

# 14521 Blanco Mesa Drive

## 66.418 Acres



LANDS & DWELLINGS  
by Allen Crumley at Williams Trew Real Estate

This information was obtained from sources deemed to be reliable, but in no way warranted by Williams Trew or Ebby Halliday. The property is offered subject to errors, omissions, change in price and/or terms, or removal from the market without notice. The Buyer and Buyer's representatives should verify all information contained herein.



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# LANDS & DWELLINGS

by Allen Crumley at Williams Trew Real Estate



Allen Crumley | Associated Broker  
817.862.4459 | [Allen@WilliamsTrew.com](mailto:Allen@WilliamsTrew.com)  
[LandsAndDwellings.com](http://LandsAndDwellings.com)

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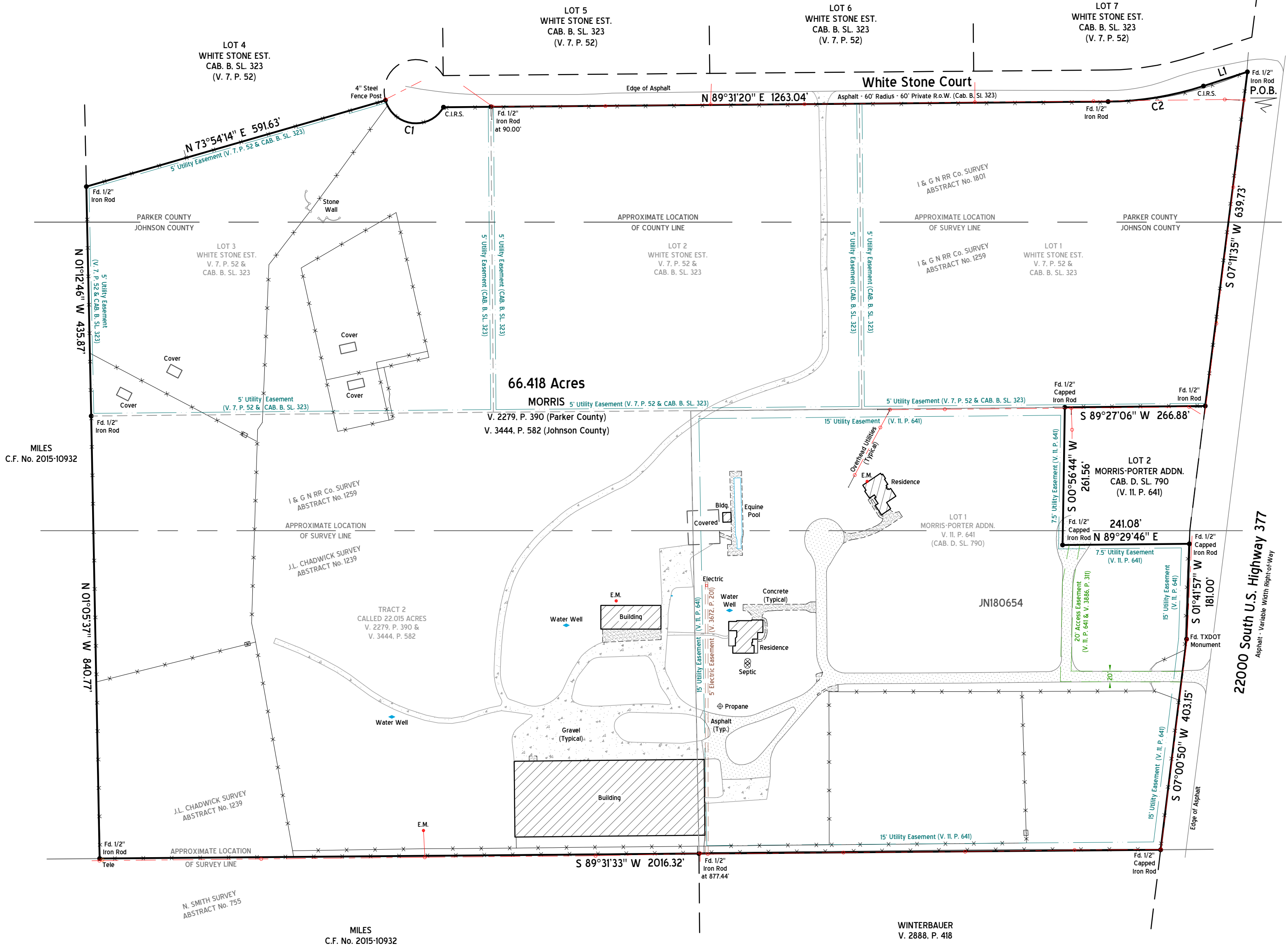
## **Blanco Mesa Ranch**

14521 Blanco Mesa Dr  
Cresson, Texas | Johnson & Parker counties  
66.418 acres | \$2,375,000

**Blanco Mesa Ranch** - Just outside Fort Worth sits this multipurpose equine facility. No expense was spared in the design and construction of these facilities. The stunning 150 x 300 covered arena has an imported tile roof that helps maintain comfortable arena conditions year-round. Practically any equine discipline can easily make a comfortable home. The current owner team ropes and all of the pens, return alley and staging area sits under the roof. The 50 x 120 concrete barn has a matching tile roof and houses the stalls, covered parking, storage, tack and water works. Just off the barn is the covered Priefert 6 horse European walker with rubber footing and a 12' deep x 135' long equine lap pool. There are two very comfortable 3-bedroom brick homes on the property as well and all is set safely behind an automatic entry gate

- 150 x 300 Tile roofed area. Team roping boxes on one end, calf roping box on the other. Full length return alley. Cattle holding pens, warm up and staging areas. Fully lit for evening use
- 50 x 12 Concrete barn. Currently housing 4 18 x 18 padded floor stalls and 2 Priefert stalls with padded floors. Room to park truck and trailers, stack hay and park equipment. Tack room. Water works room with 2 - 3000-gallon tanks.
- 6 horse covered European walker with rubberized footing.
- Equine saltwater lap pool 12' deep x 10' wide x 135' long
- 2771 SQFT stone home with 3 bedrooms, 2 bath and a 2-car garage
- 2175 SQFT brick home with 3 bedrooms, 2 bath and a 2-car garage
- 3 total water wells, two of the wells are 600- 900 feet deep
- Mission style entrance with automatic gate and extensive chip and seal drive
- Pipe and sucker rod cattle pens with a working chute
- 7 large turnout traps with water a shed
- Seller owns ½ the minerals on 16 acres and has surface protection on the balance
- Granbury (Acton) School District





Survey Description

BEING a 66.418 acres tract of land; being all of of Lots 1, 2 and 3, WHITE STONE ESTATES, according to the Plat recorded in Volume 7, Page 52, Plat Records, Johnson County, Texas and Cabinet B, Slide 323, Plat Records, Parker County, Texas, all of Lot 1, MORRIS-PORTER ADDITION, according to the Plat recorded in Volume II, Page 641 (Cabinet D, Slide 790), Plat Records, Johnson County, Texas and all of that certain called 22.015 acres tract out of the 1, & G.N.R.R. CO. SURVEY, ABSTRACT No. 1239, Johnson County, Texas (described as "TRACT 2" in said Volume 2279, Page 390 and said Volume 3444, Page 582); being all of those tracts conveyed to John Tyler Morris and described in Volume 3444, Page 582, Official Public Records, Johnson County, Texas and Volume 2279, Page 390, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (GRID):

BEGINNING at a found 1/2" iron rod in the west line of U.S. Highway No. 377 at the northeast corner of said Lot 1, WHITE STONE ESTATES, for the northeast and beginning corner of this tract.

THENCE S 07°11'35" W 639.73 feet along the west line of said Highway 377 to a found 1/2" iron rod at the southeast corner of said Lot 1, WHITE STONE ESTATES, being the northeast corner of Lot 2, said MORRIS-PORTER ADDITION, for a corner of this tract.

