

NEVADA TX RANCH | 14705 & 14767 COUNTY ROAD 545, NEVADA, TX 75173

INSPECTION REPORT & SELLER DISCLOSURES

Also includes on-site sewer facility
information, utility map and floor plan.

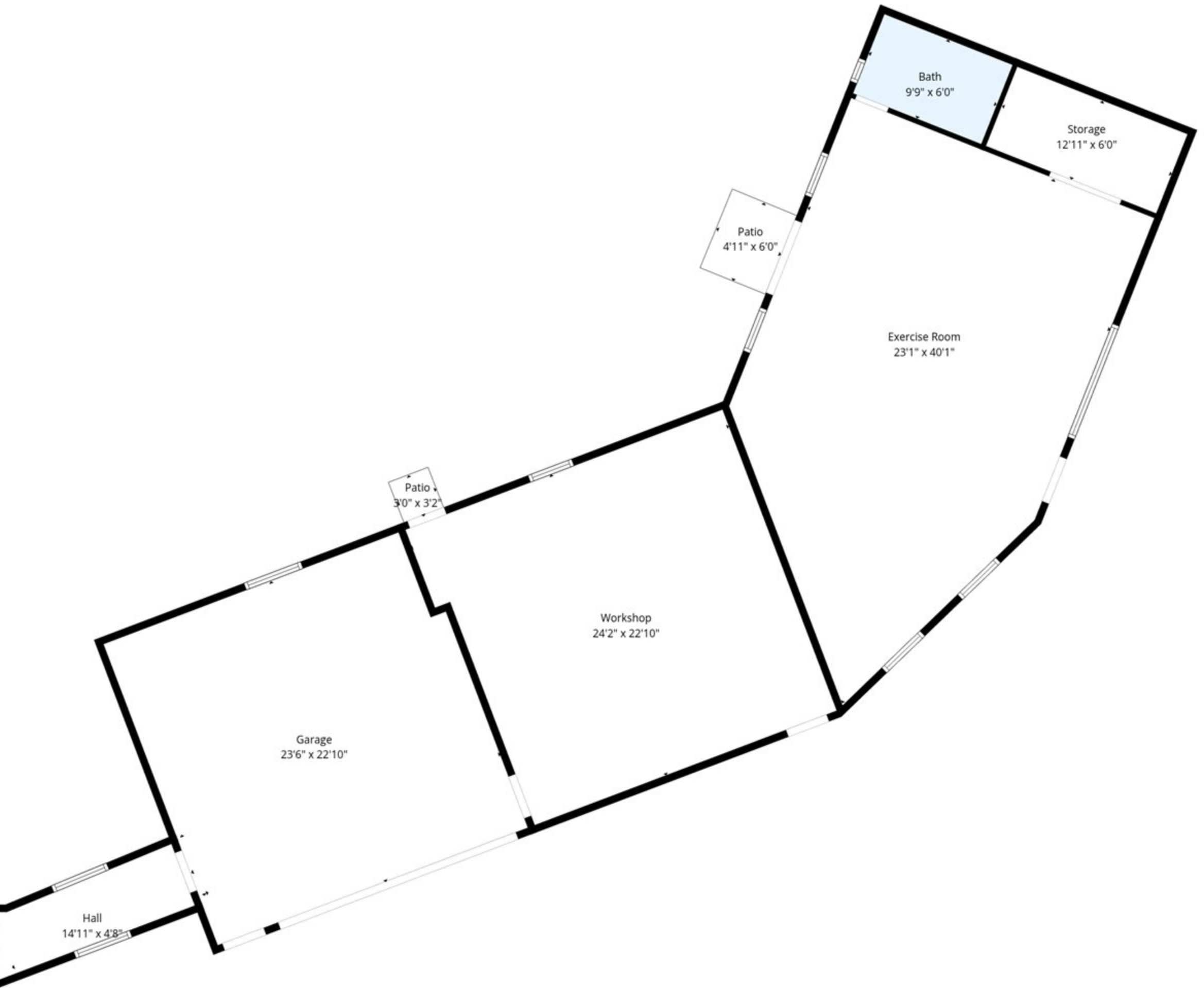
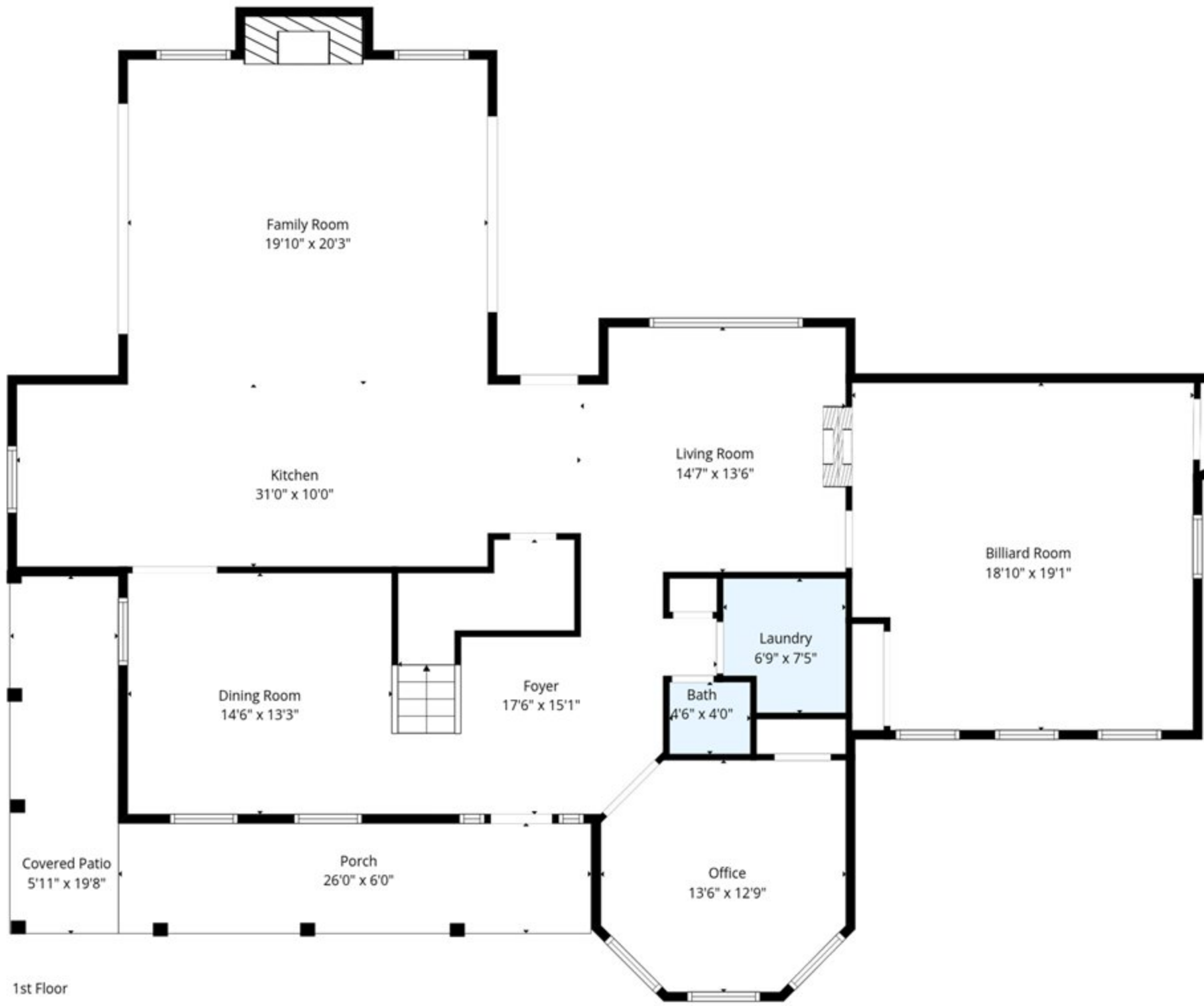
WHAT IS INSIDE

