

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 2440 CR 610 - HAMILTON TX 76531

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? 1 year (approximate date) or 2019 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	Y		
Carbon Monoxide Det.		N	
Ceiling Fans	Y		
Cooktop	Y		
Dishwasher	Y		
Disposal		N	
Emergency Escape Ladder(s)		N	
Exhaust Fans		N	
Fences	Y		
Fire Detection Equip.		N	
French Drain		N	
Gas Fixtures		N	
Natural Gas Lines		N	

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

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

Item	Y	N	U	Additional Information
Central A/C		N		✓ electric gas number of units: _____
Evaporative Coolers		N		number of units: _____
Wall/Window AC Units	Y			number of units: <u>4</u>
Attic Fan(s)		N		if yes, describe: _____
Central Heat	Y			_____ electric ✓ gas number of units: _____
Other Heat		N		if yes, describe: _____
Oven	Y			number of ovens: <u>1</u> electric gas other: _____
Fireplace & Chimney	Y			wood ✓ gas logs mock other: _____
Carport	Y			attached (not attached)
Garage		N		attached not attached
Garage Door Openers		N		number of units: _____ number of remotes: _____
Satellite Dish & Controls		N		owned leased from: _____
Security System		N		owned leased from: _____
Solar Panels		N		owned leased from: _____
Water Heater	Y			electric gas other: _____ number of units: _____
Water Softener		N		owned leased from: _____
Other Leased Items(s)				if yes, describe: _____

(TXR-1406) 09-01-19

Initialed by Buyer _____ and Seller: _____

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Underground Lawn Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	automatic	manual	areas covered
Septic / On-Site Sewer Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if yes, attach information About On-Site Sewer Facility (TXR-1407)		

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown
 (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Composition Age: 5 yrs (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):

Central Air

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	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences	<input checked="" type="checkbox"/>	
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

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

Panel on front of property needs repair

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	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>			

Concerning the Property at 2440 CR 610

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):

Drainage Lines from Septic system

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

- N Present flood insurance coverage (if yes, attach TXR 1414).
- N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- N Previous flooding due to a natural flood event (if yes, attach TXR 1414).
- N Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- N 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).
- N Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- N Located wholly partly in a floodway (if yes, attach TXR 1414).
- N Located wholly partly in a flood pool.
- N 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.

(TXR-1406) 09-01-19 Initialed by: Buyer: _____ and Seller: _____ Page 3 of 6

Concerning the Property at 2440 CR610

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

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

N 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.

N 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: _____

N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property

N Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

N Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

N Any condition on the Property which materially affects the health or safety of an individual.

N 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)

N 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.

N The Property is located in a propane gas system service area owned by a propane distribution system retailer.

N 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 2440 CR610

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: HAIL damage to roof + AC

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.

Glenda F. Munson 4-22-21
Signature of Seller Date Signature of Seller Date

Printed Name Glenda F. MUNSON Printed Name: _____

Concerning the Property at 2440 CR610

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: <u>HAMILTON Elec corp</u>	phone # <u>254-386-3123</u>
Sewer: _____	phone # _____
Water: _____	phone # _____
Cable: _____	phone # _____
Trash: _____	phone # _____
Natural Gas: _____	phone # _____
Phone Company: _____	phone # _____
Propane: _____	phone # _____
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: _____	

(TXR-1406) 09-01-19 Initialed by: Buyer: _____, _____ and Seller: _____, _____ Page 6 of 6



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 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
	<i>km</i>	<i>4-22-21</i>	
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.
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CONCERNING THE PROPERTY AT 2440 CR 610

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
Right side - front of house
- (4) Installer: _____ Unknown
- (5) Approximate Age: 20 yrs. 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? 1989 - 2020
- (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.

Information about On-Site Sewer Facility concerning 2440 CR610

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.

