



SELLER'S DISCLOSURE NOTICE

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A seller must disclose known material information concerning the condition of the Property. Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT 11745 Cooks Lake Road
Lumberton, TX 77657

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

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

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

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

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

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

Item	Y	N	U
Pump: sump grinder	☒	☒	☐
Rain Gutters	☒	☐	☐
Roof/Attic Vents	☒	☐	☐
Sauna	☐	☒	☐
Smoke Detector	☒	☐	☐
Smoke Detector - Hearing Impaired	☐	☒	☐
Spa	☐	☒	☐
Trash Compactor	☐	☒	☐
TV Antenna	☐	☒	☐
Washer/Dryer Hookup	☒	☐	☐
Window Screens	☒	☐	☐
Public Sewer System	☒	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐

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

(TXR-1406) 06-15-26

Initialed by: Buyer: , and Seller: ,

Page 1 of 7

Concerning the Property at _____

**11745 Cooks Lake Road
Lumberton, TX 77657**

Item	Y	N	U	Additional Information
Solar Panels	☒	☒		owned leased from: _____
Water Heater	☒			electric gas other: _____ number of units: _____
Water Softener		☒		owned leased from: _____
Other Leased Items(s)		☒		if yes, describe: _____
Underground Lawn Sprinkler		☒		___ automatic ___ manual areas covered: _____
Septic / On-Site Sewer Facility		☒		if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: ☒ city ___ well ___ MUD ___ co-op ___ unknown ___ other: _____

Was the Property built before 1978? ___ yes ___ no ___ unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: _____ Age: _____ (approximate)

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

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

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

Item	Y	N
Basement		☒
Ceilings	☒	
Doors	☒	
Driveways	☒	
Electrical Systems	☒	
Exterior Walls	☒	

Item	Y	N
Floors		☒
Foundation / Slab(s)		☒
Interior Walls		☒
Lighting Fixtures		☒
Plumbing Systems		☒
Roof		☒

Item	Y	N
Sidewalks		☒
Walls / Fences		☒
Windows		☒
Other Structural Components		☒

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		
Asbestos Components		
Diseased Trees: oak wilt other: _____		
Endangered Species/Habitat on Property		
Fault Lines		
Hazardous or Toxic Waste		
Improper Drainage		
Intermittent or Weather Springs		
Landfill		
Lead-Based Paint or Lead-Based Pt. Hazards		
Encroachments onto the Property		
Improvements encroaching on others' property		
Located in Historic District		

Condition	Y	N
Radon Gas		
Settling		
Soil Movement		
Unplatted Easements		
Unrecorded Easements		
Urea-formaldehyde Insulation		
Water Damage Not Due to a Flood Event		
Wetlands on Property		
Wood Rot		
Active infestation of termites or other wood destroying insects (WDI)		
Previous treatment for termites or WDI		
Previous termite or WDI damage repaired		
Termite or WDI damage needing repair		

(TXR-1406) 06-15-26

Initialed by: Buyer: _____, _____ and Seller:  , 

Page 2 of 7

Concerning the Property at _____

Condition	Y	N
Historic Property Designation		☒
Previous Foundation Repairs		☒
Previous Roof Repairs or Replacement		☒
Previous Other Structural Repairs		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining		☒
Alkali-Silica Reaction (ASR) or "Concrete Cancer"		☒

Condition	Y	N
Previous Fires		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks**		☒
Aboveground Storage Tanks**		☒
Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**		☒
Conservation Easements***		☒

If the answer to any of the items in Section 3 is yes or other, explain (attach additional sheets if necessary): _____

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

**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.

***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property in need of repair that has not been previously disclosed in this notice? __ yes __ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Insurance. (Indicate Yes (Y) or No (N))

	Y	N
The Property is presently covered by insurance.	☒	
The Property is presently covered by flood insurance.*	☒	
The Property is presently covered by windstorm insurance.	☒	
You (Seller) have been unable to insure the Property for any reason.		☒

