

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					1/1 Cabins at 410 CR 174 Gatesville, TX 76528									
THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPER AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER'S AGENTS, OR ANY OTHER AGENT.														
Seller X is is not occupying the the Property? Property								appi	OXIN	nate	date) ornever occupi	occ	upie the	
Section 1. The Proper This notice does	r ty h not e	as t	h e i t ish t	t em s	s m	ark to b	ed below: (Mark Yes e conveyed. The contra	(Y)	, No ill de	(N), o	or Unknown (U).) e which items will & will not convey	,		
Item	Y	N	U	1		m	5 9805-0-m - 00.10 500-00 MA-10.00	-						
Cable TV Wiring	X				_	_	al Gas Lines	Y	N	U	Item	Y		U
Carbon Monoxide Det.	X				_		Gas Lines Gas Piping:	-	X	V	Pump: sump grinder		X	
Ceiling Fans	X						Iron Pipe	-		X	Rain Gutters		X	
Cooktop	1	V					The state of the s	_		X	Range/Stove		X	
Control of the second of the s	-	V			_	opp				X	Roof/Attic Vents		X	
Dishwasher		X			St.	orru eel	gated Stainless Tubing			X	Sauna		X	
Disposal	X				Н	t Tu	ıb dı		X		Smoke Detector	V	^	
Emergency Escape Ladder(s)		X			Int	erco	om System		X		Smoke Detector - Hearing	X	1	
Exhaust Fans	X			-	Mi	crov	vave	11			Impaired		X	
Fences	Ŷ			1			or Grill	X	× 7		Spa		X	
Fire Detection Equip.	Ŷ			H	_		Decking		X		Trash Compactor		X	
French Drain		V		ŀ				X			TV Antenna		X	
Gas Fixtures		X		ŀ	Po		ing System	X			Washer/Dryer Hookup		X	
Liquid Propane Gas:	X	^	-	H					X		Window Screens			X
-LP Community	^			ŀ			quipment		X		Public Sewer System		X	
(Captive)		X			Ро	OI IV	laint. Accessories		X					
-LP on Property	X				Po	ol H	eater		X			+	\dashv	
Item	_		T	Y	N	U		_						
Central A/C	_			'	14	U	Malasti.				nal Information			
Evaporative Coolers	_		-	A				num	ber	of unit	s: _ (
Wall/Window AC Units			+	-	X		number of units:							
Attic Fan(s)	_		-		Δ		number of units:							
Central Heat	- 1		-		X		if yes, describe:							
Other Heat			-	X	7		<u>X</u> electric gas	num	ber	of unit	s:			
Oven			+	-	\rightarrow	-	if yes, describe:							
Fireplace & Chimney			-	-	}		number of ovens:			elect	ric gas other:			
Carport		_	+	-	}	_	wood gas logs		mod	ck_o	ther:			
Garage			-	-	<u>></u>	-	attached not a							
Garage Door Openers			-	-	<u>X</u>	_	attachednot a	attac	hed					
Satellite Dish & Controls			-	-	<u>></u>	-	number of units:			r	number of remotes:			
Security System		-	-	-	X		ownedleased		21111		10			
	_				٨		ownedleased	fror	n: (—DS				
(TXR-1406) 07-10-23 UCRE - H5 Auction & Realty, 2424 E Main	0	In	itiale	d by	: Bu	yer:	,an	d Se	ller:	M	Pag	e 1	of 7	
Kim Hill	Prod	uced w	ith Lon	6528 e Wolf	Trans	action	s (zipForm Edition) 717 N Harwood	l St, St	Phon lite 220	e: 2542480 0, Dallas,	75201 www.lwolf.com			

Concerning th	e Property at
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1/1 Cabins at 410 CR 174 Gatesville, TX 76528

Solar Panels		X	П		wne	leased f	rom.				
Water Heater		X									
Water Softener		_	X		wne		othe	-	number of units:		
Other Leased Items(s)			Ŷ	_		leased f	rom:				
Underground Lawn Sprink	ler		\Diamond				ual a				
Septic / On-Site Sewer Fac		X	^	if yo	c ott	atic man	ual a	reas	covered		
		1		ii ye	o, all	acii iniormat	ion A	Mout	On-Site Sewer Facility (TXR-14	107)	
	covering unknown	on to	the Properties	erty	erning _ Age (shing	wn g lead-based e: <u>2021</u> gles or roof	cov	nt haz rering	ards)(appropriate of the placed over existing shingles		
Section 2. Are you (Sel	ler) awar	e of	f any de	afact		(attach addi	попа	ii sne	ets if necessary):		
	N) if you a	are r	ot aware	e.)					, and removing, (mark	103	(1)
item	YN		Item				Y	N	Item	1 3/	LN
Basement	X	Γ	Floors				Ť	V	Sidewalks	Y	
Ceilings	X		Foundat	ion /	Slab(s)	+	X	Walls / Fences	+	X
Doors	X		Interior V					Ŷ	Windows	+	X
Driveways	X		Lighting				+	X		+	X
Electrical Systems	X		Plumbing					\$	Other Structural Components	_	X
Exterior Walls	X	r	Roof	goye	Cilio	Si .		×		_	
If the answer to any of the it	ems in Se	ection	n 2 is yes	s, exp	olain (attach additi	onal	shee	ts if necessary):		
Section 3. Are you (Sell and No (N) if you are not a Condition Aluminum Wiring	ler) awar ware.)	e o	f any o	f th	e fo	Conditio	n	ons?	(Mark Yes (Y) if you are	aw	are
Asbestos Components					X	Radon G	as				X
Diseased Trees: oak wilt					X	Settling					X
ndangered Species/Habita				-	X	Soil Mov				\vdash	X
ault Lines	t on Prope	erty			X	Subsurfa	ce S	tructu	re or Pits		X
Hazardous or Toxic Waste					X	Undergro	ound	Store	ge Tanks		V
mproper Drainage					X	Unplatted	d Eas	seme	nts		Ŷ
	Ultroite.				X	Unrecord					Ŷ
ntermittent or Weather Sprir andfill	ngs				X	Urea-forn	nalde	ehyde	Insulation	\vdash	0
					X	Water Da	mag	e Not	Due to a Flood Event	\vdash	V
ead-Based Paint or Lead-B	ased Pt. F	laza	rds		X	Wetlands	on F	Prope	rty	\vdash	0
ncroachments onto the Pro	perty				X	Wood Ro					N
mprovements encroaching	on others'	prop	erty		V			ion o	termites or other wood		X
oostad!- III I					X	destroyin	g ins	ects (WDI)		X
ocated in Historic District					X	Previous	treat	ment	for termites or WDI	\vdash	1
listoric Property Designation	1				X	Previous	term	ite or	WDI damage repaired		X
revious Foundation Repairs	evious Foundation Repairs					Previous	Fires	-DS	To damage repaired	\vdash	X

