

401 Baker Cut Off Road

Parker County

LANDS &
DWELLINGS
by Allen Crumley at Williams Trew Real Estate



41 Acres | Gated entry | 3,739 SF Ranch style home
3 Bedroom, 3 bath, open kitchen and breakfast, study
Fenced yard, beautiful pool and lots of outdoor living space
10 Stall barn with small apartment/office
Former airplane hanger | Additional barn is multipurpose
Very productive coastal pastures

\$1,650,000

Property Links:

LandsAndDwellings.com

MapRight

Allen Crumley | 817.862.4459

allen@williamstrew.com | LandsandDwelings.com

WilliamsTrew 
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

—
IMAGINE LIFE


401 Baker Cut Off Road
Texas, 47.301 AC +/-

LANDS & DWELLINGS
by Allen Crumley at Williams, Irwin Real Estate



Boundary



 Boundary

SELLER'S DISCLOSURE NOTICE TO BE COMPLETED BY SELLER(S)

CONCERNING THE PROPERTY AT 401 Baker Cut Off Rd Weatherford Parker
(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 16 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: 1992 ☒ 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, other than for flood damage, or against any person for any physical condition of the Property? ☐ Yes ☒ No If "Yes", explain:

SELLER'S DISCLOSURE NOTICE - (08/01/2019) | PROPERTY ADDRESS 401 Baker Cut Off Rd, Weatherford, 76087 Page 1 of 12
Ebby Halliday Real Estate, Inc. TX Lic. 257740 TX

Seller's Initials [Signature] Seller's Initials [Signature]

Buyer's Initials [Signature] 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: _____

SELLER'S DISCLOSURE NOTICE – (08/01/2019) | PROPERTY ADDRESS 401 Baker Cut Off Rd, Weatherford, 76087
Ebbby Halliday Real Estate, Inc. TX Lic. 257740 TX

Page 2 of 12

Seller's Initials  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.

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

Seller's Initials *TH* Seller's Initials *LM*

Buyer's Initials _____ Buyer's Initials _____

EQUIPMENT & SYSTEM

	N/A	IN WORKING CONDITION	HAS BEEN REPAIRED	DATE OF REPAIR Month/Year	IN NEED OF REPAIR	DESCRIPTION OF COMPLETED / NEEDED REPAIRS
Lighting Fixtures	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Media Wiring & Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Outdoor Cooking Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Unknown, never used
Oven(s) (Electric <u>1</u> Gas <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Oven-Convection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Plumbing System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Propane Tank (Leased <input type="checkbox"/> Owned <u>1</u>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Public Sewer & Water System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Range	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Refrigerator (Built-In)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Satellite Dish and Receiver	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Septic or other On-Site Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
(In Use <u>2</u> Abandoned <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Shower Enclosure & Pan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Smoke Detector	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Smoke Detector (hearing impaired)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Spa	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Stove(free standing)(Gas <input type="checkbox"/> Electric <u>✓</u>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Sump or Grinder Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Swimming Pool & Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Swimming Pool Built-In Cleaning Equip.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
TV Antenna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Water Heater (Gas <input type="checkbox"/> Electric <u>3</u>)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Wells	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

INFORMATION ABOUT STRUCTURE/OTHER**EQUIPMENT & SYSTEM**

	N/A	IN WORKING CONDITION	HAS BEEN REPAIRED	DATE OF REPAIR Month/Year	IN NEED OF REPAIR	DESCRIPTION OF COMPLETED / NEEDED REPAIRS
Basement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Carport (Attached <input type="checkbox"/> Not attached <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Drains (French <input type="checkbox"/> Other <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Driveway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Electrical Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Fireplaces / Chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Mock <input type="checkbox"/> Woodburning <u>2</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
With Gas Logs <input type="checkbox"/> Other <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Floor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Garage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Lighting (Outdoor)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

SELLER'S DISCLOSURE NOTICE – (08/01/2019) | PROPERTY ADDRESS 401 Baker Cut Off Rd, Weatherford, 76087
 Ebby Halliday Real Estate, Inc. TX Lic. 257740 TX

Page 4 of 12

Seller's Initials [Signature] Seller's Initials [Signature]

