

# Information About Brokerage Services

Texas law requires all real estate license holders 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.

Clark Real Estate Group Licensed Broker/Broker Firm Name or	0590750 License No.	tim@clarkreg.com Email	(817) 458-0402
Primary Assumed Business Name	License No.	Eman	Phone
Tim Clark	0516005	tim@clarkreq.com	(817) 578-0609
Designated Broker of Firm	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817) 578-0609
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Byrd	07 <del>17</del> 888s sam	n@clarkreg.com	254-592-6877
Sales Agent/Associate's Name	Lidensle No. BJUJ	Email	Phone
4		05/21/2024	
Buyer/T	enant/Seller/Landlord Initials	s Date	
Regulated by the Texas Real Estate Con	mission UNU	Information ava	ailable at www.trec.texas.gov



### UNIMPROVED LAND SELLER'S DISCLOSURE

# FOR THE PURPOSE OF PROPOSED OFFERS FOR THE UNIMPROVED PROPERTY LOCATED AT:

10701 Hutchinson RD Tolar Tx 76476	, , , ,
(Property Address)	
SELLER is is is not aware of any flooding of the Property which has had a material adverse the use of the Property.  SELLER is vis not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.	
SELLER is is not aware of any environmental hazards that materially and adversely affer Property.	ect the
SELLER $\square$ is $ ot\!$	v or
SELLER is is not aware of any wetlands, as defined by federal or state law or regulating he Property.	affecting
SELLER $\square$ is $\boxed{arphi}$ is not aware of any threatened or endangered species or their habitat affecting property.	g the
ELLER is is not aware that the Property is located wholly partly in a floodplain,	
ELLER is is not aware that a tree or trees located on the Property has oak wilt.  ELLER has or is aware of the following leases: ground, mineral, oil & gas,	
fixture, or tenant. X Seller is not a party or aware of any leases associated with the	Property.
SELLER is aware of any of the items above, please explain:	
BILLY JOEL	
ELLER NAME: James Ben Underwood, Bill Joel UNTERUS SELLER NAME: Charles Dirk Underwood	
ocusigned by:	
mes Ben Underwood 05/21/2024 Wals Duk Unclid 05/2	21/2024
gnature Date Signature	Date

Billy Joel Underwood Jr

5/23/2024



# **SQUARE FOOTAGE DISCLAIMER**

FROPERT ADDRESS	10/01 Hutchinson R	D Tolar IX 76476	
ESTIMATED SQUARE FOOTAGE	2118		
SOURCE OF ESTIMATE	Tax		
and further acknowledge that agent/broker representing but footage estimate. All parties were set that the set of the set	at neither the lis uyer(s) have cre who are signatori	square footage estimation and ting real estate broker or age ated or otherwise originated ties to this disclaimer are recomble the property in the event a conditional conditions.	nt nor the he square mended to
This disclaimer is being exect contract for the sale and purch by the parties.	cuted in advanc nase, and will be	e of the negotiation and exectome an exhibit to any contract	ution of a t executed
James Ben Underwood			
023FA7D4C75A411	05/21/2024		
SELLER James Ben Underwood, Bill-Jee		BUYER	DATE
_	INCOD TR-	BOTEIX	DATE
Billy Joel Underwood Ir	3		
— 8E610AD6C1AE48C	05/21/2024		
SELLER Charles Dirk Underwood	DATE	BUYER	DATE
Charles Duk Wholen soci	05/21/2024		
LISTING AGENT Sam Byrd	DATE	SELLING AGENT	DATE
	CLARK REAL ESTA	TE GROUP	6





# **SQUARE FOOTAGE DISCLAIMER**

PROPERTY ADDRESS 10701 Hutchinson Rd Tolar Tx 76476

ESTIMATED SQUARE FOOTAGE 1196		
SOURCE OF ESTIMATE Tax		
The undersigned acknowledge receipt of the and further acknowledge that neither the lagent/broker representing buyer(s) have crootage estimate. All parties who are signate have a third party verify the square footage of the accuracy or value exists.	listing real estate broker or reated or otherwise origina pries to this disclaimer are re	r agent nor the ated the square ecommended to
This disclaimer is being executed in advar contract for the sale and purchase, and will by the parties.	nce of the negotiation and pecome an exhibit to any co	execution of a ntract executed
Janes Ben Underwood 5/21/2024		
SEETERAJames Ben Underwood <sub>5/23/2</sub> 伊科TE	BUYER	DATE
Billy Joel Underwood Ir —8E610AD6C1AE48C		
SELLER Charles Dirk Underwood DATE	BUYER	DATE
5/21/24		
LISTING AGENT Sam Byrd DATE	SELLING AGENT	DATE
CLARK REAL EST	TATE GROUP	6
100 111 100 111		



#### APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11

#### ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

	Tolar Tolar
	(Street Address and City)
<i>P</i>	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.
В	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):
	<ul> <li>X (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.</li> <li>2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):         <ul> <li>(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):</li> </ul> </li> </ul>
	X (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the
C	Property.  BUYER'S RIGHTS (check one box only):
	<ol> <li>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.</li> <li>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.</li> </ol>
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 hereby the information above and certify to the
	best of their knowledge, that the information they have provided is true and accurate and provided in the provided is true and accurate and provided in the pr
	023FA7D4C75A411
Bu	yer Date Sellesigned by: 5/23/2024 Date
	Billy Soil Underwood Ir D
Buy	Date Segreta Adecida Segreta Adecida Segreta Adecida Segreta Adecida Segreta Adecida Segreta S
Oth	ner Broker Date Listing Broker Date Sam-Byrd
	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