Glenda J. Munson 4-22-21 Glenda J. Munson 4-22-21
Signature of Seller Date Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date Signature of Buyer Date



APPROVED BY THE TEXAS REAL ESTATE COMMISSION
**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
 ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
 AS REQUIRED BY FEDERAL LAW**

10-10-11

CONCERNING THE PROPERTY AT 2440 CR 610
 (Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
 - (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____
 - (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
 - (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____
 - (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only)

1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead based paint hazards.
2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes)

1. Buyer has received copies of all information listed above.
2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	<i>Glenda F. Munoz</i>	4-27-21
		Seller	Date
Buyer	Date	Seller	Date
Other Broker	Date	Listing Broker	Date
		Stefanie Cobb Tai Cobb Klam	

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TXR 1906) 10-10-11

TREC No. OP-L

ING & SERVICE, INC.
 P. O. Box 208
 HAMILTON, TEXAS 76531

INVOICE

No 1385

Phone 386-3915

TO Jerry Munsen
 P.O. Box 588
 Hamilton, Texas 76531

DATE 6/25/86
 JOB NO.
 JOB NAME
 JOB LOCATION Hamilton County

TERMS Net upon receipt of invoice

	DESCRIPTION	PRICE	AMOUNT
>	240 ft 6-3/4" dia. cased hole @4.00		960 00
	242 ft 3" SDR 17 PVC well casing @4.00		968 00
	1HP Goulds submersible pump model 10EJ10412		595 00
	210' - 1" galv. pipe @.80 1" check valve #300 13.15		181 15
	2 - 1 1/2" bushing @1.50 well seal 20.00 relief valve 7.50		30 50
	215' - #12/3 Paige cable @.55 2 - 1" tee -reduce @1.95		122 15
	1" tee .75 3- 1x3 nip @.60 3/4x12 nip 1.60 1x10 nip 1.90		7 05
	1/2x2 nip .15 1/2x2 1/2 nip .35 2 - 1/2" tee @1.00 1" street ell @1.00		3 70
	3/4 hose bibb 4.25 1" gate valve 8.00 pressure switch 12.95		25 20
	pressure gauge 3.95 5 - 1" PVC ell @.45 3 - 1" PVC male adap @.35		7 25
	2 - 1" PVC tee @.60 1" PVC tee union 2.40 2 - 1" PVC bushing @.55		4 70
	1" coupling .30 3/4 PVC female adapter @.30 3/4 galv plug .35		95
>	109 1/2' - 1" Sch 40 pipe @.25 2 - 3/4 romex clamp @.60		28 45
	4 - 1/2" romex clamp @.20 fusebox 16.30 weatherproof plug 6.95		24 05
	2 - 30 amp fusetron @.90 50' - #12/2 w/g UF wire @.20		11 80
	250 Well-X-Trol tank 233.00 2 - 4x8x16 rils @.85		234 70
	mounting board 5.00 D106 well house 323.00 145' ditching @.35		380 75
	1" check valve #351 15.50		15 50
			<hr/>
			* 3,600 90
			106 84
			<hr/>
			* 3707 74
	4.125% on materials only (2,590.15)		

ORIGINAL

Thank You

Please use black ink.
Send original copy by
certified mail to the
Texas Water Commission
P.O. Box 13067
Austin, Texas 78711

State of Texas
WATER WELL REPORT

Texas Water Well Drillers Board
P. O. Box 13067
Austin, Texas 78711

ATTENTION OWNER: Confidentiality Privilege Notice on Reverse Side

1) OWNER Jerry Munson Address P.O. Box 588, Hamilton, Texas
(Name) (Street or RFD) (City) (State) (Zip)

2) LOCATION OF WELL:
County Hamilton 9 miles to NW direction from Hamilton
(Town)

Driller must complete the legal description to the right with distance and direction from two intersecting section or survey lines, or he must locate and identify the well on an official Quarter- or Half-Section Texas County General Highway Map and attach the map to this form.

Legal description:
Section No. _____ Block No. _____ Township _____
Abstract No. _____ Survey Name _____
Distance and direction from two intersecting section or survey lines _____

See attached map.