- Floor plan and property feature sheets (14705 and 14767 CR 545)
- Update to Seller's Disclosure Notice (8/21/2026) and Seller's Disclosure Notice (TXR-1406)
- Inspection report with seller responses, Secure Home Inspections, 8/11/2026
- On-Site Sewer Facility information: house, barn, pool house and hangar (TXR-1407)
- Contract provider disclosure, water and power line map, HVAC service plan

Information provided by the seller and third parties. Landman Auctions, LLC and Coldwell Banker Apex make no warranty as to accuracy. Buyers are encouraged to conduct their own inspections and due diligence prior to bidding. See auction terms at bid.landmanauctions.com.

Auction: September 27, 2026 at 4:00 PM | Live on-site and online | nevadatx ranch.com | (972) 996-3110

Landman Auctions, LLC | Craig Meier, Texas Licensed Auctioneer #12876 | 10% Buyer's Premium | landmanauctions.com



14705 County Road 545 Nevada, TX 75173

27.36 acres

1 acre homestead exemption

18.38 acres ag exempt

5.98 acres ag eligible 2027

2 acres commercial zoned

House

3760 sq ft

2 x 6 frame construction

Post tension foundation

Hardy board exterior (2021)

Thermopane double glass windows (2021)

Wood flooring (2021)

Paint interior and exterior (2021)

Generac 48kw diesel generator

Whole house water filtration system

Permanent termite preventative system (Terminix transferrable guarantee)

Fiber optic cable / internet

Monitored burglar / fire alarm / camera security system

Saltwater pool with cabana and ½ acre privacy fencing

Pool House (2024)

1000 sq ft

Full bath

HVAC

Garage

1150 sq ft – 4 car

HVAC

Tornado shelter

Horse Barn

8400 sq ft - 140 x 60 x 16

18 stalls with mats (center dividers easily removed)

9 with Dutch doors and attached paddocks

Wash rack with instant hot and cold water

2 Big Ass Fans over stalls

Tack room 720 sq ft - 24 x 30

HVAC

Full bath

Fiber optic cable / internet

Security cameras

Collin Co Business Certificate of Occupancy

Covered Arena

20000 sq ft - 200 x 100

Lighted

Cushion sand

Wind screens (2025)

5 RV parking spots with electric hookups

Collin Co Business Certificate of Occupancy

Storage Building

1200 sq ft - 30 x 40 x 14

Roll up doors both ends

Electric service

Currently leased month to month (\$1300/mo income)

Property

Perimeter fence 5 strand slick wire

Interior Centaur HTP horse safe flex fence

Driveway crushed stone 20' ft wide

Complies with Collin Co Fire Dept business requirements

20 x 24 x 10 livestock shed

Water

Water hydrants in all pastures

4 meters available throughout property



UPDATE TO SELLER'S DISCLOSURE NOTICE

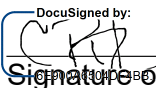
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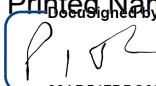
UPDATE TO THE SELLER'S DISCLOSURE NOTICE CONCERNING THE PROPERTY AT 14705 COUNTY ROAD 545, NEVADA, TX 75173

Seller is aware of the following new information regarding the condition of the Property. Section(s) _____ are changed to read *(cite specific sections and copy the applicable language in the sections verbatim, making any necessary changes)*: ADDING INSPECTION REPORT FROM 8/11/2026 TO SELLER'S DISCLOSURE

This Update to the Seller's Disclosure Notice was completed by Seller as of the date signed. No person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information. The brokers have relied on this information as true and correct and have no reason to believe it to be false or inaccurate.

Seller acknowledges that the statements in this form are true to the best of Seller's belief.

DocuSigned by:  8/21/2026
Signature of Seller Date

Printed Name: PITZER FAMILY TRUST
DocuSigned by:  8/21/2026
Signature of Seller Date

Printed Name: _____

Buyer acknowledges receipt of this form.

Signature of Buyer Date

Printed Name: _____

Signature of Buyer Date

Printed Name: _____



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.**

**14705 COUNTY ROAD 545
NEVADA, TX 75173**

CONCERNING THE PROPERTY AT _____

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 x 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	x		
Carbon Monoxide Det.		x	
Ceiling Fans	x		
Cooktop	x		
Dishwasher	x		
Disposal	x		
Emergency Escape Ladder(s)		x	
Exhaust Fans	x		
Fences	x		
Fire Detection Equip.	x		
French Drain	x		
Gas Fixtures		x	
Liquid Propane Gas:		x	
-LP Community (Captive)		x	
-LP on Property		x	

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

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

Item	Y	N	U	Additional Information
Central A/C	x			x electric gas number of units: <u>5</u>
Evaporative Coolers		x		number of units: <u> </u>
Wall/Window AC Units		x		number of units: <u> </u>
Attic Fan(s)	x			if yes, describe: <u> </u>
Central Heat	x			x electric gas number of units: <u>5</u>
Other Heat		x		if yes, describe: <u> </u>
Oven	x			number of ovens: <u>2</u> x electric gas other: <u> </u>
Fireplace & Chimney	x			x wood gas logs x mock other: <u> </u>
Carport		x		<u> </u> attached <u> </u> not attached
Garage	x			x attached <u> </u> not attached
Garage Door Openers	x			number of units: <u>2</u> number of remotes: <u>2</u>
Satellite Dish & Controls	x			x owned leased from: <u> </u>
Security System	x			x owned leased from: <u> </u>

(TXR-1406) 07-10-23

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

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**14705 COUNTY ROAD 545
NEVADA, TX 75173**

Concerning the Property at _____

Solar Panels		☒		owned	leased from: _____
Water Heater	☒			☒ electric	gas other: _____ number of units: <u>3</u>
Water Softener		☒		owned	leased from: _____
Other Leased Items(s)		☒		if yes, describe: _____	
Underground Lawn Sprinkler		☒		___ automatic ___ manual areas covered _____	
Septic / On-Site Sewer Facility	☒			if yes, attach Information About On-Site Sewer Facility (TXR-1407)	

