



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 2854 CR 278 Buffalo TX  
(Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller  is  is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? Never

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- NO Range
- NO Dishwasher
- YES Washer/Dryer Hookups
- NO Security System
- YES TV Antenna
- YES Ceiling Fan(s)
- NO Central A/C
- YES Plumbing System
- YES Patio/Decking
- NO Pool
- NO Pool Equipment
- NO Fireplace(s) & Chimney (Wood burning)
- NO Natural Gas Lines
- NO Liquid Propane Gas
- Garage: NO Attached
- Garage Door Opener(s):
- Water Heater:
- Water Supply: NO City NO Well NO MUD
- Roof Type: metal
- YES Oven
- NO Trash Compactor
- YES Window Screens
- NO Fire Detection Equipment
- YES Smoke Detector
- NO Smoke Detector-Hearing Impaired
- NO Carbon Monoxide Alarm
- NO Emergency Escape Ladder(s)
- YES Cable TV Wiring
- NO Attic Fan(s)
- NO Central Heating
- YES Septic System
- NO Outdoor Grill
- NO Sauna
- NO Pool Heater
- NO LP Community (Captive)
- NO Not Attached
- NO Electronic
- NO Gas
- NO LP on Property
- NO LP Community (Captive)
- NO Not Attached
- NO Electronic
- NO Gas
- NO LP on Property
- YES Microwave
- NO Disposal
- YES Rain Gutters
- NO Intercom System
- NO Satellite Dish
- YES Exhaust Fan(s)
- YES Wall/Window Air Conditioning
- NO Public Sewer System
- YES Fences
- NO Spa NO Hot Tub
- NO Automatic Lawn Sprinkler System
- NO Fireplace(s) & Chimney (Mock)
- NO Gas Fixtures
- NO LP on Property
- YES Carport
- NO Control(s)
- YES Electric
- YES Co-op
- Age: UNKNOWN (approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair?  Yes  No  Unknown. If yes, then describe. (Attach additional sheets if necessary):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?  Yes  No  Unknown. If the answer to this question is 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- |   |                              |                             |
|---|------------------------------|-----------------------------|
| <u>NO</u> Interior Walls                                | <u>NO</u> Ceilings           | <u>NO</u> Floors            |
| <u>NO</u> Exterior Walls                                | <u>NO</u> Doors              | <u>NO</u> Windows           |
| <u>NO</u> Roof  | <u>NO</u> Foundation/Slab(s) | <u>NO</u> Sidewalks         |
| <u>YES</u> Walls/Fences                                 | <u>NO</u> Driveways          | <u>NO</u> Intercom System   |
| <u>NO</u> Plumbing/Sewers/Septics                       | <u>NO</u> Electrical Systems | <u>NO</u> Lighting Fixtures |
| <u>NO</u> Other Structural Components (Describe): _____ |                              |                             |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- |  |   |
|--|---|
| <u>NO</u> Active Termites (includes wood destroying insects) | <u>NO</u> Previous Structural or Roof Repair                          |
| <u>NO</u> Termite or Wood Rot Damage Needing Repair          | <u>NO</u> Hazardous or Toxic Waste                                    |
| <u>YES</u> Previous Termite Damage                           | <u>NO</u> Asbestos Components   |
| <u>NO</u> Previous Termite Treatment                         | <u>NO</u> Urea-formaldehyde Insulation                                |
| <u>NO</u> Previous Flooding                                  | <u>NO</u> Radon Gas   |
| <u>NO</u> Improper Drainage                                  | <u>NO</u> Lead Based Paint  |
| <u>NO</u> Water Penetration                                  | <u>NO</u> Aluminum Wiring   |
| <u>NO</u> Located in 100-Year Floodplain                     | <u>NO</u> Previous Fires  |
| <u>NO</u> Present Flood Insurance Coverage                   | <u>NO</u> Unplatted Easements   |
| <u>NO</u> Landfill, Settling, Soil Movement, Fault Lines     | <u>NO</u> Subsurface Structure or Pits                                |
| <u>NO</u> Single Blockable Main Drain in Pool/Hot Tub/Spa*   | <u>NO</u> Previous Use of Premises for Manufacture of Methamphetamine |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

\* A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair?  Yes (if you are aware)  
 No (if you are not aware) If yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

6. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
- Homeowners' Association or maintenance fees or assessments.
- Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits directly or indirectly affecting the Property.
- Any condition on the Property which materially affects the physical health or safety of an individual.
- 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.
- Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

7. 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 maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

8. 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.