Buyer's Initials _____ Buyer's Initials _____

EQUIPMENT & SYSTEM

	N/A	IN WORKING CONDITION	HAS BEEN REPAIRED	DATE OF REPAIR Month/Year	IN NEED OF REPAIR	DESCRIPTION OF COMPLETED / NEEDED REPAIRS
Patio / Decking	✓	✓	—	—	—	—
Retaining Wall	✓	—	—	—	—	—
Rain Gutters & Down Spouts	—	✓	—	—	—	—
Roof	—	✓	—	—	—	—
Sidewalks	—	✓	—	—	—	—
Skylights	—	✓	—	—	—	—
Walls (Exterior / Interior)	—	✓	—	—	—	—
Washer/Dryer (Gas ___ Electric <u>✓</u>)	—	✓	—	—	—	—
Windows	—	✓	—	—	—	—
Window Screens	—	✓	—	—	—	—
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: 41 years ___ Unknown

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

18. Is there an alarm system? ✓ Yes ___ No *Not working*
 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:

None

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
ASBESTOS Components	—	✓	—	—
Any personal or business BANKRUPTCY pending which would affect the sale of the property	—	✓	—	—
CARPET Stains (not visible)	—	✓	—	—
Located on or near CORP OF ENGINEER Property	—	✓	—	—
Any DEATH on the Property except for those deaths caused by natural causes, suicide, or accident unrelated to the condition of the Property	—	✓	—	—
Unplatted EASEMENTS	—	✓	—	—
Does the property have EMERGENCY ESCAPE LADDERS	—	✓	—	—
FAULT lines	—	✓	—	—
Previous FIRES	—	✓	—	—
Any FORECLOSURES pending or threatened with respect to the Property	—	✓	—	—
Urea formaldehyde INSULATION	—	✓	—	—
LANDFILL	—	✓	—	—

SELLER'S DISCLOSURE NOTICE – (08/01/2019) | PROPERTY ADDRESS 401 Baker Cut Off Rd, Weatherford, 76087
 Ebby Halliday Real Estate, Inc. TX Lic. 257740 TX

Page 5 of 12

Seller's Initials De Seller's Initials Sm

Buyer's Initials _____ Buyer's Initials _____

(21. cont'd)

	YES	NO	UNKNOWN	IF YES, EXPLAIN
LEAD-BASED PAINT	—	✓	—	—
Tax or judgment LIENS	—	✓	—	—
LIQUID PROPANE GAS	✓	—	—	—
LP community (Captive)	—	✓	—	—
LP on Property	✓	—	—	—
PREVIOUS STRUCTURAL REPAIRS	—	✓	—	—
RADON GAS	—	✓	—	—
Are there MINERAL RIGHTS with the property?	—	—	—	—
If yes, who owns them _____	—	—	—	—
Any NOTICES of violation of deed restrictions or governmental ordinances affecting the condition or use of the Property	—	✓	—	—
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	—	✓	—	—
Underground impediment to swimming POOL	—	✓	—	—
Any PROPERTY CONDITION which materially affects the physical health or safety of an individual	—	✓	—	—
House SETTLING	—	✓	—	—
SOIL movement	—	✓	—	—
Subsurface STRUCTURES, TANKS or pits	✓	✓	—	Septic tank
Synthetic STUCCO	—	✓	—	—
Diseased TREES	—	✓	—	—
Hazardous or TOXIC WASTE Affecting the Property	—	✓	—	—
Holes in WALLS	—	✓	—	—
Previous WATER DAMAGE not due to a Flood Event	—	✓	—	—
WOOD ROT Damage Needing Repair	—	✓	—	—

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: N/A
 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: \$ _____
 HOA Name: _____ Phone #: _____

24. High speed Internet available? ☒ Yes ☐ No
☐ Cable ☐ DSL ☐ Cable TV ☐ Other Wireless broadband

25. Is Property in a Public Improvement District (PID)? — Yes
Are you being taxed for these improvements? — Yes

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 - (08/01/2019) | PROPERTY ADDRESS 401 Baker Cut Off Rd, Weatherford, 76087 Page 6 of 12
Ebbby Halliday Real Estate, Inc. TX Lic. 257740 TX

Seller's Initials Seller's Initials Buyer's Initials Buyer's Initials

28. Has the Seller ever collected any insurance payments pursuant to a claim you have made for damage, other than flood 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, complete the following:

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 AND FLOODING

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

SELLER'S DISCLOSURE NOTICE - (08/01/2019) | PROPERTY ADDRESS 401 Baker Cut Off Rd, Weatherford, 76087
Ebbby Halliday Real Estate, Inc. TX Lic. 257740 TX

Page 7 of 12

Seller's Initials

Seller's Initials

Buyer's Initials

Buyer's Initials

(37. cont'd)

If "Yes" explain: _____

38. Are you (Seller) aware of any of the following conditions? (Mark "Yes" (Y) if you are aware and check wholly or partly as applicable. Mark "No" (N) if you are not aware.

