

## **BUCKLES FARM PARCEL 6**

### **Custom Built Home**

**± 2.20 ACRES**

This beautiful custom-built home with modern amenities and country charm truly has it all! The home boasts a gorgeous master bedroom complete with massive walk-in closet and spacious bathroom with double vanities and both a shower and jetted tub.

The large chef's kitchen features tremendous counter space as well as storage. Double-ovens and a gas range cooktop make this the perfect place to cook for a crowd. A 3/4 bathroom located right off the kitchen makes this an ideal family gathering area.

Upstairs offers three bedrooms, two bathrooms, a living space and a charming playroom with large attic storage space. The large finished basement makes for a perfect added bedroom or den.

Finally, step outside to a beautiful patio and covered porch with tons of room for entertaining and outside activities. This home is move-in ready and is situated in the perfect location!

#### **LEGAL DESCRIPTION:**

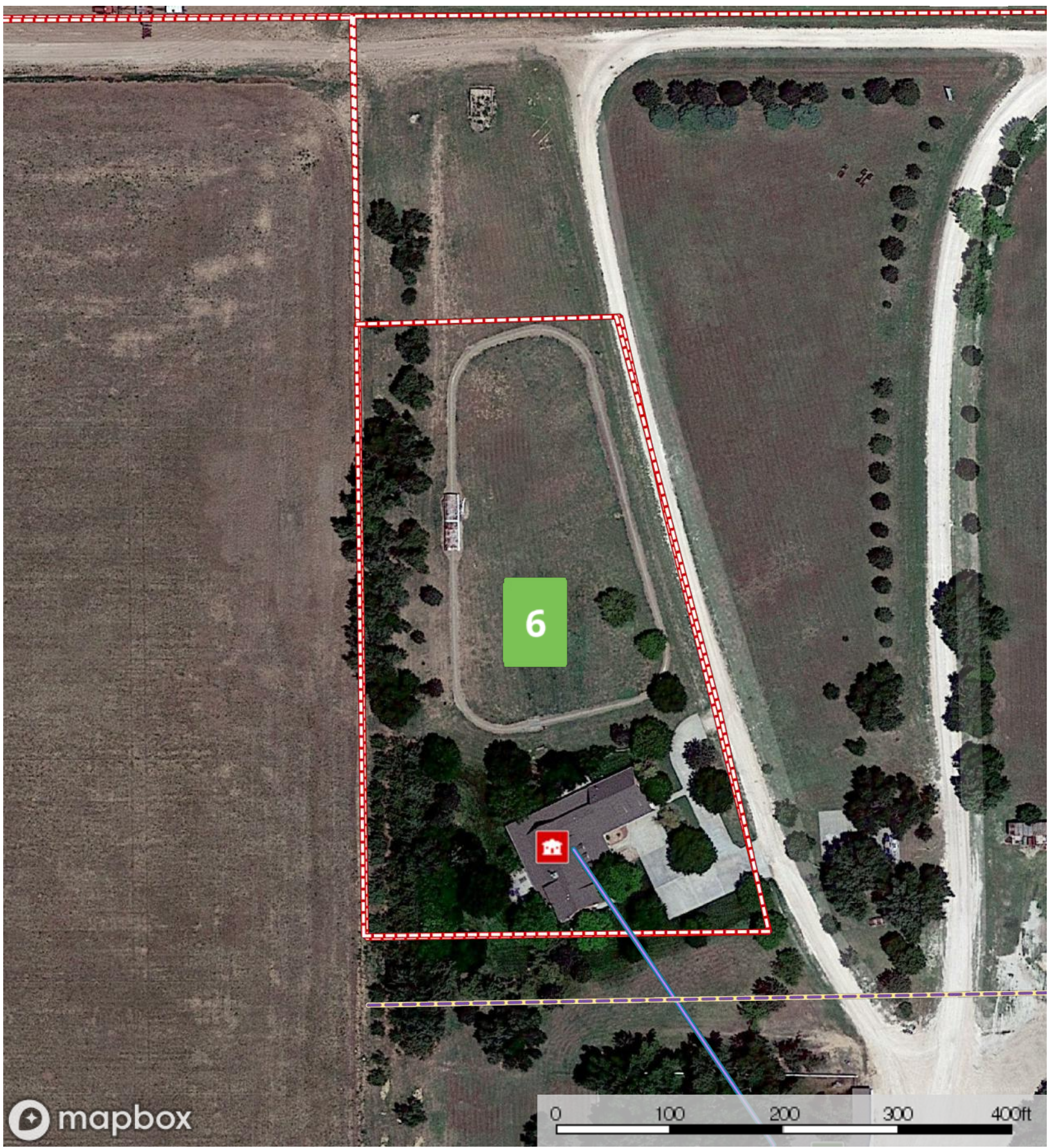
SEC 301 AND 302 1T T AND NO 2.2168 AC TRACT W/ HOUSE

**TRACT SPECIFIC DETAILS:** 5,162 ft<sup>2</sup> Home features 4 bedrooms/3.75 bathrooms with a playroom, finished basement and 2-car garage.