(TXR-1406) 07-10-23

Initialed by: Buyer:

and Seller:

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UCRE - H5 Auction & Realty, 2424 E Main Street Gatesville TX 76528 Kim Hill

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Fax: 2542480882

Concerr	ning the Property at	1/1 Cabins at 410 CR 174 Gatesville, TX 76528
Previous	s Roof Repairs	
	s Other Structural Repairs	Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot Tub/Spa*
Previous of Metha	s Use of Premises for Manufacture amphetamine	X Tub/Spa*
If the ans	swer to any of the items in Section 3 is yes, ex	splain (attach additional sheets if necessary):
*A sir	ngle blockable main drain may cause a suction entr	
of repai	4. Are you (Sollor) sweet of	equipment, or system in or on the Property that is in need
<u>Y N</u> — <u>X</u> — <u>X</u> — <u>X</u>	Present flood insurance coverage. Previous flooding due to a failure or be water from a reservoir. Previous flooding due to a natural flood ever Previous water penetration into a structure of	reach of a reservoir or a controlled or emergency release or ent. on the Property due to a natural flood.
_ *	Located wholly partly in a 100-yea AO, AH, VE, or AR).	ar floodplain (Special Flood Hazard Area-Zone A, V, A99, AE,
$-\frac{x}{x}$	Located wholly partly in a floodway. Located wholly partly in a flood pool	i.
— ∠ If the ansv	Located wholly partly in a reservoir. wer to any of the above is yes, explain (attach a	additional sheets as necessary):
*If Buy For pur "100-ye which is which is	yer is concerned about these matters, Buyer rposes of this notice: par floodplain" means any area of land that: (A) is it is designated as Zone A, V, A99, AE, AO, AH, VE is considered to be a high risk of flooding; and (C) re	identified on the flood insurance rate map as a special flood hazard area, or AR on the map; (B) has a one percent annual chance of flooding, may include a regulatory floodway, flood pool, at the second
area, w which is	an incouplain means any area of land that: (A) is which is designated on the map as Zone X (shaded s considered to be a moderate risk of flooding.	s identified on the flood insurance rate map as a moderate flood hazard d); and (B) has a two-tenths of one percent annual chance of flooding,
subject	to controlled inundation under the management of	es above the normal maximum operating level of the reservoir and that is the United States Army Cores of Engineers.

Initialed by: Buyer: UCRE - H5 Auction & Realty, 2424 E Main Street Gatesville TX 76528 Kim Hill

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and Seller:

Page 3 of 7

Concerning the Property at ___

Concerni	ig the Property at	Gatesville, TX 76528
"Flood under	l insurance rate map" means the the National Flood Insurance Ac	e most recent flood hazard map published by the Federal Emergency Management Agency of 1968 (42 U.S.C. Section 4001 et seg.)
"Flood a river a 100-	lway" means an area that is iden or other watercourse and the ac year flood, without cumulatively	tified on the flood insurance rate map as a regulatory floodway, which includes the channel of diacent land areas that must be reserved for the discharge of a base flood, also referred to as increasing the water surface elevation more than a designated bailett.
11036	rvoir" means a water impoundme or delay the runoff of water in a c	ant project
Section 6 provider,	. Have you (Seller) ever including the National El	ood Insurance Program (NFIP)?* yes 💢 no If yes, explain (attach
-	NO VICENCE DE VICENCE DE LA CONTRACTOR D	
risk, a structu	nd low risk flood zones to pure re(s).	nortgages from federally regulated or insured lenders are required to have flood insurance. Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate chase flood insurance that covers the structure(s) and the personal property within the
Administr sheets as	Have you (Seller) ever ration (SBA) for flood dar necessary):	er received assistance from FEMA or the U.S. Small Business mage to the Property?yes <u>X</u> no If yes, explain (attach additional
Section 8.	Are you (Seller) aware not aware.)	of any of the following? (Mark Yes (Y) if you are aware. Mark No (N)
	,	
<u>Y N</u> X	Room additions, structura permits, with unresolved per	al modifications, or other alterations or repairs made without necessary rmits, or not in compliance with building codes in effect at the time.
_ 🔀	Homeowners' associations	or maintanance fees
	Fees or assessments ar	Phone:
	Any unpaid fees or asse If the Property is in r below or attach informat	Phone:
_ ×		es such as pools, tennis courts, walkways, or other) co-owned in undivided omplete the following: or common facilities charged? yes no If yes, describe:
_ <u>X</u>		of deed restrictions or governmental ordinances affecting the condition or
_ 🗴	Any lawsuits or other legs	al proceedings directly or indirectly affecting the Property. (Includes, but is osure, heirship, bankruptcy, and taxes.)
_ <u>X</u>	Any death on the Property unrelated to the condition of	V except for those deaths caused by material
_ <u>X</u>		y which materially affects the health or safety of an individual.
_ *	environmental hazards such If yes, attach any certifica remediation (for example	as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. ates or other documentation identifying the extent of the c, certificate of mold remediation or other remediation)
_ 🗡	Any rainwater harvesting sy a public water supply as an a	stem located on the Property that is larger than 500 miles
TXR-1406) 0	7-10-23 Initialed b	y: Buyer:, and Seller: MA
ICRE - H5 Auction . Cim Hill	& Realty, 2424 E Main Street Gatesville TX 76528	Page 4 of 7 Phone: 2542480809 Fax: 2542480882 www.lwolf.com

