



GAITHER RANCH

2326 FM 2136 | Clifton, TX 76634

18.748 Acres located in Harmony Valley in the heart of Bosque County. This ranch is 2 hours from Dallas/Fort worth area and offers the best of both worlds—Country life with majestic views and low maintenance land for you to enjoy! The land has an 80 ft. elevation change; the home is located on the highest point of the property, sitting at 980 feet above sea level with views all the way to Hamilton County. The 3-bedroom/2.5 baths was built in 2003. The house is 2161 sq. ft. with 1000 sq. ft. to enjoy the sunset or the sunrise. The crowning jewel of this home is the double-sided rock vent-less fireplace that sits in the center of the home. The fireplace and living room make this home so cozy and inviting to entertain or visit with friends. The large windows in the living area provide a tremendous amount of light inside the home and allow the sunrise and sunsets to be seen, as well as the vast view of harmony valley while sitting inside the living room enjoying a warm fire. The home offers a large open concept dining room just off the living room as well as a wet bar. The kitchen is an open concept with ample storage, gas range and walk in pantry, as well as offering a breakfast nook that extends to the screened in porch. You will enjoy cooking on the gas range, that is located on the island with high bar top and seeing the view of the fireplace. The custom stone home has crown molding throughout, vaulted ceilings in the main living area, tile floors in the living, kitchen and baths and real oak wood floors in the bedrooms.

The master bedroom is just off the living room on its own wing, the bedroom offers a fireplace, and is spacious enough for a small sitting area as well as a desk for an office area. The master bedroom has French doors that lead to the front porch to view the sunrise and sunset. The master bathroom has double sinks, Jacuzzi tub, walk in closet and lots of storage space. There is also a separate walk-in closet in the bedroom for more storage. The other two bedrooms are just off the dining room area and share a full bath.

In addition to the main residence there is also a 550 sq. ft. art studio with ½ bath that has amazing large windows to let in the North light. The studio would make a great office, or guest quarters. Just off the studio is a double car garage and outdoor pergola and patio area that also extends to the screened in porch to the main home.



Harmony Valley in Bosque County is one of the most beautiful areas to live in. The property is located off paved road 2136. The road up to home is paved as well. There is 3 +/- acres behind the home to enjoy for hunting, bird watching or recreation.

Taxes: \$7,014.97, not agricultural exempt

Propane: Gas Range, heat and fireplace in living room

Minerals: Consult Broker for information on mineral interest

Surveyed in 2004 18.748 Acres



COBB
PROPERTIES
 SELLING FINE TEXAS RANCHES

Stefanie Cobb or Tai Cobb Klam, Broker

tel: 972-989-5200 or 254-253-0157

cobbbranchproperties.com

Gaither Ranch
Bosque County, Texas, 18 AC +/-



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body
- Crude Oil
- Natural Gas
- Other
- Water Wells

Property ID: R30667 For Year 2020

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, Swayam2, Swire

Account	
Property ID:	R30667
Legal Description:	ABST A0293 GRIFFIN, J H Acres:18.4400
Geographic ID:	30667
Agent:	
Type:	R - REAL PROPERTY
Location	
Address:	2326 FM 2136
Map ID:	
Neighborhood CD:	UNASSIGNED
Owner	
Owner ID:	40543
Name:	GAITHER, HUBERT JR & MARGARET
Mailing Address:	2326 FM 2136 CLIFTON, TX 76634-5214
% Ownership:	100.0%
Exemptions:	HS - HOMESTEAD For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$244,145
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$107,359
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$0
Market Value:	\$351,504
Ag Use Value:	\$0
Appraised Value:	\$351,504
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$351,504

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
1	ESD	0.043100	\$351,504	\$351,504	\$151.50	
1	CONS GROUNDWATER	0.009400	\$351,504	\$351,504	\$33.04	
1	BOSQUE COUNTY	0.518200	\$351,504	\$351,504	\$1,179.41	\$1,179.41
1	BOSQUE COUNTY HOSPITAL	0.150000	\$351,504	\$306,354	\$459.53	
2	CLIFTON ISD	1.275000	\$351,504	\$316,504	\$2,920.94	\$2,920.94

Total Tax Rate: 1.995700 **Estimated Taxes With Exemptions:** \$4,744.42 **Estimated Taxes Without Exemptions:** \$7,014.97

Property Improvement - Building

Living Area: 2,161.00sqft **Value:** \$205,959

Type	Description	Class CD	Year Built	SQFT
RESIDENCE	RESIDENTIAL	R-MA-6M	2003	2,161.00
OPEN PORCH	OPEN PORCH	R-MA-6M	2003	700.00
SCREEN PORCH	SCREEN PORCH	R-MA-6M	2003	300.00