THENCE S 89°27'06" W 266.88 feet along the south line of said Lot 1, WHITE STONE ESTATES to a found 1/2" capped iron rod at the northerly northeast corner of said Lot 1, MORRIS-PORTER ADDITION, for a corner of this tract.

THENCE along the common line of said Lots 1 and 2, MORRIS-PORTER ADDITION the following courses and distances: S 00°56'44" W 261.56 feet to a found 1/2" capped iron rod at the southwest corner of said Lot 2, MORRIS-PORTER ADDITION, for a corner of this tract; N 89°29'46" E 241.08 feet to a found 1/2" capped iron rod in the west line of said Highway 377, for a corner of this tract.

THENCE along the common line of said Lot 1, MORRIS-PORTER ADDITION and said Highway 377 the following courses and distances: S 01°41'57" W 181.00 feet to a found TXDOT monument, for a corner of this tract; S 07°00'50" W 403.15 feet to a found 1/2" capped iron rod at the southeast corner of said Lot 1, MORRIS-PORTER ADDITION, being the northeast corner of that certain Winterbauer tract described in Volume 2888, Page 418, Official Public Records, Johnson County, Texas, for the southeast corner of this tract.

THENCE S 89°31'33" W at 877.44 feet pass a found 1/2" iron rod at the northwest corner of said Winterbauer tract, being the southwest corner of said Lot 1, MORRIS-PORTER ADDITION and being the southeast corner of said called 22.015 acres "TRACT 2", for a total distance of 2016.32 feet to a found 1/2" iron rod at the southwest corner of said called 22.015 acres "TRACT 2", for the southwest corner of this tract.

THENCE N 01°05'37" W 840.77 feet to a found 1/2" iron rod at the northwest corner of said called 22.015 acres "TRACT 2", being the southwest corner of said Lot 3, WHITE STONE ESTATES, for a corner of this tract.

THENCE N 01°12'46" W 435.87 feet to a found 1/2" iron rod at the northwest corner of said Lot 3, WHITE STONE ESTATES, being the southwest corner of Lot 4, said WHITE STONE ESTATES, for the northwest corner of this tract.

THENCE N 73°54'14" E 591.63 feet along the common line of said Lots 3 and 4, WHITE STONE ESTATES to a 4" steel fence post in the cul-de-sac of White Stone Court (a paved surface), for a corner of this tract.

THENCE along the south line of said White Stone Court the following courses and distances: Southeastly along the arc of a curve to the left 141.49 feet, having a radius of 60.00 feet, whose chord bears S 83°12'21" E 110.91 feet to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC."), for a corner of this tract; N 89°31'20" E at 90.00 feet pass a found 1/2" iron rod at the northwest corner of said Lot 2, WHITE STONE ESTATES, for a total distance of 1263.04 feet to a found 1/2" iron rod in the north line of said Lot 1, WHITE STONE ESTATES, for a corner of this tract; Northeastly along the arc of a curve to the left 184.38 feet, having a radius of 602.54 feet, whose chord bears N 80°43'20" E 183.66 feet, for a corner of this tract; N 72°06'35" E 87.76 feet to the POINT OF BEGINNING.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground, by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

*Kyle Rucker*  
Kyle Rucker, Registered Professional Land Surveyor No. 6444  
Texas Surveying, Inc. - Weatherford Branch  
104 S. Walnut St. Weatherford, TX 76086  
weatherford@txsurveying.com 817-594-0400  
January 3, 2020 - JN180654-R1



Notes:

1) With respect to the documents listed in Title Commitment No. 19-4803 the following easements and/or restrictions were reviewed for this survey:

Subject to the following Restrictions: V. 1042, P. 652; V. 2455, P. 85; V. 2497, P. 287; V. 2666, P. 686; V. 2819, P. 48; V. 3196, P. 486; V. 3429, P. 499; V. 3569, P. 619; V. 3127, P. 366; O.P.R.J.C.T.

Subject to the following Easement(s) and/or Document(s):  
TXU Electric Easement - V. 3672, P. 201 (5' width as shown);  
Access Easement - V. 3886, P. 311 (20' width as shown);  
O.P.R.J.C.T.

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record and the surveyor's professional opinion.

2) Currently this tract appears to be located within one or more of the following areas:

**Other Areas of Flood Hazard, Zone "X"** - Areas of minimal flood hazard

According to F.I.R.M. Community Panel Map No. 4825IC0025J, dated December 4, 2012 (Johnson County) and F.I.R.M. Community Panel Map No. 48367C0575E, dated September 26, 2008 (Parker County); for up to date flood hazard information always visit the official F.E.M.A. website at FEMA.gov.

3) Governmental entities may require this property to be further platted and recorded with the County Clerk.

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

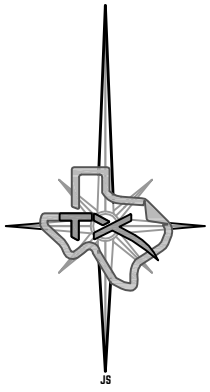
5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

6) Approximate survey lines and county line as shown according to General Land Office (GLO) GIS web map and/or deeds of record.

Curve 1 - C1  
Radius: 60.00'  
Arc Length: 141.49'  
Chord: S 83°12'21" E 110.91'

Curve 2 - C2  
Radius: 602.54'  
Arc Length: 184.38'  
Chord: N 80°43'20" E 183.66'

Line 1 - L1  
Bearing: N 72°06'35" E  
Distance: 87.76'





# SELLER'S DISCLOSURE NOTICE

TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT 145211 Blanco Mesa Dr Cresson Johnson  
(Street Address and City) (County)

**Note:** Section 5.008 of the Texas Property Code requires a seller of residential real property of not more than one dwelling unit to deliver a copy of the Seller's Disclosure Notice, completed to the best of the seller's belief and knowledge, to a purchaser on or before the effective date of a contract for the sale of the property. If a contract is entered into without the seller providing the notice, the buyer may terminate the contract for any reason within seven (7) days after receiving the notice. If information required by the notice is unknown to the seller, the seller may indicate that fact on the notice and thereby comply with the requirements of Section 5.008 of the Texas Property Code. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

THIS STATEMENT IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE OF THE SELLER'S SIGNATURE INDICATED BELOW. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR LISTING BROKER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER(S) MAY WISH TO OBTAIN AND A BUYER IS URGED TO OBTAIN AN INSPECTION OF THE PROPERTY BY A QUALIFIED AND LICENSED INSPECTOR. THE FOLLOWING STATEMENTS ARE REPRESENTATIONS MADE BY THE SELLER(S) BASED UPON SELLER'S KNOWLEDGE AND ARE NOT REPRESENTATIONS OF THE LISTING BROKER, ANY OTHER BROKER PARTICIPATING IN A SALE TRANSACTION, NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS (THE REGIONAL MULTIPLE LISTING SERVICE), OR ANY MULTIPLE LISTING SERVICE, OR LOCAL BOARDS AND ASSOCIATIONS OF REALTORS. THE LISTING BROKER HAS RELIED UPON THE FOLLOWING INFORMATION IN DISSEMINATING INFORMATION ABOUT THE CONDITION OF THE PROPERTY.