*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).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? __ yes __ no If yes, explain: _____

Section 7. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? __ yes __ no If yes, explain: _____

Concerning the Property at _____

Section 8. 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

- ☒ 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.
- ☒ Previous water penetration into a structure on the Property due to a natural flood.
- ☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- ☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☒ Located ☐ wholly ☐ partly in a floodway.
- ☒ 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): _____

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

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

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

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

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

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

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

Section 9. 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): _____

Concerning the Property at _____

Section 10. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

- ☒ ☐ Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
- ☒ ☐ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- ☒ ☐ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- ☒ ☐ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- ☒ ☐ Any condition on the Property which materially affects the health or safety of an individual.
- ☒ ☐ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- ☒ ☐ 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.
- ☒ ☐ The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- ☒ ☐ Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above items in Section 10 is yes, explain (attach additional sheets if necessary): _____

- ☐ ☐ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: _____
Manager's name: _____ Phone: _____
Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary
Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☐ no
If the Property is in more than one association, provide information about the other associations or attach information to this notice: _____

- ☐ ☐ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____

Concerning the Property at _____

Section 11. Within the last 4 years, have you (Seller) received any written inspection reports or evaluations of the Property prepared by persons who regularly provide such inspections or evaluations and who are licensed, certified, or otherwise legally authorized to perform them, including but not limited to general home, roof, HVAC, plumbing, electrical, structural/foundation, pool/spa, mold, termite or other wood-destroying insect, environmental, or other specialized inspections? ☐ yes ☒ no If yes, attach copies of any such reports and indicate the number of reports attached: _____

Note: A buyer should not rely on prior reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Notice to Seller: Under Texas law, you are required to disclose all known material facts, defects, needed repairs, and adverse conditions affecting the Property. Failure to disclose known material information about the Property may result in legal liability.

Section 12. Check any tax exemption(s) which you (Seller) currently claim for the Property:

☐ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

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

James Lohse
Signature of Seller

8-8-26
Date

Shelia Lohse
Signature of Seller

8-8-26
Date

Printed Name: _____ Printed Name: _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

Concerning the Property at _____

- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: _____	phone #: _____
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
Internet: _____	phone #: _____
Security System: _____	phone #: _____

- (7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

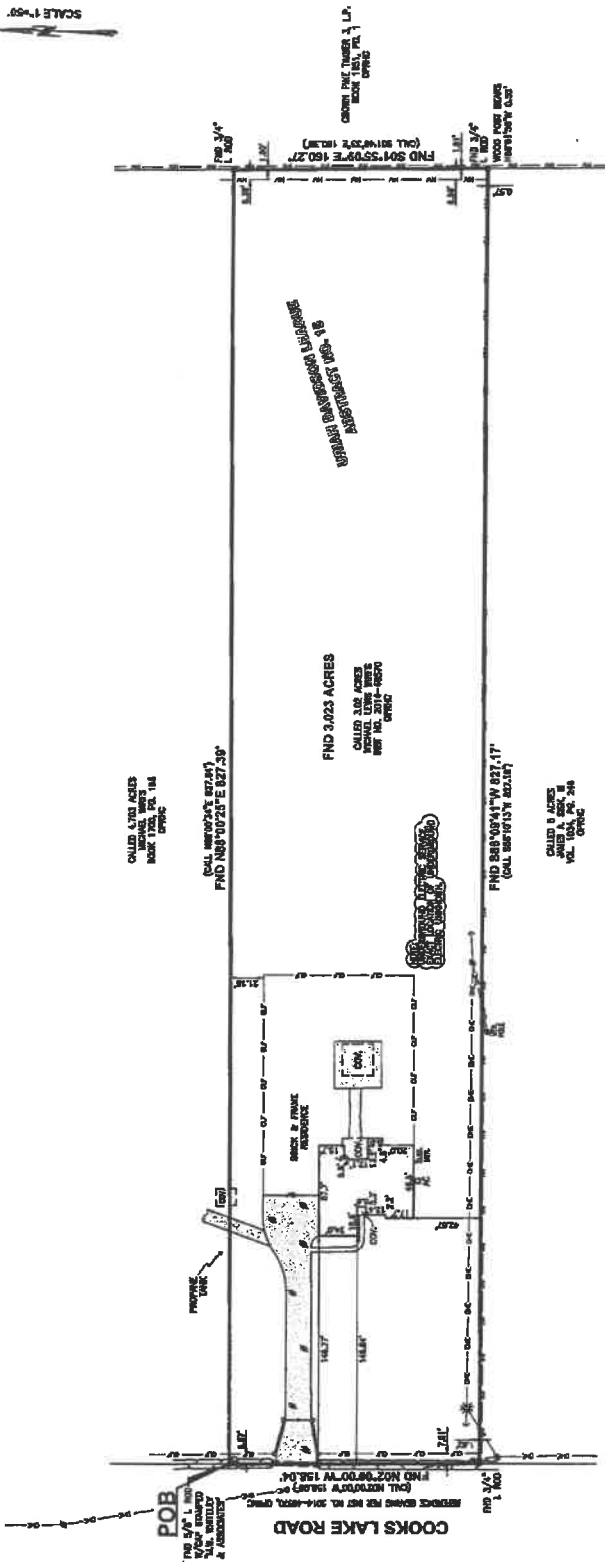
The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer _____	Date _____	Signature of Buyer _____	Date _____
Printed Name: _____		Printed Name: _____	