Water supply provided by: ___ city ___ well ☒ MUD ___ co-op ___ unknown ___ other: _____Was the Property built before 1978? ___ yes ☒ no ___ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Asphalt Age: 10/5/1 (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
Basement		☒
Ceilings		☒
Doors		☒
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

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

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

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

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

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

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

(TXR-1406) 07-10-23

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

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**14705 COUNTY ROAD 545
NEVADA, TX 75173**

Concerning the Property at _____

Previous Roof Repairs	☒	
Previous Other Structural Repairs		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒

Termite or WDI damage needing repair		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒

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

Hail damage roof replaced 10 years ago

*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

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

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

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

For purposes of this notice:

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

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

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

(TXR-1406) 07-10-23

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

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**14705 COUNTY ROAD 545
NEVADA, TX 75173**

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 x 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 x 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

___ x 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.

___ x 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.

___ x 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: _____

___ x Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

___ x Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

___ x Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

___ x Any condition on the Property which materially affects the health or safety of an individual.

___ x 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).

___ x 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: pet, pr

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**14705 COUNTY ROAD 545
NEVADA, TX 75173**

Concerning the Property at _____

☐ ☒ 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): _____

Section 9. 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 10. 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 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☒ yes ☐ no

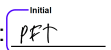
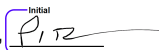
Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____

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

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

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

(TXR-1406) 07-10-23

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

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14705 COUNTY ROAD 545
NEVADA, TX 75173

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.

Signed by:

PITZER FAMILY TRUST
 Signature of Seller

4/30/2026

Date

DocuSigned by:

PITZER
 Signature of Seller

4/30/2026

Date

Printed Name: _____

Printed Name: _____

ADDITIONAL NOTICES TO BUYER:

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

phone #: _____

Sewer: _____

phone #: _____

Water: Copeville water SUD

phone #: _____

Cable: Frontier

phone #: _____

Trash: Cards

phone #: _____

Natural Gas: _____

phone #: _____

Phone Company: _____

phone #: _____

Propane: _____

phone #: _____

Internet: Frontier

phone #: _____

(TXR-1406) 07-10-23

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

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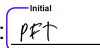
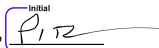
Concerning the Property at _____

(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: _____	

(TXR-1406) 07-10-23

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

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SUMMARY

14705 Co Rd 545, Nevada, TX 75173

Cheryl Pitzrr
08/11/2026

Hamit Velaj TREC #21811
Secure Home Inspections
214-733-6545
mysecureinspections@gmail.com



2.1.1 A. Foundations

EXPOSED POST TENSION CABLE PORTS.

There are post tension cable ports that should be sealed with high density grout.



Will be repaired

2.2.1 B. Grading and Drainage

SPLASH BLOCKS HAVE NOT BEEN PROPERLY INSTALLED OR MISSING IN AREAS.



Will be repaired

2.2.2 B. Grading and Drainage

THE FOUNDATION HAD OVEREXPOSURE AND/OR UNDER IN AREAS.

2.2.3 B. Grading and Drainage

ALL SURFACE RUNOFF WATER SHOULD EMPTY TO THE STREET.

All surface runoff water should empty to the street and / or alleyway as is practical. There should be a positive slope away from the building on ALL sides.

All buildings are located on high ground.

On large acreage water drains via the natural terrain, which is away from the road on this property. The water runs naturally and via culverts to a retention pond in the northern part of the property. Since 2003, the year we purchased this property, there has never been water damage due to flooding.

2.3.1 C. Roof Covering Materials

EXPOSED FASTENERS WERE PRESENT.

Exposed fasteners were present. Fasteners should be sealed to prevent water penetration.



Will be repaired

2.3.2 C. Roof Covering Materials
THERE WAS DAMAGE ON THE ROOF SHINGLES.



2.4.1 D. Roof Structures and Attics

THE PULL-DOWN ATTIC STAIRWAY IS MISCUT.

GARAGE,

The pull-down attic stairway is miscut at the bottom. This allows the stairway to hyper extend and gaps to open at the hinge joint.

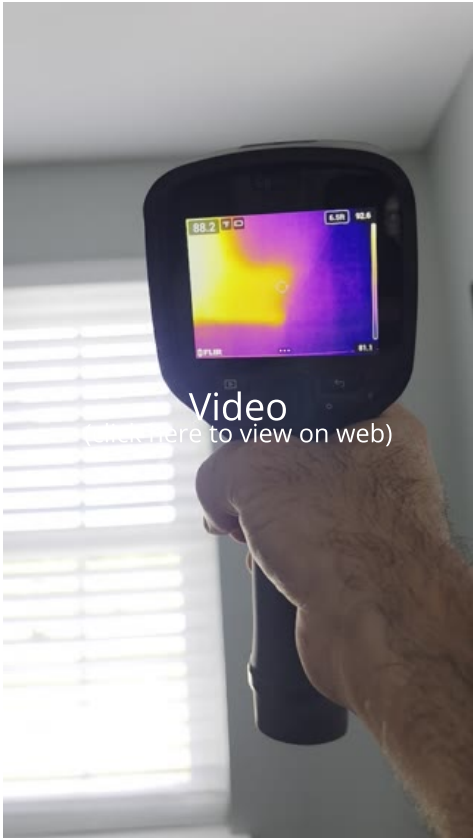
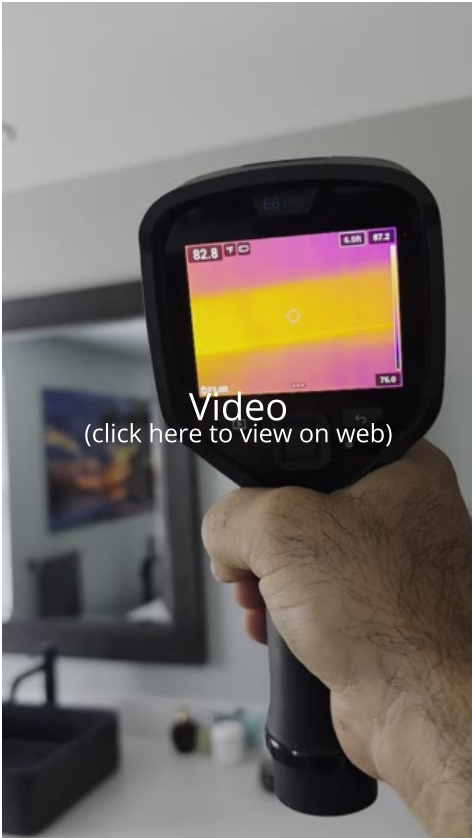
Repaired



2.4.2 D. Roof Structures and Attics

THERE WERE AREAS OF LOW/MISSING INSULATION OBSERVED WITH THE INFRARED CAMERA.

