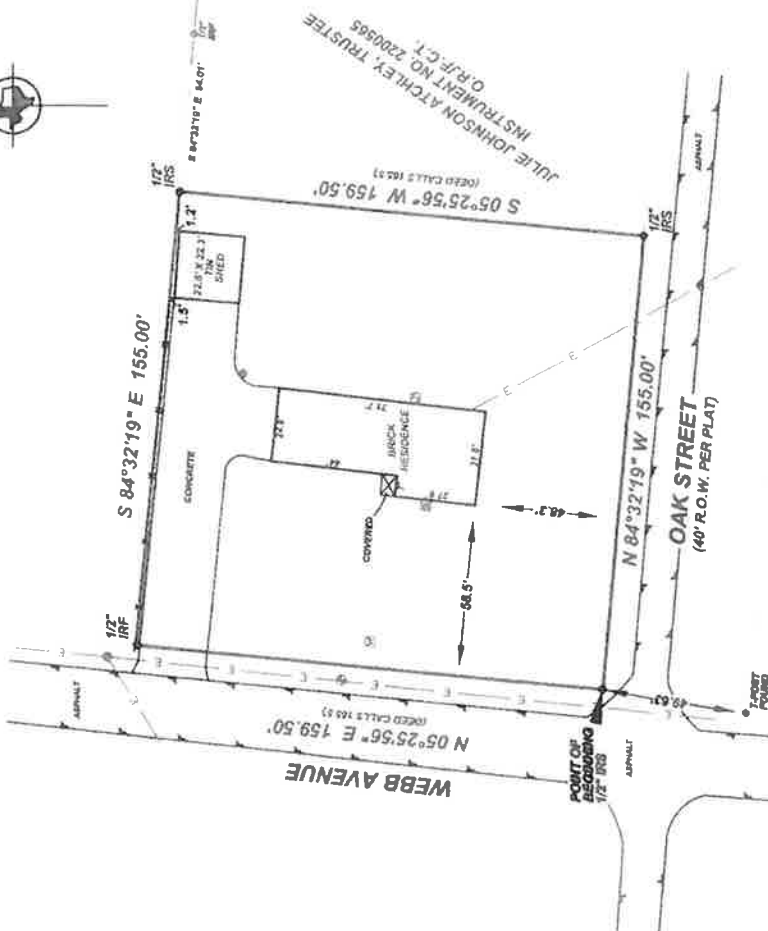


# PLAT OF SURVEY

0.587 OF AN ACRE  
PART OF LOT 2, BLOCK 2 OF  
CHUMNEY 2ND ADDITION  
VOL. 23, PG. 827  
CITY OF TEAGUE  
FREESTONE COUNTY, TEXAS

0.81 OF AN ACRE  
EDUARDO RAMON LERMA  
INSTRUMENT NO. 1903819  
O.R./F.C.T.



FIELD NOTES  
CITY OF TEAGUE  
CHUMNEY 2ND ADDITION  
FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the City of Teague, Freestone County, Texas and being part of Lot 2, Block 2 of Chumney 2nd Addition as shown by Plat recorded in Volume 23, Page 827 of the Deed Records of Freestone County, Texas as described in Deed to Chery Prudal Kirgan recorded as Instrument No. 1803280 of the Official Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod set (red cap "Shallow Creek") at the southeasterly corner of the said Kirgan tract and at the intersection of the northerly line of Oak Street with the easterly line of Webb Avenue from which a 1-post found bears S 09° 28' 48" W, 48.83 feet;

THENCE N 08° 28' 56" E, along the easterly line of said Webb Avenue 160.60 feet to a 1/2" iron rod found at the northeasterly corner of the said Kirgan tract and the southeasterly corner of a called 0.81 of an acre tract of land as described in Deed to Eduardo Ramon Lerma recorded as Instrument No. 1903819 of the Official Records of Freestone County, Texas, from which a 1/2" iron rod found bears N 08° 28' 56" E, 168.08 feet;

THENCE S 94° 32' 19" E, along the common line of the said Lerma tract and the said Kirgan tract 155.00 feet to a 1/2" iron rod set (red cap "Shallow Creek") at the northeasterly corner of the said Kirgan tract from which a 1/2" iron rod found bears S 94° 32' 19" E, 54.01 feet;

