



For Sale on Market

\$519,900

Call (903) 626-6677 Today!

GENERAL DESCRIPTION

Subdivision: na

Property Type: Country Homes/Acreage - Free Standi

Bedrooms: 3

Baths: 3 Full

Stories: 1

Garage: 2 / Attached

Style: Traditional

Year Built: 1985

Building Sqft: 2,268 / Seller

Lotsize: 1,600,310

Key Map: 1

MLS# / Area: 77268757 / 73

COUNTRY HOMES/ACREAGE - FREE STANDI, 3 BEDS, 3 FULL BATH(S)

This listing is conveniently located on FM 1512 near Jewett, Texas. Property is in Limestone County and the Groesbeck Independent School District. Potential runneth over with this one! Large brick home with 3 bedrooms, 3 bathrooms, easy care tile floors, vaulted ceilings with beams and a brick fireplace, and even a game room! There's a concrete driveway that leads around to the two-car attached garage and sweet little back porch. The home sits on 36.738 acres, more or less and has TWO ponds. The acreage is ready for your cattle or other livestock. Schedule an appointment today!



**Get in touch
Brenda Thomas**

(903) 626-6677

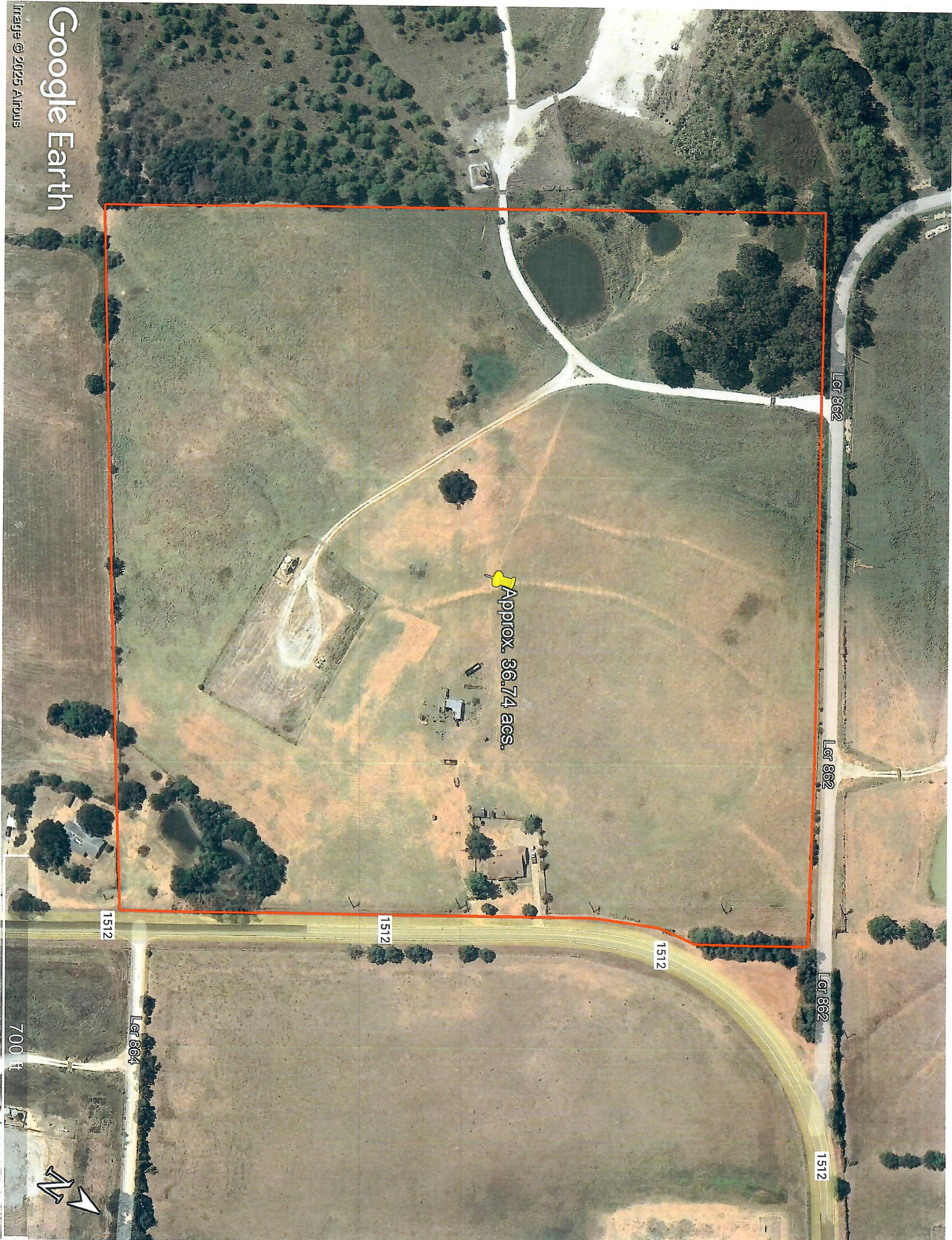


Red Barn Realty

(903) 626-6677

496 Fm-1512, Jewett, TX 75846

Visit <https://www.har.com/77268757> for more information



Google Earth

Image © 2025 Airbus

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

PROPERTY DATA SHEET

ACREAGE:

36.738 ac +/-

acres Lot

PRICE:

\$

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,

() 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.