CONCERNING THE PROPERTY AT





# **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.

10107 Hutchinson Road

Tolar, Tx 76476

AS OF THE DATE	SIC SUY	GNE ER	D BY MAY	'SE WISI	LLE	R AND IS NOT O OBTAIN. IT IS 1	Α	SUB	STITU	CONDITION OF THE PR TE FOR ANY INSPECTION ANTY OF ANY KIND BY	PIM	$\circ$	D
Seller is is not the Property? Property	0	ccup	ying A	the !	Prop 202	erty. If unoccupied	(by appi	Se roxin	ller), h nate	now long since Seller has date) or never occup	occi ied	upie th	ed e
Section 1. The Proper This notice does	r <b>ty h</b> not e	i <b>as t</b> establ	he ite	ns n items	nark s to b	ed below: (Mark Yes	(Y) act w	, No ill de	(N), o termine	r Unknown (U).) which items will & will not convey	<i>r</i> .		
Item	Υ	N	U	It	em		Υ	N	U	Item	V	N	U
Cable TV Wiring	X			N	atur	al Gas Lines		X		Pump: sump grinder	H	X	<u> </u>
Carbon Monoxide Det.		X		F	uel (	Gas Piping:		X		Rain Gutters	Y'	, .	
Ceiling Fans	X			-E	Black	k Iron Pipe				Range/Stove	X		
Cooktop	V			-0	Copp	er				Roof/Attic Vents	V		
Dishwasher	X					gated Stainless Tubing				Sauna		Y	
Disposal	X			-	ot T			X.		Smoke Detector	X	-	
Emergency Escape Ladder(s)		χ		In	terc	om System		×		Smoke Detector - Hearing Impaired	A		X
Exhaust Fans	χ			М	icrov	wave	X	为		Spa	$\vdash$	X	.,
Fences	X					or Grill		Y		Trash Compactor		X	
Fire Detection Equip.	χ			Pa	atio/I	Decking		X		TV Antenna	X	^	-
French Drain		X		PI	umb	ing System	X			Washer/Dryer Hookup	汉	-	
Gas Fixtures		X			ool		_	X		Window Screens	X	7	_
Liquid Propane Gas:		X		Po	ol E	quipment		X		Public Sewer System		X	$\neg$
-LP Community (Captive)		X		Po	ol N	laint. Accessories		X		,	1		
-LP on Property	V	7		Po	ol H	leater	-	V	$\dashv$		+	+	_
					0111	- Cator		- 1					
tem			Y	N	U			A	ddition	al Information			
Central A/C			X			X electric gas	num		of units				
Evaporative Coolers				X		number of units:			or arm				-
Wall/Window AC Units				×		number of units:							$\neg$
Attic Fan(s)			X			if yes, describe: 1	lane	121					$\dashv$
Central Heat			X				The same of the	THE REAL PROPERTY.	of units	).			$\dashv$
Other Heat						if yes, describe:							
Oven			X			number of ovens:			electr	ic gas other:			$\neg$
Fireplace & Chimney			X			💢 wood gas logs	3	mod		her: wood stove			$\neg$
Carport				X		attached not a	ittac	hed					$\neg$
Garage			X			attached not a	ittac	hed					$\neg$
Sarage Door Openers			X			number of units:			n	umber of remotes:			
Satellite Dish & Controls			X			ownedleased				DSDS			
Security System				X		owned leased	fror	n:		JBU BJUJ			
TXR-1406) 07-10-23			itialed			an	d Se	ller:	cou		e 1	of 7	
LARK REAL ESTATE GROUP, 400 W I- m Byrd	20 Sult Prod	e 100 W luced wi	eatherford th Lone W	TX 760 Olf Tran	86 saction	ıs (zipForm Edition) 717 N Harwood	St, St	Phon lite 220	e: 25459268 00, Dallas, 1	177 Fax: 10701 FX 75201 <u>www.lwolf.com</u>	Hutcl	ninson	