3) TYPE OF WORK (Check):
 Drive Well Deepening
 Reconditioning Plugging

4) PROPOSED USE (Check):
 Domestic Industrial Monitor Public Supply
 Irrigation Test Well Injection Other _____

5) DRILLING METHOD (Check):
 Driven
 Mud Rotary Air Hammer Jetrod Bored
 Air Rotary Cable Tool Other _____

6) WELL LOG:
Date Drilling: Started 6/16/1986
Completed 6/18/1986

DIAMETER OF HOLE		
Dia. (in.)	From (ft.)	To (ft.)
6-3/4	Surface	240

7) BOREHOLE COMPLETION:
 Open Hole Straight Wall Underreamed
 Gravel Packed Other _____
If Gravel Packed give interval ... from _____ ft. to _____ ft.

From (ft.)	To (ft.)	Description and color of formation material
0	12	caliche
12	97	gray lime w/shale breaks
97	105	sandy shale & soapstone
105	111	sandstone
111	125	sand and charcoal
125	145	sandy shale & soapstone
145	152	sand and charcoal
152	155	sandstone
155	176	sandy shale & charcoal
176	208	brown lime
208	226	sand and charcoal
226	235	sandstone
235	240	red bed

8) CASING, BLANK PIPE, AND WELL SCREEN DATA:

Dia. (in.)	New or Used	Steel, Plastic, etc. Perf., Slotted, etc. Screen Mfg., if commercial	Setting (ft.)		Gage Casing Screen
			From	To	
5	N	SDR 17 PVC	0	200	
5	N	slotted casing	200	240	1/8"

9) CEMENTING DATA (Rule 319.44(b))
Cemented from 0 ft. to 30 ft. No. of Sacks Used 4
ft. to _____ ft. No. of Sacks Used _____
Method used poured
Cemented by driller

10) SURFACE COMPLETION
 Specified Surface Slab Installed (Rule 319.44(c))
 Filter Adapter Used (Rule 319.44(d))
 Approved Alternative Procedure Used (Rule 319.71)

11) WATER LEVEL:
Static level 138 ft. below land surface Date 6/18/86
Artesian flow _____ gpm. Date _____

12) PACKERS:

Type	Depth
2w/ Ben seal	shale catcher 30
2w/ senseal	shale catcher 160 & 170

13) TYPE PUMP:
 Turbine Jet Submersible Cylinder
 Other _____
Depth to pump (rows, cylinder, jet, etc.) 210 ft.

(Use reverse side if necessary)

14) WATER QUALITY:
Did you knowingly generate any waste which contained undesirable water? Yes No
If yes, submit "REPORT OF UNDESIRABLE WATER"
Type of waste? _____ Depth of state _____

14) WELL TESTS:
Type Test: Pump Bailor Jetrod Encased
Value: 27

WELL LOG

DIAMETER OF HOLE
 Dia. (in.) From (ft.) To (ft.)
 6-3/4 Surface 240

Date Drilling: Started 6/16/1986 Completed 6/18/1986

7) BOREHOLE COMPLETION:
 Open Hole Straight Wall Underreamed
 Gravel Packed Other
 If Gravel Packed give interval ... from _____ ft. to _____ ft.

8) CASING, BLANK PIPE, AND WELL SCREEN DATA

From (ft.)	To (ft.)	Description and color of formation material	Dia. (in.)	New or Used	Steel, Plastic, etc. Part., Slotted, etc. Screen Mfg., if commercial	Setting (ft.)		Gage Casing Screens
						From	To	
0	12	caliche						
12	97	gray lime w/shale breaks						
97	105	sandy shale & soapstone						
105	111	sandstone						
111	125	sand and charcoal	5	N	SDR 17 PVC	0	200	
125	145	sandy shale & soapstone	5	N	slotted casing	200	240	1/8"
145	152	sand and charcoal						
152	155	sandstone						
155	176	sandy shale & charcoal						
176	208	brown lime						
208	226	sand and charcoal						
226	235	sandstone						
235	240	red bed						

9) CEMENTING DATA [Rule 319.44(a)]
 Cemented from 0 ft. to 30 ft. No. of Seals Used 4
 ft. to _____ ft. No. of Seals Used _____
 Method used: poured
 Cemented by: driller

10) SURFACE COMPLETION
 Specified Surface Seal Installed [Rule 319.44(c)]
 Piles Adapter Used [Rule 319.44(d)]
 Approved Alternative Procedure Used [Rule 319.71]

11) WATER LEVEL:
 Static level 138 ft. below land surface Date 6/16/86
 Artesian flow _____ gpm. Date _____

12) PACKERS:
 2w/ Ben seal shale catcher 30
 2w/ Ben seal shale catcher 160 & 170

13) TYPE PUMP:
 Turbine Jet Submersible Cylinder
 Other _____
 Depth to pump bowl, cylinder, jet, etc., 210 ft.

