PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS

EQUAL HOUSING OPPORTUNITY

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS ON 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 OR SELLER'S AGENTS.

CONCERNING THE PROPERTY AT: TBD CR 1072 Greenville
(Street Address and City)

1. Definitions. For the purposes of this form the following definitions, with notes, apply.

A. "**Groundwater**" means water percolating below the surface of the earth. Groundwater is usually found in subsurface reservoirs or aquifers and is accessed by Water Wells.
[Note: Unless severed from the surface estate, Groundwater is owned by the surface landowner who may be able to access the Groundwater by drilling a Water Well in compliance with the law and rules of the applicable Groundwater District, if any.]

B. "**Groundwater District**" means a local or regional Groundwater Conservation District, Underground Water Conservation District, Subsidence District, or other special district or authority that regulates the drilling or operation of Water Wells.
[Note: Not all land in Texas is subject to a Groundwater District.]

C. "**Surface Water**" means water in lakes, rivers, creeks, streams, and in the bays, estuaries, and arms of the Gulf of Mexico.

D. "**Surface Water Rights**" means a permit, certified filing, or certificate of adjudication administered by the Texas Commission on Environmental Quality (TCEQ) that authorizes the diversion, impoundment, or use of Surface Water.
[Note: Not all diversions, impoundments, or uses of Surface Water require a Surface Water Right.]

E. "**Water Well**" means an artificial excavation that is drilled or dug for the purpose of exploring for or producing Groundwater.
[Note: The drilling and operation of a Water Well may be regulated, restricted, or prohibited in a Groundwater District. Subdividing a property may impact rights related to drilling or operating a Water Well. A Water Well may be owned and operated by individuals, groups, cooperatives, associations, or other entities.]

2. Information Related to Groundwater and Water Wells. [Attach additional sheets as necessary.]

A. Is any portion of the Property located in a Groundwater District? ☐ Yes ☑ No ☐ Unknown
If yes, identify the district and its website: _____

B. Is Seller aware of one or more Water Wells on the Property? ☐ Yes ☑ No
If yes:
(1) The total number of Water Wells known to Seller is _____
(2) The number of Water Wells known to Seller that are currently in use is _____
(3) The number of Water Wells known to Seller that are not currently in use and have been capped, covered, plugged, or abandoned is _____
(4) Identify any registrations or permits (by number) from a Groundwater District for the Water Wells on the Property: _____

C. If the answer to 2B is yes, complete the following to the extent known.

☐ (1) All Water Wells on the Property are owned or operated solely by Seller for the sole benefit of the Property.

☐ (2) The following Water Wells: (i) are owned or operated by the person identified; (ii) benefit the identified beneficiary; and (iii) are governed by the identified agreements or understandings (attach additional sheets for each Water Well):
Water Well: _____
Owners/Operators: _____
Beneficiary: _____
Agreement or Understanding: _____

D. Is Seller aware whether the Property receives water from a Water Well located on another property (not including water from a city, municipal utility district or other special district, water supply corporation, or private water company)? ☐ Yes ☑ No If yes, describe the Water Well and identify any agreements or understandings governing access to the water:

E. Is Seller aware whether a Water Well on the Property relies in whole or in part on Groundwater rights owned or leased from land outside the boundaries of the Property? ☐ Yes ☑ No If yes, describe the Groundwater rights owned or leased:

F. Is Seller aware whether any of the Groundwater rights to the Property have been severed, sold, or leased in whole or in part with or without the right to drill or operate a Water Well on the Property? ☐ Yes ☑ No If yes, describe the Groundwater rights severed, sold, or leased:

3. Information Related to Surface Water. [Attach additional sheets as necessary.]

A. Does Seller own any Surface Water Right associated with the Property ☐ Yes ☐ No

If yes:

(1) Identify the applicable Surface Water Right by its permit, filing, or certification of adjudication number:

(2) If more than one person owns an interest in any Surface Water Right identified in 3A(1), identify each person and their respective ownership interest:

B. Is there a pond, lake, or water tank on the Property, whether currently with or without water?
☑ Yes ☐ No

Notices to Buyer and Seller:

(1) Statutes, rules, regulations, and court rulings concerning Groundwater, Water Wells, Groundwater rights, surface water, and Surface Water Rights (collectively, **Water Rights**) are multifaceted and may be complex.

(2) The Seller may not have complete knowledge or understanding of the Water Rights related to or affecting the Property.

(3) Water Rights that relate to the Property may be held by others. To determine the extent and application of Water Rights related to Property, consult an attorney who can examine the title to the Property and issues regarding Water Rights.