## GENERAL INFORMATION

- The Property is currently: Owner Occupied Vacant Estate Leased Foreclosure  
If owner occupied, for \_\_\_\_\_ years. If not owner occupied, for \_\_\_\_\_ years.  
If leased: Origination Date \_\_\_\_\_ Expiration Date \_\_\_\_\_
- Seller is the current owner of the Property and can sell the property without being joined by any other person:  
☒ **Yes** ☐ **No** If "No", explain:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Year the property was constructed: Unknown Per Owner Per Tax Rolls  
(If before 1978, complete, sign and attach TAR-1906 concerning lead-based paint hazards.)
- Is Seller a United States citizen? ☒ **Yes** ☐ **No**  
If "No", the seller is a "foreign person" as defined in the Internal Revenue Code Yes No
- Check any of the following exemptions which Seller claims for the Property:  
☒ Homestead ☐ Senior Citizen ☐ Disabled Veteran ☐ Disabled ☒ Agricultural ☐ Wildlife Management  
☐ Other \_\_\_\_\_
- Has the Seller asserted any claim under any insurance policy or against any person for any physical condition of the Property? ☐ **Yes** ☒ **No** If "Yes", explain:  
\_\_\_\_\_  
\_\_\_\_\_

Seller's Initials TM Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

(6. Cont'd)

7. Is there currently in force for the Property a written Builder's Warranty? ☐ Yes ☒ No ☐ Unknown

If "Yes", identify the warranty by stating:

Name of Company issuing warranty: \_\_\_\_\_

Warranty number: \_\_\_\_\_

8. Except for manufacturer warranties, if any, on appliances, do there exist any other warranties for the Property?

☐ Yes ☒ No ☐ Unknown If "Yes", identify the warranties: \_\_\_\_\_

9. Are there any pending or threatened condemnation proceedings which affect the Property?

☐ Yes ☒ No ☐ Unknown If "Yes", explain: \_\_\_\_\_

10. Has the property been the subject of any pending or concluded litigation?

☐ Yes ☒ No ☐ Unknown If "Yes", explain: \_\_\_\_\_

11. Is this property in an overlay, proposed overlay, historic or conservation district that may have special restrictions?

☐ Yes ☒ No ☐ Unknown If "Yes", explain: \_\_\_\_\_

#### INSPECTION REPORTS AND NOTICES

12. Seller has not received any notices in the last 5 years, either oral or written, regarding the need for repair or replacement of any portion of the Property from any government agency, appraiser, mortgage lender, repair service or other, except: \_\_\_\_\_

13. List and attach any written inspection reports that Seller has received in the last 5 years that were completed by persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections.

| Date of Inspection | Type of Inspection | Name of Inspector/Company | Number of pages |
|--------------------|--------------------|---------------------------|-----------------|
|--------------------|--------------------|---------------------------|-----------------|

SEPTIC SYSTEM

AEROBI-TECH

Explanatory comments by Seller, if any: \_\_\_\_\_

SELLER'S DISCLOSURE NOTICE - (09/01/2017) | Page 2 of 11 | PROPERTY ADDRESS 145211 Blanco Mesa Dr, Cresson, TX  
Ebby Halliday Real Estate, Inc. TX Lic. 257740 TX

Seller's Initials

TM

Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_



(13. Explanatory comments by Seller cont'd)

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 or the buyer's own choice.

#### INFORMATION ABOUT EQUIPMENT AND SYSTEMS

14. For items listed below and on the following pages, check appropriate box if items are presently in "Working Condition" and there are no known defects. Please check if item has been repaired (note date of repair) or if item is in need of repair. Check N/A for items that do not apply to Property.

NOTE: THIS NOTICE DOES NOT ESTABLISH WHICH ITEMS ARE TO BE CONVEYED IN A SALE OF THE PROPERTY. THE TERMS OF A CONTRACT OF SALE WILL DETERMINE WHICH ITEMS ARE TO BE CONVEYED.

| EQUIPMENT & SYSTEM                        | IN WORKING |           |           | IN NEED           |  | DATE OF REPAIR<br>Month/Year | DESCRIPTION OF COMPLETED /<br>NEEDED REPAIRS |
|---|------------|-----------|-----------|-------------------|--|------------------------------|--|
|   | N/A        | CONDITION | OF REPAIR | HAS BEEN REPAIRED |  |                              |  |
| Attic Fan                                 | X          |           |           |                   |  |                              |  |
| Automatic Lawn Sprinkler System           |            |           |           |                   |  |                              |  |
| (Front ___ Back ___ L. Side ___           | X          |           |           |                   |  |                              |  |
| R. Side ___ Fully ___)                    | X          |           |           |                   |  |                              |  |
| Broadband Cat 5                           | X          |           |           |                   |  |                              |  |
| Cable TV Wiring                           |            | X         |           |                   |  |                              |  |
| Carbon Monoxide Detector                  | X          |           |           |                   |  |                              |  |
| Ceiling Fans                              |            | X         |           |                   |  |                              |  |
| Cooktop Gas ___ Electric X                |            | X         |           |                   |  |                              |  |
| Cooling Ctrl (Gas ___ Elec X # units 2)   |            | X         |           |                   |  |                              |  |
| Dishwasher                                |            | X         |           |                   |  |                              |  |
| Disposal                                  |            | X         |           |                   |  |                              |  |
| Electrical System                         |            | X         |           |                   |  |                              |  |
| Emergency Escape Ladder                   | X          |           |           |                   |  |                              |  |
| Exhaust Fan(s)                            |            | X         |           |                   |  |                              |  |
| Fire Detection Equipment                  |            | X         |           |                   |  |                              |  |
| Electric ___ Battery Operated X           |            | X         |           |                   |  |                              |  |
| Foundation/Slab(s)                        |            | X         |           |                   |  |                              |  |
| Garage (Attached ___ Not Attached ___)    |            | X         |           |                   |  |                              |  |
| Garage Door Openers & Controls            |            | X         |           |                   |  |                              |  |
| Gas Fixtures                              |            | X         |           |                   |  |                              |  |
| Gas Lines (Natural ___ Propane X)         |            | X         |           |                   |  |                              |  |
| Heating (Ctrl Gas ___ Elec X # units ___) |            | X         |           |                   |  |                              |  |
| Heating (Window ___ Wall ___)             | X          |           |           |                   |  |                              |  |
| Hot Tub                                   |            | X         |           |                   |  |                              |  |
| Icemaker                                  |            | X         |           |                   |  |                              |  |
| Intercom System                           | X          |           |           |                   |  |                              |  |
| Jetted Bathroom Tub                       |            | X         |           |                   |  |                              |  |

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Seller's Initials TM Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_



| (14. cont'd)                             | N/A | IN WORKING<br>CONDITION | IN NEED<br>OF<br>REPAIR | HAS BEEN<br>REPAIRED | DATE OF<br>REPAIR<br>Month/Year | DESCRIPTION OF<br>COMPLETED /<br>NEEDED REPAIRS |
|--|-----|-------------------------|-------------------------|----------------------|---------------------------------|---|
| Lighting Fixtures                        | —   | X                       | —                       | —                    | —                               | —   |
| Media Wiring & Equipment                 | —   | X                       | —                       | —                    | —                               | —   |
| Microwave                                | —   | X                       | —                       | —                    | —                               | —   |
| Outdoor Cooking Equipment                | X   | —                       | —                       | —                    | —                               | —   |
| Oven(s) (Electric X Gas ___ Other ___)   | —   | X                       | —                       | —                    | —                               | —   |
| Oven-Convection                          | X   | X                       | —                       | —                    | —                               | —   |
| Plumbing System                          | —   | X                       | —                       | —                    | —                               | —   |
| Propane Tank (Leased ___ Owned X)        | —   | X                       | —                       | —                    | —                               | —   |
| Public Sewer & Water System              | X   | —                       | —                       | —                    | —                               | —   |
| Range                                    | X   | X                       | —                       | —                    | —                               | —   |
| Refrigerator (Built-In)                  | —   | X                       | —                       | —                    | —                               | —   |
| Satellite Dish and Receiver              | —   | —                       | X                       | —                    | —                               | —   |
| Sauna                                    | X   | —                       | —                       | —                    | —                               | —   |
| Security System                          | —   | X                       | —                       | —                    | —                               | —   |
| Septic or other On-Site Sewer System     | —   | X                       | —                       | —                    | —                               | —   |
| (In Use X Abandoned ___)                 | —   | X                       | —                       | —                    | —                               | —   |
| Shower Enclosure & Pan                   | —   | X                       | —                       | —                    | —                               | —   |
| Smoke Detector                           | —   | X                       | —                       | —                    | —                               | —   |
| Smoke Detector (hearing impaired)        | X   | —                       | —                       | —                    | —                               | —   |
| Spa                                      | X   | —                       | —                       | —                    | —                               | —   |
| Stove(free standing)(Gas ___ Electric X) | —   | X                       | —                       | —                    | —                               | —   |
| Sump or Grinder Pump                     | X   | —                       | —                       | —                    | —                               | —   |
| Swimming Pool & Equipment                | —   | X                       | —                       | —                    | —                               | —   |
| Swimming Pool Built-In Cleaning Equip.   | X   | —                       | —                       | —                    | —                               | —   |
| Trash Compactor                          | X   | —                       | —                       | —                    | —                               | —   |
| TV Antenna                               | X   | —                       | —                       | —                    | —                               | —   |
| Water Heater (Gas ___ Electric X)        | —   | X                       | —                       | —                    | —                               | —   |
| Water Softener                           | —   | X                       | —                       | —                    | —                               | —   |
| Wells                                    | —   | X                       | —                       | —                    | —                               | —   |