14) WELL TESTS:
 Type Test: Pump Baker Jetted Estimated
 Yield: 27 gpm with _____ ft. drawdown after _____ hrs.

I hereby certify that this well was drilled by me (or under my supervision) and that each and all of the statements herein are true to the best of my knowledge and belief. I understand that failure to complete items 1 thru 12 will result in the log(s) being returned for completion and resubmittal.

COMPANY NAME Dalton Drilling & Service Water Well Driller's License No. 860
 (Type or Print)

ADDRESS P.O. Box 108, Hamilton, Texas 76531
 (Street or R.F.D.) (City) (State) (Zip)

Signed: Joe Dalton (Well Driller) (Signed) Tom E. Dalton (Inspector/ Public Official)
 Please attach electric log, chemical analysis, and other pertinent information, if available. For TWC use only Well No. _____ Located on map _____

Please see back side,
Send original copy by
certified mail to the
Texas Water Commission
P.O. Box 13087
Austin, Texas 78711

State of Texas
WATER WELL REPORT

Texas Water Well Driller's Board
P. O. Box 13087
Austin, Texas 78711

ATTENTION OWNER: Confidentiality Provisions on Reverse Side

1) OWNER Jerry Hudson Address P.O. Box 588, Hamilton, Texas
(Name) (Street or R.F.D.) (City) (State) (Zip)
2) LOCATION OF WELL:
County Hamilton _____ miles in SW direction from Hamilton
(T.M., S.W., etc.) (Town)

Driller must complete the legal description to the right with distance and direction from one intersecting section or survey line, or to nearest beats and identify the well on an official Quarter- or Half-Section Texas County General Highway Map and attach this map to this form.

3) Legal description:
Section No. _____ Block No. _____ Township _____
Abstract No. _____ Survey Name _____
Distance and direction from (two intersecting sections or survey lines) _____

See attached map.

4) TYPE OF WORK (Check):
 New Well Deepening
 Reconditioning Pugging

4) PROPOSED USE (Check):
 Domestic Industrial Motorist Public Supply
 Irrigation Test Well Injection Other _____

5) DRILLING METHOD (Check): Drive
 Mud Rotary Air Hammer Jammed Stomed
 Air Rotary Cable Tool Other _____

6) WELL LOG:
Date Drilling Started 6/16/86
Completed 6/18/86
DIAMETER OF HOLE:
Dia. (in.) From (ft.) To (ft.)
6-3/4 Surface 240

7) BOREHOLE COMPLETION:
 Open Hole Straight Wall Underreamed
 Gravel Packbed Other _____
If Gravel Packbed give interval _____ from _____ ft. to _____ ft.

From (ft.)	To (ft.)	Description and color of formation material
0	12	caliche
12	97	gray lime w/shale breaks
97	105	sandy shale & soapstone
105	111	sandstone
111	125	sand and charcoal
125	145	sandy shale & soapstone
145	152	sand and charcoal
152	155	sandstone
155	176	sandy shale & charcoal
176	208	brown lime
208	226	sand and charcoal
226	233	sandstone
233	240	red bed

Dia. (in.)	New or Used	Steel, Plastic, etc. Part, Slotted, etc. Screen Mfg., Commercial	Setting (ft.)		Casing Screen
			From	To	
5	N	SDR 17 PVC	0	200	
5	N	slotted casing	200	240	1/8"

8) CEMENTING DATA (Rule 319.44)(b)
Cemented from 0 ft. to 30 ft. No. of Sacks Used 4
poured ft. to _____ ft. No. of Sacks Used _____
Milled into _____
Cemented by driller

9) SURFACE COMPLETION:
 Specified Surface Slab Installed (Rule 319.44)(c)
 Pitless Adapter Used (Rule 319.44)(d)
 Approved Alternative Procedure Used (Rule 319.71)

10) WATER LEVEL:
Static level 138 ft. below lead surface Date 6/18/86
Annual flow _____ gpm Date _____

11) PACKERS:
Type Depth
2x/ Ben seal shale catcher 30
2x/ Ben seal shale catcher 160 & 170

12) TYPE PUMP:
 Turbine Jet Sucker Rod Cylinder
 Other _____
Depth to pump bowls, cylinder, jet, etc. 210 ft.