MASTER BATHROOM, MASTER BEDROOM CLOSET,



2.5.1 E. Walls (Exterior)

CAULKING IS MISSING OR SEPARATING AT THE EXTERIOR WALLS

Repaired

2.5.2 E. Walls (Exterior)

LOOSE SOFFIT BOARD

BACK,

Repaired

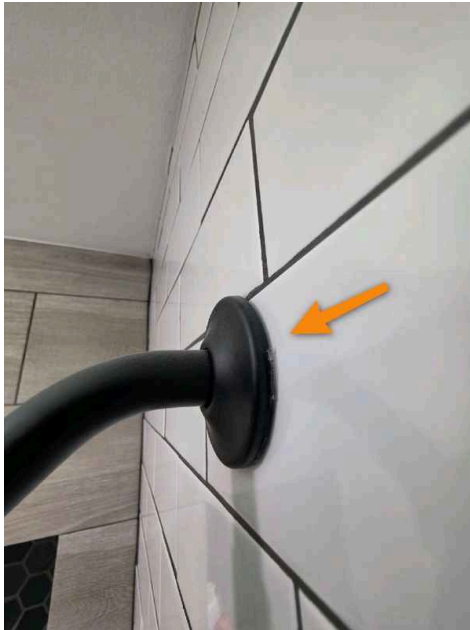


2.5.3 E. Walls (Exterior)

RUST PRESENT AT THE BARN WALLS.

2.6.1 E. Walls (Interior)

THE ESCUTCHEON PLATE NEEDS TO BE SEALED AT THE PLUMBING FIXTURES.



Repaired

2.6.2 E. Walls (Interior)

GROUT OR CAULKING IS NEEDED BETWEEN SHOWER OR BATHTUB WALL TILES.

MASTER BATHROOM,



2.6.3 E. Walls (Interior)

CAULKING IS NEEDED AT THE COUNTERTOP/WALL CONNECTION POINT.

MASTER BATHROOM,

Repaired



2.7.1 F. Ceilings.

THERE WERE CRACKS AND OR REPAIRED AT THE CEILINGS.

Will be repaired



2.8.1 F. Floors.

THE TOILET/S WAS NOT SEALED AT THE BASE/FLOOR CONNECTION POINT.

VARIOUS AREAS

Repaired



2.8.2 F. Floors.

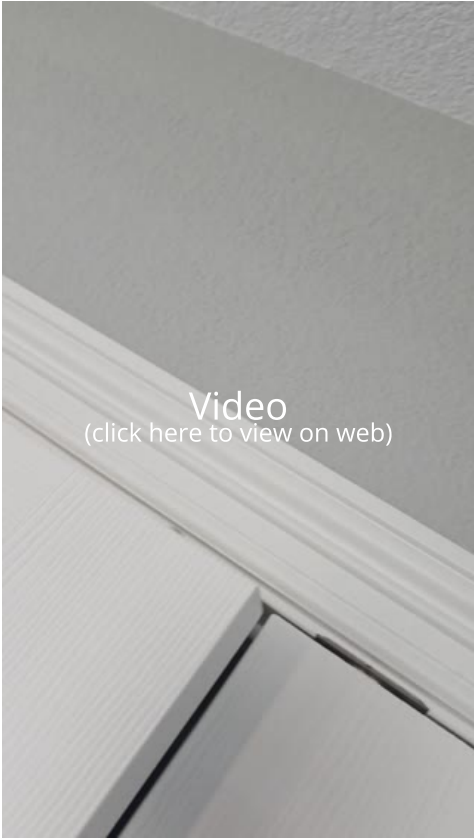
DAMAGED TILES ON THE MASTER BATHROOM SHOWER FLOOR



2.9.1 G. Doors (Interior and Exterior)

DOOR DOESN'T LATCH PROPERLY WHEN TESTED.

GYM CLOSET, MASTER BATHROOM CLOSET,



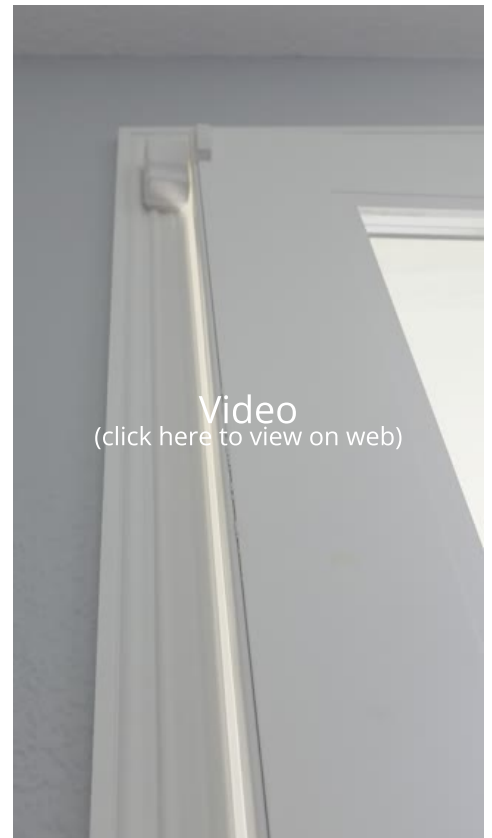
Will be repaired

2.9.2 G. Doors (Interior and Exterior)

DOOR STICKS AT THE FRAME WHEN TESTED.

PATIO,

[Here is a helpful DIY article](#) on how to fix a sticking door.

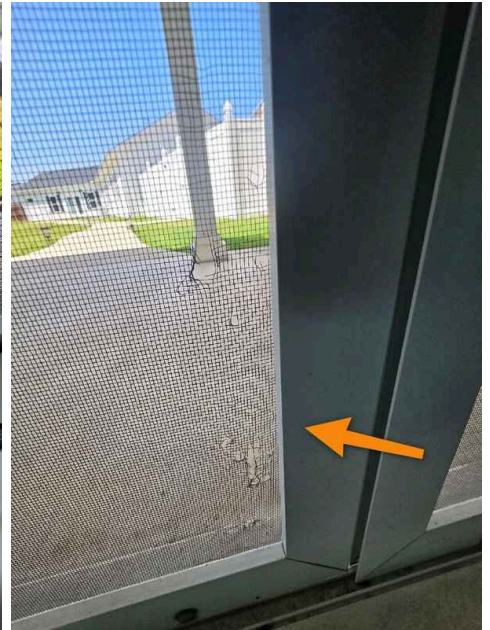


2.10.1 H. Windows

CAULKING IS SEPARATED OR MISSING AT THE WINDOW FRAME/WALL CONNECTION.**Repaired**

2.10.2 H. Windows

THERE WERE DAMAGED OR MISSING WINDOW SCREENS.



All windows were replaced in 2021 during complete remodel. Not all screens were installed at the time. All are stored in house.