| <u>EQUIPMENT &amp; SYSTEM</u>                      | <u>N/A</u> | <u>IN WORKING<br/>CONDITION</u> | <u>IN NEED<br/>OF<br/>REPAIR</u> | <u>HAS BEEN<br/>REPAIRED</u> | <u>DATE OF<br/>REPAIR<br/>Month/Year</u> | <u>DESCRIPTION OF<br/>COMPLETED /<br/>NEEDED REPAIRS</u> |
|--|------------|---------------------------------|----------------------------------|------------------------------|--|--|
| Basement   | X          | —                               | —                                | —                            | —  | —  |
| Carport (Attached <u>X</u> Not attached <u>—</u> ) | —          | X                               | —                                | —                            | —  | —  |
| Ceilings   | X          | —                               | —                                | —                            | —  | —  |
| Doors  | —          | X                               | —                                | —                            | —  | —  |
| Drains ( French <u>—</u> Other <u>—</u> )          | X          | —                               | —                                | —                            | —  | —  |
| Driveway   | —          | X                               | —                                | —                            | —  | —  |
| Electrical Wiring                                  | —          | X                               | —                                | —                            | —  | —  |
| Fences   | —          | X                               | —                                | —                            | —  | —  |
| Fireplaces / Chimney                               | —          | X                               | —                                | —                            | —  | —  |
| Mock <u>—</u> Woodburning <u>—</u>                 | —          | X                               | —                                | —                            | —  | —  |
| With Gas Logs <u>X</u> Other <u>—</u> )            | —          | —                               | —                                | —                            | —  | —  |
| Floor  | —          | X                               | —                                | —                            | —  | —  |
| Foundation   | —          | X                               | —                                | —                            | —  | —  |
| Garage   | —          | X                               | —                                | —                            | —  | —  |
| Lighting (Outdoor)                                 | —          | X                               | —                                | —                            | —  | —  |

Seller's Initials TM Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_



| (14. cont'd)   | N/A                                 | IN WORKING<br>CONDITION             | IN NEED<br>OF<br>REPAIR | HAS BEEN<br>REPAIRED | DATE OF<br>REPAIR<br>Month/Year | DESCRIPTION OF<br>COMPLETED /<br>NEEDED REPAIRS |
|--|-------------------------------------|-------------------------------------|-------------------------|----------------------|---------------------------------|---|
| Patio / Decking  |                                     | <input checked="" type="checkbox"/> |                         |                      |                                 |   |
| Retaining Wall   | <input checked="" type="checkbox"/> |                                     |                         |                      |                                 |   |
| Rain Gutters & Down Spouts   |                                     | <input checked="" type="checkbox"/> |                         |                      |                                 |   |
| Roof   |                                     | <input checked="" type="checkbox"/> |                         |                      |                                 |   |
| Sidewalks  | <input checked="" type="checkbox"/> |                                     |                         |                      |                                 |   |
| Skylights  | <input checked="" type="checkbox"/> |                                     |                         |                      |                                 |   |
| Walls (Exterior / Interior)  |                                     | <input checked="" type="checkbox"/> |                         |                      |                                 |   |
| Washer/Dryer (Gas ___ Electric <input checked="" type="checkbox"/> ) |                                     | <input checked="" type="checkbox"/> |                         |                      |                                 |   |
| Windows  |                                     | <input checked="" type="checkbox"/> |                         |                      |                                 |   |
| Window Screens   |                                     | <input checked="" type="checkbox"/> |                         |                      |                                 |   |
| Other  |                                     |                                     |                         |                      |                                 |   |

15. The shingles or roof covering is constructed of:

\_\_\_ Wood ☒ Composition \_\_\_ Tile \_\_\_ Other \_\_\_  
 There is an overlay covering? \_\_\_ Yes \_\_\_ No ☒ Unknown

16. The age of the shingles or roof covering: 2 years \_\_\_ Unknown

17. The electrical wiring of the Property is: \_\_\_ Copper \_\_\_ Aluminum ☒ Unknown  
 \_\_\_ Other (Specify) \_\_\_\_\_

18. Is there an alarm system? ☒ Yes \_\_\_ No  
 If "Yes", system is ☒ Owned by Seller \_\_\_ Leased by Seller  
 If leased, is lease transferrable? \_\_\_ Yes \_\_\_ No

19. Please identify other systems, if any, of the Property which are leased and not owned by Seller:

20. Is there a single blockable main drain in pool/hot tub/spa? ☒ Yes \_\_\_ No  
 (A single blockable main drain may cause a suction entrapment hazard for an individual.)

#### MISCELLANEOUS INFORMATION ABOUT PROPERTY

| 21. Is the Seller aware of any of the following conditions?  | YES | NO                                  | UNKNOWN                             | IF YES, EXPLAIN |
|--|-----|-------------------------------------|-------------------------------------|-----------------|
| <b>ASBESTOS</b> Components   |     | <input checked="" type="checkbox"/> |                                     |                 |
| Any personal or business <b>BANKRUPTCY</b> pending which would affect the sale of the property   |     | <input checked="" type="checkbox"/> |                                     |                 |
| <b>CARPET</b> Stains (not visible)   |     | <input checked="" type="checkbox"/> |                                     |                 |
| Located on or near <b>CORP OF ENGINEER</b> Property  |     | <input checked="" type="checkbox"/> |                                     |                 |
| Any <b>DEATH</b> on the Property except for those deaths caused by natural causes, suicide, or accident unrelated to the condition of the Property |     | <input checked="" type="checkbox"/> |                                     |                 |
| Unplatted <b>EASEMENTS</b>   |     | <input checked="" type="checkbox"/> |                                     |                 |
| Does the property have <b>EMERGENCY ESCAPE LADDERS</b>   |     | <input checked="" type="checkbox"/> |                                     |                 |
| <b>FAULT</b> lines   |     |                                     | <input checked="" type="checkbox"/> |                 |
| Previous <b>FIRES</b>  |     | <input checked="" type="checkbox"/> |                                     |                 |
| Located in 100 Year <b>FLOODPLAIN</b>  |     | <input checked="" type="checkbox"/> |                                     |                 |
| Located in City <b>FLOODPLAIN</b>  |     | <input checked="" type="checkbox"/> |                                     |                 |
| Any <b>FORECLOSURES</b> pending or threatened with respect to the Property   |     | <input checked="" type="checkbox"/> |                                     |                 |
| Urea formaldehyde <b>INSULATION</b>  |     |                                     | <input checked="" type="checkbox"/> |                 |
| <b>LANDFILL</b>  |     |                                     | <input checked="" type="checkbox"/> |                 |

SELLER'S DISCLOSURE NOTICE - (09/01/2017) | Page 5 of 11 | PROPERTY ADDRESS 145211 Blanco Mesa Dr, Cresson, TX  
 Ebby Halliday Real Estate, Inc. TX Lic. 257740 TX

