

1300 Herron Bend Rd

240 Acres | Young County

LANDS &
DWELLINGS
by Allen Crumley at Williams Trew Real Estate



240 Acres with commanding Brazos river views
10,231 sqft Residence, 4 bedrooms and 4.5 baths
Locally sourced stone used throughout the home
Fantastic family and entertaining spaces
Recently constructed barn with guest/caretaker apartment
Amenities of the guest ranch only minutes away

\$3,825,000

Allen Crumley | 817.480.9502
allen@williamstrew.com | landsanddwellings.com

WilliamsTrew[★]

A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

—
IMAGINE LIFE

1300 Herron Bend Rd
Graham, TX 76450

Property Overview

Just outside of historic Graham, Texas, in the Brazos River Valley you will find 1300 Herron Bend Road. This stunning residence on 240 acres sits on a hilltop near the apex of the Herron Bend of the Brazos and offers commanding views from every vantage point both inside and out. This exceptionally rare offering includes all the amenities of the neighboring guest ranch including dining, horseback riding, canoeing, fishing, sporting clays and much more. With 4 bedrooms and 4 ½ baths in 10,321 square feet, this impressive but very comfortable home has fantastic family and entertaining spaces. Locally sourced stone was used throughout the interior and exterior of the home. Towering ceilings in the central living room host just one of the three fireplaces in the home. The pool and grotto with a waterfall comfortably sit in the entrance courtyard welcoming guests and friends alike. A recently constructed gabled-and-shed roof barn is a great work and entertaining space and boasts a small apartment for a caretaker or guests. If you are seeking a luxury ranch with convenience and privacy and has all the amenities of a guest ranch with none of the maintenance, look no further than Herron Bend. This home and ranch has entertained guests from all corners of the world and is only 1:15 from the DFW Metroplex and 1:40 from DFW Airport.

Wildcatter Ranch Amenities:

Whether you seek adventure on the Brazos River, want to get your hands dirty in the barn, or are looking to indulge in fine cuisine and a therapeutic massage, Wildcatter Ranch has it all. Reconnect with nature and enjoy unbeatable outdoor activities including horse and ATV rides, group trail rides, and private rides with a team of knowledgeable cowboys on 25 miles of iconic trails, once frequented by settlers, Native Americans and outlaws alike. Sport clay shooting, canoeing, historical Jeep tours, archery, hiking trails and infinity-edge pool and spa are available during your visit.

The Wildcatter Steakhouse is open 5-9:00 M-S and 11-7:00 on Sundays. They feature hand-cut, Mesquite grilled steaks, Chicken Fried Steak and many local favorites.





Guests of 1300 Herron Bend and the Wildcatter have the option of staying in one of the 16 hotel rooms or one of the 16 cabin suites. The facilities generously meet the needs of small executive groups or large retreats complete with high-tech audio-visual equipment, wi-fi, and custom catering. From corporate retreats to enchanting woodland weddings, romantic weekend getaways to memorable family events, Wildcatter Ranch is an unforgettable destination.