2.10.3 H. Windows

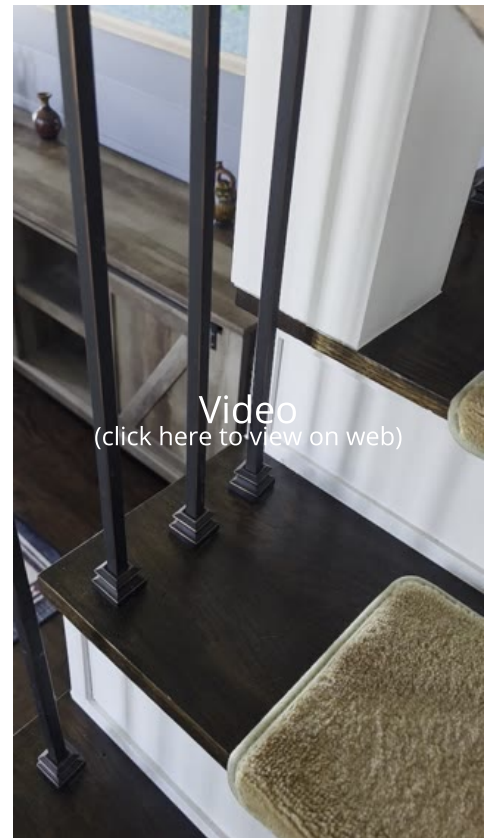
A WINDOW FALL PREVENTION DEVICE IS REQUIRED FOR WINDOWS LOCATED LESS THAN 24 INCHES ABOVE THE INTERIOR FLOOR (THE FLOOR INSIDE) AND MORE THAN 72 INCHES ABOVE THE EXTERIOR FLOOR (THE GROUND OUTSIDE)



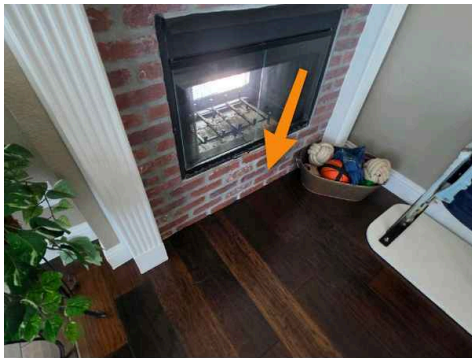
2.11.1 I. Stairways (Interior and Exterior)

HANDRAIL BALUSTERS WERE LOOSE.

Will be repaired

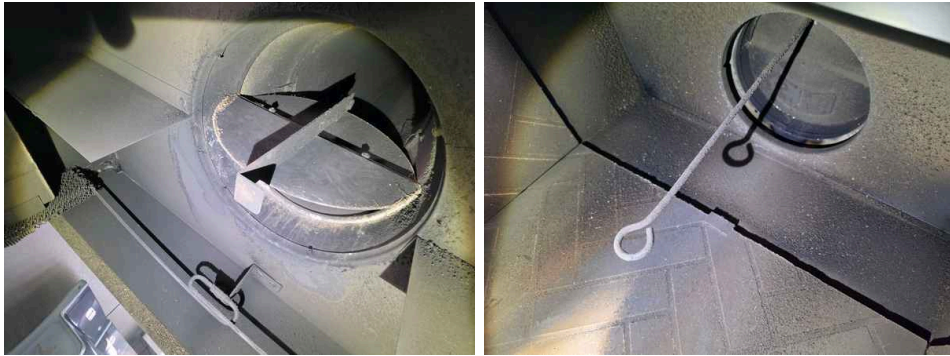


2.12.1 J. Fireplaces and Chimneys

THE HEARTH EXTENSION WAS NOT INSTALLED

Double fireplace is not wood burning. This fireplace can only use pressed sawdust logs (Duraflame, Presto).

2.12.2 J. Fireplaces and Chimneys

THE FIREPLACE CHIMNEY IS DIRTY.

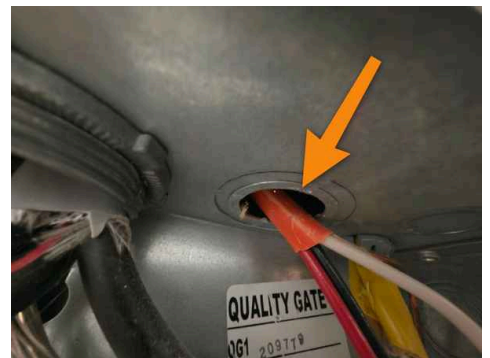
2.12.3 J. Fireplaces and Chimneys

MINOR CRACKS.

3.1.1 A. Service Entrance and Panels

SOME WIRING EXISTS IN THE ELECTRICAL PANEL WITHOUT BUSHING OR STRAIN RELIEF PROTECTION.

GYM CLOSET.

Will be repaired

3.1.2 A. Service Entrance and Panels

BREAKERS DIFFERENT BRAND

BARN, GARAGE,

There were breakers present within the panel that were a different brand than the panel. Breakers should be used in panels that they were rated and designed to be used in. Further evaluation by a licensed electrician is recommended.



Repaired

3.1.3 A. Service Entrance and Panels

THE PANEL DEAD FRONT COVER IS MISSING SCREWS

Will be repaired



3.2.1 B. Branch Circuits, Ceiling Fans, Light Fixtures, Outlets and Switches.

LOOSE OUTLETS PRESENT.