Sam Byrd

# 10107 Hutchinson Road

Concerning the Property at	<b></b>						Tolar	, Tx	7647	6		
Solar Panels			Т	X	Τ,	owned	leased fi	om.				
Water Heater			X		_	electric		othe		number of units:		
Water Softener			1			wned	leased fr			ford water services		
Other Leased Items(s)			1	X		s, desci		OIII.		waller services		
Underground Lawn Sprinkle	er			X			c manu	al a	reas c	overed		
Septic / On-Site Sewer Fac			¥	-						On-Site Sewer Facility (TXR-1	407)	
covering)?yes _X _no Are you (Seller) aware of	re 19 and a cover unkn	orattace ing nowr	on to	res X R-190 the Pro	JD c no c 6 conc operty	co-op unknowr erning le _ Age: _ (shingle in this	unknown  ead-based  s or roof  Section	pair	other:_ nt haza ering at are	ards).	oximas or	roof
if you are aware and No (N	l) if y	war ou :	e o are r	not awa	defect are.)	ts or m	nalfunctio	ns	in any	y of the following? (Mark	Yes	(Y)
Item	Υ	N		Item				Υ	N	Item	Y	N
Basement		X		Floors					X	Sidewalks		X
Ceilings		X		Found	ation /	Slab(s)			X	Walls / Fences	$\top$	12
Doors		X	Γ	Interio	r Walls	1			$\overline{}$	Windows	$\top$	X
Driveways		X		Lightir	g Fixtu	ires			X	Other Structural Components		+
Electrical Systems		X		Plumb	ing Sys	stems			x		_	
Exterior Walls		X		Roof					X		+	1
Section 3. Are you (Selle	er) a	war	e o	f any	of th	e follo	wing cor	nditi	ons?	(Mark Yes (Y) if you ar	e aw	  /are
and No (N) if you are not av Condition	ware	.)			1 24	1						
					Y	1	Conditio		_		Y	1
Aluminum Wiring Asbestos Components					-	X	Radon G	as		-		X
Diseased Trees: oak wilt					_	X	Settling				+	X
Endangered Species/Habitat	on E	)ron	ortiv			X	Soil Move			Dit.		X
Fault Lines	OIT	Top	erty	MINISTER STATE		X	Subsurfa					X
Hazardous or Toxic Waste		_	-		_	X	Underground Storage Tanks Unplatted Easements				-	1
mproper Drainage					+	X	Unrecord				+	1×
ntermittent or Weather Sprin	nae -				-			_			+	X
andfill	93_				+-	X				Insulation  Due to a Flood Event		XXXXX
_ead-Based Paint or Lead-Ba	ased	Pt I	Haza	arde	+	X	Wetlands				+	13
Encroachments onto the Prop			IUZC	ai uo	_	× X	Wood Ro		Topei	ty	+	<b>\frac{1}{2}</b>
mprovements encroaching o			pror	perty					tion of	termites or other wood	+-	
p. o vermente entereuerning e		.0.0	piop	Jorty		X	destroying					X
ocated in Historic District					1	×				for termites or WDI	+	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Historic Property Designation		-			$\top$	X				WDI damage repaired	+-	1
Previous Foundation Repairs					_	X	Previous				+-	X
TXR-1406) 07-10-23 CLARK REAL ESTATE GROUP, 400 W 1-20 Sui	In			: Buyer:		_'	and Se	ller:	CDU		ige 2 d	
am Byrd Proc	duced w	ith Lon	e Wolf	Transaction	s (zipForm	Edition) 717	N Harwood St, S	Pho uite 22	ne: 2545926 00, Dallas,	6877 Fax: 107 TX 75201 <u>www.lwolf.com</u>	01 Hutch	inson

# 10107 Hutchinson Road Concerning the Property at \_ Tolar, Tx 76476 Previous Roof Repairs X Termite or WDI damage needing repair Previous Other Structural Repairs Single Blockable Main Drain in Pool/Hot Tub/Spa\* Previous Use of Premises for Manufacture of Methamphetamine If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): Shingles have been replaced from Houl \*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 x no If yes, explain (attach additional sheets if necessary): 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.) Present flood insurance coverage. 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. Previous water penetration into a structure on the Property due to a natural flood. Located \_\_ wholly \_\_ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR). Located \_\_\_ wholly \_\_\_ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). Located \_\_ wholly \_\_ partly in a floodway. 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): \*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414). 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 levelet the reservoir and that is "Flood poor means the area adjacent to a reservoir tinat had states Army Corps of Engineers. subject to controlled inundation under the management of the United States Army Corps of Engineers.

Initialed by: Buyer: \_

and Seller: CDU

(TXR-1406) 07-10-23

#### 10107 Hutchinson Road Tolar, Tx 76476

Concerning the Property at \_

"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 man as a regulatory floodway, which includes the channel of

a rive a 100	er or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as 0-year flood, without cumulatively increasing the water surface elevation more than a designated height.
"Rese	ervoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain or delay the runoff of water in a designated surface area of land.
Section provider	6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance , including the National Flood Insurance Program (NFIP)?* yes _X no If yes, explain (attach I sheets as necessary):
Even risk, a	es in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance, when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the ure(s).
Administ	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business tration (SBA) for flood damage to the Property?yes 🗡 no If yes, explain (attach additional necessary):
Section 8	3. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) not aware.)
Y N	,
<u> </u>	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.
<u> X</u>	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association:
	Manager's name:Phone:Phone:
_ 🗡	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:
<u> </u>	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
<u>X</u>	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
<u> X</u>	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
_ X	Any condition on the Property which materially affects the health or safety of an individual.
_ <u>K</u>	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).
_ <del>X</del> _	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.
(TXR-1406)	
CLARK REAL ES	TATE GROUP, 400 W 1-20 Suite 100 Weatherford TX 76086 Phone: 2545926877 Fax: 10701 Hutchinson