() 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.

WATER:

Concord Robbins
Water

LAND TYPE:

(X) Pasture

% +/-

() Wooded

% +/-

() Creeks

() Lakes

() Soil

IMPROVEMENTS:

Land presently

used for: (X) Residential

(X) Ranching

() Crop Farming

() Recreation/Hunting

() Home

() Mobile Home

() Home

() Double Wide Mobile Home

Approx. heated/cooled sq. ft. 2268

, outside dimensions

Total Rooms

Living Room Size

17x19

Total Baths

3

Total Bedrooms

3

#1 Size

12x18

#2 Size

11x12

#3 Size

10.5x12

() Air Cond.

() Dining

() Brick

() Heat

() Breakfast

() Frame

() Water

() Living Room

() Slab

() Electricity

() Kitchen

() Pier & Beam

() Telephone

() Fireplace

() Bams

() City Gas

() Garage

() Sheds

() Propane

() Carport

() Corrals

() Sewer

() Utility Room

() Other

() Septic Tank

() Other

() Other

SCHOOL DISTRICT:

GISD

TAXES:

2024

County

City

TOTAL:

1936.90

Note: with HS, over 65
and AG

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.

All that certain lot, tract or parcel of land situated in the M.C. Rejon XI League Grant, A-26, Limestone County, Texas, being 36.738 acre of land as fenced and being all of a called 40 3/4 acre tract, more or less, described in a deed from Wm. O. Chandler, et al to Elvis Harlon Chandler, dated July 13, 1971 and recorded in Volume 564, Page 859, Deed Records Limestone County, Texas. Said 36.738 acre tract described to-wit.

Beginning at a 1/2" iron rod and cap, RPLS/MJR/1858 set at the most occupied north fence corner of said 36.738 acre tract, said point being in the southeasterly fence of L.C.R. 862, said point also being South 35 degrees, 24 feet from the middle of said road, said point also being the west corner of the J.E. Snell, 50 acre tract;

THENCE South 34 degrees 52 minutes 33 seconds East, 243.97 feet along fence to a 1/2" iron rod and cap set at 6" fence post;

THENCE South 13 degrees 59 minutes East, 106.41 feet along fence to a 48" clump of hackberry trees, at angle point in the westerly r.o.w. fence of F.M.R. 1512;

THENCE South 34 degrees 40 minutes 13 seconds East, 653.87 feet along r.o.w. fence to a 1/2" iron rod and cap set at 6" occupied fence corner, being the northeast corner of the J.D. Vassar, 3.95 acre tract, Vol. 837, Pg. 640;

THENCE South 86 degrees 20 minutes 10 seconds West, 94.47 feet along the north line of the Vassar tract, to a 1/2" iron rod and cap at 6" cedar post at the occupied northwest corner of said tract;

THENCE South 2 degrees 31 minutes 26 seconds West, 378.93 feet along the west fence of the Vassar tract to a 1/2" iron rod and cap set at 6" cedar post, being a point in the northerly line of the Archie Gantt, 29 acre tract, Vol. 829, Pg. 138;

THENCE South 53 degrees 05 minutes 28 seconds West, 887.17 feet along the Gantt's westerly fence to a 6" corner post at the west corner of said 29 acre tract, being the most northerly corner of the Archie Gantt, 41 1/2 acre tract, Vol. 829, Pg. 138;

THENCE South 52 degrees 57 minutes 10 seconds West, 69.68 feet to a 1/2" iron rod and cap set at the occupied south corner of said 36.738 acre tract, being the southeasterly corner of the Donald L. Schreiber, 59.029 acre tract, Vol. 549, Pg. 478;

THENCE North 37 degrees 15 minutes 48 seconds West, 638.42 feet along the easterly fence of said tract to a 6" treated fence post at slight angle of fence;

THENCE North 37 degrees 06 minutes West, 651.36 feet continuing along said fence to a 1/2" iron rod and cap set at a 20" post oak tree at the most westerly occupied fence corner of said 36.738 acre tract;

