TEXAS ASSOCIATION OF REALTORS®

# 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 1903 FM 134 JEFFERSON, TX 75657

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) STAIRCASE | ✓ | | |
| Exhaust Fans | ✓ | | |
| Fences | ✓ | | |
| Fire Detection Equip. | ✓ | | |
| French Drain | | ✓ | |
| Gas Fixtures | | ✓ | |
| Natural Gas Lines | | ✓ | |

| Item | Y | N | U |
|---|---|---|---|
| Liquid Propane Gas: | ✓ | | |
| -LP Community (Captive) | | ✓ | |
| -LP on Property | ✓ | | |
| 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: 2 |
| Evaporative Coolers | | ✓ | | number of units: |
| Wall/Window AC Units | | ✓ | | number of units: |
| Attic Fan(s) | ✓ | | | if yes, describe: MOUNTED IN ATTIC STAIRWAY |
| Central Heat | ✓ | | | ✓ electric __ gas number of units: |
| Other Heat | | ✓ | | if yes, describe: |
| Oven | ✓ | | | number of ovens: 1 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: |
| Solar Panels | | ✓ | | __ owned __ leased from: |
| Water Heater | ✓ | | | ✓ electric __ gas __ other: number of units: 2 |
| Water Softener | | ✓ | | __ owned __ leased from: |
| Other Leased Items(s) | | ✓ | | if yes, describe: |



Texas Farms&Ranches/Park Villa, 4138 US HWY 259 Longview TX 75605 Phone: (903)663-5900 Fax: (903)704-4954 BLANK2
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Concerning the Property at 1903 FM 134 1903 FM 134 JEFFERSON, TX 75657

| | | | | |
|---|---|---|---|---|
| Underground Lawn Sprinkler | | ✓ | | __ automatic __ manual areas covered: |
| Septic / On-Site Sewer Facility | ✓ | | | if yes, attach Information About On-Site Sewer Facility (TAR-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 TAR-1906 concerning lead-based paint hazards).

Roof Type: Composition Shingle Age: 12-15 years (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): _____

**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 100-year Floodplain (If yes, attach TAR-1414) | | ✓ |
| Located in Floodway (If yes, attach TAR-1414) | | ✓ |
| Present Flood Ins. Coverage (If yes, attach TAR-1414) | | ✓ |
| Previous Flooding into the Structures | | ✓ |
| Previous Flooding onto the Property | | ✓ |
| Located in Historic District | | ✓ |

| Condition | Y | N |
|---|---|---|
| Previous Foundation Repairs | | ✓ |
| Previous Roof Repairs | | |
| Previous Other Structural Repairs | | ✓ |
| Radon Gas | | ✓ |
| Settling | | ✓ |
| Soil Movement | | ✓ |
| Subsurface Structure or Pits | | ✓ |
| Underground Storage Tanks | | ✓ |
| Unplatted Easements | | ✓ |
| Unrecorded Easements | | ✓ |
| Urea-formaldehyde Insulation | | ✓ |
| Water Penetration | | ✓ |
| 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 | | ✓ |



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Concerning the Property at 1903 FM 134 JEFFERSON, TX 75657

| | | | | | |
|---|---|---|---|---|---|
| Historic Property Designation | | ✓ | Termite or WDI damage needing repair | | ✓ |
| Previous Use of Premises for Manufacture of Methamphetamine | | ✓ | 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): NONE

*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): NONE

**Section 5. 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:<br>Name of association: _____<br>Manager's name: _____ Phone: _____<br>Fees or assessments are: $ _____ per _____ and are: __ mandatory __ voluntary<br>Any unpaid fees or assessment for the Property? __ yes ($ _____ ) __ no<br>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:<br>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.<br>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. |
| __ | ✓ | 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. |



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Concerning the Property at 1903 FM 134 JEFFERSON, TX 75657

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

**Section 6. Seller __ has ✓ has not attached a survey of the Property.**

**Section 7. 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 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:**

✓ Homestead ✓ Senior Citizen __ Disabled
__ Wildlife Management __ Agricultural __ Disabled Veteran
__ Other: Partial Agriculture __ Unknown

**Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider?** ✓ yes __ no roof replacement

**Section 10. 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 11. 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.*

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.

Robert Howard Cobb 1/20/26

Signature of Seller Date Signature of Seller Date

Printed Name: _____ Printed Name: _____



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Concerning the Property at 1903 FM 134
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**ADDITIONAL NOTICES TO BUYER:**

(1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. 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* (TAR 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: | Upshur Rural Electric Cooperative | phone #: | (903) 843-2536 |
| Sewer: | | phone #: | |
| Water: | | phone #: | |
| Cable: | | phone #: | |
| Trash: | | phone #: | |
| Natural Gas: | | phone #: | |
| Phone Company: | | phone #: | |
| Propane: | Ferrell gas | phone #: | (903) 796-2893 |
| Internet: | | phone #: | |

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

| | | | |
|---|---|---|---|
| Signature of Buyer | Date | Signature of Buyer | Date |
| Printed Name: | | Printed Name: | |



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TEXAS REALTORS

# INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 1903 FM 134 JEFFERSON, TX 75657

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

(1) Type of Treatment System: ☑ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____

(2) Type of Distribution System: Field Line ☐ Unknown

(3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown
Behind Shop EAST SIDE

(4) Installer: _____ ☑ Unknown

(5) Approximate Age: 30 years ☐ 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? 2022

(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.**



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Information about On-Site Sewer Facility concerning 1903 FM 134 JEFFERSON, TX 75657

**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.

| Facility | Usage (gal/day) without water-saving devices | Usage (gal/day) with water-saving devices |
|---|---|---|
| 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

Signature of Seller 1/20/26 Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date



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