X Shelia Folse

X James Folse

SCALE 1"=50'



Legal Description: 3.023 Acre Tract or Parcel of Land, Abstract No. 15, Limestone, Texas

3.023 Acre Tract or Parcel of Land, Abstract No. 15, Limestone, Texas. This tract is situated in the Limestone County, Texas, and is bounded by the following: North, by the Limestone County, Texas; South, by the Limestone County, Texas; East, by the Limestone County, Texas; and West, by the Limestone County, Texas. The area of this tract is 3.023 acres.

Attest: I, the undersigned, being a duly qualified surveyor in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the survey as the same appears in the records of the County Clerk of Limestone County, Texas.

Surveyed and Platted by: JAMES FOLSE, Surveyor. The survey was made on the 15th day of May, 1911, and the plat was filed for record on the 15th day of May, 1911. The survey was made in accordance with the laws of the State of Texas, and the plat was filed for record in the County Clerk's office of Limestone County, Texas.

Witness my hand and the seal of my office this 15th day of May, 1911. JAMES FOLSE, Surveyor. The survey was made in accordance with the laws of the State of Texas, and the plat was filed for record in the County Clerk's office of Limestone County, Texas.

THOMAS S. FOLSE, Attorney at Law, Limestone County, Texas. I am hereby authorized to execute this deed on behalf of the undersigned, and I do hereby certify that the foregoing is a true and correct copy of the survey as the same appears in the records of the County Clerk of Limestone County, Texas.

THOMAS S. FOLSE, Attorney at Law, Limestone County, Texas. I am hereby authorized to execute this deed on behalf of the undersigned, and I do hereby certify that the foregoing is a true and correct copy of the survey as the same appears in the records of the County Clerk of Limestone County, Texas.

THOMAS S. FOLSE, Attorney at Law, Limestone County, Texas. I am hereby authorized to execute this deed on behalf of the undersigned, and I do hereby certify that the foregoing is a true and correct copy of the survey as the same appears in the records of the County Clerk of Limestone County, Texas.

LEGEND

- 4" POWER POLE
- 6" TELEPHONE POLE
- 8" LIGHT POLE
- 10" OUT ROCKER
- 12" CHAIN LINK FENCE
- 14" BRICKWORK BORN FENCE
- 16" NO BORN FENCE
- 18" OVERGROWN ELECTRIC
- 20" BORN TOP
- 22" OVERGROWN
- 24" BORN

THIS DEED IS MADE THIS 15th day of May, 1911, by and between JAMES FOLSE, Surveyor, of the County of Limestone, State of Texas, and THOMAS S. FOLSE, Attorney at Law, of the County of Limestone, State of Texas. The parties of the first part do hereby certify that the foregoing is a true and correct copy of the survey as the same appears in the records of the County Clerk of Limestone County, Texas.

