



# 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 \_\_\_\_\_

**10325 HWY 69 S  
WARREN, TX 77664**

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

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

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

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

| Item                       | Y | N | U |
|----------------------------|---|---|---|
| Cable TV Wiring            | ✓ |   |   |
| Carbon Monoxide Det.       |   |   |   |
| Ceiling Fans               | ✓ |   |   |
| Cooktop                    | ✓ |   |   |
| Dishwasher                 | ✓ |   |   |
| Disposal                   |   | ✓ |   |
| Emergency Escape Ladder(s) |   | ✓ |   |
| Exhaust Fans               | ✓ |   |   |
| Fences                     | ✓ |   |   |
| Fire Detection Equip.      | ✓ |   |   |
| French Drain               |   | ✓ |   |
| Gas Fixtures               |   | ✓ |   |
| Liquid Propane Gas:        |   | ✓ |   |
| -LP Community (Captive)    |   | ✓ |   |
| -LP on Property            |   | ✓ |   |

| Item                               | Y | N | U |
|------------------------------------|---|---|---|
| Natural Gas Lines                  |   | ✓ |   |
| Fuel Gas Piping:                   |   | ✓ |   |
| -Black Iron Pipe                   |   | ✓ |   |
| -Copper                            |   | ✓ |   |
| -Corrugated Stainless Steel Tubing |   | ✓ |   |
| Hot Tub                            |   | ✓ |   |
| Intercom System                    |   | ✓ |   |
| Microwave                          |   | ✓ |   |
| Outdoor Grill                      |   | ✓ |   |
| Patio/Decking                      | ✓ |   |   |
| Plumbing System                    | ✓ |   |   |
| Pool                               | ✓ |   |   |
| Pool Equipment                     | ✓ |   |   |
| Pool Maint. Accessories            |   | ✓ |   |
| Pool Heater                        |   | ✓ |   |

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

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

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller: TJ, KJ

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

|                                 |                                     |                                     |  |  |
|---------------------------------|-------------------------------------|-------------------------------------|--|--|
| Solar Panels                    |                                     | <input checked="" type="checkbox"/> |  | owned _____ leased from: _____                                     |
| Water Heater                    | <input checked="" type="checkbox"/> |                                     |  | electric _____ gas _____ other: _____ number of units: _____       |
| Water Softener                  |                                     | <input checked="" type="checkbox"/> |  | owned _____ leased from: _____                                     |
| Other Leased Items(s)           |                                     | <input checked="" type="checkbox"/> |  | if yes, describe: _____  |
| Underground Lawn Sprinkler      |                                     | <input checked="" type="checkbox"/> |  | _____ automatic _____ manual areas covered _____                   |
| Septic / On-Site Sewer Facility | <input checked="" 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: metal Age: \_\_\_\_\_ (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? \_\_\_\_\_ yes \_\_\_\_\_ no  unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? \_\_\_\_\_ yes  no If yes, describe (attach additional sheets if necessary): \_\_\_\_\_

**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

| Item               | Y | N                                   | 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 |   | <input checked="" type="checkbox"/> |
| 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): \_\_\_\_\_

**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"/> |

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: TJ, KJ

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

|   |                                     |                                     |
|---|-------------------------------------|-------------------------------------|
| Previous Roof Repairs                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Previous Other Structural Repairs                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Previous Use of Premises for Manufacture of Methamphetamine | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

|  |                          |                                     |
|--|--------------------------|-------------------------------------|
| Termite or WDI damage needing repair             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Single Blockable Main Drain in Pool/Hot Tub/Spa* | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):  
IN 2020 put metal roof on shop

\*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): \_\_\_\_\_

**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.
- 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.
- N Previous water penetration into a structure on the Property due to a natural flood.
- Y  Located  wholly  partly in a 100-year floodplain (Special Flood Hazard Area-Zone A V, A99, AE, AO, AH, VE, or AR).
- Y  Located  wholly  partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- N Located  wholly  partly in a floodway.
- 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):  
approx 2/3 in now flood zone A. House and shop are not in flood zone and have never flooded

**\*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 level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

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 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.