Living Area: 0.00sqft **Value:** \$34,861

Type	Description	Class CD	Year Built	SQFT
GARAGE-Q	GARAGE	NO BUILDING CLASS	2003	616.00
STORAGE-Q	STORAGE	NO BUILDING CLASS	2003	550.00

Living Area: 0.00sqft **Value:** \$3,325

Type	Description	Class CD	Year Built	SQFT
ASPHALT-AM	ASPHALT-AM	NO BUILDING CLASS	2012	0.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
20RT2	E1 - RES IMPR ON ACREAGE	1	43,560.00	0.00	0.00	\$7,167	\$0
20RT2	E1 - RES IMPR ON ACREAGE	17.44	759,686.40	0.00	0.00	\$100,192	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$244,145	\$107,359	\$0	\$351,504	\$0	\$351,504
2019	\$227,286	\$103,256	\$0	\$330,542	\$0	\$330,542
2018	\$227,286	\$76,270	\$0	\$303,556	\$0	\$303,556
2017	\$213,176	\$5,092	\$0	\$218,268	\$0	\$218,268
2016	\$213,176	\$5,092	\$0	\$218,268	\$0	\$218,268
2015	\$212,631	\$5,092	\$0	\$217,723	\$0	\$217,723
2014	\$211,603	\$5,092	\$0	\$216,695	\$0	\$216,695
2013	\$214,928	\$76,270	\$0	\$291,198	\$0	\$291,198
2012	\$211,610	\$76,280	\$0	\$287,890	\$0	\$287,890
2011	\$211,610	\$76,280	\$0	\$287,890	\$0	\$287,890

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/17/2002	18	DL		GAITHER, HUBERT JR & MARGARET	519	447	

DISCLAIMER

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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 2326 FM 2136 CLIFTON, TX 76634

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (approximate date) or ☐ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Det.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Emergency Escape Ladder(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhaust Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Detection Equip.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
French Drain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Gas Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Item	Y	N	U
Liquid Propane Gas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-LP Community (Captive)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-LP on Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Tub	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intercom System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patio/Decking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plumbing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Maint. Accessories	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> number of units: <u>CENTRAL & WINDOW</u>
Evaporative Coolers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: _____
Wall/Window AC Units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of units: <u>ONE IN STUDIO</u>
Attic Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> number of units: _____
Other Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____
Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of ovens: _____ electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	attached <input type="checkbox"/> not attached <input type="checkbox"/>
Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	attached <input type="checkbox"/> not attached <input type="checkbox"/>
Garage Door Openers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of units: <u>2</u> number of remotes: <u>2</u>
Satellite Dish & Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	owned <input type="checkbox"/> leased from: _____
Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned <input type="checkbox"/> leased from: _____
Solar Panels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned <input type="checkbox"/> leased from: _____
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____
Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned <input type="checkbox"/> leased from: _____
Other Leased Items(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: _____

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Concerning the Property at _____

Underground Lawn Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	automatic	manual	areas covered:
Septic / On-Site Sewer Facility	<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: MUSTANG VALLEY WATER
Was the Property built before 1978? ___ yes ☒ no ___ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: SHINGLES Age: 17 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/>	<input 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): _____

BEDROOM WINDOW - SEAL BROKEN ALSO WINDOW IN STUDIO
FLOOR IN MASTER BEDROOM - WATER DAMAGE

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 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 type="checkbox"/>
Improvements encroaching on others' property	<input type="checkbox"/>	<input 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"/>
Previous Roof Repairs	<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>
Unrecorded Easements	<input type="checkbox"/>	<input 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"/>
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"/>

Concerning the Property at 2326 Fm 2136 CLIFTON, TX 76634

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): ELECTRICAL - HEATER IN MASTER BATH WILL BE REPAIRED - LIGHT
OUTER SINK WILL BE REPLACED - OUTSIDE GARAGE LIGHT WILL BE
REPLACED.

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 (if yes, attach TXR 1414).
- ☒ 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 (if yes, attach TXR 1414).
- ☒ Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- ☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
- ☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☒ Located ☐ wholly ☐ partly in a floodway (if yes, attach TXR 1414).
- ☒ 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): _____

*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.

"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.

Concerning the Property at _____

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.
- ☐ ☐ 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): _____

Concerning the Property at 2326 FM 2136 CLIFTON TX 76634

Section 9. Seller ☒ has ☐ has not attached a survey of the Property.