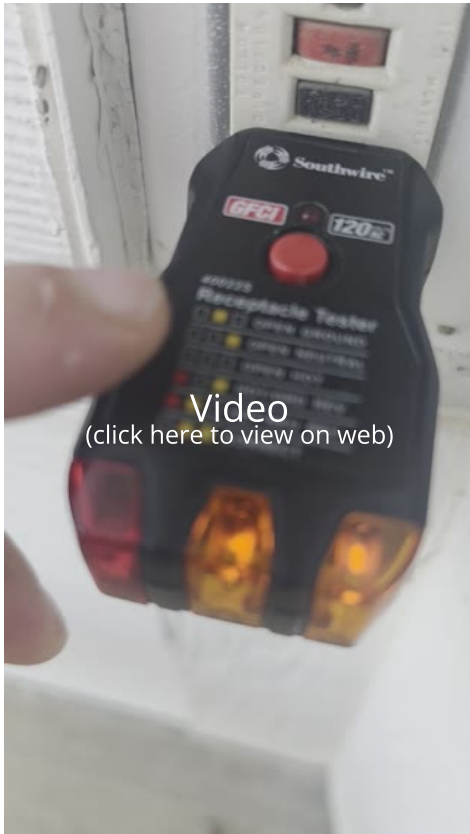
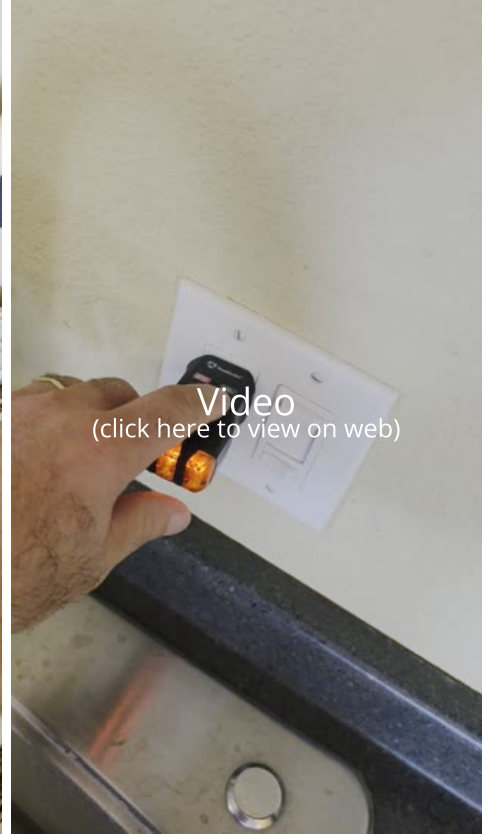
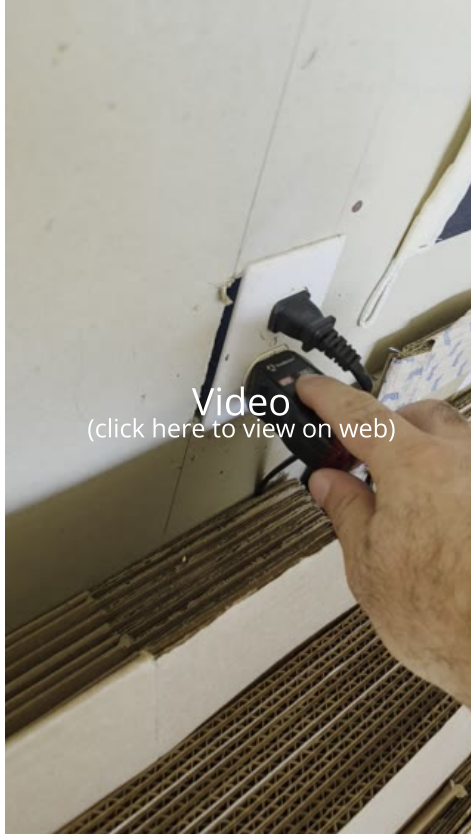
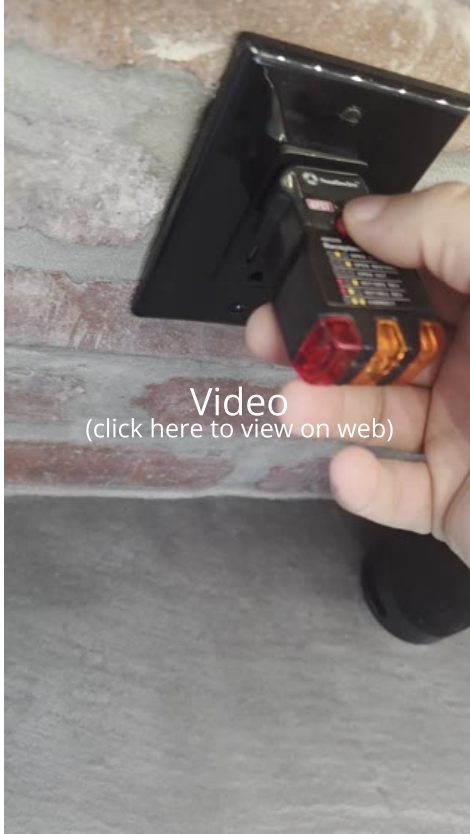
Repaired

3.2.2 B. Branch Circuits, Ceiling Fans, Light Fixtures, Outlets and Switches.

NOT ALL TREC REQUIRED AREAS WERE GFCI PROTECTED.

Not all TREC required areas were GFCI protected. GFCI are currently required to be present in all bathrooms, laundry room, garage and exterior.

[Here is a link](#) to read about how GFCI receptacles keep you safe.



Repaired

3.2.3 B. Branch Circuits, Ceiling Fans, Light Fixtures, Outlets and Switches.

EXTERIOR WEATHER PROOF COVERS

The exterior outlets should have weather proof covers

Repaired



3.2.4 B. Branch Circuits, Ceiling Fans, Light Fixtures, Outlets and Switches.

LIGHTS ARE NOT OPERATING.

One or more lights are not operating. New light bulb possibly needed.

All lights operate correctly

3.2.5 B. Branch Circuits, Ceiling Fans, Light Fixtures, Outlets and Switches.

DAMAGED OR MISSING COVER PLATES.

ATTIC

One or more receptacles have a damaged or missing cover plate. Recommend replacement.

Repaired

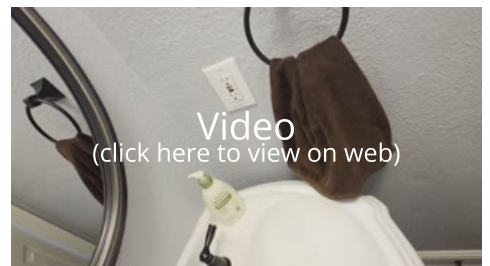


3.2.6 B. Branch Circuits, Ceiling Fans, Light Fixtures, Outlets and Switches.

THE GFCI OUTLET WILL NOT RESET. REPAIR IS RECOMMENDED

HALF BATHROOM

Repaired



3.3.1 C. Interior and Exterior Wires

THE CONDUIT WAS NOT ANCHORED AT THE WALL AT THE CONDENSING UNIT

Repaired

3.3.2 C. Interior and Exterior Wires

THERE ARE EXPOSED WIRE SPLICES THAT ARE NOT IN JUNCTION BOXES

ATTIC

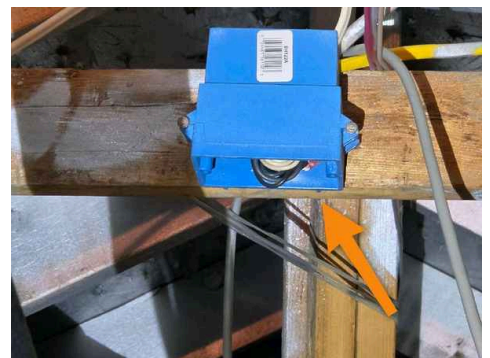


3.3.3 C. Interior and Exterior Wires

THERE ARE VISIBLE ELECTRICAL JUNCTION BOXES THAT DO NOT HAVE COVERS.

ATTIC

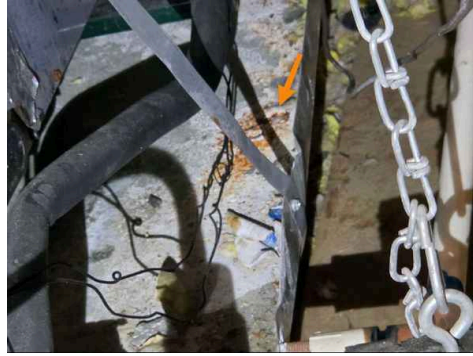
Repaired



4.2.1 B. Cooling Equipment

THERE WAS RUST IN THE SECONDARY DRAIN PAN/S.

There was rust in the secondary drain pans. Due to the rust in the drain pans, we would recommend that the evaporator coils be checked further for cleaning and service, AS NEEDED.