**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.)**

- |  |  |
|--|--|
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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.   |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Homeowners' associations or maintenance fees or assessments. If yes, complete the following:<br>Name of association: _____<br>Manager's name: _____ Phone: _____<br>Fees or assessments are: \$ _____ per _____ and are: ___ mandatory ___ voluntary<br>Any unpaid fees or assessment for the Property? ___ yes (\$ _____) ___ no<br>If the Property is in more than one association, provide information about the other associations below or attach information to this notice. |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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:<br>Any optional user fees for common facilities charged? ___ yes ___ no If yes, describe: _____  |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.  |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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.)   |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.  |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | Any condition on the Property which materially affects the health or safety of an individual.  |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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.<br>If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).   |
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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.  |

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

- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 9. 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 10. 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 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?**  yes  no

**Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?**  yes  no If yes, explain: \_\_\_\_\_

**Section 13. 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.*

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

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

[Signature] 6-17-24 Tiffany Jackson 6/17/24  
Signature of Seller Date Signature of Seller Date

Printed Name: Kolton Jackson Printed Name: Tiffany Jackson

**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 <https://publicsite.dps.texas.gov>. 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>Entergy</u>                | phone #: _____ |
| Sewer: _____                            | phone #: _____ |
| Water: <u>Warren Water Supply Corp.</u> | phone #: _____ |
| Cable: <u>Spectrum</u>                  | phone #: _____ |
| Trash: <u>Live Oak Environmental</u>    | phone #: _____ |
| Natural Gas: _____                      | phone #: _____ |
| Phone Company: _____                    | phone #: _____ |
| Propane: _____                          | phone #: _____ |
| Internet: <u>Spectrum</u>               | phone #: _____ |

10325 HWY 69 S  
WARREN, TX 77664

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

(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) 07-10-23

Initialed by: Buyer:  , \_\_\_\_\_ and Seller: KJ , TJ

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BEAUMONT, TX 77706  
Erica Wright

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

Phone:

Fax:

10325 HWY 69 S



# 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 10325 HWY 69 S  
WARREN, TX 77664

## A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System:  Septic Tank       Aerobic Treatment       Unknown
- (2) Type of Distribution System: Field lines       Unknown
- (3) Approximate Location of Drain Field or Distribution System: right corner (SW corner) of the house runs towards the woods       Unknown
- (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?  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? unknown
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility?  Yes  No  
If yes, explain: \_\_\_\_\_
- (4) Does Seller have manufacturer or warranty information available for review?  Yes  No

## C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

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

**D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) rules in 30 TAC 285.91(3) on 09/05/2025. 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.

  
Signature of Seller  
**Tiffany J Jackson**  
6/17/26  
Date

  
Signature of Seller  
**Kolton B Jackson**  
6-17-26  
Date

Receipt acknowledged by:

\_\_\_\_\_  
Signature of Buyer Date

\_\_\_\_\_  
Signature of Buyer Date

**T-47.1 RESIDENTIAL REAL PROPERTY DECLARATION IN LIEU OF AFFIDAVIT**  
**(Provided in accordance with Texas Civil Practice and Remedies Code Section 132.001)**

Date: \_\_\_\_\_ GF No. \_\_\_\_\_  
Declarant: Kolton B. & Tiffany J. Jackson  
Description of Property: A0131 BBB & CRR CO, BLOCK W, ACRES 5.56  
County Tyler, Texas  
Date of Survey: \_\_\_\_\_

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

The undersigned declares as follows:



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

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

Swimming pool and deck, front porch,  
closed in carport on shop, closed in garage

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

6. I understand that I have no liability to Title Company should the information in this Declaration be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.
7. ALL STATEMENTS IN THIS DECLARATION ARE TRUE TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT ANY PERSON INTENTIONALLY MAKING A FALSE STATEMENT MAY BE LIABLE FOR ACTUAL AND/OR PUNITIVE DAMAGES.

|  |   |
|--|---|
| <p>My name is <u>Kolton Jackson</u>.<br/>         My date of birth is <u>06-10-1992</u>.<br/>         and my address is <u>10325 Hwy 695</u><br/> <u>Warren TX 77664</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Tyler</u> County,<br/>         State of <u>TX</u>, on the<br/> <u>17</u> day of <u>June</u>, <u>2026</u>.</p> <p>Signed:<br/> <br/>         Declarant</p> | <p>My name is <u>Tiffany Jackson</u>.<br/>         My date of birth is <u>5/29/1989</u>.<br/>         and my address is <u>10325 US Hwy 695</u><br/> <u>Warren, TX 77664</u>.</p> <p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Executed in <u>Tyler</u> County,<br/>         State of <u>Texas</u>, on the<br/> <u>17</u> day of <u>June</u>, <u>2026</u>.</p> <p>Signed:<br/> <br/>         Declarant</p> |
|--|---|



ROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

05-04-2026



# SELLER'S DISCLOSURE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS ON THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

CONCERNING THE PROPERTY AT: 10325 HWY 69 S WARREN, TX 77664  
(Street Address and City)

1. **Definitions.** For the purposes of this form the following definitions, with notes, apply.
- A. **"Groundwater"** means water percolating below the surface of the earth. Groundwater is usually found in subsurface reservoirs or aquifers and is accessed by Water Wells.  
[Note: Unless severed from the surface estate, Groundwater is owned by the surface landowner who may be able to access the Groundwater by drilling a Water Well in compliance with the law and rules of the applicable Groundwater District, if any.]
  - B. **"Groundwater District"** means a local or regional Groundwater Conservation District, Underground Water Conservation District, Subsidence District, or other special district or authority that regulates the drilling or operation of Water Wells.  
[Note: Not all land in Texas is subject to a Groundwater District.]
  - C. **"Surface Water"** means water in lakes, rivers, creeks, streams, and in the bays, estuaries, and arms of the Gulf of Mexico.
  - D. **"Surface Water Rights"** means a permit, certified filing, or certificate of adjudication administered by the Texas Commission on Environmental Quality (TCEQ) that authorizes the diversion, impoundment, or use of Surface Water.  
[Note: Not all diversions, impoundments, or uses of Surface Water require a Surface Water Right.]
  - E. **"Water Well"** means an artificial excavation that is drilled or dug for the purpose of exploring for or producing Groundwater.  
[Note: The drilling and operation of a Water Well may be regulated, restricted, or prohibited in a Groundwater District. Subdividing a property may impact rights related to drilling or operating a Water Well. A Water Well may be owned and operated by individuals, groups, cooperatives, associations, or other entities.]

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

- A. Is any portion of the Property located in a Groundwater District?  Yes  No  Unknown  
If yes, identify the district and its website: \_\_\_\_\_
- B. Is Seller aware of one or more Water Wells on the Property?  Yes  No  
If yes:
  - (1) The total number of Water Wells known to Seller is \_\_\_\_\_
  - (2) The number of Water Wells known to Seller that are currently in use is \_\_\_\_\_
  - (3) The number of Water Wells known to Seller that are not currently in use and have been capped, covered, plugged, or abandoned is \_\_\_\_\_
  - (4) Identify any registrations or permits (by number) from a Groundwater District for the Water Wells on the Property: \_\_\_\_\_
- C. If the answer to 2B is yes, complete the following to the extent known.
  - (1) All Water Wells on the Property are owned or operated solely by Seller for the sole benefit of the Property.
  - (2) The following Water Wells: (i) are owned or operated by the person identified; (ii) benefit the identified beneficiary; and (iii) are governed by the identified agreements or understandings (attach additional sheets for each Water Well):  
 Water Well: \_\_\_\_\_  
 Owners/Operators: \_\_\_\_\_  
 Beneficiary: \_\_\_\_\_  
 Agreement or Understanding: \_\_\_\_\_

Initialed for identification by Buyer \_\_\_\_\_ and Seller TJ KJ

TREC No. 61-0  
TXR 1425

10325 HWY 69 S

(Address of Property)

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

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

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

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

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

If yes:

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

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

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

**Notices to Buyer and Seller:**

- (1) Statutes, rules, regulations, and court rulings concerning Groundwater, Water Wells, Groundwater rights, surface water, and Surface Water Rights (collectively, **Water Rights**) are multifaceted and may be complex.
- (2) The Seller may not have complete knowledge or understanding of the Water Rights related to or affecting the Property.
- (3) Water Rights that relate to the Property may be held by others. To determine the extent and application of Water Rights related to Property, consult an attorney who can examine the title to the Property and issues regarding Water Rights.
- (4) Rules and regulations of Groundwater Districts regarding Water Wells differ from district to district and should be reviewed if the Property has an existing or potential future Water Well. Some Groundwater Districts have ad valorem taxing authority and others do not. Consult the local Appraisal District for applicable taxes and tax rates.
- (5) If the parties need or intend to reserve, specifically except, or separately convey Water Rights related to the Property, each party should consult an attorney before signing a binding contract to purchase or sell the Property.

[Signature] 6/20/26  
Seller Date

[Signature] 6/20/26  
Seller Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date



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