Section 10. 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 11. 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 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☐ yes ☒ no

Section 13. 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 14. 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):

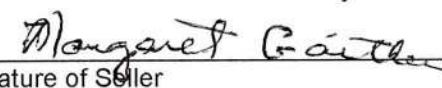
**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. 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.


Signature of Seller

Date


Signature of Seller

Date

Printed Name: _____

Printed Name: _____

Concerning the Property at 2326 FM 2136 CLIFTON TX 76634

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* (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: United Co-op Services
Sewer: _____
Water: Mustang Valley Water
Cable: DISH
Trash: WASTE CONNECTIONS
Natural Gas: Propane - Amerigas
Phone Company: _____
Propane: Amerigas
Internet: DISH

phone #: 254-955-7153
phone #: _____
phone #: 254-597-2445
phone #: _____
phone #: 800-350-3024
phone #: _____
phone #: _____
phone #: 254-675-8001
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: _____



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

COBB PROPERTIES	0354878	cobbproperties@yahoo.com	(972)989-5220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Stefanie Cobb Tai Cobb Klam		taiklam@yahoo.com	254-253-0157
Sales Agent/Associate's Name	License No.	Email	Phone
X _____	X _____		
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date



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.
©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT 2326 FM 2136 CUFTON TX 76634

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: WEST SIDE OF
HOUSE ☐ Unknown
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 17 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? NONE
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

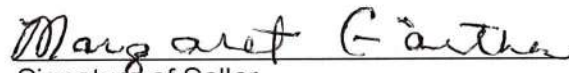
D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

 10-15-2020

 Signature of Seller Date



 Signature of Seller Date

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date

Davis Land Surveying
Post Office Box 277, Meridian, Tx 76665

Phone (254) 889 3745

Fax (254) 889 3065

HUBERT GAITHER, JR. TRACT

FIELD NOTES for a lot, tract, or parcel of land containing 18.748 lying and situated in the Jackson H. Griffin Survey A-293 in Bosque County, Texas. Said land is all of that certain called 18.44 acres described in a deed from Carroll Stanford et ux, Carla Sue Stanford to Hubert Gaither, Jr. et ux, Margaret Gaither as recorded in Volume 519, Page 447 of the Official Public Records of Bosque County, and is more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set in the east line of F.M. Highway 2136, for the northwest corner of 18.45 acres described in a deed to William E. Bucek et ux, as recorded in Volume 519, Page 431 of the Official Public Records of Bosque County, southwest corner of said 18.44 acres and the southwest corner of this;

THENCE: Around a curve to the left with a radius of 994.93 feet, an arc distance of 48.90 feet and a chord bearing of N 50 deg 25 min 02 sec W 48.90 feet to a 1/2 inch iron rod set, for a point of tangency;

THENCE: N 51 deg 50 min 02 sec W 266.40 feet along said east line to a 1/2 inch iron rod set, for a point of curvature;

THENCE: Around a curve to the left with a radius of 994.93 feet, an arc distance of 352.35 feet and a chord bearing of N 67 deg 11 min 00 sec W 350.51 feet to a capped 3/8 inch iron rod found (Angermann), for the southwest corner of 108.60 acres described in a deed to Leon Angermann et ux, as recorded in Volume 498, Page 718 of the Official Public records of Bosque County, northwest corner of said 18.44 acres and the northwest corner of this;

THENCE: Along the south line of said 108.60 acres, north line of said 18.44 acres and generally along a fence to points: N 63 deg 02 min 40 sec E 245.98 feet, N 67 deg 42 min 38 sec E 139.60 feet, N 58 deg 50 min 38 sec E 270.60 feet, N 59 deg 40 min 38 sec E 60.29 feet, N 62 deg 10 min 50 sec E 172.58 feet, N 61 deg 21 min 8 sec E 29.22 feet, N 59 deg 21 min 41 sec E 13.21 feet, N 62 deg 7 min 39 sec E 448.90 feet, N 66 deg 23 min 46 sec E 150.75 feet to a 1/2 inch iron rod set;

THENCE: N 60 deg 55 min 51 sec E 229.26 feet generally along a fence to a 1/2 inch iron rod set at a fence corner, for the existing northwest corner of 207 acres described in a deed to Robert M. Reisinger and Rick F. Reisinger as recorded in Volume 378, Page 153 of the Deed Records of Bosque County, northeast corner of said 18.44 acres and the northeast corner of this;

THENCE: S 09 deg 48 min 01 sec E 591.97 feet generally along a fence and west line of said 207 acres to a railroad spike found, for the northeast corner of said 18.45 acres, southeast corner of said 18.44 acres and the southeast corner of this;

THENCE: S 62 deg 30 min 00 sec W (base bearing) 1226.09 feet along the north line of said 18.45 acres and south line of said 18.44 acres to the point of beginning, containing 18.748 acres of land.