Y N

- ☒ Present flood insurance coverage (if yes, attach TXR 1414)
☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
☒ Previous flooding due to a natural flood event (if yes, attach TXR 1414)
☒ Previous water penetration into a structure on the Property due to a natural flood event event (if yes, attach TXR 1414).
☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V A99, AE, AO, AH, VE, or AR) (if yes, attach TXR 1414).
☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
☒ Located ☐ wholly ☐ partly in a floodway (if yes, attach TXR 1414).
☒ Located ☐ wholly ☐ partly in a flood pool.
☒ Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as Necessary): _____

For purposes of this Notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

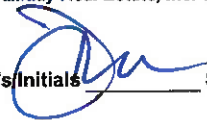
"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.)

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Seller's Initials



Seller's Initials



Buyer's Initials

Buyer's Initials

39. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?* ☐ Yes ☒ No If yes, explain (attach additional sheets as necessary):

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

40. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? ☐ Yes ☒ No If yes, explain (attach additional sheets as necessary):

INFORMATION ABOUT TERMITES/WOOD DESTROYING INSECTS

41. 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

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

If "Yes" please state date of treatment:

43. 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:

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

☐ Yes ☒ No ☐ Unknown

If "Yes" explain:

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

☐ Yes ☒ No ☐ Unknown

If "Yes" explain:

46. 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

47. 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	<input checked="" type="checkbox"/> No		
The presence of radon gas	Yes	<input checked="" type="checkbox"/> No		
The presence or treatment for Stachybotrys commonly known as "black mold"	Yes	<input checked="" type="checkbox"/> No	Yes	<input checked="" type="checkbox"/> No
The presence of lead based paint	Yes	<input checked="" type="checkbox"/> 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

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

☐ Yes ☒ No

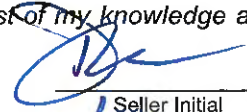
49. Is the Seller aware of the presence of any of the conditions referred to in question 45?


☐ Yes ☒ No

If "Yes" please explain:

ACKNOWLEDGEMENT BY SELLER


50. 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

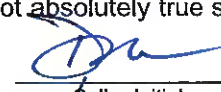
51. I, the Seller, understand the information in this statement will be disseminated by Listing Broker to prospective buyers and other brokers.




Seller Initial


Seller Initial

52. 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)

SELLER'S DISCLOSURE NOTICE - (08/01/2019) | PROPERTY ADDRESS 401 Baker Cut Off Rd, Weatherford, 76087
Ebby Halliday Real Estate, Inc. TX Lic. 257740 TX

Page 10 of 12

Seller's Initials  Seller's Initials 

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) DATE
Dennis Maunder 10/24/19


SELLER (SIGN AS NAME APPEARS ON TITLE) DATE
Toinette Maunder 10/24/19

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.
7. The following providers currently provide service to the Property:

Electric: <u>Tri-County Elec. Co-op</u>	phone #	<u>817-279-7010</u>
Sewer:	phone #	
Water:	phone #	
Cable:	phone #	
Trash: <u>Republic Services</u>	phone #	<u>817-441-2303</u>
Natural Gas:	phone #	
Phone Company:	phone #	
Propane: <u>Hixie Propane</u>	phone #	<u>817-341-7240</u>
Internet: <u>Next Link</u>	phone #	<u>855-698-5465</u>

*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 [Signature] Seller's Initials SM

Buyer's Initials _____ Buyer's Initials _____



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc., 2004

401 Baker Cut Off Rd
Weatherford, 76087

CONCERNING THE PROPERTY AT

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Leach ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown
- (4) Installer: _____ ☐ Unknown
- (5) Approximate Age: _____ ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? 2017
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

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

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____ and Seller [Signature]

Page 1 of 2

Information about On-Site Sewer Facility concerning _____

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

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

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



Signature of Seller
Dennis Maunder

9/30/19

Date



Signature of Seller
Toinette Maunder

10/24/19

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



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

0202979

License No.

bettymisko@ebby.com

Email

(972) 680-6600

Phone

Elizabeth McCoy

Licensed Supervisor of Sales Agent/
Associate

0496425

License No.

elizabethm@williamstrew.com

Email

(817) 732-8400

Phone

Allen Crumley

Sales Agent/Associate's Name

0591264

License No.

allen@williamstrew.com

Email

(817) 862-4459

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0