LandsAndDwellings.com: <http://bit.ly/2TxjbVJ>

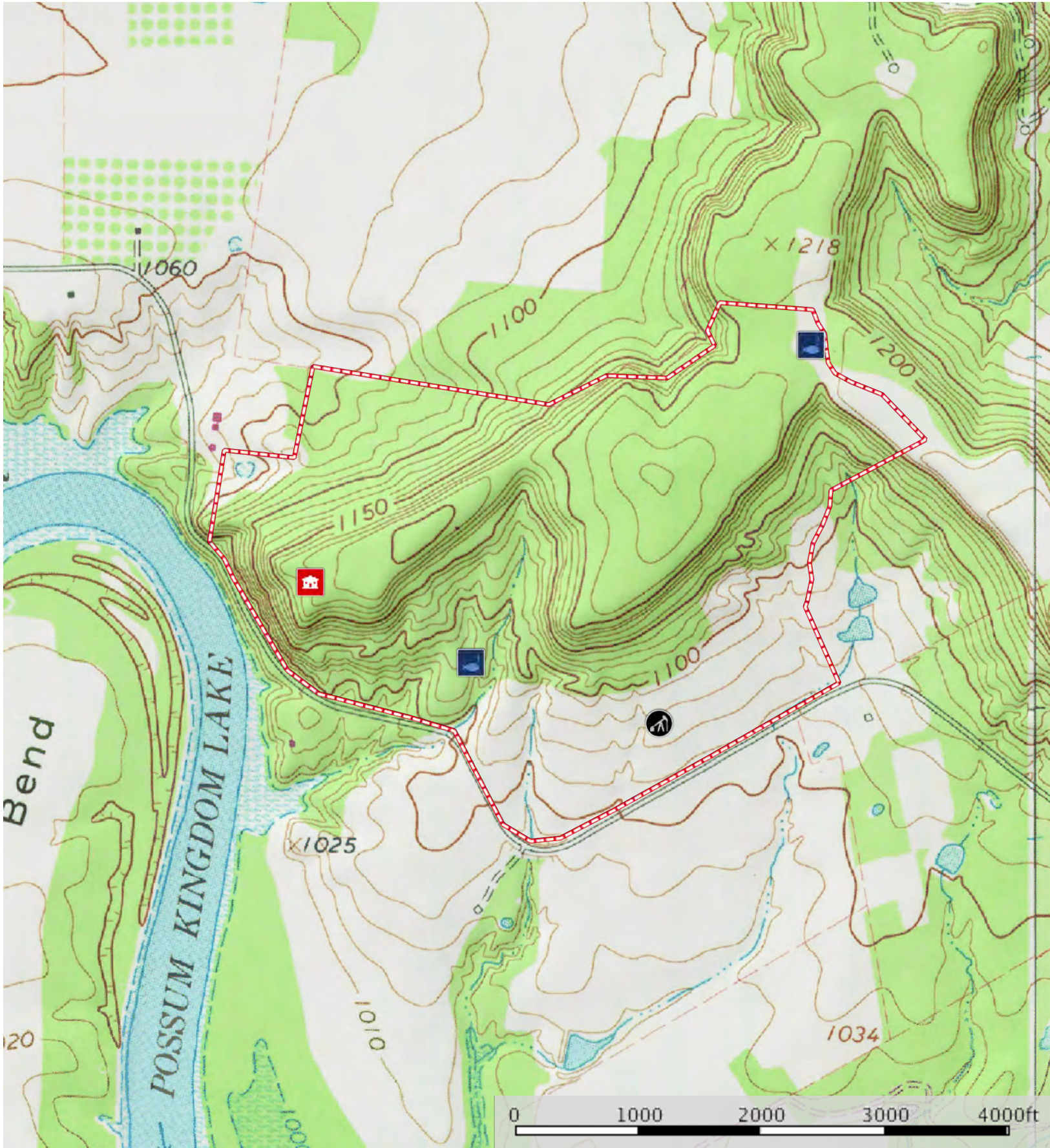
MapRight: <http://bit.ly/2JmUNCv>

The Wildcatter: <http://bit.ly/2UGBC7D>



 Pond  Main House  Barn  Boundary

1300 Herron Bend
Young County, Texas, 240 AC +/-

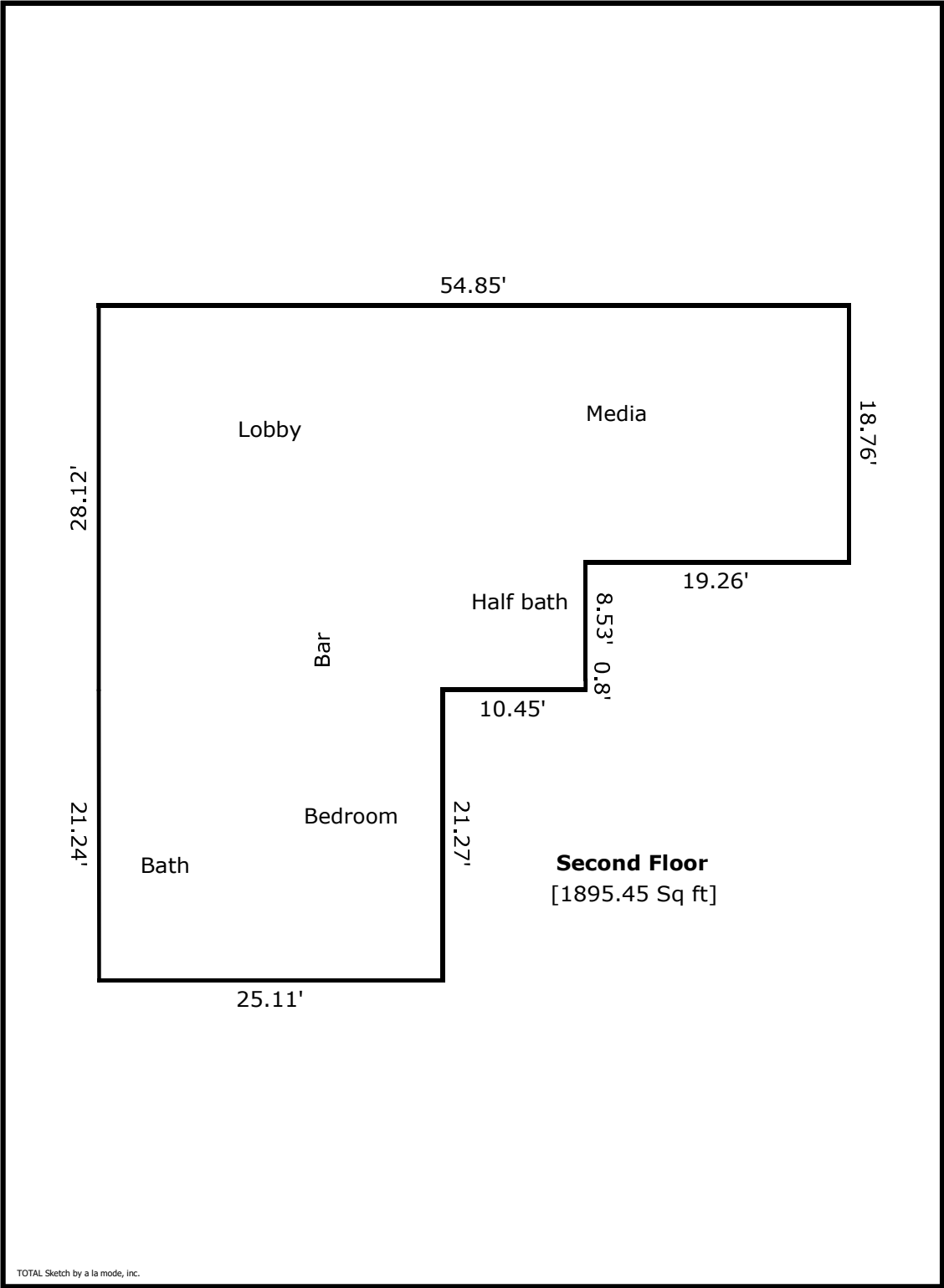


Pond Oil Well Main House Boundary



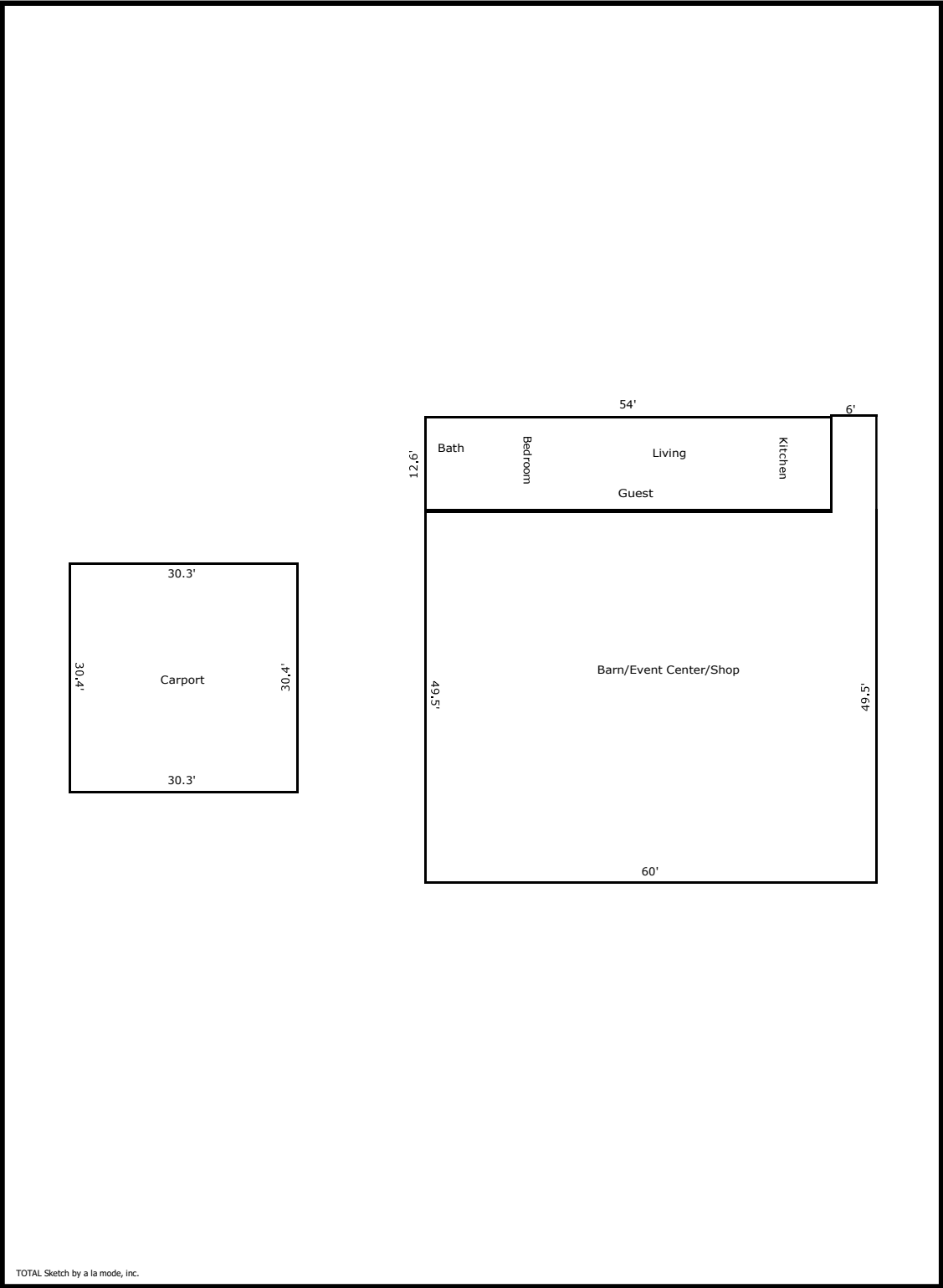
Building Sketch

Borrower	Williams Trew					
Property Address	1300 Herron Bnd					
City	Graham	County	Young	State	TX	Zip Code 76450
Lender/Client	Allen Crumley					



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SELLER'S DISCLOSURE NOTICE

TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT See Property Exhibit - 240 acres described as 1300 Graham Young
(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

1. 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 _____
2. 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:

3. Year the property was constructed: 2007 ☒ Per Owner ☐ Per Tax Rolls
(If before 1978, complete, sign and attach TAR-1906 concerning lead-based paint hazards.)
4. 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
5. Check any of the following exemptions which Seller claims for the Property:
☐ Homestead ☐ Senior Citizen ☐ Disabled Veteran ☐ Disabled ☐ Agricultural ☐ Wildlife Management
☐ Other _____
6. 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:

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Seller's Initials DS 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