13) WATER QUALITY:
Did you knowingly penetrate any strata which contained underground water? Yes No
If yes, where? REPORT OF UNDESIRABLE WATER
Type of water? _____ Depth of strata _____
Was a chemical analysis made? Yes No

14) WELL TESTS:
Type Test: Pump Baker Jointed Estimated
Yield 27 gpm with _____ ft. drawdown after _____ hrs.

I, here by certify that this well was drilled by me (or under my supervision) and that each and all of the statements herein are true to the best of my knowledge and belief. I understand that failure to complete items 1 thru 12 will result in the logist being returned for completion and resubmission.

COMPANY NAME Dalton Drilling & Service Water Well Driller's License No. 850
(Type or Print)

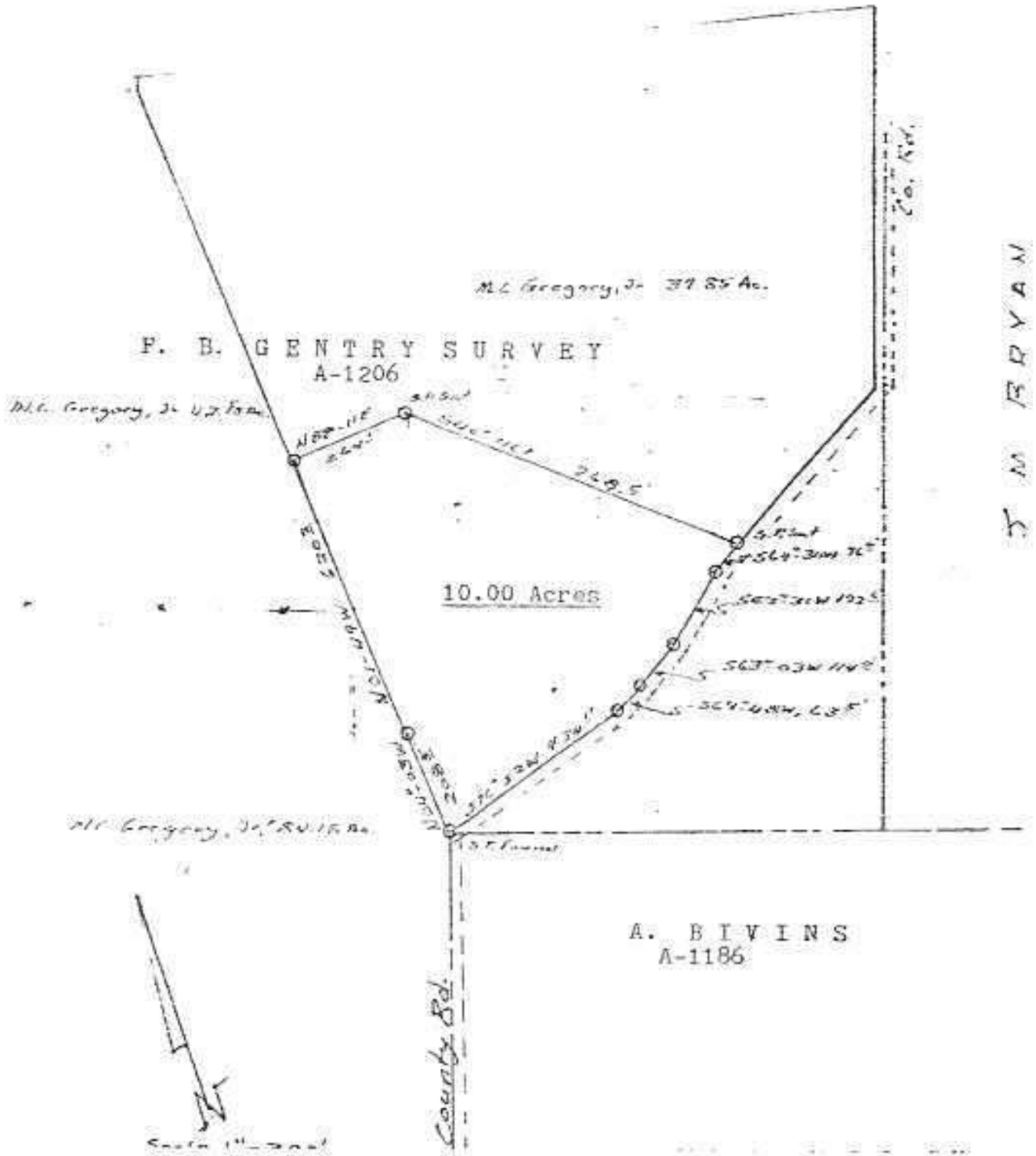
ADDRESS P.O. Box 108, Hamilton, Texas 76531
(Street or R.F.D.) (City) (State) (Zip)