1/1 Cabins at 410 CR 174

Concerni	ng the Property at		Cabins at 410 CR 174 Gatesville, TX 76528	
			service area owned by a propane	distribution syster
X _	Any portion of district.	the Property that is located in	a groundwater conservation distric	ct or a subsidenc
If the answ	wer to any of the ite	ems in Section 8 is yes, evoluin (atta-		
Section 9 persons permitted	. Within the la who regularly by law to perforn	st 4 years, have you (Seller) provide inspections and who n inspections?yesno If ye	received any written inspecti are either licensed as inspecte es, attach copies and complete the fo	ion reports from ors or otherwise llowing:
Inspection		Name of Inspector		No. of Pages
				Tro. or rages
Section 11 with any in Section 12 example.	. Have you (Sel Isurance provider . Have you (Se	ller) ever received proceeds to	Unknown hage, other than flood damage, for a claim for damage to the a legal proceeding) and not us no If yes, explain:	ne Property (for
Section 13.	. Does the Prop	perty have working ample 1.1	ectors installed in accordance	
includi	ing performance, loca	n and Safety Code requires one-family or th the requirements of the building code ation, and power source requirements. If y k unknown above or contact your local bu	two-family dwellings to have working smo in effect in the area in which the dwellin ou do not know the building code requirem	oke detectors ng is located, nents in effect
A buye family impairi seller t	er may require a selle who will reside in the ment from a licensed to install smoke dete	er to install smoke detectors for the hearing dwelling is hearing-impaired; (2) the liphysician; and (3) within 10 days of the liphysician;	ng impaired if: (1) the buyer or a member of buyer gives the seller written evidence of effective date, the buyer makes a written re	of the buyer's f the hearing
TXR-1406) 0	7-10-23	Initialed by: Buyer:,	and Seller MAA	1222
CRE - H5 Auction & m Hill	& Realty, 2424 E Main Street Ga Produc	etesville TX 76528 Sed with Lone Wolf Transactions (zipForm Edition) 717 N Har		Page 5 of 7

sign Envelope ID: ECFFFF9C-0795-4EFA-907B-A1DE64D96FFD	
Concerning the Property at 1/1 Cabi	ns at 410 CR 174 ville, TX 76528
Seller acknowledges that the statements in this notice are true to including the broker(s), has instructed or influenced Seller to material information.	2 1911 - 1911 - 1911 - 1911 - 1911 - 1911
Jun 27, 2025 7:28 AM CD	Г
Signature of Seller Date Signature	of Seller
Printed Name: Bo Harvey	Date ame:
ADDITIONAL NOTICES TO BUYER:	
(1) The Texas Department of Public Safety maintains a database determine if registered sex offenders are located in certain a https://publicsite.dps.texas.gov. For information concerning neighborhoods, contact the local police department.	e that the public may search, at no cost, to zip code areas. To search the database, visit past criminal activity in certain areas or
(2) If the Property is located in a coastal area that is seaward of feet of the mean high tide bordering the Gulf of Mexico, the Act or the Dune Protection Act (Chapter 61 or 63, Natural R construction certificate or dune protection permit may be required local government with ordinance authority over construct information.	esources Code, respectively) and a beachfront
(3) If the Property is located in a seacoast territory of this sta Commissioner of the Texas Department of Insurance, the requirements to obtain or continue windstorm and hail insurance for repairs or improvements to the Property. For Regarding Windstorm and Hail Insurance for Certain Property. Department of Insurance or the Texas Windstorm Insurance Association.	urance. A certificate of compliance may be more information, please review <i>Information</i>
(4) This Property may be located near a military installation and m compatible use zones or other operations. Information relating available in the most recent Air Installation Compatible Use Zone for a military installation and may be accessed on the Internet county and any municipality in which the military installation is locate	ay be affected by high noise or air installation to high noise and compatible use zones is one Study or Joint Land Use Study prepared
 If you are basing your offers on square footage, measurement items independently measured to verify any reported information. 	
6) The following providers currently provide service to the Property:	
Electric: Hamilton County Electric Co-op	nhara # 2511 701 7127
Sewer:	phone #: 254-386-3123
Water: Multi County Wlater Supply	phone #:
Cable:	phone #: 254 - 965 - 2269 phone #:
Trash: Dry Creek Trash Service	pnone #:
Natural Gas:	phone #: 254 - 463 - 4988
Phone Company:	phone #:
Propane: Star Tex Propane	phone #:
Internet: Startink	phone #: 254-752-6571
11-11-11-11-11-11-11-11-11-11-11-11-11-	phone #: Starlin L. Com _

(TXR-1406) 07-10-23

Kim Hill

Initialed by: Buyer:

and Seller:

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Concerning the Property at	1/1 Cabins at 410 CR 174 Gatesville, TX 76528
(7) This Seller's Disclosure Notice was completed by 3 this notice as true and correct and have no rea ENCOURAGED TO HAVE AN INSPECTOR OF YOUR	Seller as of the date signed. The brokers have relied on ason to believe it to be false or inaccurate. YOU ARE CHOICE INSPECT THE PROPERTY.
The undersigned Buyer acknowledges receipt of the foregoi	ng notice.
Signature of Buyer Date	Signature of Buyer Date
Printed Name:	Date
Tritted Hallie.	Printed Name:

(TXR-1406) 07-10-23

Initialed by: Buyer:

and Seller

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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						2/1 Cabins at 410 CR 174 Gatesville, TX 76528							
THIS NOTICE IS A AS OF THE DATE WARRANTIES THE I SELLER'S AGENTS, C	MAY	WIS	SH T	O OPTAIN IT IS	DGE	OF	THE	CONDITION OF THE PR THE FOR ANY INSPECTION RANTY OF ANY KIND BY	OPI ONS	ERT O	Y R R,		
Seller <u>X</u> is is not occupying the Protection The Property? Property						erty. If unoccupied	(by (app	Se roxin	ller), nate	how long since Seller has date) or never occup	occ ied	upie th	ed ne
Section 1. The Prope	rty h	as t	he it	ems	mark	ed below: (Mark Ye	e /V)	No	(N) 4	or University (1)			
	not e	stabl	ish th	e iter	ns to t	e conveyed. The contr	act w	ill de	termin	or Unknown (U).) e which items will & will not convey	,		
item	Y	N	U		Item		Y						
Cable TV Wiring	X				Natur	al Gas Lines	+·	V	-	Item	Y	N	U
Carbon Monoxide Det.	X					Gas Piping:	+	^	~	Pump: sump grinder		X	
Ceiling Fans	X				-Black	k Iron Pipe	+	\vdash	X	Rain Gutters		X	
Cooktop		X			-Copp		-	-	♦	Range/Stove		X	
Dishwasher		X			-Corru	ugated Stainless Tubing			\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Roof/Attic Vents Sauna		X	
Disposal	X	-		_	Hot T		-		\wedge			X	
Emergency Escape Ladder(s)	_	X			275005-100	om System			×	Smoke Detector Smoke Detector - Hearing	X		
Exhaust Fans	V	1	-	Η.			×		>	Impaired		X	
Fences	X		-	_						Spa		X	
Fire Detection Equip.	X		-	_		or Grill		X		Trash Compactor		V	
French Drain	X	V	_			Decking	X			TV Antenna	\dashv	V	
Gas Fixtures	1	X				ing System	X			Washer/Dryer Hookup	\dashv	\$	
Liquid Propane Gas:	X	\dashv			Pool			X		Window Screens	+	F. Committee	X
-LP Community	X	\rightarrow	\dashv	17.79		quipment		X		Public Sewer System	+	X	/~
(Captive)		X		F	Pool N	faint. Accessories		X		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
-LP on Property	X			F	Pool H	eater		X			+	+	-
Item				YN	I U								
Central A/C		_	$\overline{}$	ζ .	10	N 1 V		Ac	ditio	nal Information			
Evaporative Coolers			- 1	\ \ \			num	ber	of unit	s:			
Wall/Window AC Units		_	_	X		number of units:					_		
Attic Fan(s)	-		+	-	-	number of units:							
Central Heat			-	X	-	if yes, describe:							
Other Heat	_		-	X	+	★ electric gas	num	ber o	of unit	s:			
Oven			+	X	+	if yes, describe:					_		
Fireplace & Chimney			+	- X	-	number of ovens:			elect	ric gas other:			\exists
Carport	_		+	-X		woodgas log	_	mod	k_o	ther:			
Garage			-	- (-	121 - 102 (P. 102)	attac						\dashv
Garage Door Openers	_		+	X	+		attac	hed					\dashv
Satellite Dish & Controls			+	X		number of units:			r	number of remotes:			\dashv
Security System			+	X	+	owned leased							\dashv
TXR-1406) 07-10-23		Ini	itialed	by: I	Buyer:	ownedleased	fron		$-$ DS \mathcal{N}	A)		_	
CRE - H5 Auction & Realty, 2424 E Main Ilm Hill	Street C	atesvill	e TX 76	528	(153)	s (zlpForm Edition) 717 N Harwood		<u>_</u>	: 2542480), Dallas,	Page 809 Fax: 2542480882 TX 75201 www.lwolf.com	∍ 1 c	of 7	

Concerning	the	Property	at
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2/1 Cabins at 410 CR 174 Gatesville, TX 76528

Solar Panels		V	11								
Water Heater		V			owned	leased					
Water Softener		/	1		electric		othe		number of units:		
Other Leased Items(s)		-	\(\)	-	owned	leased	from	:	_		
Underground Lawn Sprink	or		Ž		es, desc						
Septic / On-Site Sewer Fac	oilitu	V	automatic ma					areas (covered		
					es, attac	h Informa	ation /	About (On-Site Sewer Facility (TXR-14	407)	
Water supply provided by: Was the Property built before	city	well	MU	ID V	100000000000000000000000000000000000000	500 ASS 600 AS	'n	other:		/	
(If yes, complete, sign, Roof Type: Metal	and attac	ch IX	(R-190	6 cond	erning	lead-base	d pai	nt haza	ards).		
Is there an overlay roof	oo rorin -				_ Age:	202	.1		(appr	oxim	ata)
covering)?yesno	unknow	on t	ne Pro	perty	(shingl	es or roo	of cov	ering	placed over existing shingle	s or	root
defects or are need of	f any of	the	items	listed	in this	Section	1 th	at are	not in working condition, t	hot I	haus
defects, or are need of repa	ıır? ye	s X	no If y	es, des	scribe (a	attach add	litiona	al shee	ets if necessary).	nati	nave
					\$P				in necessary).		
		-									
Section 2. Are you (Sell	er) awar	e of	any	defec	ts or	nalfuncti	ons	in an	y of the following? (Mark		U SECTO
if you are aware and No (N	ا) if you	are n	ot awa	are.)			0110	iii aii	y or the following? (Mark	Yes	(Y)
Item	YN	Γ	Item				T.V	Las	Γ.:	-	
Basement	X		Floors	7			Y	N	Item	Y	N
Ceilings	V	-	1000000	A	Slab(s)		-	X	Sidewalks		X
Doors	V		Interio				-	X	Walls / Fences		X
Driveways	T Q			A CONTRACTOR	0.11			X,	Windows		X
Electrical Systems	X		Lightin					×	Other Structural Components		X
Exterior Walls	1		Plumb	ing Sy	stems			X.			1
	L X		Roof					X			
If the answer to any of the it	ems in Se	ection	n 2 is y	es, ex	olain (at	tach addit	tional	sheets	s if necessary):		10
					: 당				y)		_
	_										-
Section 3. Are you (Sell	er) awar	e of	fany	of th	e follo	wing co	nditi	one?	(Mark Yes (Y) if you are	2 (7989) p	
and No (N) if you are not a	ware.)							ons.	(Mark res (1) if you are	aw	are
Condition				Y	N	Condition					
Aluminum Wiring				<u> </u>	X	Radon	02/05/			Y	N
Asbestos Components					V	Settling	3 a S				X
Diseased Trees:oak wilt					C	Soil Mov	omo	nt			X
indangered Species/Habitat	on Prope	erty		_	0				re or Pits		X
-ault Lines					0	Undergr	ace S	Ctara	e or Pits		X
Hazardous or Toxic Waste				+	\Diamond	Unplotte	d Fac	Storag	ge Tanks		X
mproper Drainage					\bigcirc	Unplatte	u Eas	semen	TS		X
ntermittent or Weather Sprin	as			+	\(\)	Unrecord					X
andfill				-	♦	Orea-for	maide	ehyde	Insulation		X
ead-Based Paint or Lead-Based Pt. Hazards					X	water Da	amag	e Not	Due to a Flood Event		X
ncroachments onto the Prop	perty	IGZGI	143		X	Wetlands		roper	ty		X
mprovements encroaching o	n others'	prop	ortv	_	X	Wood Ro					X
	ii oulois	prop	erty		V	Active in	festat	ion of	termites or other wood		36
ocated in Historic District					/	destroyin	ig ins	ects (V	VDI)		X
listoric Property Designation			_	+	X	Previous	treat	ment f	or termites or WDI		X
revious Foundation Repairs					X	Previous	term	ite or V	VDI damage repaired		X
		_			X.	Previous	Fires	-DS		7	1