THENCE S 09° 28' 56" W, along the easterly line of the said Kirgan tract 168.50 feet to a 1/2" iron rod set (red cap "Shallow Creek") at the southeasterly corner of the said Kirgan tract and in the northerly line of said Oak Street;

THENCE, N 84° 32' 19" W, along the northerly line of said Oak Street 155.00 feet to the POINT OF BEGINNING and CONTAINING 0.587 OF AN ACRE OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: ASSUMED

ADDRESS: 203 WEBB AVENUE TEAGUE, TEXAS  
This property is subject to Rules, Regulations, and Zoning Ordinances imposed by the City of Teague.

- GAS METER
- A/C
- AIR CONDITIONER
- WATER METER
- BURIED CABLE BOW
- UTILITY POLE
- IRON ROD FOUND
- IRON ROD FOUND
- IRON PIPE FOUND

DATE: JUNE 8, 2023	SCALE: 1" = 40'
SURVEY: D.C. CANNON	ABSTRACT: 190
BY: D. B. SHAW	DRAWN BY: BSW
FOR: DND	FIELD RECORDS SECTION NO.
<b>SHALLOW CREEK LAND SURVEY CO.</b> P.O. BOX 1212 CORSICANA, TEXAS 75151 (903) 872-3202	



I, Eric Sterling Sanford, R.P.L.S., 8894, do hereby certify that the plat shown herein was prepared by me or under my direct supervision and that I am a duly licensed and duly qualified Professional Land Surveyor in the State of Texas. This survey was conducted in accordance with the minimum standards of practice as approved by the Texas Board of Professional Land Surveyors. This survey was conducted in connection with the survey of the land described herein and the plat shown hereon. The plat of this survey for any other purpose or for any other tract shall be at the owner's risk and the undersigned surveyor is not responsible for any loss resulting therefrom. This certification is not a representation of warranty of title or a guarantee of ownership.

Eric Sterling Sanford, Registered Professional Land Surveyor No. 5685



FIELD NOTES

**PLAT**

0.567 OF AN ACRE  
PART OF LOT 2, BLOCK 2

CITY OF TEAGUE  
CHUMNEY 2ND ADDITION

0.56  
PART OF  
CHUMNEY  
VOL  
CITY  
FREESTONE

FREESTONE COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the City of Teague, Freestone County, Texas and being part of Lot 2, Block 2 of Chumney 2<sup>nd</sup> Addition as shown by Plat recorded in Volume 23, Page 627 of the Deed Records of Freestone County, Texas as described in Deed to Cindy Pruitt Kirgan recorded as Instrument No. 1903260 of the Official Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 1/2" Iron rod set (red cap "Shallow Creek") at the southwesterly corner of the said Kirgan tract and at the intersection of the northerly line of Oak Street with the easterly line of Webb Avenue from which a t-post found bears S 09° 26' 48" W, 49.63 feet;

THENCE, N 05° 25' 58" E, along the easterly line of said Webb Avenue 159.50 feet to a 1/2" Iron rod found at the northwesterly corner of the said Kirgan tract and the southwesterly corner of a called 0.81 of an acre tract of land as described in Deed to Eduardo Ramon Lerma recorded as Instrument No. 1903819 of the Official Records of Freestone County, Texas, from which a 1/2" Iron rod found bears N 06° 25' 58" E, 169.08 feet;

THENCE, S 84° 32' 19" E, along the common line of the said Lerma tract and the said Kirgan tract 155.00 feet to a 1/2" Iron rod set (red cap "Shallow Creek") at the northeasterly corner of the said Kirgan tract from which a 1/2" Iron rod found bears S 84° 32' 19" E, 54.01 feet;

THENCE, S 05° 25' 56" W, along the easterly line of the said Kirgan tract 159.50 feet to a 1/2" Iron rod set (red cap "Shallow Creek") at the southeasterly corner of the said Kirgan tract and in the northerly line of said Oak Street;

THENCE, N 84° 32' 19" W, along the northerly line of said Oak Street 155.00 feet to the POINT OF BEGINNING and CONTAINING 0.567 OF AN ACRE OF LAND MORE OR LESS.