Explanatory comments by Seller, if any: _____

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(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	DESCRIPTION OF
	N/A	CONDITION	OF	HAS BEEN	REPAIR	COMPLETED /	
			REPAIR	REPAIRED	Month/Year	NEEDED REPAIRS	
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	_____	_____	_____	_____	
Cooling Ctrl (Gas __ Elec __ # units __)	_____	X	_____	_____	_____	_____	
Dishwasher	_____	X	_____	_____	_____	_____	
Disposal	_____	X	_____	_____	_____	_____	
Electrical System	_____	X	_____	_____	_____	_____	
Emergency Escape Ladder	X	_____	_____	_____	_____	_____	
Exhaust Fan(s)	_____	X	_____	_____	_____	_____	
Fire Detection Equipment	X	_____	_____	_____	_____	_____	
Electric ____ Battery Operated ____	_____	_____	_____	_____	_____	_____	
Foundation/Slab(s)	_____	X	_____	_____	_____	_____	
Garage (Attached __ Not Attached __)	_____	X	_____	_____	_____	_____	
Garage Door Openers & Controls	_____	X	_____	_____	_____	_____	
Gas Fixtures	_____	X	_____	_____	_____	_____	
Gas Lines (Natural __ Propane __)	_____	X	_____	_____	_____	_____	
Heating (Ctrl Gas __ Elec __ # units __)	_____	X	_____	_____	_____	_____	
Heating (Window __ Wall __)	_____	X	_____	_____	_____	_____	
Hot Tub	_____	X	_____	_____	_____	_____	
Icemaker	_____	X	_____	_____	_____	_____	
Intercom System	X	_____	_____	_____	_____	_____	
Jetted Bathroom Tub	_____	X	_____	_____	_____	_____	

Seller's Initials 

Seller's Initials _____

Buyer's Initials _____

Buyer's Initials _____

		IN WORKING	IN NEED	HAS BEEN	DATE OF	DESCRIPTION OF
(14. cont'd)	N/A	CONDITION	OF	REPAIRED	REPAIR	COMPLETED /
			REPAIR		Month/Year	NEEDED REPAIRS
Lighting Fixtures	___	X	___	___	___	___
Media Wiring & Equipment	___	X	___	___	___	___
Microwave	___	X	___	___	___	___
Outdoor Cooking Equipment	___	X	___	___	___	___
Oven(s) (Electric ___ Gas ___ Other ___)	___	X	___	___	___	___
Oven-Convection	X	___	___	___	___	___
Plumbing System	___	X	___	___	___	___
Propane Tank (Leased ___ Owned ___)	___	X	___	___	___	___
Public Sewer & Water System	X	___	___	___	___	___
Range	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 ___ Abandoned ___)	___	___	___	___	___	___
Shower Enclosure & Pan	___	X	___	___	___	___
Smoke Detector	___	X	___	___	___	___
Smoke Detector (hearing impaired)	X	___	___	___	___	___
Spa	___	X	___	___	___	___
Stove(free standing)(Gas ___ Electric ___)	___	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	___	___	___	___
Water Softener	X	___	___	___	___	___
Wells	X	___	___	___	___	___

INFORMATION ABOUT STRUCTURE/OTHER

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

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

15. The shingles or roof covering is constructed of:

___ Wood ___ Composition ___ Tile ___ Other standing se
 There is an overlay covering? ___ Yes ___ No x Unknown

16. The age of the shingles or roof covering: ___ years ___ Unknown

17. The electrical wiring of the Property is: ___ Copper ___ Aluminum x Unknown
 ___ Other (Specify) _____

18. Is there an alarm system? x Yes ___ No
 If "Yes", system is x 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 x 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
ASBESTOS Components	___	X	___	___
Any personal or business BANKRUPTCY pending which would affect the sale of the property	___	X	___	___
CARPET Stains (not visible)	___	X	___	___
Located on or near CORP OF ENGINEER Property	___	X	___	___
Any DEATH on the Property except for those deaths caused by natural causes, suicide, or accident unrelated to the condition of the Property	___	X	___	___
Unplatted EASEMENTS	___	X	___	___
Does the property have EMERGENCY ESCAPE LADDERS	___	X	___	___
FAULT lines	___	X	___	___
Previous FIRES	X	___	___	Grass fire only
Located in 100 Year FLOODPLAIN	___	X	___	___
Located in City FLOODPLAIN	___	X	___	___
Any FORECLOSURES pending or threatened with respect to the Property	___	X	___	___
Urea formaldehyde INSULATION	___	X	___	___
LANDFILL	___	X	___	___

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(21. cont'd)