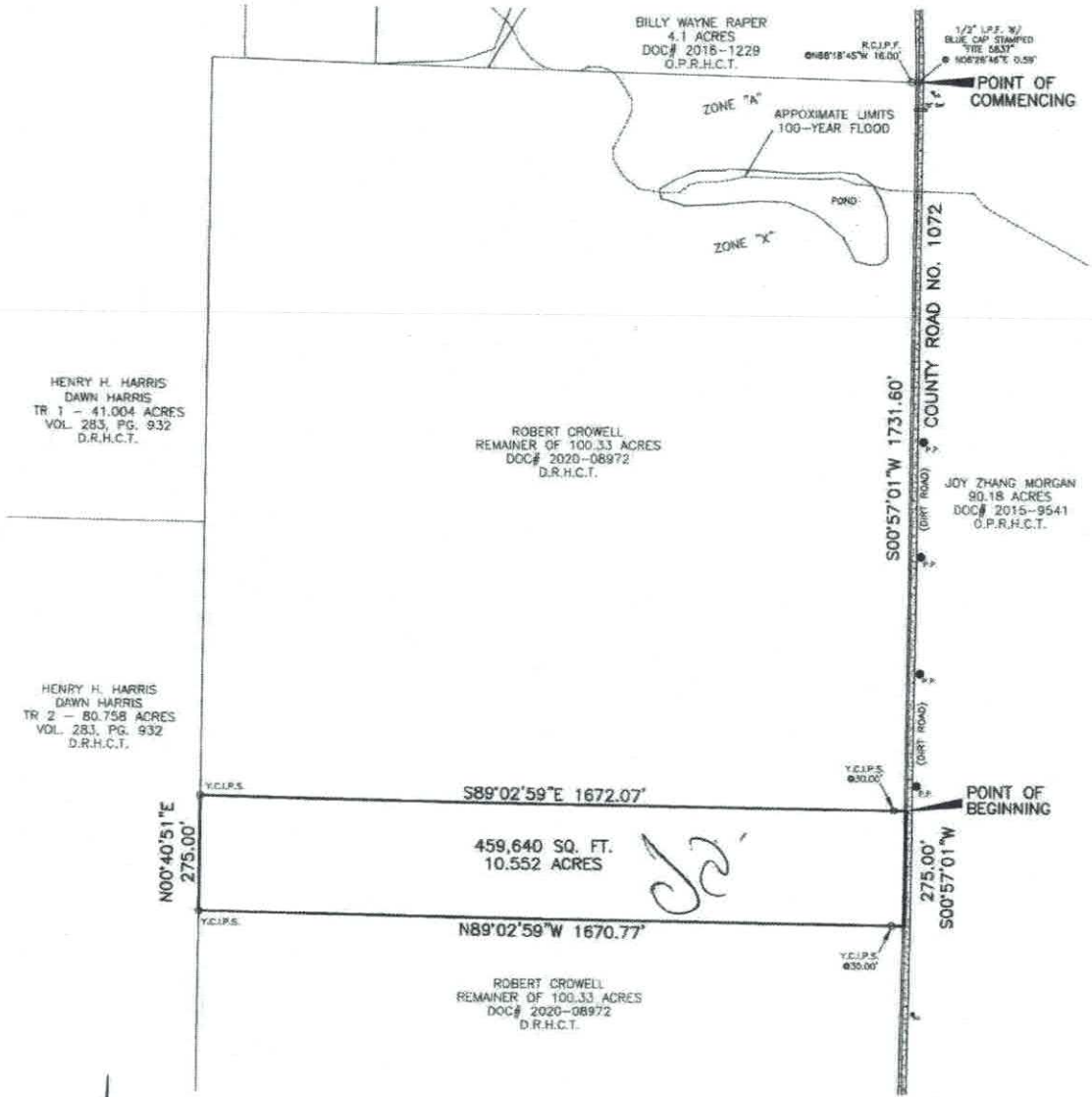
(4) Rules and regulations of Groundwater Districts regarding Water Wells differ from district to district and should be reviewed if the Property has an existing or potential future Water Well. Some Groundwater Districts have ad valorem taxing authority and others do not. Consult the local Appraisal District for applicable taxes and tax rates.

(5) If the parties need or intend to reserve, specifically except, or separately convey Water Rights related to the Property, each party should consult an attorney before signing a binding contract to purchase or sell the Property.

Seller	11-19-26 Date	Seller	Date
Buyer	Date	Buyer	Date

TREC TEXAS REAL ESTATE COMMISSION

This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (http://www.trec.texas.gov) TREC No. 61-0.



GRAPHIC SCALE

200 0 100 200 400

(IN FEET)

1 inch = 200 ft.