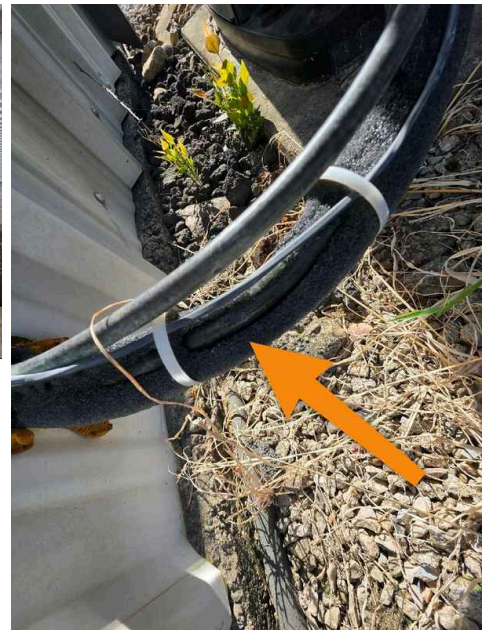
4.2.2 B. Cooling Equipment

INSULATION IS DAMAGED OR MISSING ON THE LARGE FREON SUCTION LINE.

GARAGE, EXTERIOR



Repaired

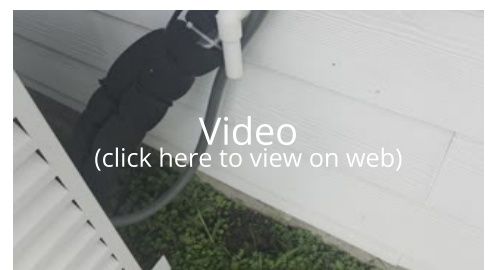


4.2.3 B. Cooling Equipment

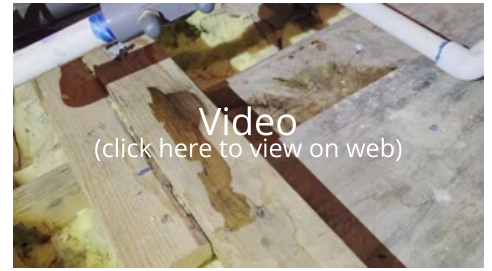
THE AC DRAIN LINE SHOULDN'T DISCHARGE TOO CLOSE TO THE FOUNDATION

BACK

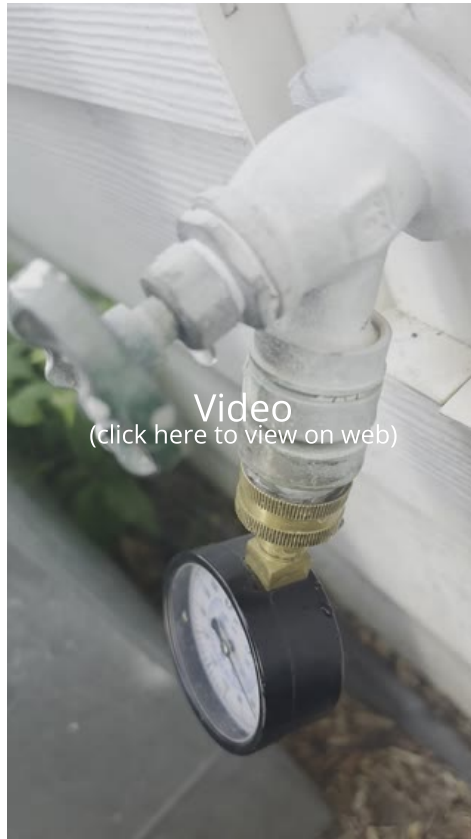
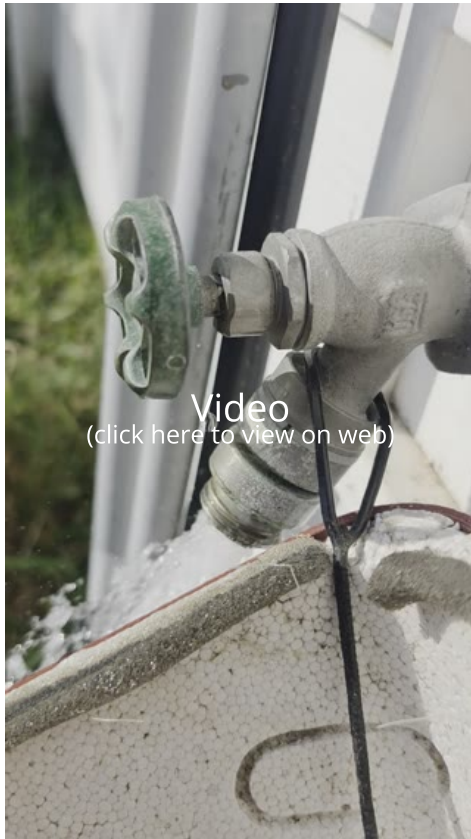
Repaired



4.2.4 B. Cooling Equipment

CONDENSATION WAS DRIPPING FROM THE AC DRAIN PIPE**Repaired**

5.2.1 B.Exterior Faucets:

THE EXTERIOR FAUCET LEAKS AT THE HANDLE WHEN TURNED ON.**Repaired**

5.3.1 C.Sinks:

ACCORDION PIPING WAS PRESENT AT THE SINK.

PLANE HANGER BATHROOM

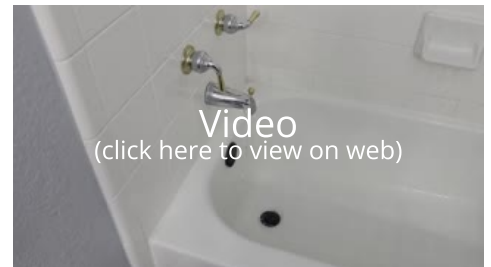
Accordion piping was present at the sink. Drainage piping should be smooth walled.

Will be repaired

5.4.1 D. Bathtubs and showers

THE BATHTUB SHOWER DIVERTER DOES NOT FULLY SHUT OFF WHEN THE SHOWER IS ON.

UPSTAIRS HALLWAY BATHROOM,

Will be repaired

5.5.1 E. Commodes:

LOOSE TOILET.

HALF BATHROOM, PLANE HANGER

The toilet is loose at the floor, which can result in damage to the wax seal under the toilet and possible leakage.

Repaired

5.7.1 H. Water Heating Equipment

DAMAGED SAFETY PAN**Repaired**

6.1.1 A. Dishwashers

MISSING HIGH LOOP

There is not high loop or air gap on the dishwasher drain hose. When an air gap device is not installed, the dishwasher drain hose should be looped higher than the inlet to the disposer to prevent debris and contaminated water in the disposer from backing into the hose and possibly into the dishwasher.



Kitchen island installed during 2021 complete remodel and plumbing installed by a licensed professional plumber. The high loop is present and was installed correctly. The loop is to the right and not visible in the photo.

6.7.1 G. Garage Door Operators

THE ELECTRIC EYE SENSORS SHOULD BE MOUNTED LESS THAN 6" FROM THE FLOOR.

Repaired



8.2.1 B. Swimming Pools, Spas, Hot Tubs, and Equipment

THERE WERE MISSING POOL TILES.



8.2.2 B. Swimming Pools, Spas, Hot Tubs, and Equipment

M48" HIGH FENCE.

There was not a 48" high fence around the area enclosed by an inward facing, self-closing and latching gate.