Concerni	ng the Property at		Hutchinson Road olar , Tx  76476	
<u> </u>	The Property is lo	ocated in a propane gas system se	rvice area owned by a propane o	distribution system
_ \	Any portion of the	ne Property that is located in a g	groundwater conservation district	or a subsidence
If the ans	wer to any of the item	s in Section 8 is yes, explain (attach a	additional sheets if necessary):	4
persons	who regularly pro	4 years, have you (Seller) repvide inspections and who arenspections?yes 太 no lf yes, a	e either licensed as inspector	s or otherwise
Inspection	Date Type	Name of Inspector		No. of Pages
-			***************************************	-
— ⅓ Ho — Wil — Oth Section 1	mestead Idlife Management ner:	emption(s) which you (Seller) curre Senior Citizen X Agricultural  r) ever filed a claim for damag	Disabled Disabled Veteran Unknown	to the Property
Section 1: example,	2. Have you (Selle an insurance claim	er) ever received proceeds for n or a settlement or award in a the claim was made? yes X no l	legal proceeding) and not use	d the proceeds
letector	requirements of Ch	ty have working smoke detecter representation of the Health and Sastitional sheets if necessary):	ors installed in accordance w fety Code?*unknownno	vith the smoke o X yes. If no
insta inclu	lled in accordance with ding performance, locatio	nd Safety Code requires one-family or two the requirements of the building code in on, and power source requirements. If you unknown above or contact your local buildi	effect in the area in which the dwelling do not know the building code requirement	g is located.
familj impa sellei	y who will reside in the irment from a licensed ph r to install smoke detecto	to install smoke detectors for the hearing in dwelling is hearing-impaired; (2) the buy sysician; and (3) within 10 days after the efforts for the hearing-impaired and specifies Illing the smoke detectors and which brand	ver gives the seller written evidence of ective date, the buyer makes a written re- the locations for installation. The parties d of smoke detectors townstall,—ps	the hearing quest for the
TXR-1406)	07-10-23	Initialed by: Buyer:, , ar	nd Seller: ON JBU BJUJ	Page 5 of 7
LARK REAL ES im Byrd	TATE GROUP, 400 W I-20 Suite 100 Produced		Phone: 2545926877 Fax:	10701 Hutchinson

Concerning the Property at	10107 Hutchinson Road Tolar , Tx 76476	
Seller acknowledges that the statements in including the broker(s), has instructed or material information.	this notice are true to the best of Seller's belief and influenced Seller to provide inaccurate information	that no person or to omit any
Charles Duk Under woods	1/23/2024 James Ben Underwood	5/23/2024
Signature of Seller DocuSigned by:	Date Signature of Seller	Date
Printed Nanfeilly Joel Underwood Ir	Printed Name: James Ben Un	derwood
BEGIOADGC1AE48CBilly Joel Under ADDITIONAL NOTICES TO BUYER:	rwood Jr	
determine if registered sex offenders a	ty maintains a database that the public may search are located in certain zip code areas. To search the ormation concerning past criminal activity in ce partment.	e database, visit
feet of the mean high tide bordering the Act or the Dune Protection Act (Chapte construction certificate or dune protection	area that is seaward of the Gulf Intracoastal Waterway e Gulf of Mexico, the Property may be subject to the er 61 or 63, Natural Resources Code, respectively) a on permit may be required for repairs or improveme thority over construction adjacent to public bea	e Open Beaches and a beachfront ents. Contact the
Commissioner of the Texas Departm requirements to obtain or continue wing required for repairs or improvements to the continue of the continue	ast territory of this state designated as a catastrophent of Insurance, the Property may be subject indstorm and hail insurance. A certificate of compute to the Property. For more information, please revalue for Certain Properties (TXR 2518) and condition Insurance Association.	ct to additional pliance may be view <i>Information</i>
compatible use zones or other operation available in the most recent Air Installat	ilitary installation and may be affected by high noise ons. Information relating to high noise and compatibl tion Compatible Use Zone Study or Joint Land Use coessed on the Internet website of the military installalitary installation is located.	e use zones is Study prepared
(5) If you are basing your offers on squa items independently measured to verify any	are footage, measurements, or boundaries, you sho reported information.	uld have those
(6) The following providers currently provide ser	rvice to the Property:	
Electric: United CODO	phone #:	
Sewer:	phone #:	
Water: Well	phone #:	
Cable: N/A	phone #:	
Trash: P/A	phone #:	
Natural Gas: NIA	phone #:	
Phone Company: NA	phone #:	
Propane: N/A	phone #:	
Internet: N/A	phone #:	
	DS DS	
(TXR-1406) 07-10-23 Initialed by: Buyers	r:,and Seller: CDU JBU BJUJ	Page 6 of 7
CLARK REAL ESTATE GROUP, 400 W I-20 Suite 100 Weatherford TX 76086 Sam Byrd Produced with Lone Wolf Transaction	Phone: 2545926877 Fax: ons (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com	10701 Hutchinson

Concerning the Property at	10107 Hutchinson Road Tolar , Tx 76476
(7) This Seller's Disclosure Notice was completed this notice as true and correct and have no ENCOURAGED TO HAVE AN INSPECTOR OF YOU	by Seller as of the date signed. The brokers have relied on reason to believe it to be false or inaccurate. YOU ARE UR CHOICE INSPECT THE PROPERTY.
The undersigned Buyer acknowledges receipt of the for	going notice.
Signature of Buyer	ate Signature of Buyer Date
Printed Name:	Printed Name:

(TXR-1406) 07-10-23

Initialed by: Buyer: \_

and Seller: COù

Page 7 of 7





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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CC	NCERNING THE PROPERTY AT Tolar, Tx 76476	
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:	
		- - -
	(4) Installer:	Unknown
	(5) Approximate Age:	Unknown
B.	MAINTENANCE INFORMATION:	
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  If yes, name of maintenance contractor:	
	Maintenance contracts must be in effect to operate aerobic treatment and certain non-	
	sewer facilities.)	
	(2) Approximate date any tanks were last pumped?	
,	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility?  If yes, explain:	∐Yes ∐No
	4) Does Seller have manufacturer or warranty information available for review?	Yes No
C. I	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 OSS maintenance contract manufacturer information warranty information	SF was installed
(	<ol> <li>"Planning materials" are the supporting materials that describe the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sew</li> </ol>	facility that are er facility.
(	3) It may be necessary for a buyer to have the permit to operate an on-site transferred to the buyer.	s
(TXR-	1407) 1-7-04 Initialed for Identification by Buyer,and Seller COG	∭
CLARK	DEAL ESTATE COOLD 100 W. 100 C. 100 C. 100 W. 100 C. 100 C	rage 1 01 2

	10107 Hutchinson Road
Information about On-Site Sewer Facility concerning	Tolar, Tx 76476

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

_ Charles Dak Undressel		James Ber Underwood	5/23/2024
Signature of Seller	Date	Signature of Seller	Date
Receipt acknowledged by:		Billy Joll Underwood Ir BE610AD6C1AE48C	6/11/2024
Signature of Buyer	Date	Signature of Buyer	Date

Fax:



# PLOME **Z**? TEXAS REALTORS SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE P	ROF	PER	ΤΥ	AT					101			nson Road 76476			
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?															
Section 1. The Proper This notice does	rty h not e	ias t estab	the lish	iter the	ns ite	mar ns to	ke be	ed below: (Mark Yes e conveyed. The contra	s (Y) act w	, No ill de	(N), o termine	r Unknown (U).) which items will & will not convey	<i>/</i> .		
Item	Y	N	Tu		Γ	Item	1		Y	N	U	Item	V	N	11
Cable TV Wiring		X	$\overline{}$		r	Natu	ıra	I Gas Lines	<del>  •</del>	X	-	Pump: sump grinder	-		
Carbon Monoxide Det.		义		7	-		_	as Piping:	X			Rain Gutters		X	╀
Ceiling Fans		X		7				Iron Pipe	X			Range/Stove	-	X	⊢
Cooktop		父		1		-Cop			1			Roof/Attic Vents	H		
		_			_		<u> </u>	gated Stainless	-	-				X	_
Dishwasher	X							ubing				Sauna		X	
Disposal	X			7		Hot 7	Tu	b		X	$\neg$	Smoke Detector	$\Box$	X	$\vdash$
Emergency Escape Ladder(s)		X				Inter	СО	m System				Smoke Detector - Hearing			
Exhaust Fans	$\vdash$	X	_	+	Н	Micro	2144	014		X		Impaired	$\perp$	X	
Fences		义		+	_			r Grill	$\vdash$	X		Spa	_	X	
Fire Detection Equip.		X		+	_				_	X	_	Trash Compactor	_	X	
French Drain		_	_	-	_			ecking		X	_	TV Antenna		X	
Gas Fixtures		X		-			_	ng System	X			Washer/Dryer Hookup	X		
Liquid Propane Gas:	<del>.,</del>	*		-	_	Pool	-			X	_	Window Screens	X		
	X			4				uipment	_	X		Public Sewer System	$\perp$	X	
-LP Community (Captive)		X			F	ool l	Ma	aint. Accessories		X					
-LP on Property	X				F	ool	He	ater	+		$\dashv \mid$		+	$\dashv$	
					_					<u> </u>					
Item				Υ	N					Ad	ldition	al Information			
Central A/C					)			electricgas i	num	ber d	of units	:			_
Evaporative Coolers					×			number of units:							
Wall/Window AC Units				X	N. X.			number of units:	2						
Attic Fan(s)					X			if yes, describe:							
Central Heat					V			electricgas r	numl	oer c	of units	•			
Other Heat					X			if yes, describe:							_
Oven					X			number of ovens:			electri	c gas other:			$\neg$
Fireplace & Chimney					X		1	woodgas logs	5	moc		ner:			$\neg$
Carport					X		Τ.	attached not a	ittac	ned					$\exists$
Garage				-	X		T	attached not a	ttac	ned	-				$\neg$
Garage Door Openers v number of units: number of remotes:															
Satellite Dish & Controls	Satellite Dish & Controls Y owned leased from:														
Security System					X		Γ	ownedleased		- CHINESE	1	—DS —DS			$\dashv$
(TXR-1406) 07-10-23					•	Buyer	r: _				coul	JBU BJUJ Page	e 1	of 7	
CLARK REAL ESTATE GROUP, 400 W 1-2 Sam Byrd							ne (	ZinForm Edition) 717 N Hanvard	C1 C.	Phone	: 25459268	77 Fax: 10701	Hutch	ılnson	

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Concerning the Property at \_\_\_\_\_