Seller's Initials TH Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_



(21. cont'd)

|   | YES                                 | NO                                  | UNKNOWN                             | IF YES, EXPLAIN     |
|---|-------------------------------------|-------------------------------------|-------------------------------------|---------------------|
| LEAD-BASED PAINT  | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| Tax or judgment LIENS   | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| LIQUID PROPANE GAS  | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| LP community (Captive)  | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| LP on Property  | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| PREVIOUS STRUCTURAL REPAIRS   | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| RADON GAS   | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| Are there MINERAL RIGHTS with the property?   | <input checked="" type="checkbox"/> | —                                   | —                                   | —                   |
| If yes, who owns them <u>1/2 + SURFACE ESTATE</u>   | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| Any NOTICES of violation of deed restrictions or governmental ordinances affecting the condition or use of the Property   | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| Room additions, structural modification, or other alterations or repairs made without necessary PERMITS or not in compliance with building codes in effect at that time | —                                   | —                                   | —                                   | —                   |
| Above-ground impediment to swimming POOL  | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| Underground impediment to swimming POOL   | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| Any PROPERTY CONDITION which materially affects the physical health or safety of an individual  | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| House SETTLING  | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| SOIL movement   | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| Subsurface STRUCTURES, TANKS or pits  | <input checked="" type="checkbox"/> | —                                   | —                                   | <u>PROPANE TANK</u> |
| Synthetic STUCCO  | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| Diseased TREES  | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| Hazardous or TOXIC WASTE Affecting the Property   | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| Holes in WALLS  | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| Previous WATER PENETRATION  | —                                   | <input checked="" type="checkbox"/> | —                                   | —                   |
| WOOD ROT Damage Needing Repair  | —                                   | —                                   | <input checked="" type="checkbox"/> | —                   |

22. Is the Seller aware of any condition on the property, not previously addressed in this disclosure statement, which in Seller's opinion is a defective condition or materially affects the physical health or safety of an individual?  
— Yes ☒ No If "Yes", explain:

23. If the Property is part of a regime creating a homeowner's association, state the following information:

Amount of dues or assessments: Monthly \$ \_\_\_\_\_ Quarterly \$ \_\_\_\_\_ Annually \$ \_\_\_\_\_  
Payment of dues/assessments is: — Mandatory — Voluntary  
Seller's Percentage Ownership in Common Areas: \_\_\_\_\_ %  
Amount of Unpaid Dues or Assessments, if any: \$ \_\_\_\_\_ Optional Membership: \$ \_\_\_\_\_

24. High speed Internet available? ☒ Yes — No  
☒ Cable — DSL — Cable TV — Other GAT

25. Is Property in a Public Improvement District (PID)? — Yes ☒ No  
Are you being taxed for these improvements? — Yes ☒ No

26. The Property is currently being serviced by the following utilities (check as applicable):  
— Water — Sewer — Septic ☒ Electricity — Gas — Cable  
— Other \_\_\_\_\_

27. The water service to the Property is provided by (check as applicable):  
— City ☒ Well — MUD — Co-op

SELLER'S DISCLOSURE NOTICE - (09/01/2017) | Page 6 of 11 | PROPERTY ADDRESS 145211 Blanco Mesa Dr, Cresson, TX  
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Seller's Initials IM Seller's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_  
Produced with zipForm® by zipLogix. 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com) Morris



28. Has the Seller ever collected any insurance payments pursuant to a claim you have made for damage to the Property and then not used the proceeds to make the repairs for which the claim was submitted? ☐ Yes ☒ No

29. Are any common areas (facilities such as pools, tennis courts, walkways, or other) co-owned with others? ☐ Yes ☒ No

If "Yes", any optional user fees for common facilities charged: ☐ Yes ☒ No

If "Yes", describe:

30. Are there any outstanding IRS judgment or mechanics liens or lis pendens against the Property? ☐ Yes ☒ No

31. 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 ☐ Yes ☒ No

32. Is any portion of the Property located in a groundwater conservation district or a subsidence district? ☐ Yes ☒ No ☐ Unknown

#### INFORMATION ABOUT FOUNDATION

33. Has the Seller ever obtained a written report about the condition of the foundation from any engineer, contractor, inspector, or expert? ☐ Yes ☒ No If "Yes", identify the report by stating the date of the report, the person or company who made the report and its content:

If "Yes", have you given a copy of each report to the Listing Broker? ☐ Yes ☐ No

34. Have repairs been made to the foundation of the Property since its original construction? ☐ Yes ☒ No  
If "Yes" explain what repairs you know or believe to have been made:

#### INFORMATION ABOUT DRAINAGE

35. Has the Seller ever obtained a written report about any improper drainage condition from any engineer, inspector, or expert: ☐ Yes ☒ No  
If "Yes", identify the report by stating the date of the report, the person or company who made the report and its content:

If "Yes", have you given a copy of each report to the Listing Broker? ☐ Yes ☐ No

36. Have repairs been made to the drainage of the Property since its original construction? ☐ Yes ☒ No ☐ Unknown  
If "Yes" explain what repairs you know or believe to have been made:

37. Does the Seller know of any currently defective condition to the drainage of the Property? ☐ Yes ☒ No

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Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_



(37. cont'd)

If "Yes" explain: \_\_\_\_\_

38. Have there been any previous incidents of flooding or other surface water penetration into the house, garage or accessory buildings of the Property? ☐ Yes ☒ No ☐ Unknown

If "Yes" when did the incidents occur and describe the extent of flooding or water penetration: \_\_\_\_\_

39. Is the Property covered by flood insurance? ☐ Yes ☒ No  
(If "Yes", attach "Information About Special Flood Hazard Areas", TAR #1414.)

#### INFORMATION ABOUT TERMITES/WOOD DESTROYING INSECTS

40. Has the Seller ever obtained a written report about active termites or other wood destroying insects?

☐ Yes ☒ No

If "Yes", identify the report by stating the date of the report, the person or company who made the report and its content: \_\_\_\_\_

If "Yes", have you given a copy of each report to the Listing Broker? ☐ Yes ☐ No

41. Has the Property been treated for termites or other wood destroying insects? ☐ Yes ☒ No ☐ Unknown

If "Yes" please state date of treatment: \_\_\_\_\_

42. Have there been any repairs made to damage caused by termites or other wood destroying insects?

☐ Yes ☒ No ☐ Unknown

If "Yes" explain what repairs you know or believe to have been made: \_\_\_\_\_

43. Do active termites or other wood destroying insects currently infest the Property?

☐ Yes ☒ No ☐ Unknown

If "Yes" explain: \_\_\_\_\_

44. Is there any existing termite damage in need of repair?

☐ Yes ☒ No ☐ Unknown

If "Yes" explain: \_\_\_\_\_

45. Is the Property currently covered by a termite policy? ☐ Yes ☒ No

If "Yes" identify the policy by stating:

Name of Company issuing policy: \_\_\_\_\_

Policy Number: \_\_\_\_\_

Date of policy renewal: \_\_\_\_\_

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Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_



### INFORMATION ABOUT ENVIRONMENTAL CONDITIONS

46. Has the Seller ever obtained a written report about treatment or repairs about any of the following environmental conditions:

The presence or removal of asbestos

☐ Yes

☒ No

The presence of radon gas

☐ Yes

☒ No

The presence or treatment for Stachybotrys commonly known as "black mold"

☐ Yes

☒ No

The presence of lead based paint

☐ Yes

☒ No

If "Yes", identify the report by stating the date of the report, the person or company who made the report and its content:

If "Yes", have you given a copy of the Certification of Mold Remediation to the Listing Broker?