**ACCESS:** This parcel is accessible from U.S. Highway 287 on the east and has an access easement through the adjacent section to County Road 7 on the west.



**Buckles Farm Parcel Maps**  
Sherman County, Texas, 16255 AC +/-



- |                      |            |            |                       |                 |          |           |                      |      |                           |
|----------------------|------------|------------|-----------------------|-----------------|----------|-----------|----------------------|------|---------------------------|
| Barn                 | Main House | House      | Garage / Storage Shed | Pens            | Windmill | Gas Meter | 3 - Phase Power Drop | Well | Underground Electricity ( |
| 3 - Phase Power Line | Gas Line   | Water Line | Pivot                 | Parcel Boundary |          |           |                      |      |                           |



Property ID: 10123

Owner: BUCKLES SCOTT &amp; DANA

Property ID: 10123	Account Number: 01500-05655-00000-000000
Property Legal Description: SEC 301 AND 302 1T T AND NO 2.2168 AC TRACT W/HOUSE	Deed Information: Volume: Page: File Number: Deed Date:
Property Location: 1T 301 RES 13515 US HWY 287	Block:
Survey / Sub Division Abstract:	Section / Lot:
Owner Information: BUCKLES SCOTT & DANA  P O BOX 209  STRATFORD, TX 79084	Property Detail: Property Exempt: Category / SPTB Code: E Total Acres: 2.217 Total Living Sqft: See Detail Owner Interest: 1.000000 Homestead Exemption: <b>HOMESTEAD</b> Homestead Cap Value: 284,550 Land Ag / Timber Value: 0 Land Market Value: 6,870 Improvement Value: 288,320
Previous Owner:	

Jur Code	Jur Name	Total Market	Homestead	Total Exemption	Taxable
00	SHERMAN CO APPR DIST	295,190	HOMESTEAD EXEMP	0	284,550
01	SHERMAN COUNTY	295,190	HOMESTEAD EXEMP	0	284,550
30	STRAT I.S.D.	295,190	HOMESTEAD EXEMP	25,000	259,550
30IS	STRAT I.S.D. I&S	295,190	HOMESTEAD EXEMP	25,000	259,550
60	STRAT HOSP DIST	295,190	HOMESTEAD EXEMP	0	284,550
72	SHERMAN CO RD DIST #3	295,190	HOMESTEAD EXEMP	0	284,550
74	NORTH PLAINS WTR DIST	295,190	HOMESTEAD EXEMP	28,460	256,090

Property ID: 10123

Owner: BUCKLES SCOTT &amp; DANA

## Building Detail

Sequence	Type	Class	Year Built	Homesite Value	Condition	Percent Good	Square Feet	Replacement Value	Total Value
1	RES BRK	A+	1996	YES	EX	85%	2,847	243,800	228,380
2	BRK GAT	AA	1996	YES	EX	85%	891	11,760	11,000
3	COV PORCH	1	1996	YES	EX	85%	592	1,780	1,660
4	COV PORCH	1	1996	YES	EX	85%	1,125	3,380	3,160
5	RES UP	3	1996	YES	EX	85%	1,424	35,600	33,290
6	BRK STG	A	1996	YES	EX	85%	445	5,560	5,200
7	BASEMENT	1	1996	YES	EX	85%	289	6,020	5,630

Total Building Value: \$ 288,320

5/12/2020

Sherman County Appraisal District - Account # 01500-05655-00000-000000

Property ID: 10123

Owner: BUCKLES SCOTT & DANA

Land Detail

Land Sequence 1		
Acres: 2.217	Market Class: RBS1	Market Value: 6,870
Land Method: AC	Ag/Timber Class:	Ag/Timber Value: 0
Land Homesiteable: YES	Land Type:	Ag Code:
Front Foot: N/A	Rear Foot: N/A	Lot Depth: N/A
Front Ft Avg: N/A	Lot Depth %: N/A	Land Square Ft: N/A

Total Land Value: \$ 6,870



## SELLER'S DISCLOSURE NOTICE

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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 13515 HWY 287 Sherman County Farm, Stratford, TX 79084