#### 10107 Hutchinson Road Tolar, Tx 76476

Solar Panels		义	$\neg$	owned	leased	1 from				
Water Heater	X		-	X electric		othe		number of with	0	-
Water Softener	X			owned				number of units:	a	_
Other Leased Items(s)		X	i	f yes, des		11011				
Underground Lawn Sprinkler		V			atic ma	nual	aroac (	covered		_
Septic / On-Site Sewer Facility		1	- <del>  -</del>	Eves atta	ch Inform	otion	About (	On-Site Sewer Facility (TXR-	407)	_
				yes, alla	CHIMOTH	allon	About	On-Site Sewer Facility (TXR-	407)	
Water supply provided by:city Was the Property built before 197     (If yes, complete, sign, and a Roof Type: Is there an overlay roof covering covering)? yes no unknown are you (Seller) aware of any defects or are pood of repair?	ng on town	the F	Proper	oncerningAge ty (shing	lead-base	of cov	nt haza ering	ards)(app placed over existing shingle	that I	ha
derects, or are need of repair?		no ir	yes, o	describe (	attach ad	ditiona 	al shee	ets if necessary):		
Section 2. Are you (Seller) aviif you are aware and No (N) if you	ou are n	ot av	ware.	ects or	malfunct	ions	in any	y of the following? (Mark	Yes	(
		Item				Y		Item	Y	1
o	<del>-</del>	Floor				X		Sidewalks		T
Ceilings X				n / Slab(s	)	X		Walls / Fences		
Doors X			or Wa				X	Windows		1
Oriveways )		Light	ing Fi	xtures		X		Other Structural Components		I
electrical Systems		Plum	bing S	Systems			X		$\top$	†
Exterior Walls		Roof					X		+	+
Section 3. Are you (Seller) aw	are of	any	of	the follo	owing co	onditi	ons?	(Mark Yes (Y) if you are	aw	are
and No (N) if you are not aware.)		_								_
luminum Wiring				Y N X	Conditi				Y	
sbestos Components			+	12	Radon ( Settling	Jas			-	
iseased Trees: oak wilt			-+	_					-	1
ndangered Species/Habitat on Pro	nerty	-	-+	X	Soil Mov			e or Pits	-	2
ault Lines	porty		_						-	>
azardous or Toxic Waste			-+	\ <u>X</u>	Unplatte			je Tanks	1	)
proper Drainage			-	X	Unrecor				-	>
termittent or Weather Springs			_	X					$\vdash$	
andfill								Insulation	$\perp$	X
ead-Based Paint or Lead-Based Pi	Hazar	de	-	X				Due to a Flood Event	$\perp$	)
acroachments onto the Property	. Hazar	uo	-+	X	Wetland Wood Re		ropert	.y	$\vdash$	_
provements encroaching on other	s' prope	arty.	-	14					$\perp$	·X
provenience cherodoming on other	3 prope	sity						termites or other wood		
cated in Historic District			-	13	destroyir				$\sqcup$	_)
storic Property Designation			+	131				or termites or WDI	$\sqcup$	5
evious Foundation Repairs			+	X				VDI damage repaired	$\sqcup$	3
strong roundation repairs		-			Previous	Fires	-	JEU BJUJ		¥
(R-1406) 07-10-23 Initia										

Concer	ning the Property at	Tolar , Tx 76476						
Previou	s Roof Repairs		Termite or WDI damage needing repair	T				
	s Other Structural Repairs	X	Single Blockable Main Drain in Pool/Hot Tub/Spa*					
	s Use of Premises for Manufacture amphetamine	X						
If the an	swer to any of the items in Section 3 is ye	s, explain (a	attach additional sheets if necessary):					
*A si	ngle blockable main drain may cause a suction	n entrapment	hazard for an individual					
Section of repair	4. Are you (Seller) aware of any ite	em, equipm disclosed i	ent, or system in or on the Property that is in this notice? _ yes _ no If yes, explain had to nite the	in need (attacl				
Section check w	<ol><li>Are you (Seller) aware of any of holly or partly as applicable. Mark No (</li></ol>	the follow N) if you ar	ing conditions?* (Mark Yes (Y) if you are awa e not aware.)	are and				
<u>Y N</u>								
<u> </u>	Present flood insurance coverage.							
<u> </u>	Previous flooding due to a failure water from a reservoir.	or breach	of a reservoir or a controlled or emergency rele	ease of				
_ X	Previous flooding due to a natural flood	d event.						
_ *	Previous water penetration into a struc	ture on the	Property due to a natural flood.					
_ <del>X</del> _ <del>X</del> 	Located wholly partly in a 100 AO, AH, VE, or AR).	O-year flood	plain (Special Flood Hazard Area-Zone A, V, AS	99. AE,				
	Located wholly partly in a 500-	year floodpl	ain (Moderate Flood Hazard Area-Zone X (shaded)).					
×	Located wholly partly in a flood	way.						
	Located wholly partly in a flood	pool.						
	Located wholly partly in a reser	voir.						
f the ansv	ver to any of the above is yes, explain (att	ach addition	nal sheets as necessary):					
		Buyer may	consult Information About Flood Hazards (TXR 1	1414).				
•	rposes of this notice:							
WILLIAM I	s designated as Zone A. V. A99. AE. AO. Al	H. VE. or AR	d on the flood insurance rate map as a special flood hazal on the map; (B) has a one percent annual chance of fl ude a regulatory floodway, flood pool, or reservoir.	rd area, looding,				
area, w	ear floodplain" means any area of land that: ( hich is designated on the map as Zone X (s s considered to be a moderate risk of flooding.	haded); and	ed on the flood insurance rate map as a moderate flood (B) has a two-tenths of one percent annual chance of fl	hazard looding,				
"Flood <sub>l</sub> subject	pool" means the area adjacent to a reservoir to to controlled inundation under the manageme	hat lies above nt of the Unit	(2.1)	1 that is				
XR-1406)	07-10-23 Initialed by: Buyer:		and Seller: COU JBU BJUJ Page	e 3 of 7				
LARK REAL ES m Byrd	TATE GROUP, 400 W I-20 Suite 100 Weatherford TX 76086 Produced with Lone Wolf Transactions (zi	pForm Edition) 717	Phone: 2545926877 Fax: 10701 I N Harwood St, Suite 2200, Dalfas, TX 75201 www.lwoll.com	Hutchinson				