(TXR-1406) 07-10-23

Initialed by: Buyer:

and Seller Phone: 2542480809

Page 2 of 7

UCRE - H5 Auction & Realty, 2424 E Main Street Gatesville TX 76528 Kim Hill

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Fax: 2542480882

Concerning the	ne Property at
----------------	----------------

2/1 Cabins at 410 CR 174 Gatesville, TX 76528

Previou	is Roof Re	pairs	V	Tormite - NAME	
Previou	is Other S	tructural Repairs	0	Termite or WDI damage needing repair)
				Single Blockable Main Drain in Pool/Hot Tub/Spa*)
Previous Use of Premises for Manufacture of Methamphetamine			V	Тамора	_/
OI WEUT	amphetan	iine			
If the ar	nswer to a	ny of the items in Section 3 is yes	ovolaio /s	##	
		y and the title in edecitor 5 is yes,	explain (a	ttach additional sheets if necessary):	
O lean					
(
*A si	ingle blocks	able main drain may course a susti-			
Section	4 Are v	able main drain may cause a suction e	ntrapment	hazard for an individual.	
of repa	ir, which	has not been previously dis	, equipm	ent, or system in or on the Property that is in this notice?yesno If yes, explain (a	nee
additiona	al sheets i	f necessary):	cioseu ii	this notice?yes X no If yes, explain (a	attac
_					
	_				
Section	5 Are	a (0-11-1)			
check w	holly or n	ou (Seller) aware of any of the partly as applicable. Mark No (N)	e followi	ng conditions?* (Mark Yes (Y) if you are aware	and
20 600	, c. p	and as applicable. Mark No (N)	if you are	not aware.)	
Y N					
_ <u>X</u>	Preser	nt flood insurance coverage.			
_ X			hreach /	of a reservoir or a controlled or emergency releas	
	water f	rom a reservoir.	DICACIT (n a reservoir or a controlled or emergency releas	e of
$-\frac{x}{x}$	Previo	us flooding due to a natural flood e	went		
_ ×					
X	Locato	us water penetration into a structur	e on the F	roperty due to a natural flood.	
	AO. Al	dwholly partly in a 100-y H, VE, or AR).	ear flood	plain (Special Flood Hazard Area-Zone A, V, A99,	AE.
- X					,
	Locate	wholly partly in a 500-year	ar floodpla	in (Moderate Flood Hazard Area-Zone X (shaded)).	
- ♦	Locale	wholly partly in a floodwa	ay.		
— <u>r</u>	Locate	d wholly partly in a flood po	ool.		
$ \nearrow$	Located	d wholly partly in a reservo	ir.		
If the ans		of the above is yes, explain (attac			
	•	(attac	n addition	al sheets as necessary):	
*If Bu	yer is cor	ncerned about these matters. Bu	iver may	consult Information About Flood Hazards (TXR 141	
For pu	rposes of ti	nis notice:	y or may	Jonsuit Information About Flood Hazards (TXR 141	4).
"100-v	ear floodola	gin" means any area of to the training			
which	is designat	ed as Zone A, V, A99, AE, AO, AH.	is identified VE or AR	on the flood insurance rate map as a special flood hazard a on the map; (B) has a one percent annual chance of flood	irea,
WHICH	is considere	ed to be a high risk of flooding; and (C) may inclu	ide a regulatory floodway flood	ding,
which i	is considere	signated on the map as Zone X (shaded to be a moderate risk of flooding.	ded); and (ed on the flood insurance rate map as a moderate flood haz B) has a two-tenths of one percent annual chance of flood	zard
"Flood	pool" mean	s the area adjacent to			my,
subject	to controlle	ed inundation under the management	lies above	the normal maximum operating level of the reservoir and the	at is
				A !	AND VEIDE
TXR-1406)		Initialed by: Buyer:		and Seller:	of 7
CRE - H5 Auctio im Hill	on & Realty, 2424	E Main Street Gatesville TX 76528		rage 3 (זנו /
		ransactions (zipFor	m Edition) 717 N	Phone: 2542480809 Fax: 2542480882 I Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com	

Concer	ning the Property at	2/1 Cabins at 410 CR 174
"Flo	ood insurance rate map" means the most der the National Flood Insurance Act of 19	
"Flo a riv a 10	nodway" means an area that is identified o ver or other watercourse and the adjacent 00-year flood, without cumulatively increas	n the flood insurance rate map as a regulatory floodway, which includes the channel land areas that must be reserved for the discharge of a base flood, also referred to a
"Res	servoir" means a water impoundment pro er or delay the runoff of water in a designa	train a designated neight.
Section	6. Have you (Seller) ever filed	a claim for flood damage to the Property with any insurance program (NFIP)?* yes no lf yes, explain (attac
risk, struc	and low risk flood zones to purchase cture(s).	es from federally regulated or insured lenders are required to have flood insurance ancy Management Agency (FEMA) encourages homeowners in high risk, moderate flood insurance that covers the structure(s) and the personal property within the
Adminis sheets a	stration (SBA) for flood damage is necessary):	ceived assistance from FEMA or the U.S. Small Business to the Property?yes <u>X</u> no If yes, explain (attach additional
Section	8. Are you (Seller) aware of an	y of the following? (Mark Yes (Y) if you are aware. Mark No (N
	e not aware.)	(I) II you are aware. Mark No (N
<u>Y</u> N _ × _ ×	Room additions, structural mo	difications, or other alterations or repairs made without necessary or not in compliance with building codes in effect at the time.
_ <u>X</u>	Homeowners' associations or mai	the time.
	Fees or assessments are: \$	Phone:
	Any unpaid fees or assessment of the Property is in more to below or attach information to	Phone:
_ 🔀	Any common area (facilities sucinterest with others, If yes, complete	h as nools tonnis assute
_ X		ed restrictions or governmental ordinances affecting the condition or
_ <u>x</u> _ <u>x</u>	Any lawsuits or other legal product limited to: divorce, foreclosure,	eedings directly or indirectly affecting the Property. (Includes, but is heirship, bankruptcy, and taxes.)
	Any death on the Property exceunrelated to the condition of the Pro	ent for those deaths
_ 🔀	Any condition on the Property which	materially affects the health or safety of an individual.
- *	environmental hazards such as asb If yes, attach any certificates or remediation (for example, certifi	er than routine maintenance, made to the Property to remediate estos, radon, lead-based paint, urea-formaldehyde, or mold. other documentation identifying the extent of the cate of mold remediation or other remediation.
	Any rainwater harvesting system a public water supply as an auxiliary	ocated on the Branch, that
TXR-1406)	07-10-23 Initialed by: Buye	r:,and Seller: WWA
ICRE - H5 Auctio Im Hill	on & Realty, 2424 E Main Street Gatesville TX 76528	Page 4 of 7 Phone: 2542480809 Fax: 2542480882 www.lwolf.com