Robin Sullivan 4-23-19  
Signature of Seller Date Signature of Seller Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

\_\_\_\_\_  
Signature of Purchaser Date Signature of Purchaser Date



TEXAS ASSOCIATION OF REALTORS

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 2854 CR 278 Buffalo TX

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

- (1) Type of Treatment System: [X] Septic Tank [ ] Aerobic Treatment [ ] Unknown
(2) Type of Distribution System: Field Lines [ ] Unknown
(3) Approximate Location of Drain Field or Distribution System: South of House [ ] 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 [X] No If yes, name of maintenance contractor: Phone: contract expiration date:
(2) Approximate date any tanks were last pumped? never
(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? [ ] Yes [X] No If yes, explain:
(4) Does Seller have manufacturer or warranty information available for review? [ ] Yes [X] 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.

(TAR 1407) 1-7-04 Initialed for Identification by Buyer: and Seller [Signature]

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

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

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


  
 Signature of Seller \_\_\_\_\_ Date 4-23-19 Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_

Receipt acknowledged by:

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

CIRCLE T REALTY  
Property Data Sheet

Owner Name: Robin Sullivan  
Property Address: 2854 CR 278 Buffalo # 6,370 ac  
Price: 155,000.00 Financing/Owner Terms: Cash or new loan

MINERALS: Seller agrees to convey \_\_\_\_\_ % of the oil and gas minerals.  
Seller agrees to convey \_\_\_\_\_ % of other minerals.

Subject property is { } is not { } presently under an oil and gas lease or it is unknown { } if there is an oil & gas lease.  
Subject property is { } is not { } presently under a coal & lignite lease or it is unknown { } if there is a coal & lignite lease.

ACCESS: Subject property has ingress and egress via:

{  } Public Road CR 278  
{ } Deeded Easement \_\_\_\_\_

SURVEY: { } New Survey Required  
{  } Seller shall furnish to Buyer, existing survey and plat of the property dated: \_\_\_\_\_

WATER: {  } Seller agrees to convey ownership to the water meter with account in good standing. Water furnished by No Community Water  
{  } All transfer fees will be paid by the buyer.  
{ } Water Well \_\_\_\_\_ known depth  
{ } Private Well \_\_\_\_\_ Undivided Interest \_\_\_\_\_

LAND: {  } Pasture \_\_\_\_\_, 40 %  
{ } Wooded \_\_\_\_\_ %  
{  } Creeks \_\_\_\_\_ { } Lakes \_\_\_\_\_

Soil Type Sandy Loam

Present Use: {  } Residential { } Ranching { } Recreational/Hunting

FENCING: Perimeter Fenced  Cross Fencing  Barbed Wire

IMPROVEMENTS: {  } Home { } Mobile Home { } Cabin { } Storage

\*\* DO OWNERS HAVE TITLE TO MOBILE HOMES? YES \_\_\_\_\_ NO

\*\* IS MOBILE HOME ATTACHED TO PROPERTY? YES \_\_\_\_\_ NO

Approx. Heated/Cooled square footage: 1464

Approx. Year Built: \_\_\_\_\_

Total Rooms: \_\_\_\_\_ Total Bedrooms \_\_\_\_\_ Total Baths \_\_\_\_\_

Central A/C \_\_\_\_\_ Central Heat \_\_\_\_\_ Brick \_\_\_\_\_ Frame   
Breakfast  Dining \_\_\_\_\_ Living  Utility Room   
Pier & Beam \_\_\_\_\_ Slab \_\_\_\_\_ Fireplace \_\_\_\_\_ Water \_\_\_\_\_  
Electricity \_\_\_\_\_ Telephone \_\_\_\_\_ Gas 480 \_\_\_\_\_ Septic   
Garage \_\_\_\_\_ Carport \_\_\_\_\_ Shed \_\_\_\_\_ Barn   
City Utilities: \_\_\_\_\_ Other: \_\_\_\_\_

SCHOOL DISTRICT: 815D

TAXES: County \_\_\_\_\_ School \_\_\_\_\_ City \_\_\_\_\_

TOTAL TAXES: \_\_\_\_\_

EXEMPTIONS: Ag \_\_\_\_\_ Homestead \_\_\_\_\_ Over 65 \_\_\_\_\_ Other \_\_\_\_\_

UTILITIES: Gas \_\_\_\_\_ Electric \_\_\_\_\_ Water \_\_\_\_\_

Electric provided by ACEC Acct # \_\_\_\_\_

NOTE: All Information furnished concerning this property has been obtained from sources deemed reliable. It is believed to be correct, but no responsibility is assumed therefore; and no warranty or presentation is made as to the accuracy thereof, and the same is submitted subject to errors, omissions, prior sale or withdraw from the market without notice. All Information must be verified independently by buyer.