

SUNSET RANCH ESTATES

Subdivision Information

ELECTRICITY. Electrical service to and on the property is provided by Trinity Valley Electric Cooperating, Inc. (“TVEC”). Connection to the primary transmission line will be extended on the property at the request and expense of buyer subject to the approval of TVEC and its terms of service.

WATER. Water service to and on the property is provided by MacBee Special Utility District (“MacBee SUD”). Connection to the primary transmission line will be extended on the property at the request and expense of buyer subject to the approval of MacBee SUD and its terms of service. Private water wells are not permitted in the subdivision.

ROADS. PR #7413 is a private road (the “Road”). Van Zandt County is not responsible for any maintenance of or improvements to the Road. Maintenance of or improvements to the Road are governed by the private road covenants filed in the real property records of Van Zandt County.

SEWER. Each property within the subdivision shall require an individual private septic system as approved by Van Zandt County. Each property owner is responsible for obtaining the necessary permits for the design and location of any system and is responsible for all costs associated with the permitting, design, and installation of said system. Property owners are advised to consult with Van Zandt County and Texas Commission on Environmental Quality regarding the septic system requirements and limitations prior to Closing.

WATER FEATURES. The subdivision may adjoin body of water, including but not limited to a pond, stream, tank, lake, creek, or other topological features which affect the flow of rain water, surface water or other water runoff. Water levels fluctuate for various reasons, whether natural or unnatural, including but limited to drought or flood conditions.