I certify that the above field notes represent a true and accurate survey as made by me on the ground
December 1, 2004

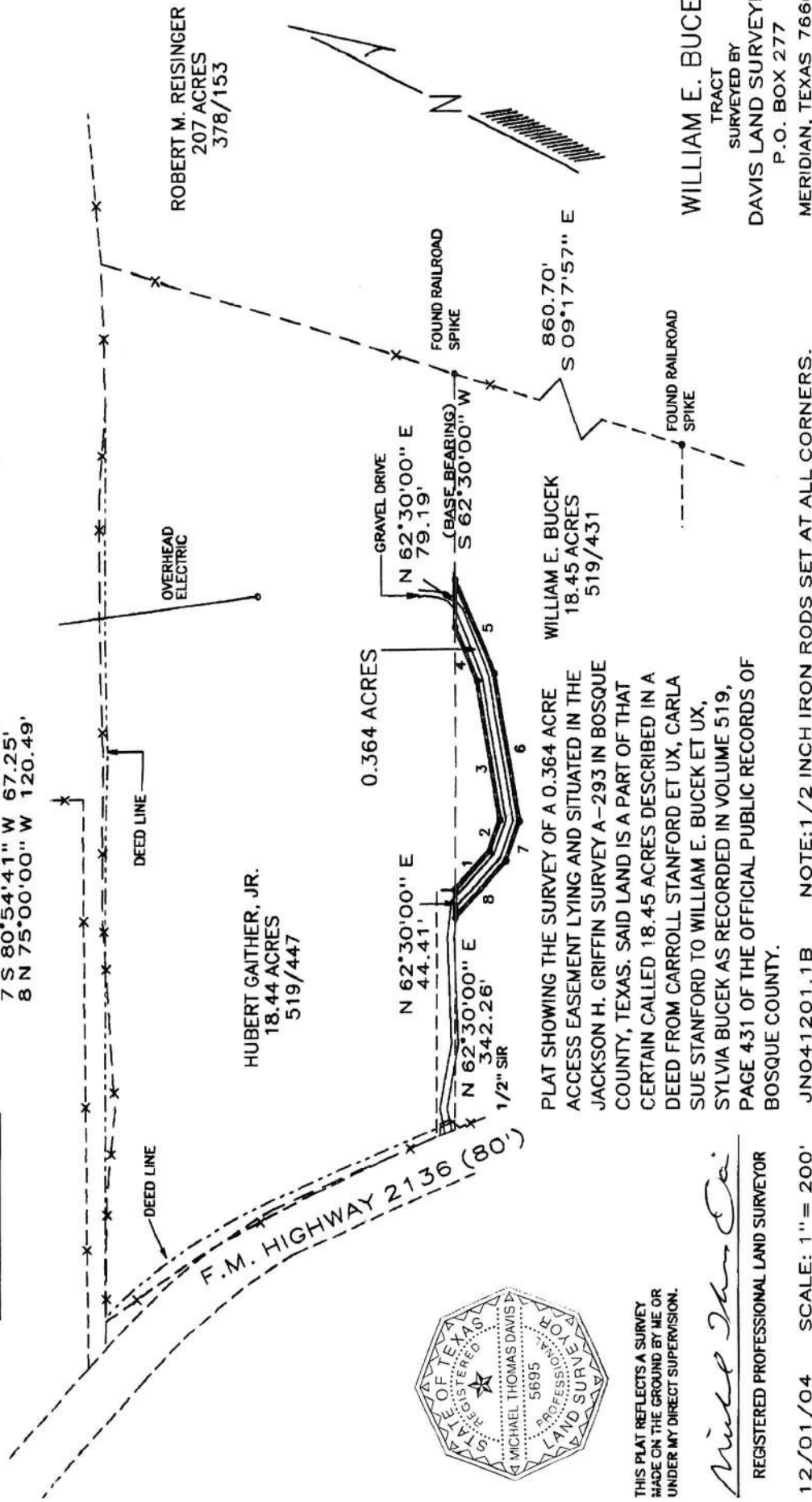
Michael Thomas Davis

Michael Thomas Davis
Registered Professional Land Surveyor
JN041201.1



LEGEND	
SIR	= SET IRON ROD
FIR	= FOUND IRON ROD
-*-	= FENCE LINE

1 S 75°00'00" E 81.35'
 2 N 80°54'41" E 53.47'
 3 N 53°16'22" E 232.09'
 4 N 40°14'21" E 91.41'
 5 S 40°14'21" W 168.13'
 6 S 53°16'22" W 242.89'
 7 S 80°54'41" W 67.25'
 8 N 75°00'00" W 120.49'



THIS PLAT REFLECTS A SURVEY
 MADE ON THE GROUND BY ME OR
 UNDER MY DIRECT SUPERVISION.