10107 Hutchinson Road

Concer	Tiling the Property at Tolar , Tx 76476
ui i u	ood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Age Her the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
a 10	oodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channe wer or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to 00-year flood, without cumulatively increasing the water surface elevation more than a designated height.
"Res wate	servoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to re er or delay the runoff of water in a designated surface area of land.
provide	in 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance r, including the National Flood Insurance Program (NFIP)?* yes _X no If yes, explain (attainal sheets as necessary):
risk, struct	nes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insuran n when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, modera and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within t sture(s).
Adminis	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Busine stration (SBA) for flood damage to the Property?yes _X_no If yes, explain (attach additions necessary):
Section 8	8. Are you (Seller) aware of any of the followings (Mark Ver or ):
if you are	8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (
Y N	
	Room additions, structural modifications, or other alterations or repairs made without necessa permits, with unresolved permits, or not in compliance with building codes in effect at the time.
	Homeowners' associations or maintenance fees or associations of the fell with
	Fees or assessments are: \$ per and are: mandatory yoluntan
C.	Name of association:  Manager's name:  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 association below or attach information to this notice.
_ 🗡	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivide interest with others. If yes, complete the following:  Any optional user fees for common facilities charged? yes no If yes, describe:
<u> </u>	Any notices of violations of deed restrictions or governmental ordinances affecting the condition of use of the Property.
- <u>'</u> X	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but i not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- <del>X</del>	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
<u> </u>	Any condition on the Property which materially affects the health or safety of an individual.
. X.	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).
<u>x</u>	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.
XR-1406) (	
ARK REAL EST 1 Byrd	TATE GROUP, 400 W 1-20 Suite 100 Weatherford TX 76086 Phone: 2545926877 Fax: 10701 Hutchinson Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

10107 Hutchinson Road

Concerni	ng the Property at	10107 T	<sup>7</sup> Hutchinson Road olar , Tx  76476					
- <del>*</del>		The Property is located in a propane gas system service area owned by a propane distribution system.						
$-\overline{\chi}$	Any portion of the Pl	roperty that is located in a	groundwater conservation district	or a subsidence				
If the answ	wer to any of the items in S	Section 8 is yes, explain (attach a	additional sheets if necessary):					
permitted	by law to perform inspec	inspections and who are	eceived any written inspection either licensed as inspecton attach copies and complete the follo	re or otherwise				
Inspection	Date Type	Name of Inspector		No. of Pages				
OtherOtherOtherOtherOtherOtherOther	er:	s <u>r</u> no ver received proceeds for a settlement or award in a	Disabled Veteran Unknown e, other than flood damage, to a claim for damage to the legal proceeding) and not use yes, explain:	Property (for				
etector re	Does the Property had equirements of Chapter explain. (Attach additional	766 of the Health and Saf	ors installed in accordance weety Code?* unknown 🔀 no	vith the smoke yes. If no				
installe includir	ng performance, location, and	juirements of the building code in e	family dwellings to have working smoke fect in the area in which the dwelling to not know the building code requireme g official for more information.	r is located				
impaim seller to	wno wiii reside in the dwellin nent from a licensed physician, o install smoke detectors for tl	g is hearing-impaired; (2) the buye ; and (3) within 10 davs after the effer	npaired if: (1) the buyer or a member of or gives the seller written evidence of ctive date, the buyer makes a written req ne locations for installation. The parties of smoke detectors to Install.—DS	the hearing				
XR-1406) 07			Seller: Cha Dju j	Page 5 of 7				
ARK REAL ESTAT	TE GROUP, 400 W I-20 Suite 100 Weatherfor Produced with Lone V	rd TX 76086 Wolf Transactions (zipForm Edition) 717 N Harwood S	Phone: 2545926877 Fax: SI, Suite 2200, Dallas, TX 75201 <u>www.hvolf.com</u>	10701 Hutchinson				