☐ Yes

☐ No

47. Is the Seller aware of previous use of premises for manufacture of Methamphetamine?

☐ Yes

☒ No

48. Is the Seller aware of the presence of any of the conditions referred to in question 46?


☐ Yes

☒ No

If "Yes" please explain:


### ACKNOWLEDGEMENT BY SELLER

49. I, the Seller, state that the information in this disclosure is complete and accurate *to the best of my knowledge and belief*.

  
Seller Initial


Seller Initial

50. I, the Seller, understand the information in this statement will be disseminated by Listing Broker to prospective buyers and other brokers.

  
Seller Initial

Seller Initial

51. The listing agent has not instructed Seller how to answer any question in this disclosure or suggested any answer to Seller or in any way sought to influence Seller to provide any information or answers which are not absolutely true so far as the Seller knows.

  
Seller Initial

Seller Initial

### DISCLOSURES

#### Municipal Utility District Disclosures

**Check which Apply:**

**(Attach additional MUD Disclosure Notice provided by Chapter 49, Texas Water Code)**

☐ The Property is located in a Municipal Utility District which is either:

Located in whole or in part within the corporate boundaries of a municipality. (MUD Disclosure Form #1)

☒ Not located in whole or in part within the corporate boundaries of a municipality. (MUD Disclosure Form #2)

☐ Located in whole or in part within the extraterritorial jurisdiction of the corporate boundaries of a municipality (MUD Disclosure Form #3)

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Buyer's Initials Buyer's Initials



**On-site Sewer Facility**

- ☒ If Property has a septic or other On-Site Sewer Facility:  
☐ Attached is Information About On-Site Sewer Facility (TAR #1407)

**SMOKE DETECTION EQUIPMENT**

Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☐ Yes ☐ No ☒ Unknown  
If "no or unknown, explain. (Attach additional sheets if necessary):

\*Chapter 766 of the Health and Safety Code requires one-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.

**CONDOMINIUM / TOWNHOME ADDITIONAL INFORMATION, IF APPLICABLE**

- Is the roof covered by the Property Owner's Association? ☐ Yes ☐ No
- Is the heating and cooling control regulated by the Property Owner's Association? ☐ Yes ☐ No
- What Services are paid for by the Property Owner's Association?  
☐ Water ☐ Sewer ☐ Septic ☐ Electricity ☐ Gas ☐ Cable  
☐ Other \_\_\_\_\_
- The water service to the Property is provided by:  
☐ City ☐ Well ☐ MUD ☐ Co-op
- Is Parking: ☐ Assigned ☐ Unassigned # of Spaces \_\_\_\_\_ Space Numbers: \_\_\_\_\_  
☐ Carport ☐ Uncovered ☐ Garage

**INDEMNIFICATION**


**SELLER HEREBY AGREES TO INDEMNIFY LISTING BROKER AND ALL OTHER BROKERS PARTICIPATING IN ANY SALE OF THE PROPERTY OF AND FROM ANY CLAIM, LOSS OR DAMAGE ARISING FROM ANY FALSE REPRESENTATION CONTAINED IN THIS DISCLOSURE STATEMENT.**

  
SELLER (SIGN AS NAME APPEARS ON TITLE)  
J. Tyler Morris

DATE  
9/28/19

SELLER (SIGN AS NAME APPEARS ON TITLE) DATE

SELLER'S DISCLOSURE NOTICE - (09/01/2017) | Page 10 of 11 | PROPERTY ADDRESS 145211 Blanco Mesa Dr, Cresson, TX  
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Seller's Initials  Seller's Initials \_\_\_\_\_

Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_



## NOTICES TO BUYER

1. The Texas Department of Public Safety maintains a database that consumers may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the data base, visit [www.txdps.state.tx.us](http://www.txdps.state.tx.us). For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
2. Such written information in this Seller's Disclosure Notice for the Property does not constitute the representations of the Listing Broker, and other Broker participating in a sale transaction or their sales associates, employees or agents who are relying upon the written information provided by the Seller in this disclosure notice. Buyer is not relying upon any statement or representation by the Listing Broker and any other broker and their sales associates, employees, and agents concerning the condition of the property. THIS IS NOT A WARRANTY. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING.
3. Buyer may be provided information about the size of the property, either of the real property or the improvements. All such information has been obtained by Broker or Seller from third parties, including information obtained from official tax records. Such information is not always accurate.
4. If Buyer bases an offer on square footage, measurements or boundaries, Buyer should have those items independently measured to verify any reported information which is often unreliable.
5. If the property is located in a coastal area that is seaward of the Gulf Inter-coastal 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.
6. 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.

\*The above described waiver applies only to a hearing impaired purchaser.

The undersigned Buyer(s) hereby acknowledge(s) receipt of this Seller's Disclosure Notice for the Property.

BUYER

DATE

8/20/19

BUYER

DATE

Seller's Initials

TM

Seller's Initials

Buyer's Initials

Buyer's Initials

Barn Sketch

|                  |                     |        |         |       |    |                |
|------------------|---------------------|--------|---------|-------|----|----------------|
| Borrower         | J Tyler Morris      |        |         |       |    |                |
| Property Address | 65 Ac Ranch Cresson |        |         |       |    |                |
| City             | Cresson             | County | Johnson | State | TX | Zip Code 76049 |
| Lender/Client    |                     |        |         |       |    |                |

75'

50'

50'

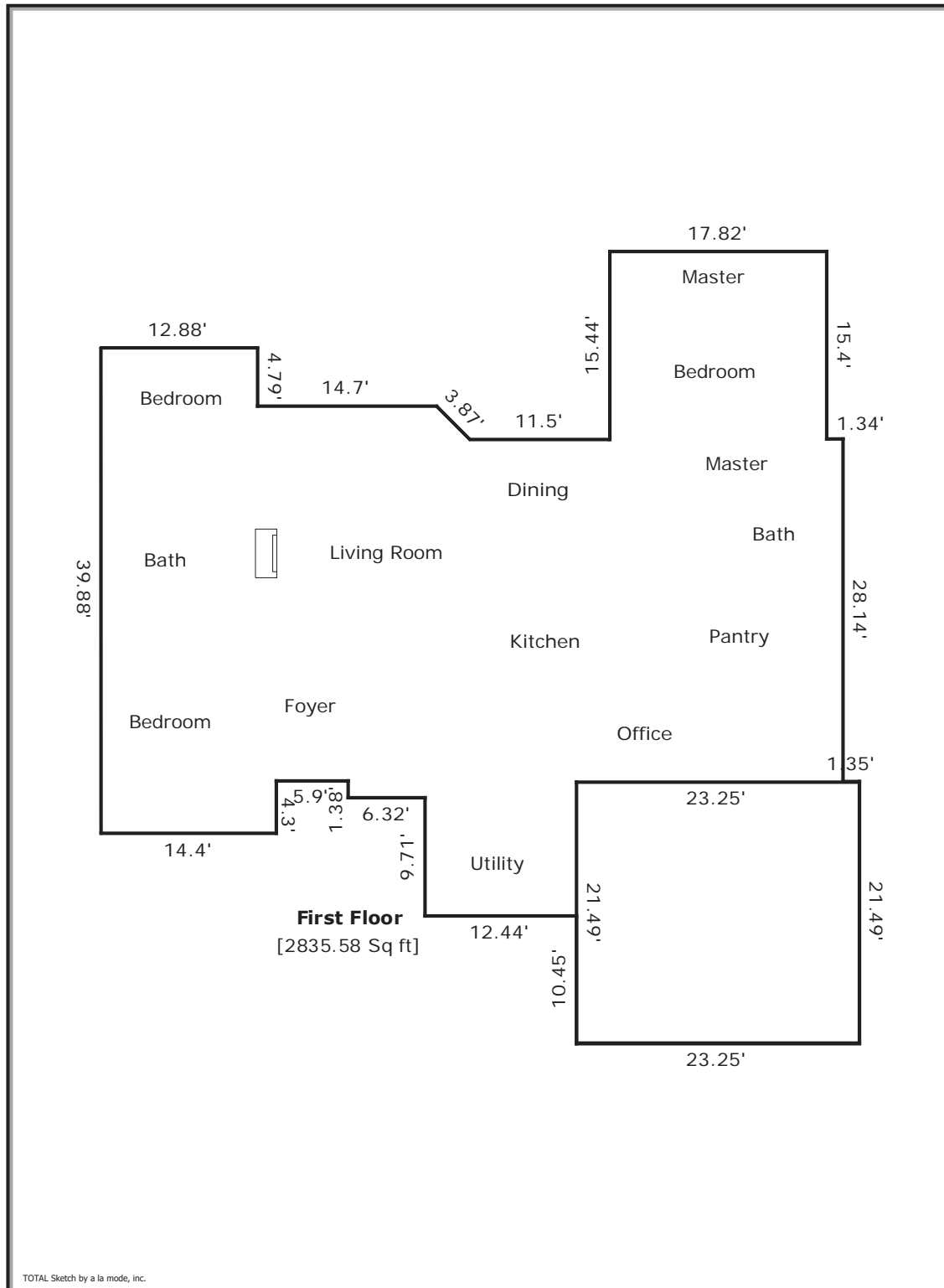
75'