\*BASIS OF BEARINGS: assumed

ADDRESS: 203 WEBB AVENUE TEAGUE, TEXAS

This property is subject to Rules, Regulations, and Zoning Ordinances imposed by the City of Teague.



- GAS METER
- PVC
- AIR CONDITIONER
- WATER METER
- BURIED CABLE SIGN
- UTILITY POLE
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- IPF - IRON PIPE FOUND

I, Eric Sterling Samford, R.P.L.S. 5885, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of June 2023 and all corners are as shown hereon. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveying. This survey was performed in connection with the transaction described in G.F. No. 20230165 of Freestone County Title Company. Use of this survey for any other purpose or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom. This certification is not a representation of warranty of title or a guarantee of ownership.

Eric Sterling Samford, Registered Professional Land Surveyor No. 5885

DATE: JUNE 8, 2023	SCALE: 1" = 40'
SURVEY: D.C. CANNON	ABSTRACT: 130
W. O. # 23-0100	DRAWN BY: BSW
PUR: KING	FIRM REGISTRATION NO. 100069-01
<b>SHALLOW CREEK LAND SURVEY CO.</b> P.O. BOX 1212 CORSICANA, TEXAS 75151 (903) 872-3202	

**FIELD NOTES**

**0.567 OF AN ACRE  
PART OF LOT 2, BLOCK 2**

**CITY OF TEAGUE  
CHUMNEY 2ND ADDITION**

**FREESTONE COUNTY, TEXAS**

**Being all of that certain lot, tract or parcel of land located in the City of Teague, Freestone County, Texas and being part of Lot 2, Block 2 of Chumney 2<sup>nd</sup> Addition as shown by Plat recorded in Volume 23, Page 627 of the Deed Records of Freestone County, Texas as described in Deed to Cindy Pruitt Kirgan recorded as Instrument No. 1903260 of the Official Records of Freestone County, Texas. Said lot, tract or parcel of land being more particularly described as follows:**

**BEGINNING at a 1/2" iron rod set (red cap "Shallow Creek") at the southwesterly corner of the said Kirgan tract and at the intersection of the northerly line of Oak Street with the easterly line of Webb Avenue from which a t-post found bears S 09° 26' 48" W, 49.63 feet;**

**THENCE, N 05° 25' 56" E, along the easterly line of said Webb Avenue 159.50 feet to a 1/2" iron rod found at the northwesterly corner of the said Kirgan tract and the southwesterly corner of a called 0.81 of an acre tract of land as described in Deed to Eduardo Ramon Lerna recorded as Instrument No. 1903819 of the Official Records of Freestone County, Texas, from which a 1/2" iron rod found bears N 05° 25' 56" E, 169.08 feet;**

**THENCE, S 84° 32' 19" E, along the common line of the said Lerma tract and the said Kirgan tract 155.00 feet to a 1/2" iron rod set (red cap "Shallow Creek") at the northeasterly corner of the said Kirgan tract from which a 1/2" iron rod found bears S 84° 32' 19" E, 54.01 feet;**

**THENCE, S 05° 25' 56" W, along the easterly line of the said Kirgan tract 159.50 feet to a 1/2" iron rod set (red cap "Shallow Creek") at the southeasterly corner of the said Kirgan tract and in the northerly line of said Oak Street;**

**THENCE, N 84° 32' 19" W, along the northerly line of said Oak Street 155.00 feet to the POINT OF BEGINNING and CONTAINING 0.567 OF AN ACRE OF LAND MORE OR LESS.**

**\*BASIS OF BEARINGS: assumed**



Concerning the Property at \_\_\_\_\_

203 Webb Ave  
TEAGUE, TX 75860

Solar Panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned	leased from:
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric	gas other: _____ number of units: 1
Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	owned	leased from:
Other Leased Items(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, describe:	
Underground Lawn Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> automatic	<input type="checkbox"/> manual areas covered _____
Septic / On-Site Sewer Facility	<input type="checkbox"/>	<input checked="" 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: Metal Age: over 10 yrs (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): exhaust fan over range hoods on which power restored after an outage

**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"/>	<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	<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"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): ceiling texture in master BR deteriorating, seal on select windows breached allowing moisture between panes.