Concerning the Prop	erty at	101	07 Hutchinson R		
material information	that the statements in the r(s), has instructed or in	fluenced Seller	ue to the best of	f Collor's balist and	that no person, or to omit any
Charles Da	Je Unchwood23	/2024 J.	nes Ben Underwoo	٨	5/23/2024
Signature of Seller	gned by:	Date Sign	FF0CE09B06421 ature of Seller		Date
Printed Name: Billy	Jol Underwood Jo/11, DBC1AE48CBilly Joel Under	/2024 Print	ed Name:	James Ben Unde	rwood
ADDITIONAL NOTICE	D6C1AE48CBilly Joel Unde E <b>S TO BUYER:</b>	erwood Jr			
https://publicsite.d	artment of Public Safety in stered sex offenders are ps.texas.gov. For inform ontact the local police depart	iocated in ceri ation concerni	ain zin code are	as To soarch the	databasa wisit
Act or the Dune construction certif	located in a coastal area high tide bordering the General Protection Act (Chapter 6 icate or dune protection parts with ordinance author	ouit of Mexico, i1 or 63, Natur permit may be	the Property may al Resources Co	be subject to the de, respectively) and	Open Beaches d a beachfront
requirements to required for repa Regarding Winds	s located in a seacoast the Texas Department obtain or continue winds irs or improvements to torm and Hail Insurance rance or the Texas Windstor	torm and hail the Property.	e, the Property insurance. A c For more inform Properties (TXR	may be subject ertificate of compliant	to additional
available in the m	be located near a military ones or other operations. nost recent Air Installation Illation and may be access nicipality in which the military	Information rel Compatible Us sed on the Inte	ating to high noi se Zone Study or ernet website of t	se and compatible	use zones is
(5) If you are basing items independently	your offers on square measured to verify any repo	footage, measu orted information	irements, or bou	ndaries, you should	I have those
(6) The following provid	ers currently provide service	to the Property			
Electric: Unite	1 /				
Sewer:					_
Water: Wとし					
7.					
94 No. 201 - Anna Anna Anna Anna Anna Anna Anna An					
Dhana Carra					
D					
Internet:		350	-		
			_ phone #:	DS DS	
(TXR-1406) 07-10-23	Initials J. L. D			JBU BJUJ	
CLARK REAL ESTATE GROUP, 400 W I	Initialed by: Buyer:	A 100 A	Dhone: 3545034050		Page 6 of 7
Sam Byrd	Produced with Lone Wolf Transactions (zipF	orm Edition) 717 N Harwo	od St, Suite 2200, Dallas, TX	Fax: 75201 <u>www.lwolf.com</u>	10701 Hutchinson

Concerning the Property at	10107 Hutchinson Road Tolar , Tx_76476
	Seller as of the date signed. The brokers have relied on ason to believe it to be false or inaccurate. YOU ARE CHOICE INSPECT THE PROPERTY.
The undersigned Buyer acknowledges receipt of the foregoi	ng notice.
Signature of Buyer Date	Signature of Buyer Date
Printed Name:	Printed Name:

JBU Initialed by: Buyer: and Seller:





# **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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cc	DNCERNING THE PROPERTY AT Tolar , Tx 76476	d	
A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:		
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Un	known
	(2) Type of Distribution System:	 Un	known
	(3) Approximate Location of Drain Field or Distribution System: NW らんしのり	b/Λ □Un	known
	(4) Installer:		known
	(5) Approximate Age: Installed 1958	_	known
	MAINTENANCE INFORMATION:		KIIOWII
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  If yes, name of maintenance contractor:  Phone: contract expiration date:	? Tyes	XNo
	Maintenance contracts must be in effect to operate aerobic treatment and certain sewer facilities.)	non-standard" o	n-site
	(2) Approximate date any tanks were last pumped?		0
(	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility?  If yes, explain:	Yes	∭ No
(	(4) Does Seller have manufacturer or warranty information available for review?	Yes	<b>X</b> No
C. F	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 maintenance contract manufacturer information warranty information	ı OSSF was ins	stalled
(2	<ol> <li>"Planning materials" are the supporting materials that describe the on-site so submitted to the permitting authority in order to obtain a permit to install the on-site</li> </ol>	ewer facility that sewer facility.	at are
(3	3) It may be necessary for a buyer to have the permit to operate an or transferred to the buyer.	. CDS	acility
(TXR-	1407) 1-7-04 Initialed for Identification by Buyer, and Seller Ou	1 000	e 1 of 2
CLARK I	REAL ESTATE GROUP, 400 W I-20 Suite 100 Weatherford TX 76086 Phone: 2545926877 Fax:	10701 1	Jutchinson

Information about On-Site Sewer Facility concernin	g	10107 Hutchinson F Tolar , Tx  7647	
D. INFORMATION FROM GOVERNMEN available from the Texas Agricultural from Texas Commission on Environ wastewater usage rates. Actual water and acceptable to TCEQ.	Extension Sei mental Quality	rvice. Information in the foll (TCEQ) on 10/24/2002	lowing table was obtained
<u>Facility</u>		Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedroom Single family dwelling (3 bedrooms; Single family dwelling (4 bedrooms; Single family dwelling (5 bedrooms; Single family dwelling (6 bedrooms; Mobile home, condo, or townhouse Mobile home, condo, or townhouse Mobile home, condo, or townhouse This document is not a substitute for an the best of Seller's knowledge and believerts about on-site sewer facilities. But he an inspector of Purer's above.	less than 2,50 less than 3,50 less than 4,50 less than 5,50 (1-2 bedroom) (each add'l bed	00 sf) 300 00 sf) 375 00 sf) 450 00 sf) 525 225 droom) 75	l actata aganta ara mat
Charles Duk Und wood	Date	James Ber Underwood  TAFFOCESSBORGETS  Signature of Seller  Docusigned by:	5/23/2024 ———————————————————————————————————
Receipt acknowledged by:		Billy Joel Underwood	
Signature of Buyer	Date	Signature of Buyer	Date