2/1 Cabins at 410 CR 174

Concerning the P	roperty at	2/1 Cabins at 410 CR 174 Gatesville, TX 76528		
			service area owned by a propa	ne distribution system
232			groundwater conservation dis	
If the answer to ar	ny of the items in Sec	ction 8 is yes, explain (attach	additional sheets if necessary):	
	Middle Trini-	ty Groundwater	District -	
permitted by law	to perform inspecti	ars, have you (Seller) inspections and who arons?yesno If yes	received any written inspere either licensed as insperent, attach copies and complete the	ection reports from ectors or otherwise following:
Inspection Date	Туре	Name of Inspector		No. of Pages
Section 11. Have with any insurance Section 12. Have example, an insu	you (Seller) ever e provider?yes ; you (Seller) eve	r received proceeds for	Disabled Disabled Vetera Unknown ge, other than flood damag r a claim for damage to a legal proceeding) and not If yes, explain:	e, to the Property
Section 13. Does detector requirem or unknown, explain	the Property hav ents of Chapter 7 . (Attach additional s	e working smoke detec '66 of the Health and Sa heets if necessary):	tors installed in accordance afety Code?* unknown	with the smoke no <u>X</u> yes. If no
including perfor	mance location and no	Mor course was a	ro-family dwellings to have working s a effect in the area in which the dwe do not know the building code requir ling official for more information.	amoke detectors alling is located, rements in effect
A buyer may rec family who will impairment from seller to install s	quire a seller to install s reside in the dwelling a licensed physician; a moke detectors for the	smoke detectors for the hearing is hearing-impaired; (2) the buy	impaired if: (1) the buyer or a membe yer gives the seller written evidence fective date, the buyer makes a writter	er of the buyer's
TXR-1406) 07-10-23			nd Seller WWA	_

UCRE - H5 Auction & Realty, 2424 E Main Street Gatesville TX 76528 Kim Hill Profused with Lone Wes

Page 5 of 7

sign Envelope ID. ECFFF9C-0795-4EFA-907B-ATDE04D90FFD	
Concerning the Property at 2/1 C	abins at 410 CR 174 tesville, TX 76528
Seller acknowledges that the statements in this notice are true including the broker(s), has instructed or influenced Seller material information.	
Jun 27, 2025 7:28 AM	CDT
Signature of Seller Date Signat	ure of Seller
Printed Name: Bo Harvey	Date Name:
ADDITIONAL NOTICES TO BUYER:	
(1) The Texas Department of Public Safety maintains a data determine if registered sex offenders are located in certa https://publicsite.dps.texas.gov. For information concerning neighborhoods, contact the local police department.	base that the public may search, at no cost, to in zip code areas. To search the database, visit g past criminal activity in certain areas or
(2) If the Property is located in a coastal area that is seaward feet of the mean high tide bordering the Gulf of Mexico, the Act or the Dune Protection Act (Chapter 61 or 63, Natura construction certificate or dune protection permit may be relocal government with ordinance authority over construction.	Resources Code, respectively) and a beachfront
(3) If the Property is located in a seacoast territory of this Commissioner of the Texas Department of Insurance, requirements to obtain or continue windstorm and hail required for repairs or improvements to the Property. F Regarding Windstorm and Hail Insurance for Certain F Department of Insurance or the Texas Windstorm Insurance Asset	insurance. A certificate of compliance may be or more information, please review <i>Information</i>
(4) This Property may be located near a military installation and compatible use zones or other operations. Information rela available in the most recent Air Installation Compatible Use for a military installation and may be accessed on the Inter county and any municipality in which the military installation is loc	Zone Study or Joint Land Use Study prepared
(5) If you are basing your offers on square footage, measur items independently measured to verify any reported information.	
(6) The following providers currently provide service to the Property:	
Electric: Hamilton County Electric Coop Sewer:	phone # 254-20/ 3/22
	phone #: 237-370-3123
Water: Multi County Water Supply	phone #: 254-396-3123 phone #: 254-865-2269 phone #: 254-865-2269
Cable.	phone #:
Trash: Ury Creek Trash Service	phone # 154 - Ula 11000
Natural Gas:	phone #:
Phono Common	
Propane: Star Tex Propone Internet: Starlink	phone #: 254 - 752 - 6571
Internet: Starlink	phone #: Starlink.com

Concerning the Property at	2/1 Cabins at 410 CR 174 Gatesville, TX 76528
ENCOURAGED TO HAVE AN INSPECTOR OF YOUR	Seller as of the date signed. The brokers have relied on ason to believe it to be false or inaccurate. YOU ARE CHOICE INSPECT THE PROPERTY.
The undersigned Buyer acknowledges receipt of the foregoi	ng notice.
Signature of Buyer Date	Signature of Buyer Date
Printed Name:	Printed Name:

(TXR-1406) 07-10-23

Kim Hill

Initialed by: Buyer:

and Seller:

Page 7 of 7



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

CONCERNING THE PROPERTY AT	410 CR 174 Gatesville, TX 76528	
A. DESCRIPTION OF ON-SITE SEWER FACILITY	ON PROPERTY:	110000
(1) Type of Treatment System: Septic Tank		Unknown
(2) Type of Distribution System: Leach Fie	eld	
(3) Approximate Location of Drain Field or Distrib	ution System: See attached	Unknown
(4) Installer: Oribs Construction		Unknown
(5) Approximate Age: 10 25 2021		Unknown
B. MAINTENANCE INFORMATION:		
(1) Is Seller aware of any maintenance contract in If yes, name of maintenance contractor: Phone: Contra	The state of the s	Yes No
Maintenance contracts must be in effect to ope sewer facilities.)	ct expiration date: erate aerobic treatment and certain non-s	tandard" on-site
(2) Approximate date any tanks were last pumped	? MO PHIMADIMANA)	
(3) Is Seller aware of any defect or malfunction in t If yes, explain:	he on-site sewer facility	Yes No
(4) Does Seller have manufacturer or warranty info C. PLANNING MATERIALS, PERMITS, AND CONTR	RACTS:	Yes WNo
(1) The following items concerning the on-site sewer planning materials permit for original ins maintenance contract manufacturer inform	tallation I final inspection when OSS	F was installed
(2) "Planning materials" are the supporting materials submitted to the permitting authority in order to c	Marketon Walterson Tolking Control	facility that are
(3) It may be necessary for a buyer to have transferred to the buyer.		
TXR-1407) 1-7-04 Initialed for Identification by Buyer	hea A	
CREST III Country Pres, 2424 E Main Street Gatesville TX 76528	Phone: 2542480809 Fax: 2542480802 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com	Page 1 of 2

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>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single ramily dwelling (3 bedrooms: less than 2 500 sf)	300	240
Single lamily dwelling (4 bedrooms: less than 3 500 ef)	375	300
Single ramily 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	Date	Signature of Sallan	
Harvey 5 Enterprises LLC Series 110	Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

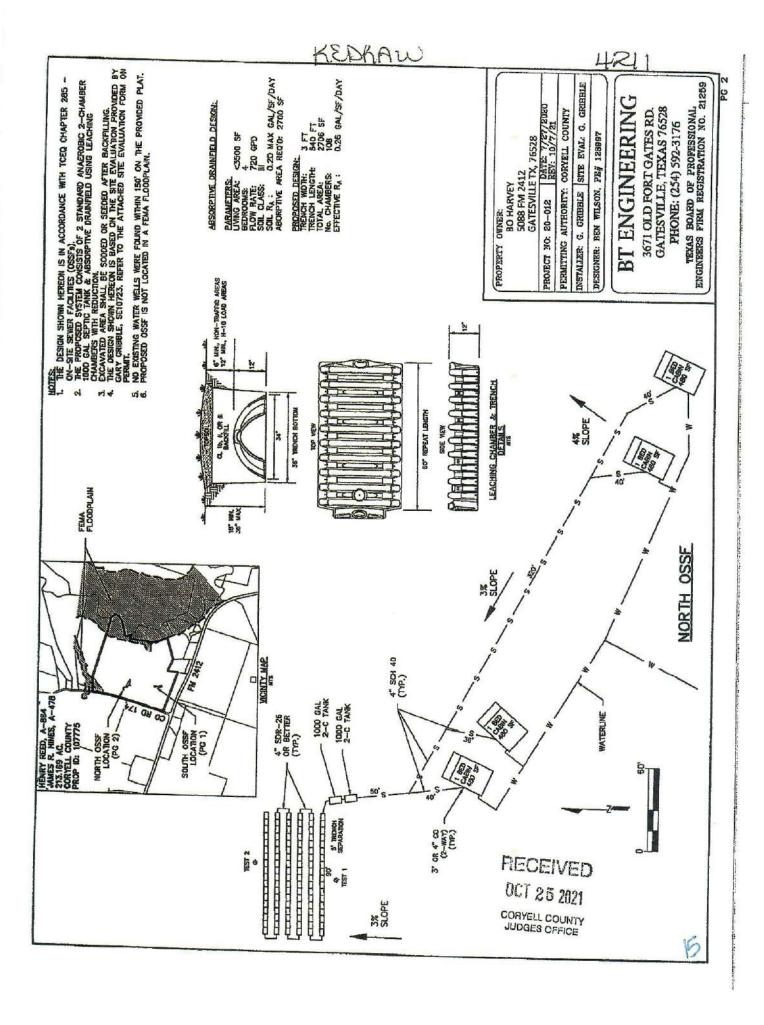
CORYELL COUNTY

800 E. MAIN STREET, Suite A GATESVILLE, TX 76528. Phone: (254) 248-4846 Fax: (254) 865-2040

	1.01. (204) 003-2040	DIALV
PERMIT TO OPERATE	On-Site S Permit #: 4211	ewage Facility (OSSF)
Location: 5088 FM 2412, GATESVILLE TX 78 Biock: Lot: Owner: HARVEY, BO	6528	
Checklist:	Inside City Limits?	YES NO V
Size of Tank Required: 1800 gal.	Required Drain Field	The state of the s
Size of Fank Installed: 2000 gal.	Actual Drain Field Ar	rea; 2706 sn. fr
Manufacturer: Buchanan	Model #: 1000 2C X 2	Serial # N/A
the owner must notify the Coryell County installer certifies by this signature that this ounty regulations.	Brance rechrescurding 6	ine aforementioned changes.
miller	OS0010723	10/21/2021
ignature of Installer	License #	Date
ICENSE TO OPERATE this facility is he operate this facility; it does not guarante unctioning are the sole responsibility of the eed it when selling your house or if a male this LICENSE REMAINS in effect until roperly and may constitute a threat to the his serves to notify all persons that an OS esign, construction and installation require notionmental Quality (TCEQ). This Corpove identified on-site sewage facility, no	to exceed 720 gallons in the exceed 720 gall	NSE with important papers. You we that this facility is not operating ill County and surrounding areas. It county and surrounding areas. It county and the Texas Commission of the day.
Il aerobic systems require ongoing mainte is office. All manufacturer's maintenance additional Information:	nance and a copy of the main requirements must be maint	itenance contract must be provided ained.
wood Moleco	OS0036226	 10/25/2021
bunty Designated Representative	Tioners #	EIVED Date
		5 2021
	001 2	J 2021

CORYELL COUNTY JUDGES OFFICE

14





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.