**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"/>	<input type="checkbox"/>
Diseased Trees: <u>1 oak with 5yr tree compromised</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Prior to 2023 Repair		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Improper Drainage	<input checked="" type="checkbox"/>		Unplatted Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous Foundation Repairs	<u>11/2023</u>	<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
			Previous Fires		<input checked="" type="checkbox"/>

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller: CVE, AVC

Page 2 of 7

Concerning the Property at \_\_\_\_\_

203 Webb Ave  
TEAGUE, TX 75860

Previous Roof Repairs	<input checked="" type="checkbox"/>
Previous Other Structural Repairs	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input checked="" type="checkbox"/>

Termite or WDI damage needing repair	<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input checked="" type="checkbox"/>

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

Slow drainage in heavy rain - no water intrusion in structure

\*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): security light on NW corner of garage needs replacing.

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.)

- |                                     |                          |   |
|-------------------------------------|--------------------------|---|
| <u>Y</u>                            | <u>N</u>                 |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Present flood insurance coverage.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous flooding due to a natural flood event.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Previous water penetration into a structure on the Property due to a natural flood.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Located <input type="checkbox"/> wholly <input type="checkbox"/> 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.

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller: gpc AVC

Page 3 of 7

203 Webb Ave  
TEAGUE, TX 75860

Concerning the Property at \_\_\_\_\_

"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 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): \_\_\_\_\_

\*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.

(TXR-1406) 07-10-23

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

Page 4 of 7



203 Webb Ave  
TEAGUE, TX 75860

Concerning the Property at \_\_\_\_\_

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.

		4/15/2025
Signature of Seller	Date	Signature of Seller
Printed Name: <u>Charles E VanCleve</u>	Printed Name: <u>Amy L VanCleve</u>	Date

**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.
- (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>TXU</u>	phone #: <u>877-869-5924</u>
Sewer: <u>City of Teague</u>	phone #: <u>254-739-2547</u>
Water: <u>City of Teague</u>	phone #: <u>254-739-2547</u>
Cable: _____	phone #: _____
Trash: <u>City of Teague</u>	phone #: <u>254-739-2547</u>
Natural Gas: <u>ATMOS</u>	phone #: <u>888-286-6700</u>
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
Internet: <u>AT &amp; T</u>	phone #: <u>800-331-0500</u>

(TXR-1406) 07-10-23      Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: COE, AVE      Page 6 of 7

Concerning the Property at 203 Webb Ave  
TEAGUE, TX 75860

(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: _____	



APPROVED BY THE TEXAS REAL ESTATE COMMISSION  
**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION  
 ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS  
 AS REQUIRED BY FEDERAL LAW**

10-10-11

CONCERNING THE PROPERTY AT 203 Webb Ave TEAGUE  
 (Street Address and City)

**A. LEAD WARNING STATEMENT:** "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

**NOTICE: Inspector must be properly certified as required by federal law.**

**B. SELLER'S DISCLOSURE:**

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
  - (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): \_\_\_\_\_
  - (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
  - (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): \_\_\_\_\_
  - (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

**C. BUYER'S RIGHTS (check one box only):**

- 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

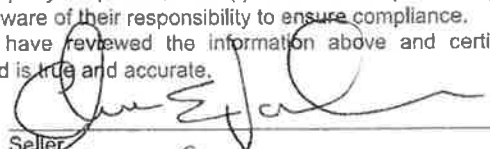

**D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):**

- 1. Buyer has received copies of all information listed above.
- 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

**E. BROKERS' ACKNOWLEDGMENT:** Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

**F. CERTIFICATION OF ACCURACY:** The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____	Date _____	Seller  CHARLES VAN CLEVE	Date _____
Buyer _____	Date _____	Seller  AMY VAN CLEVE	Date <u>4/15/2025</u>
Other Broker _____	Date _____	Listing Broker Elizabeth C. Ferrari	Date _____

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

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