Michael Thomas Davis
 REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT SHOWING THE SURVEY OF A 0.364 ACRE
 ACCESS EASEMENT LYING AND SITUATED IN THE
 JACKSON H. GRIFFIN SURVEY A-293 IN BOSQUE
 COUNTY, TEXAS. SAID LAND IS A PART OF THAT
 CERTAIN CALLED 18.45 ACRES DESCRIBED IN A
 DEED FROM CARROLL STANFORD ET UX, CARLA
 SUE STANFORD TO WILLIAM E. BUCEK ET UX,
 SYLVIA BUCEK AS RECORDED IN VOLUME 519,
 PAGE 431 OF THE OFFICIAL PUBLIC RECORDS OF
 BOSQUE COUNTY.

WILLIAM E. BUCEK
 18.45 ACRES
 519/431

HUBERT GAITHER, JR.
 18.44 ACRES
 519/447

0.364 ACRES

N 62°30'00" E
 44.41'
 N 62°30'00" E
 342.26'
 1/2" SIR

GRAVEL DRIVE
 N 62°30'00" E
 79.19'
 (BASE BEARING)
 S 62°30'00" W

860.70'
 S 09°17'57" E

FOUND RAILROAD
 SPIKE

FOUND RAILROAD
 SPIKE

ROBERT M. REISINGER
 207 ACRES
 378/153

LEON ANGERMANN
 108.60 ACRES
 498/718

WILLIAM E. BUCEK
 TRACT
 SURVEYED BY
 DAVIS LAND SURVEYING
 P.O. BOX 277
 MERIDIAN, TEXAS 76665

NOTE: 1/2 INCH IRON RODS SET AT ALL CORNERS.

JNO41201.1B

12/01/04 SCALE: 1" = 200'

Davis Land Surveying
Post Office Box 277, Meridian, Tx 76665

Phone (254) 889 3745

Fax (254) 889 3005

WILLIAM E. BUCEK TRACT

FIELD NOTES for a lot, tract, or parcel of land containing 0.364 acres lying and situated in the Jackson H. Griffin Survey A-293 in Bosque County, Texas. Said land is a part of that certain called 18.45 acres described in a deed from Carroll Stanford et ux, Carla Sue Stanford to William E. Bucek et ux, Sylvia Bucek as recorded in Volume 519, Page 431 of the Official Public Records of Bosque County, and is more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set in the south line of 18.44 acres described in a deed to Hubert Gaither et ux, as recorded in Volume 519, Page 447 of the Official Public Records of Bosque County and in the north line of said 18.45 acres, said point being N 62 deg 30 min 00 sec E (base bearing) 342.26 feet from the northwest corner of said 18.45 acres, for the northwest corner of this;

THENCE: N 62 deg 30 min 00 sec E 44.41 feet along the north line of said 18.45 acres to a 1/2 inch iron rod set;

THENCE: Along the northerly line of said easement the following bearings and distances to 1/2 inch iron rods set: S 75 deg 00 min 00 sec E 81.35, N 80 deg 54 min 41 sec E 53.47 feet, N 53 deg 16 min 22 sec E 232.09 feet, N 40 deg 14 min 21 sec E 91.41 feet to a 1/2 inch iron rod set in the south line of said 18.44 acres and in the north line of said 18.45 acres;

THENCE: N 62 deg 30 min 00 sec E 79.19 feet along the north line of said 18.45 acres to a 1/2 inch iron rod set, for the northeast corner of this;

THENCE: Along the southerly line of said easement the following bearings and distances to 1/2 inch iron rods set: S 40 deg 14 min 21 sec W 168.13 feet, S 53 deg 16 min 22 sec W 242.89 feet, S 80 deg 54 min 41 sec W 67.25 feet, N 75 deg 00 min 00 sec W 120.49 to the point of beginning, containing 0.364 acres of land.

I certify that the above field notes represent a true and accurate survey as made by me on the ground
December 1, 2004


Michael Thomas Davis
Registered Professional Land Surveyor
JN041201.1B

