupancy of said residence as a single family dwelling, shall be constructed on any lot dedicated to private residential

purposes, nor shall any residence constructed thereon be converted into or thereafter used as a duplex, apartment house or any form of multiple family dwelling, nor shall any residences on separate lots be advertised for use or used as hotel, tourist cottages or as places of abode for transit persons, nor shall any structure, house trailer or building erected thereon or any part thereof be used as a dwelling pending the completion of the main dwelling house to be constructed thereon. By the term "house trailer", it is included but not limited to mobile homes and prefabricated type mobile homes.

III.

In no event shall any dwelling erected on any lot above referred to, nor shall the plans be approved for such residence that shall not contain a minimum of 800 sq. ft. of living area, exclusive of garages and other appendages. Said dwellings must have wood shingle or composition roof, and may be erected on any type of foundation. In the event any other type of roofing is to be used, it must be approved by the architectural committee. In the event of split-level construction, foundations may be approved by the architectural committee. All improvements or additions to same shall be substantially and safely constructed, painted, and kept in good repair; and all lots shall be kept in a clean and sanitary condition.

IV.

No building or other structure shall be erected, placed or altered on any lot until the construction plans and specifications and the plans showing the location of the structure, have been approved by the architectural control committee. The architectural control committee is composed of LINDA SADLER, CARL B. SADLER, JR. and BETTYE M. SADLER. A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. After ten (10) years from date of this instrument, then the record owners of the majority of the lots shall have the power, through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it, any of its powers and duties.

The committee's approval or disapproval as required in these covenants shall be required in writing. In the event the committee or its designated representatives, fail to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with. The residence or building, however, must be constructed in compliance with all other of the restrictive covenants herein set out.

The address of this committee is 509 E. Navasota, Groesbeck, Texas 76642.

V.

No horses, sheep, cows, goats, swine or other livestock may be kept on the premises.

VI. 85

No outside toilets will be permitted and no installation of any kind of disposal sewage shall be allowed which will result in raw or untreated sewage being carried into water bodies. No septic tank or other means of sewage disposal may be installed unless approved by the proper governmental authorities having jurisdiction with respect thereto. The drainage of septic tanks into roads, streets, alleys or public ditches, either directly or indirectly is strictly prohibited.

VII.

No sign or other advertising may be displayed on property unless approved by the architectural control committee.

VIII.

No building material of any kind or character shall be placed or stored upon the property until the owner is ready to commence improvements, and then such material shall be placed within the property lines of the lot upon which the improvements are to be erected and shall not be placed in the streets or between the road bed and the property line.

IX.

All exterior construction must be of new material and no used material shall be used on exterior portions of any dwelling erected, however, use of other than new material might be used for interior construction.

X.

No improvements in the way of building or appendages to building shall be built nearer than ten (10) feet to any adjacent lot line, nor nearer than twenty (20) feet to the property line adjacent to the road providing access to said property.

XI.

All of the restrictions and covenants herein set forth shall continue and be binding upon DEVELOPERS, their heirs, executors, administrators, successors or assigns, and upon the purchaser of said lots, for a period of fifty (50) years from the date this instrument is filed for record in the office of the County Clerk of Limestone County, Texas.

XII.

The terms and provisions hereof shall be binding upon DEVELOPERS, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and all subsequent purchasers or owners of property in said subdivision, each of whom shall be obligated and bound to observe the same provided, however, that no such person shall be liable, except in respect to breaches committed during his or their ownership of said property.

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XIII.

The waiver or invalidation of any one or more of these restrictions, covenants, or conditions by judgment, court order or otherwise, shall in no wise constitute a waiver of or invalidate any other restriction, covenant or condition, but all such other restrictions, covenants and conditions shall continue to remain in full force and effect.

XIV.

No unsightly storage that is visible from the street shall be permitted on any lot.

XV.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and in order to prevent him or them from so doing or to recover damages or other dues for such violation.

EXECUTED this 24 day of March, 1980.

Carl B. Sadler III

CARL B. SADLER, III, Attorney-in-Fact for CARL B. SADLER, JR., BETTYE M. SADLER and LENA SADLER.

THE STATE OF TEXAS)

COUNTY OF LIMESTONE)

Before me, the undersigned authority, on this day personally appeared CARL B. SADLER, III, Attorney-in-Fact for CARL B. SADLER, JR., BETTYE M. SADLER and LENA SADLER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the 24th day of March, A. D. 1980.



Beth Ann Sadler
Notary Public in and for
Limestone County, Texas

Filed for record the 24 day of March, A.D. 1980 at 2 o'clock P. M.
Recorded the 25 day of March, A.D. 1980 at 3 o'clock P. M.
By Dena Pruitt Deputy
DENA PRUITT, County Clerk
Limestone County, Texas