(Signed) _____ (Signed) Tom E. Duffin
Driller's Name (Print) Driller's License No. (Print)

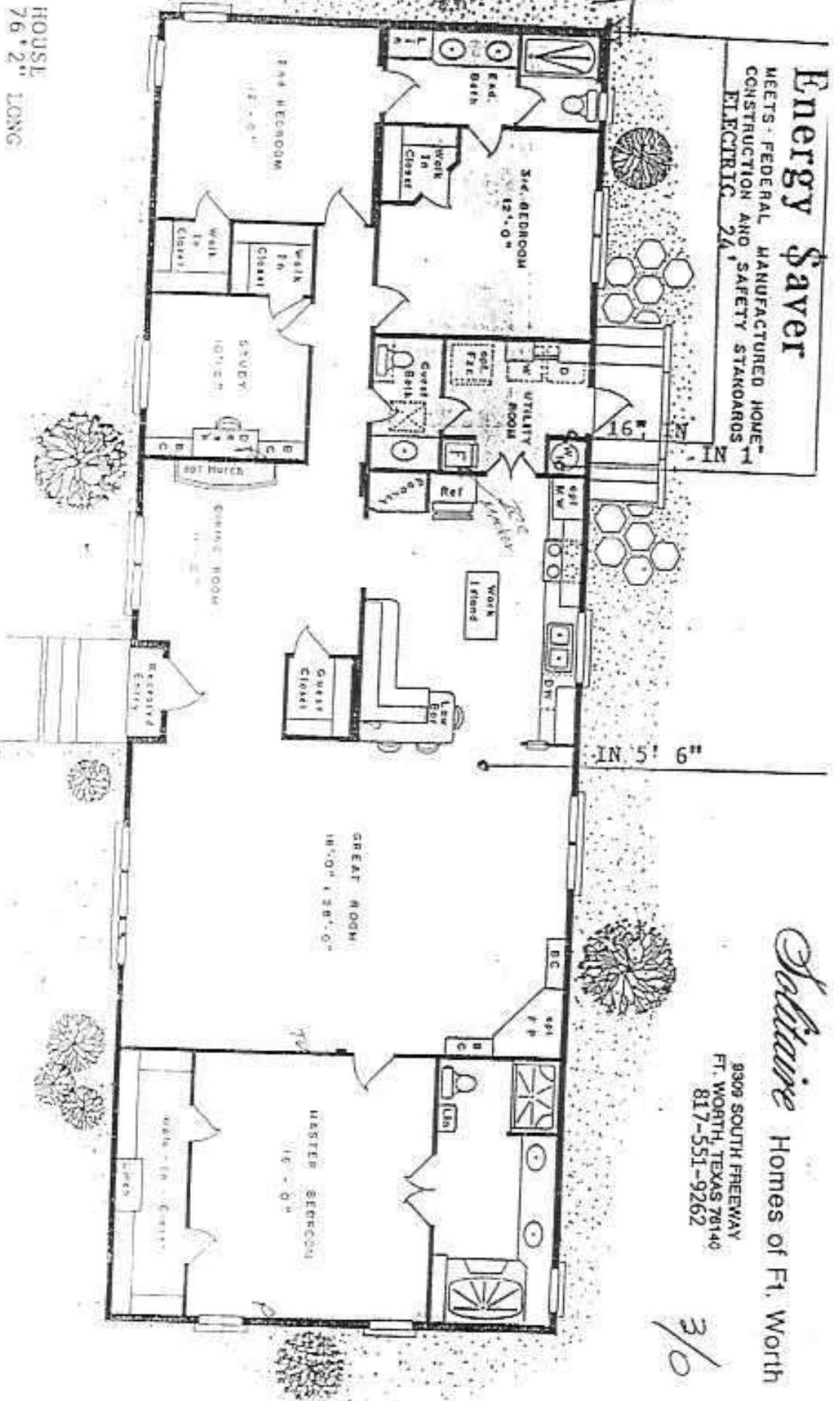
Please attach well log, chemical analysis, and other pertinent information, if available. For TWC use only: Well No. _____ Located on map _____