TOTAL Sketch by a la mode, inc.



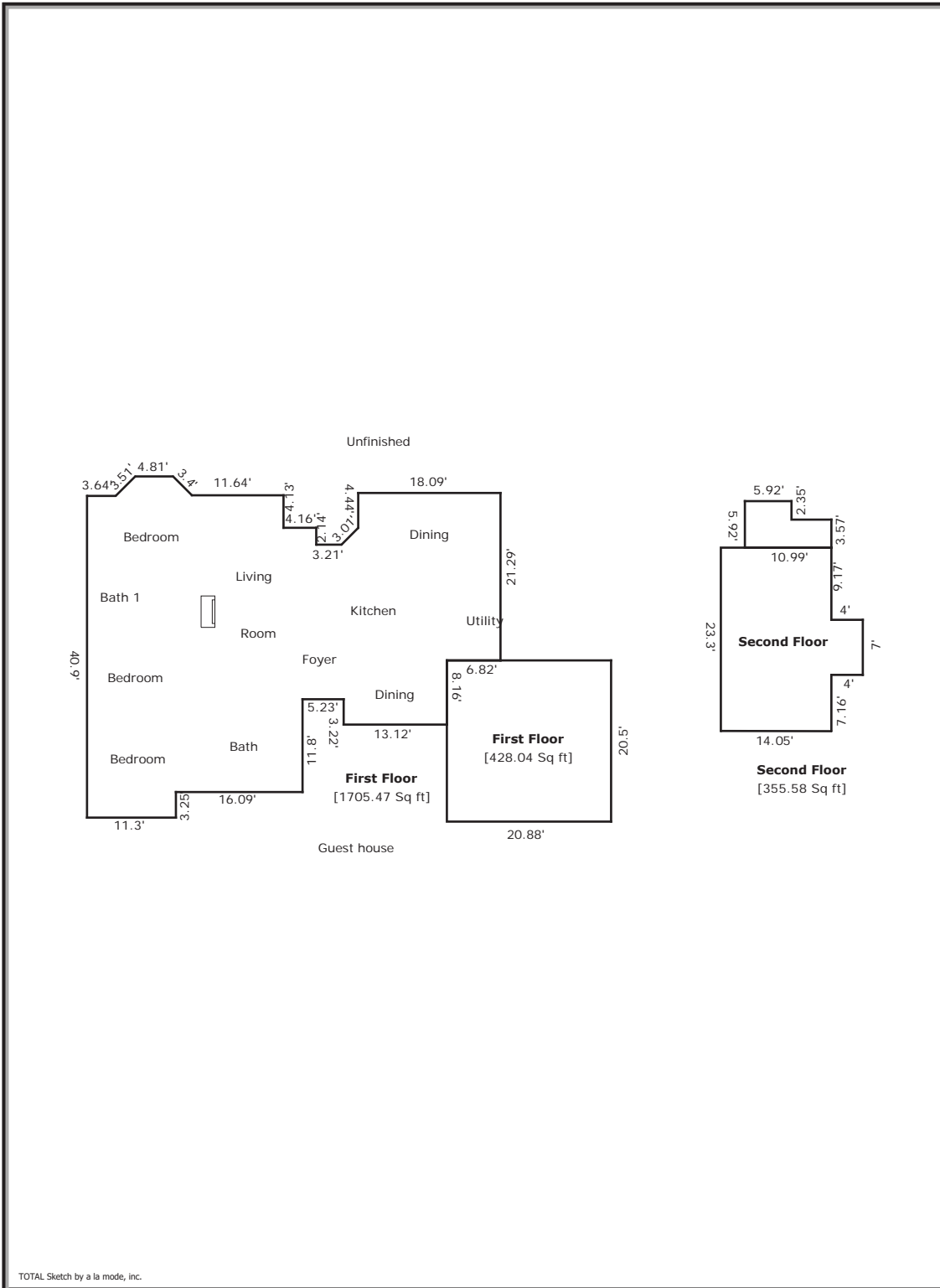
## Main House

|                  |                     |        |         |       |                   |
|------------------|---------------------|--------|---------|-------|-------------------|
| Borrower         | J Tyler Morris      |        |         |       |                   |
| Property Address | 65 Ac Ranch Cresson |        |         |       |                   |
| City             | Cresson             | County | Johnson | State | TX Zip Code 76049 |
| Lender/Client    |                     |        |         |       |                   |



## Second House

|                  |                     |        |         |          |       |
|------------------|---------------------|--------|---------|----------|-------|
| Borrower         | J Tyler Morris      |        |         |          |       |
| Property Address | 65 Ac Ranch Cresson |        |         |          |       |
| City             | Cresson             | County | Johnson | State    | TX    |
|                  |                     |        |         | Zip Code | 76049 |
| Lender/Client    |                     |        |         |          |       |





## STATE OF TEXAS WELL REPORT for Tracking #86714

|                |   |               |                |
|----------------|---|---------------|----------------|
| Owner:         | MORRIS, TYLER                             | Owner Well #: | SECONDARY WELL |
| Address:       | 4124 MATTISON AVE<br>FT. WORTH, TX 76107  | Grid #:       | 32-28-4        |
| Well Location: | 14521 BLANCO MESA CT<br>CRESSON, TX 76035 | Latitude:     | 32° 33' 10" N  |
| Well County:   | Parker                                    | Longitude:    | 097° 36' 43" W |
|                |   | Elevation:    | No Data        |
| Type of Work:  | New Well                                  | Proposed Use: | Domestic       |

Drilling Start Date: **6/13/2006**      Drilling End Date: **6/13/2006**

|           | Diameter (in.) | Top Depth (ft.) | Bottom Depth (ft.) |
|-----------|----------------|-----------------|--------------------|
| Borehole: | 7.875          | 0               | 410                |

Drilling Method: **Air Hammer**

Borehole Completion: **Filter Packed**

|                        | Top Depth (ft.) | Bottom Depth (ft.) | Filter Material | Size |
|------------------------|-----------------|--------------------|-----------------|------|
| Filter Pack Intervals: | 290             | 410                | Gravel          | 16   |

|                    | Top Depth (ft.) | Bottom Depth (ft.) | Description (number of sacks & material) |
|--------------------|-----------------|--------------------|--|
| Annular Seal Data: | 0               | 10                 | 2 CEMENT                                 |
|                    | 10              | 20                 | 3 HOLE PLUG                              |
|                    | 265             | 290                | 5 HOLE PLUG                              |

Seal Method: **Poured**

Distance to Property Line (ft.): **250**

Sealed By: **Driller**

Distance to Septic Field or other  
concentrated contamination (ft.): **N/A**

Distance to Septic Tank (ft.): **No Data**

Method of Verification: **LAND OWNER**

Surface Completion: **Surface Sleeve Installed**

Water Level: **296 ft. below land surface on 2006-06-13**      Measurement Method: **Unknown**