THENCE North 52 degrees 53 minutes 50 seconds East, 59.62 feet along fence to a 18" post oak tree;

THENCE North 51 degrees 53 minutes 41 seconds East, 45.49 feet to a 20" post oak tree, said point being the beginning of the southerly r.o.w. fence of L.C.R. 862;

THENCE North 56 degrees 09 minutes 13 seconds East, 244.63 feet to a 48" post oak tree on the southwesterly entrance of the Herd Production Co. lease road;

THENCE North 54 degrees 24 minutes 43 seconds East, passing at 86.71 feet a 6" fence post on the northeasterly side of said lease road, continuing a total distance of 619.33 feet along the southerly fenced r.o.w. of L.C.R. 862 to a 1/2" iron rod and cap set at a 6" fence post at angle point;

THENCE North 57 degrees 06 minutes 08 seconds East, (Basis of Bearing per deed, Vol. 950, Pg. 271) 390.72 feet continuing along r.o.w. fence to the point of beginning, containing 36.738 acres of land, more or less.



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 _____

**496 FM 1512
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 ___ 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: _____
Evaporative Coolers		☒		number of units: _____
Wall/Window AC Units		☒		number of units: _____
Attic Fan(s)		☒		if yes, describe: _____
Central Heat	☒			electric gas number of units: _____
Other Heat			☒	if yes, describe: _____
Oven	☒			number of ovens: _____ electric gas other: _____
Fireplace & Chimney	☒			wood gas logs mock other: _____
Carport		☒		attached not attached
Garage	☒			attached not attached
Garage Door Openers			☒	number of units: _____ number of remotes: _____
Satellite Dish & Controls			☒	owned leased from: _____
Security System		☒		owned leased from: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: TME

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**496 FM 1512
Jewett, TX 75846**

Concerning the Property at _____

Solar Panels	☐	☒	☐	owned	leased from:
Water Heater	☒	☐	☐	electric	gas other: _____ number of units: 1
Water Softener	☐	☐	☒	owned	leased from:
Other Leased Items(s)	☐	☒	☐	if yes, describe: _____	
Underground Lawn Sprinkler	☐	☒	☐	automatic manual areas covered _____	
Septic / On-Site Sewer Facility	☒	☐	☐	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: unknown (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	☐	☒
Ceilings	☒	☐
Doors	☐	☒
Driveways	☐	☒
Electrical Systems	☐	☒
Exterior Walls	☐	☒

Item	Y	N
Floors	☐	☒
Foundation / Slab(s)	☐	☒
Interior Walls	☐	☒
Lighting Fixtures	☐	☒
Plumbing Systems	☐	☒
Roof	☒	☐

Item	Y	N
Sidewalks	☒	☐
Walls / Fences	☐	☒
Windows	☐	☒
Other Structural Components	☐	☒

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

water mark on spot on ceiling

cracks on driveway and sidewalk

roof missing some shingles

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

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

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: TME, _____

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

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

Phone: 9036266677

Fax:

Merriman

496 FM 1512
Jewett, TX 75846

Concerning the Property at _____

Previous Roof Repairs	☒
Previous Other Structural Repairs	☒
Previous Use of Premises for Manufacture of Methamphetamine	☒

Termite or WDI damage needing repair	☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*	☒

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

- ☒ 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:  _____

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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: _____

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: TME, _____

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

Phone: 9036266677 Fax: _____
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Merriman

**496 FM 1512
Jewett, TX 75846**

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.

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

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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.

 Toby Merriman, Executor

08/26/2025

Signature of Seller

Date

Signature of Seller

Date

Printed Name: Toby Merriman

Printed Name: _____

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: _____

phone #: _____

Sewer: _____

phone #: _____

Water: _____

phone #: _____

Cable: _____

phone #: _____

Trash: _____

phone #: _____

Natural Gas: _____

phone #: _____

Phone Company: _____

phone #: _____

Propane: _____

phone #: _____

Internet: _____

phone #: _____

(TXR-1406) 07-10-23

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

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496 FM 1512
Jewett, TX 75846

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: _____	

(TXR-1406) 07-10-23

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

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INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

496 FM 1512
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
- (4) Installer: ☒ Unknown
- (5) Approximate Age: ☒ 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? Sept 26th 2024 *Larry Lynch 903 322-5245*
- (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 *[Signature]*

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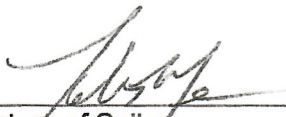
www.lwof.com

Merriman

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
Homer Merriman Estate by _____ Date



Signature of Seller
Toby Merriman _____ Date

Receipt acknowledged by:

Signature of Buyer _____ Date

Signature of Buyer _____ Date