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 48231C0250G, DATED JANUARY 6, 2012, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR HUNT COUNTY, TEXAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

TRACT SEVEN
JOB # 2698-20
JULY 10, 2020

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF HUNT

Being a tract of land situated in the Juliet Porter Survey, Abstract No. 819, Hunt County, Texas, and being part of a 100.33 acre tract of land conveyed to Robert Crowell by deed recorded in Document No. 2020-08972, Deed Records, Hunt County, Texas, and being more particularly described as follows:

Commencing at a point in County Road No. 1072 for the northeast corner of said 100.33 acre tract and the southeast corner of a 4.1 acre tract of land conveyed to Billy Wayne Raper by deed recorded in Document No. 2016-1229, Official Public Records, Hunt County, Texas and being on the west line of a 90.18 acre tract of land conveyed to Joy Zhang Morgan by deed recorded in Document No. 2015-9541, Official Public Records, Hunt County, Texas, said point being South 06°26'46" West, a distance of 0.59 feet from a 1/2" iron pin found with blue cap stamped "FITE 5837"; Thence, South 00°57'01" West, along County Road No. 1072, the east line of said 100.33 acre tract and the west line of said 90.18 acre tract, a distance of 1731.60 to a point for the Point of Beginning;

Thence, South 00°57'01" West, along County Road No. 1072, the east line of said 100.33 acre tract and the west line of said 90.18 acre tract, a distance of 275.00 feet to a point for corner;

Thence, North 89°02'59" West, at a distance of 30.00 feet a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for reference and for a total distance of 1670.77 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner on the west line of said 100.33 acre tract and on the east line of an 80.758 acre tract of land conveyed to Henry H. Harris and Dawn Harris by deed recorded in Volume 283, Page 932, Deed Records, Hunt County, Texas;

Thence, North 00°40'51" East, along the west line of said 100.33 acre tract and the east line of said 80.758 acre tract, a distance of 275.00 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 89°02'59" East, at a distance of 1642.06 feet a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for reference and for a total distance of 1672.07 feet to the Point of Beginning and containing 459,640 square feet or 10.552 acres of land.

I, James Barton Carroll, do hereby certify to all parties, that this survey was made on the ground and shows the boundary lines with dimensions of the land indicated hereon, shows the location of all structures and other noticeable improvements and visible items on the subject property, shows the location of all alleys, streets, easements, and other matters of record of which I have been advised affecting subject property.

JAMES BARTON CARROLL R.P.L.S. NO. 5129

STATE OF TEXAS
REGISTERED
JAMES BARTON CARROLL
5129
PROFESSIONAL
LAND SURVEYOR

NOTES:

Survey performed without the benefit of a title commitment and no abstract of title was provided. Property may be subject to easements, covenants or restrictions.

Bearings based on the east line of deed recorded in Document No. 2013-5853, Official Public Records, Hunt County, Texas. (S00°57'01"W)

LEGEND	
P.P.	POWER POLE
I.P.F.	IRON PIN FOUND
Y.C.I.P.S.	1/2" IRON PIN SET W/YELLOW CAP STAMPED "CCG INC RPLS 5129"
R.C.I.P.F.	1/2" IRON PIN FOUND W/RED CAP STAMPED "STOVALL & ASSOC."

BOUNDARY SURVEY
10.552 ACRES
JULIET PORTER SURVEY, A-819
HUNT COUNTY, TEXAS

CARROLL CONSULTING GROUP, INC.
P.O. BOX 11 LAVON, TEXAS 75166
Phone (972) 742-4411
TBPELS REGISTRATION NO.: F-21608
TEXAS FIRM REGISTRATION NO.: 10007200
COPYRIGHT © CARROLL CONSULTING GROUP

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date:_____ GF No._____

Name of Affiant(s): Robert John Crowell

Address of Affiant: 223 Sovereign Court, Rockwall, TX 75032

Description of Property: TBD CR 1072, Greenville, TX 75401

County Hunt, Texas

Date of Survey: July 10, 2020

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

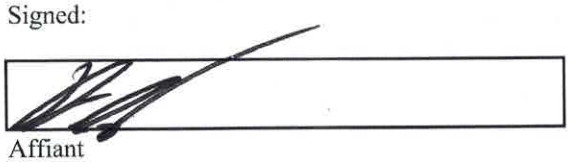
Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being duly sworn, stated:

1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since Date of the Survey, there have been no:
   a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
   b. changes in the location of boundary fences or boundary walls;
   c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
   d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

   EXCEPT for the following (If None, Insert "None" Below):

5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

I declare under penalty of perjury that theforegoing is true and correct. Signed:  Affiant	I declare under penalty of perjury that theforegoing is true and correct. Signed: Affiant

SWORN AND SUBSCRIBED this_____day of_____, 20_____.

Notary Public