Packers: **RUBBER SHALE BASKET 20'**

Type of Pump: **Submersible**      Pump Depth (ft.): **380**

Well Tests: **Jetted**      Yield: **30 GPM with 0 ft. drawdown after 1 hours**

Water Quality:

| <i>Strata Depth (ft.)</i> | <i>Water Type</i> |
|---------------------------|-------------------|
| <b>N/A</b>                | <b>N/A</b>        |

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which  
contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **WATTS DRILLING CO**  
**14310 HWY 377 S**  
**FT. WORTH, TX 76126**

Driller Name: **TOBY WATTS**

License Number: **4813**

Comments: **No Data**

Lithology:  
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:  
BLANK PIPE & WELL SCREEN DATA

| <i>Top (ft.)</i> | <i>Bottom (ft.)</i> | <i>Description</i>       |
|------------------|---------------------|--------------------------|
| <b>0</b>         | <b>3</b>            | <b>ROCK</b>              |
| <b>3</b>         | <b>13</b>           | <b>CALICHE</b>           |
| <b>13</b>        | <b>35</b>           | <b>GREY SHALE</b>        |
| <b>35</b>        | <b>50</b>           | <b>GREY CLAY</b>         |
| <b>50</b>        | <b>67</b>           | <b>GREY SHALE</b>        |
| <b>67</b>        | <b>96</b>           | <b>WHITE SHALE</b>       |
| <b>96</b>        | <b>160</b>          | <b>GREY SHALE</b>        |
| <b>160</b>       | <b>258</b>          | <b>LIMESTONE</b>         |
| <b>258</b>       | <b>270</b>          | <b>GREEN SHALE</b>       |
| <b>270</b>       | <b>297</b>          | <b>SANDY GREEN SHALE</b> |
| <b>297</b>       | <b>330</b>          | <b>PURPLE SHALE</b>      |
| <b>330</b>       | <b>350</b>          | <b>SANDY GREEN SHALE</b> |
| <b>350</b>       | <b>360</b>          | <b>SANDY PINK SHALE</b>  |
| <b>360</b>       | <b>374</b>          | <b>SANDY GREEN SHALE</b> |
| <b>374</b>       | <b>377</b>          | <b>SANDY GREY SHALE</b>  |
| <b>377</b>       | <b>394</b>          | <b>SANDY GREEN SHALE</b> |
| <b>394</b>       | <b>404</b>          | <b>SANDY GREY SHALE</b>  |
| <b>404</b>       | <b>410</b>          | <b>LIMESTONE</b>         |

| <i>Dia. (in.)</i> | <i>New/Used</i> | <i>Type</i>             | <i>Setting From/To (ft.)</i> |
|-------------------|-----------------|-------------------------|------------------------------|
| <b>4</b>          | <b>NEW</b>      | <b>PLASTIC, SLOTTED</b> | <b>410/330 .032</b>          |
| <b>4</b>          | <b>NEW</b>      | <b>PLASTIC</b>          | <b>330/0 SCH 40</b>          |



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**IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY**

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation  
P.O. Box 12157  
Austin, TX 78711  
(512) 334-5540**

## STATE OF TEXAS WELL REPORT for Tracking #86716

|                |   |               |                |
|----------------|---|---------------|----------------|
| Owner:         | MORRIS, TYLER                             | Owner Well #: | PRIMARY WELL   |
| Address:       | 4124 MATTISON AVE<br>FT. WORTH, TX 76107  | Grid #:       | 32-28-4        |
| Well Location: | 14521 BLANCO MESA DR<br>CRESSON, TX 76035 | Latitude:     | 32° 33' 12" N  |
| Well County:   | Parker                                    | Longitude:    | 097° 36' 39" W |
|                |   | Elevation:    | No Data        |
| Type of Work:  | New Well                                  | Proposed Use: | Stock          |

Drilling Start Date: 6/14/2006      Drilling End Date: 6/14/2006

|           | Diameter (in.) | Top Depth (ft.) | Bottom Depth (ft.) |
|-----------|----------------|-----------------|--------------------|
| Borehole: | 7.875          | 0               | 370                |

Drilling Method: Air Hammer

Borehole Completion: Filter Packed

|                        | Top Depth (ft.) | Bottom Depth (ft.) | Filter Material | Size |
|------------------------|-----------------|--------------------|-----------------|------|
| Filter Pack Intervals: | 260             | 370                | Gravel          | 16   |

|                    | Top Depth (ft.) | Bottom Depth (ft.) | Description (number of sacks & material) |
|--------------------|-----------------|--------------------|--|
| Annular Seal Data: | 0               | 10                 | SCH 40                                   |
|                    | 10              | 20                 | 3 HOLE PLUG                              |
|                    | 235             | 260                | 5 HOLE PLUG                              |

Seal Method: Poured

Distance to Property Line (ft.): 200

Sealed By: Driller

Distance to Septic Field or other  
concentrated contamination (ft.): N/A

Distance to Septic Tank (ft.): No Data

Method of Verification: LAND OWNER

Surface Completion: Surface Sleeve Installed

Water Level: 265 ft. below land surface on 2006-06-14      Measurement Method: Unknown

Packers: RUBBER SHALE BASKET 20'

Type of Pump: Submersible      Pump Depth (ft.): 340

Well Tests: Jetted      Yield: 40 GPM with 0 ft. drawdown after 1 hours



Water Quality:

| Strata Depth (ft.) | Water Type |
|--------------------|------------|
| N/A                | N/A        |

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which  
contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **WATTS DRILLING CO**  
**14310 HWY 377 S**  
**FT. WORTH, TX 76126**

Driller Name: **TOBY WATTS**

License Number: **4813**

Comments: **No Data**

Lithology:  
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:  
BLANK PIPE & WELL SCREEN DATA

| Top (ft.) | Bottom (ft.) | Description       |
|-----------|--------------|-------------------|
| 0         | 2            | BLACK DIRT        |
| 2         | 7            | ROCK              |
| 7         | 15           | WHITE SHALE       |
| 15        | 22           | GREY SHALE        |
| 22        | 54           | GREY CLAY         |
| 54        | 134          | LIMESTONE         |
| 134       | 253          | GREY SHALE        |
| 253       | 283          | SANDY GREY SHALE  |
| 283       | 300          | SANDY GREEN SHALE |
| 300       | 313          | PURPLE SHALE      |
| 313       | 350          | SANDY GREEN SHALE |
| 350       | 367          | SANDY GREY SHALE  |
| 367       | 370          | LIMESTONE         |

| Dia. (in.) | New/Used | Type             | Setting From/To (ft.) |
|------------|----------|------------------|-----------------------|
| 4          | NEW      | PLASTIC, SLOTTED | 370/290 .032          |
| 4          | NEW      | PLASTIC          | 290/0 SCH 40          |

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**IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY**

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation  
P.O. Box 12157  
Austin, TX 78711  
(512) 334-5540**





# Information About Brokerage Services

11-2-2015

*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.

**Ebby Halliday RE Inc. DBA**

**Williams Trew**

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

**0257740**

License No.

Email

**(817) 732-8400**

Phone

**Betty Misko**

Designated Broker of Firm

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License No.

**bettymisko@ebby.com**

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**Elizabeth McCoy**

Licensed Supervisor of Sales Agent/  
Associate

**0496425**

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Phone

**Allen Crumley**

Sales Agent/Associate's Name

**0591264**

License No.

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**(817) 862-4459**

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

**IABS 1-0**

For more information:

**Allen Crumley** | 817.862.4459

[Allen@WilliamsTrew.com](mailto:Allen@WilliamsTrew.com) | [LandsAndDwellings.com](http://LandsAndDwellings.com)

# LANDS & DWELLINGS

by Allen Crumley at Williams Trew Real Estate