Exhibit "A"

Legal Description / Survey of Lands



Energy Saver
 MEETS FEDERAL MANUFACTURED HOME
 CONSTRUCTION AND SAFETY STANDARDS
 ELECTRIC 24'



HOUSE
 76'2" LONG

Model - 973

2128 Sq. Ft.

11-27-90

WATER 26' IN 1'
 ELECTRIC 24' IN 1'
 SEWER 38' IN 5'6"

ALL MEASUREMENTS FROM XX CORNER

Solitaire Homes of Ft. Worth
 9309 SOUTH FREEWAY
 FT. WORTH, TEXAS 76140
 817-551-9262

3/0

SOLITAIRE is constantly striving to build an affordable, energy conserving and desirable home and yet maintain the high quality that SOLITAIRE is famous for. Consequently, changes may be necessary to remain in the forefront of the constantly changing industry. Therefore, SOLITAIRE reserves the right to change specifications, designs or prices without notice or obligation. (Some features shown may be optional.) Sizes shown are nominal.

All that certain tract or parcel of land situated in Hamilton County, Texas, and being 10.0 acres of land out of the F. B. Gentry Survey, A-1206, and being a part of a 37.85 acre tract, being a Second Tract surveyed for Walter Lee and recorded in Vol. 4, page 413 of the Hamilton County Survey Records, said 10.0 acres being the same property described in Volume 6, page 208, Hamilton County Subdivision Records and more particularly described as follows:

BEGINNING at a steel pin found at the base of a corner post, being in the North line of a county road at a corner and being the calculated NWC of the A. Bivins Survey, A-1186, said pin the SWC of this;

THENCE along a wire fence, N04-03W, 208.5 feet and N01-49W, 620.2 feet to a steel pin set, the NWC of this;

THENCE N88-11E across a pasture 264.1 feet to a steel pin set, the NEC of this;

THENCE S46-46E, 768.6 feet to a steel pin set in a wire fence, the SEC of this;

THENCE along the North line of the county road as follows: S64-30W, 76.0 ft.; S52-36W, 172.6 ft.; S63-03W, 114.0 ft. S69-48W, 63.5 ft.; and S76-52W, 434.1 feet to the place of BEGINNING and containing 10.0 acres of land.

Being the same land described in Warranty Deed from Marvin C. Gregory, III, et ux, to Joseph T. Lackey, et ux, Shirley Lackey, dated May 24, 1982, and recorded in Volume 252 Page 444 of the Deed Records of Hamilton County, Texas.

Property ID	Geographic I	Type	Property Adc	Legal Description	
12385	831002729	Real	2440 CR 610 1206 F B GENTRY	ACRES: 1.00	#TRA274980-1
23125	3.012E+16	Real	2440 CR 610 1206 F B GENTRY;	ACRES; 9.00	



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body
- Water Wells

COBB PROPERTIES, Stetanie Cobb & Tai Cobb Klam
P: 254-253-0157 or 972-989-5220
cobbbranchproperties.com

399 3rd Street Cranfills Gap, TX 76637

The information contained herein was obtained from sources deemed to be reliable. Maplight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