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Det.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Escape Ladder(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exhaust Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Detection Equip.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
French Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Gas Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item	Y	N	U
Liquid Propane Gas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-LP Community (Captive)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-LP on Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patio/Decking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Maint. Accessories	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rain Gutters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Range/Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof/Attic Vents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Detector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Detector - Hearing Impaired	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spa	<input checked="" type="checkbox"/>	<input 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"/>
Washer/Dryer Hookup	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window Screens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Sewer System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>4</u>
Evaporative Coolers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of units: _____
Wall/Window AC Units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of units: _____
Attic Fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>4</u>
Other Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if yes describe: _____
Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of ovens: <u>2</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of units: <u>2</u> number of remotes: <u>2</u>
Satellite Dish & Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>Dish TV</u>
Security System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Solar Panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>2</u> <u>50 gal</u>
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Other Leased Item(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if yes, describe: _____

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_ and Seller: MD

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Concerning the Property at

13515 Hwy 287

Sherman County Farm, Stratford, TX 79084

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual	areas covered: <u>Front + Back yards</u>
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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: Asphalt Class 4 Age: 3 years (approximate)Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☒ no ☐ unknownAre 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	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

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	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_

and Seller: AB OB

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Concerning the Property at

13515 Hwy 287

Sherman County Farm, Stratford, TX 79084

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

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

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

**Section 5. 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 (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.

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_ and Seller: SLB Qm

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**Section 6. 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): Leaf - Mail

\*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).

**Section 7. 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): \_\_\_\_\_

**Section 8. 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.
- ☒ 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 below 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: \_\_\_\_\_
- ☒ 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 items in Section 8 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_



Concerning the Property at 13515 Hwy 287 Sherman County Farm, Stratford, TX 79084

North Plains Underground Water District

Section 9. Seller ☒ has ☐ has not attached a survey of the Property.

Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: 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 chosen by the buyer.

Section 11. 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 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☒ yes ☐ no Roof

Section 13. 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: \_\_\_\_\_

Section 14. 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.

[Signature] 5-20-2020  
Signature of Seller Date

[Signature] 5-20-2020  
Signature of Seller Date

Printed Name: Scott Buckles

Printed Name: Dana Buckles

**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 [www.txdps.state.tx.us](http://www.txdps.state.tx.us). For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) 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.
- (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: <u>Rita Blanca Elec</u>  | phone #: <u>806-333-4445</u> |
| Sewer: _____                       | phone #: _____               |
| Water: _____                       | phone #: _____               |
| Cable: _____                       | phone #: _____               |
| Trash: _____                       | phone #: _____               |
| Natural Gas: <u>West Texas Gas</u> | phone #: <u>806-396-5681</u> |
| Phone Company: <u>XIT Comm.</u>    | phone #: <u>806-366-3355</u> |
| Propane: _____                     | phone #: _____               |
| Internet: <u>XIT Comm.</u>         | phone #: <u>806-366-3355</u> |
- (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: \_\_\_\_\_





## 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.  
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CONCERNING THE PROPERTY AT 13515 Hwy 4287  
Sherman County Farm, Stratford, TX 79084

### 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 Field ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Northy dwelling in the field ☐ Unknown  
w/ 2-1000 concrete Tanks
- (4) Installer: Daniel Boyd ☐ Unknown
- (5) Approximate Age: 22+ ☐ 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? 5-1-2020
- (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.

**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

5-20-2020  
Date

Signature of Seller

5-20-2020  
Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



Site plan of a residential property. The plan shows a house with a main rectangular footprint (36' x 55.5') and a smaller rectangular section (15' x 15.5'). A central 'PORCH' (4' x 4.5') connects these sections. To the left of the main house is a 'COVERED PORCH' (12.7' x 30.3') and a 'PATIO' (8' x 11'). A 'WINDY OFFSHOOT' (8' x 12') is attached to the left side of the main house. A 'DRIVEWAY' (84.0' x 134.8') runs along the right side of the property, adjacent to an 'EXISTING ROAD'. The property is bounded by a 'SEC. LINE' (149.5' x 149.5') and a '1/4\"

Herman County, Texas described as  
 thence a 1/2" rebar found at the  
 beginning this tract.  
 thence a 1/2" rebar found at the  
 corner this tract.  
 at corner this tract.  
 the right with a radius of 2095.67' and  
 or set for the northeast corner this  
 stand more or less.

SCALE 1" = 30'  
 BEARINGS FROM NOTES  
 BASE EAST LINE SEC. 27B

79.62'  
 93.8'  
 S. 89° 47' 40" W. 173.42'  
 10.11' MAX  
 181.7'  
 DELTA = 91.12' 9.96°  
 R = 2955.92'  
 16.9'

301  
 302  
 S. 0° 12' 20" E. 274.8'

November 10, 1998

*C. L. McDonald*  
C. L. McDonald R.P.L.S. - 2006  
McDonald Surveying Company  
H. C. R. 2, Box 1-B  
Dumas, Texas 79029  
Telephone 806-935-7244