	YES	NO	UNKNOWN	IF YES, EXPLAIN
LEAD-BASED PAINT	—	<u>X</u>	—	_____
Tax or judgment LIENS	—	<u>X</u>	—	_____
LIQUID PROPANE GAS	<u>X</u>	—	—	_____
LP community (Captive)	—	<u>X</u>	—	_____
LP on Property	—	<u>X</u>	—	_____
PREVIOUS STRUCTURAL REPAIRS	—	<u>X</u>	—	_____
RADON GAS	—	<u>X</u>	—	_____
Are there MINERAL RIGHTS with the property?	—	<u>X</u>	—	_____
If yes, who owns them _____				
Any NOTICES of violation of deed restrictions or governmental ordinances affecting the condition or use of the Property	—	<u>X</u>	—	_____
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	—	<u>X</u>	—	_____
Above-ground impediment to swimming POOL	—	<u>X</u>	—	_____
Underground impediment to swimming POOL	—	<u>X</u>	—	_____
Any PROPERTY CONDITION which materially affects the physical health or safety of an individual	—	<u>X</u>	—	_____
House SETTLING	—	<u>X</u>	—	_____
SOIL movement	—	<u>X</u>	—	_____
Subsurface STRUCTURES, TANKS or pits	—	<u>X</u>	—	_____
Synthetic STUCCO	—	<u>X</u>	—	_____
Diseased TREES	—	<u>X</u>	—	_____
Hazardous or TOXIC WASTE Affecting the Property	—	<u>X</u>	—	_____
Holes in WALLS	—	<u>X</u>	—	_____
Previous WATER PENETRATION	—	<u>X</u>	—	_____
WOOD ROT Damage Needing Repair	—	<u>X</u>	—	_____

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 X 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?

X Cable — DSL X Cable TV — Yes — No
— Other _____

25. Is Property in a Public Improvement District (PID)?

— Yes X No
Are you being taxed for these improvements? — Yes X No

26. The Property is currently being serviced by the following utilities (check as applicable):

X Water — Sewer X Septic X Electricity — Gas X Cable
— Other _____

27. The water service to the Property is provided by (check as applicable):

— City — Well — MUD — Co-op

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Buyer's Initials _____ Buyer's Initials _____

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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Seller's Initials  _____

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 ☐ UnknownIf "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 ☒ NoIf "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 ☐ No41. 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 ☐ UnknownIf "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 ☐ UnknownIf "Yes" explain: _____

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

☐ Yes ☒ No ☐ UnknownIf "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: _____

Seller's Initials  _____ 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	<u>x</u> No	
The presence of radon gas	___ Yes	<u>x</u> No	
The presence or treatment for Stachybotrys commonly known as "black mold"	___ Yes	___ No	<u>x</u> 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 x No

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

___ Yes x 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.

DS
DAS

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.

DS
DAS

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.

DS
DAS

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)

SELLER'S DISCLOSURE NOTICE - (09/01/2017) | Page 9 of 11 | PROPERTY ADDRESS [See Property Exhibit - 240 acres described as 1300 Herron Bend Road](#)
Ebby Halliday Real Estate, Inc. TX Lic. 257740 TX

Seller's Initials DS _____ Seller's Initials _____

Buyer's Initials _____ Buyer's Initials _____

(Municipal Utility District Disclosures cont'd)

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.

DocuSigned by:

Dorothy Anne Skipper

2/18/2019

SELLER (SIGN AS NAME APPEARS ON TITLE)

DATE

SELLER (SIGN AS NAME APPEARS ON TITLE)

DATE

Dorothy Anne Skipper

SELLER'S DISCLOSURE NOTICE - (09/01/2017) | Page 10 of 11 | PROPERTY ADDRESS See Property Exhibit - 240 acres described as 1300 Herron Bend Road
 Ebby Halliday Real Estate, Inc. TX Lic. 257740 TX

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. 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

BUYER

DATE

Seller's Initials  _____ Seller's Initials _____

Buyer's Initials _____ Buyer's Initials _____



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

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Email

(817) 732-8400

Phone

Betty Misko

Designated Broker of Firm

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Elizabeth McCoy

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Allen Crumley

Sales Agent/Associate's Name

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License No.

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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