MWA
MARK WHITELEY & ASSOCIATES, LLC
SURVEYING & ENGINEERING
3800 W. 10TH STREET, SUITE 100
DALLAS, TEXAS 75241
PHONE: 972-441-1111
FAX: 972-441-1112
WWW.MWA-LLC.COM

JAMES FOLSE & SHELIA FOLSE
BOUNDARY SURVEY
3.023 ACRE TRACT OR PARCEL OF LAND
LURIAH DAVIDSON LEAGUE, ABSTRACT NO. 15
HARDIN COUNTY, TEXAS

DATE SURVEYED: AUGUST 11, 2011
DATE PLATTED: AUGUST 11, 2011
DATE RECORDED: AUGUST 11, 2011

TO THE OWNERS OF THE PREMISES SURVEYED
AS OF THE DATE OF THE SURVEY
JAMES FOLSE & SHELIA FOLSE
HARDIN COUNTY, TEXAS
DATE SURVEYED: AUGUST 11, 2011

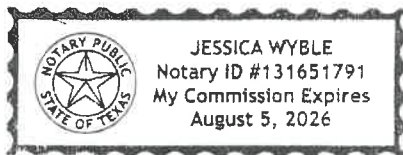


11700 COOKS LAKE ROAD
LAWRENCE, TEXAS 77805
3.023 Acre Tract or Parcel of Land
HARDIN COUNTY, TEXAS
DATE SURVEYED: AUGUST 11, 2011
DATE PLATTED: AUGUST 11, 2011
DATE RECORDED: AUGUST 11, 2011

6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

I declare under penalty of perjury that the foregoing is true and correct. Signed: <u>[Redacted Signature]</u> Affiant	I declare under penalty of perjury that the foregoing is true and correct. Signed: <u>Shelia Tolze</u> Affiant
--	--

SWORN AND SUBSCRIBED this 5th day of August, 2026



Jessica Wyble
Notary Public

NOTICE TO PURCHASER

THE STATE OF TEXAS }{

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARDIN }{

The real property, described below, which you are about to purchase is in the LUMBERTO MUNICIPAL UTILITY DISTRICT. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of and unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$0.275208 on each \$100.00 of assessed valuation. If the District has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is N/A on each \$100.00 of assessed valuation. The total amount of bonds which has been approved by the voters and which have been or may, at this date, be issued is none, and the aggregate initial principle amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$13,690,000.00.

The District has the authority to adopt and impose a standby fee on property in the district that has water, sewer, sanitary or drainage facilities and services available but not connected and which does not have a house, building or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding and election on the matter. As of this date, the amount of standby fee is none. An unpaid standby fee is the personal obligation of the person that owned the property at the time of the imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The purpose of this District is to provide water, sewer, drainage, or flood control facilities and services within the District the issuance of bonds payable in whole or in part from property taxes. The cost of these utilities facilities is not included in the purchase price of your property, and these utilities facilities are owned or to be owned by the district. The legal description of the property which you are acquiring is as follows:

A0015 DAVIDSON URIAH ACRES 3.02

Date

Seller


Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR OF WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or the closing of purchase of real property.

Date

Buyer

11754 Cooks Lake Rd

Buyer

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: August 6, 2026

GF No. _____

Name of Affiant(s): James Folse, Sheila Folse

Address of Affiant: 11754 Cooks Lake Rd, Lumberton, TX 77657

Description of Property: A0015 DAVIDSON URIAH ACRES 3.02

County Hardin, Texas

Date of Survey: August 11, 2021

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

Before me, the undersigned notary for the State of Texas personally appeared Affiant(s) who after by me being duly sworn, stated:

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

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

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