**RIGHT OF WAY EASEMENT**VOL 211 PAGE 778**Date:** March 25, 1996**Grantor:** BUCKLES FARMS, a Texas general partnership composed of Scott L. Buckles, Kristi B. Otto (being one and the same as Kristi Rachelle Buckles), and Maria D. Buckles**Grantor's Mailing Address:** 620 N. Main, Stratford  
Sherman County, Texas 79084  
JAN**Grantee:** SCOTT L. BUCKLES and wife, DANAX~~X~~ BUCKLES**Grantee's Mailing Address:** P.O. Box 209, Stratford  
Sherman County, Texas 79064**Consideration:** Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which Grantor acknowledges.**Dominant Estate Property (Including any Improvements):**

The parcel of land out of Surveys 301 and 302, Block 1-T, T&NO RR. Co. Survey, Sherman County, Texas, described on Exhibit "A" which is attached hereto and made a part hereof for all purposes.

**Easement Property:**

The South 30 feet (S/30') of Survey 280 and continuing South 00° 12' 20" East, 274.6' along the east boundary line of Section 301, Block 1-T, T&NO RR Co. Survey, Sherman County, Texas

**Easement Purpose:** Free and uninterrupted use, liberty, privilege and easement of passing across, in, upon and across the Easement Property for access to and from the Dominant Estate Property.**Duration of Easement:** The easement shall be perpetual.**Character of Easement:** The easement is appurtenant to and shall run with the Dominant Estate Property, whether or not the easement is referenced in any conveyance of the Dominant Estate Property.**Exclusiveness of Easement:** The easement is exclusive, and Grantor agrees not to convey any other easement or conflicting rights in the Easement Property.



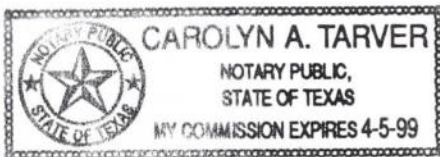
Grantor grants, sells, and conveys to Grantee and easement over, upon, and across the Easement Property for the Easement Purpose and for the benefit of the Dominant Estate Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's legal representatives and successors to warrant and forever defend all and singular the easement to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

When the context requires, singular nouns and pronouns include the plural.

**BUCKLES FARMS, a Texas general partnership**

By: \_\_\_\_\_

Scott L. Buckles, General Partner



By: \_\_\_\_\_

Kristi B. Otto, General Partner

By: \_\_\_\_\_

Marla D. Buckles, General Partner

THE STATE OF TEXAS

§

THIS INSTRUMENT was acknowledged before me on 3-25-96, 1996, by Scott L. Buckles, general partner, Kristi B. Otto, general partner, and Marla D. Buckles, general partner, on behalf of Buckles Farms, a Texas general partnership.

\_\_\_\_\_  
Notary Public, State of Texas

A parcel of land out of Surveys 301 and 302, Block 1-T, T. & N.O. RR. Co. Survey, Sherman County, Texas described as follows:  
 Commencing at a 1/2" rebar set for the common corner of Surveys 279, 280, 301, & 302, from whence a 1/2" rebar found at the southeast corner of Survey 278 bears N. 89°47'40"E. - 10575.56'.  
 Thence: S. 00°12'20" E. along the line between Surveys 301 & 302 a distance of 274.6' to a point beginning this tract.  
 Thence: S. 89°47'40" W. a distance of 79.62' to a 1/2" rebar set in a north-south fence for the northwest corner this tract.  
 Thence: S. 00°07'13"E. along fence a distance of 415.63' to a 1/2" rebar set for the southwest corner this tract.  
 Thence: N. 89°47'40"E. at 80.2' cross section line, in all 285.8' to a 1/2" rebar set for the southeast corner this tract.  
 Thence: N. 11°24'28"W. a distance of 134.8' to a 1/2" rebar set at the P.C. of a curve to the right with a radius of 2665.82' and a central angle of 6°21'56".  
 Thence: Along said curve, parallel with and 13' from a drain ditch a distance of 296.18' 1/2" rebar set for the northeast corner this tract.  
 Thence: S. 89°47'40"W. a distance of 93.8' to the point of beginning containing 2.2168 acres of land more or less.

004999

STATE OF TEXAS COUNTY OF SHERMAN  
 I hereby certify that this instrument was FILED on the date and at the time stamped herein by me; and was duly RECORDED, in Volume 211 Page 212 of the official public records of real property of Sherman County Texas on 9-14-96



M.L. ALBERT  
 CLERK COUNTY COURT  
 SHERMAN COUNTY, TEXAS  
 BY \_\_\_\_\_ DEPUTY

FILED  
 M.L. ALBERT  
 COUNTY CLERK SHERMAN COUNTY TEXAS

96 APR 19 PM 3:21

SHERMAN COUNTY, TEXAS

BY \_\_\_\_\_ DEPUTY