STEXAS ASSOCIATION OF REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT 410 CR 174 Gatesville, TX 76528	
A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknow
(2) Type of Distribution System: Leach Field	
(3) Approximate Location of Drain Field or Distribution System: See a Hached	Unknowr
(4) Installer: Gribs Construction	
(5) Approximate Age: 04 25 2022	Unknown
. MAINTENANCE INFORMATION:	Unknown
(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? Phone:	
Maintenance contracts must be in effect to operate aerobic treatment and certain is sewer facilities.)	nn-standard" on -!
(2) Approximate date any tanks were last pumped? No pumpungs	
(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain:	Yes No
(4) Does Seller have manufacturer or warranty information available for review?	□Yes Who
PLANNING MATERIALS, PERMITS, AND CONTRACTS:	□Yes Who
(1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation inspection when maintenance contract manufacturer information warranty information.	OSSF was installed
(1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation final inspection when maintenance contract manufacturer information warranty information (2) "Planning materials" are the supporting materials that describe the on-site ser submitted to the permitting authority in order to obtain a permit to install the on-site.	OSSF was installed
(1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation inspection when maintenance contract manufacturer information warranty information.	OSSF was installed
(1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation final inspection when maintenance contract manufacturer information warranty information (2) "Planning materials" are the supporting materials that describe the on-site ser submitted to the permitting authority in order to obtain a permit to install the on-site.	OSSF was installed

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

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.

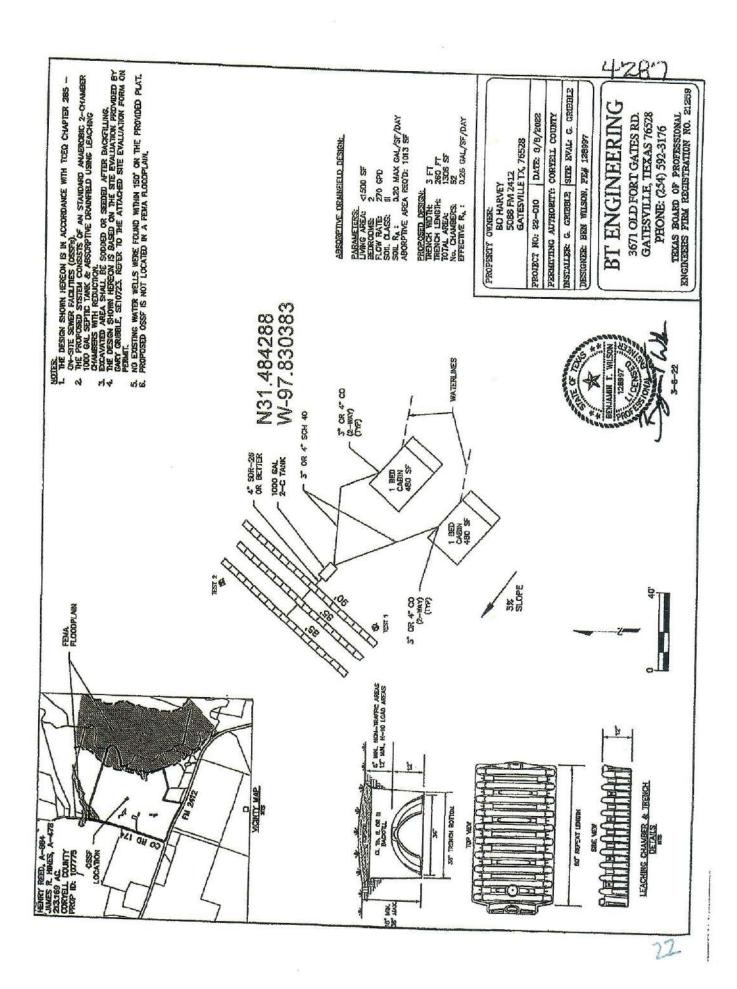
Signature of Seller Harvey 5 Enterprises LLC Series 110	Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

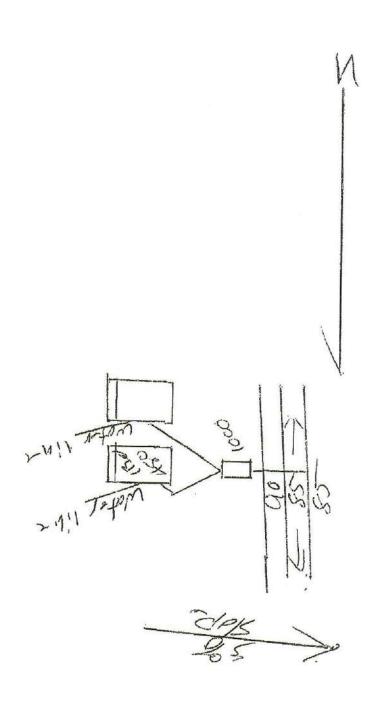
CORYELL COUNTY

800 E. MAIN STREET, Suite A GATESVILLE, TX 76528 Phone: (254) 248-4845 Fax: (254) 865-2040

PERMIT TO OPERATE On-Site Sewage Facility (OSSF) Permit #: 4287 Location: 5088 FM 2412, GATESVILLE TX 76528 Block: Lot: Owner: HARVEY, BO Checklist: V Inside City Limits? YES Size of Tank Required: 1000 gal. Required Drain Field Area: 1013 Size of Tank Installed: 1000 gal. ____ Actual Drain Field Area: ____ 1306 sq. ft. Manufacturer: _____ Model #: 1000 2C Serial #____ Buchanan N/A Any modifications to the structure, system components, or changes of ownership may require a new permit. The owner must notify the Coryell County Designated Representative of the aforementioned changes. Installer certifies by this signature that this OSSF is installed in full compliance with all ourrent state and LICENSE TO OPERATE this facility is hereby granted to the owner. This license simply grants permission to operate this facility; it does not guarantee its successful operation. Routine maintenance and proper functioning are the sole responsibility of the owner. KEEP THIS LICENSE with important papers. You will need it when selling your house or if a malfunction occurs. THIS LICENSE REMAINS in effect until such time as there is evidence that this facility is not operating properly and may constitute a threat to the health of the people of Coryell County and surrounding areas. This serves to notify all persons that an OSSF owned by the above named property owner has satisfied design, construction and installation requirements set forth by Coryell County and the Texas Commission on Environmental Quality (TCEQ). This Coryell County OSSF Original Permit is issued for the operation of the above identified on-site sewage facility, not to exceed 270 gallons per day. All aerobic systems require ongoing maintenance and a copy of the maintenance contract must be provided to this office. All manufacturer's maintenance requirements must be maintained. Additional Information: 4/25/2022

Date





Soss Fin 2417 Sost Lin 2417 Gat-5 Willy +X 20540