8.2.3 B. Swimming Pools, Spas, Hot Tubs, and Equipment

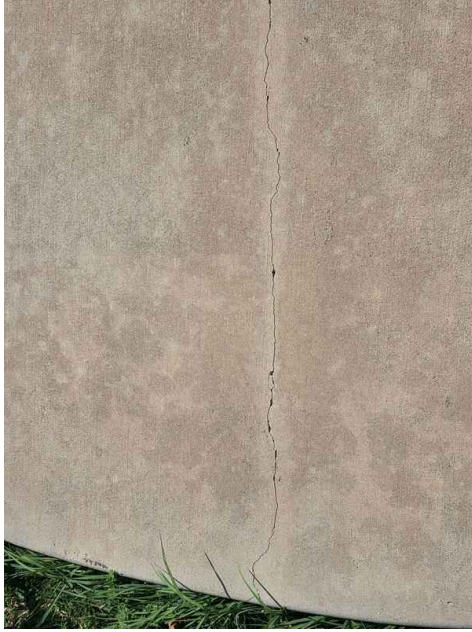
THERE WERE NOT DOOR CHIMES.

There were not door chimes on the patio doors that directly lead to the pool.

Chime turned on

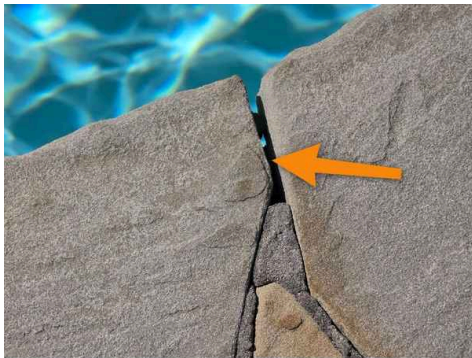
8.2.4 B. Swimming Pools, Spas, Hot Tubs, and Equipment

THERE ARE CRACKS IN THE DECKING AROUND THE POOL.



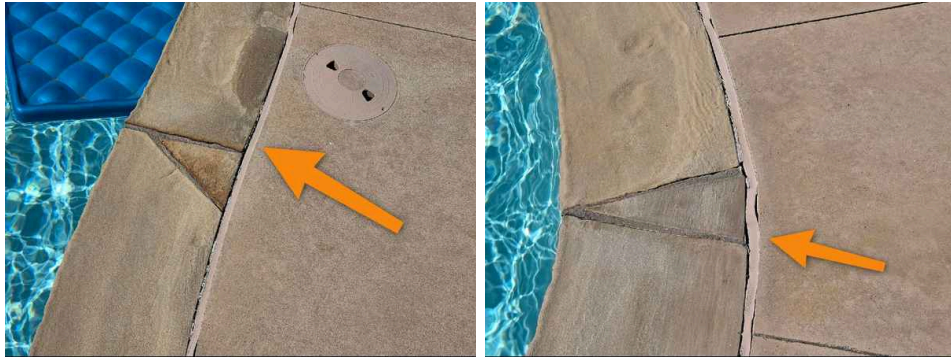
8.2.5 B. Swimming Pools, Spas, Hot Tubs, and Equipment

THE MORTAR IS CRACKED AT SOME OF THE COPING TILES.



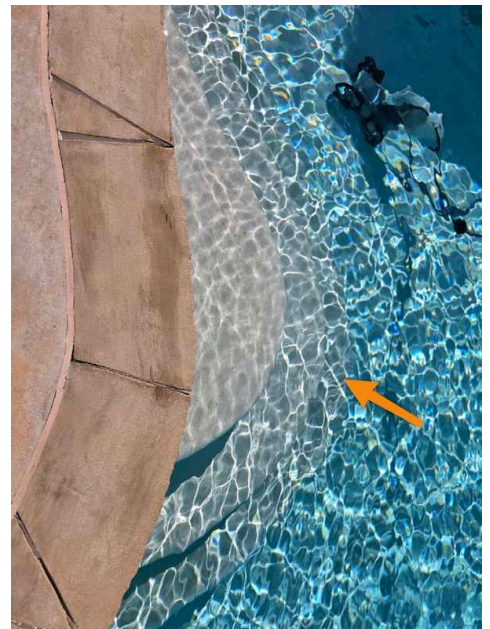
8.2.6 B. Swimming Pools, Spas, Hot Tubs, and Equipment

THERE WAS DECK-O-SEAL DAMAGE AND SEPARATION AROUND THE POOL.



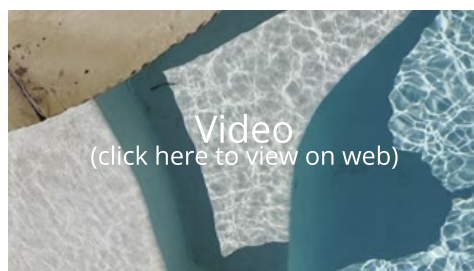
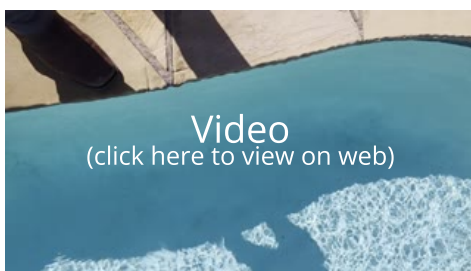
8.2.7 B. Swimming Pools, Spas, Hot Tubs, and Equipment

THE STEPS ARE NOT CLEARLY MARKED.



8.2.8 B. Swimming Pools, Spas, Hot Tubs, and Equipment

THERE WERE AREAS OF CRACKING AND DAMAGE AT THE POOL SURFACE.



8.2.9 B. Swimming Pools, Spas, Hot Tubs, and Equipment
THE PUMP WAS RUSTED.



8.2.10 B. Swimming Pools, Spas, Hot Tubs, and Equipment
THERE WAS EVIDENCE OF SHIFTING.



14767 County Road 545

17 acres

Ag exempt

1400' FAA designated turf runway Nevada Airpark 3TE3

(formerly Lazy Dog Ranch Airpark)

25 x 40 x 12 livestock shed

Hangar

3300 sq ft – 50 x 66

16' Higher Power hydraulic door

Insulated

½ bath

Fiber optic cable / internet

Monitored security system and cameras



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

05-16-2023

DISCLOSURE OF RELATIONSHIP WITH CONTRACT PROVIDER OR ADMINISTRATOR

RESIDENTIAL SERVICE CONTRACTS. A residential service contract is a product under which a residential service contract provider or administrator (Provider), for a fee, agrees to repair or replace certain equipment or items in a property. Co-payments typically apply to most service calls. Providers are licensed and regulated by the Texas Department of Licensing and Regulation. The extent of coverage and the cost of coverage will vary. Before buying a residential service contract, the buyer should read the contract and consider comparing it with the extent of coverage and costs from several other Providers. **YOU MAY CHOOSE ANY PROVIDER.**

THE PURCHASE OF A RESIDENTIAL SERVICE CONTRACT IS OPTIONAL. The TREC promulgated residential contract forms contain a paragraph in which the parties may negotiate whether the seller will reimburse the buyer the cost of a residential service contract. The choice of the Provider and extent of coverage lies with the buyer. **NEITHER A BROKER/SALES AGENT NOR A SELLER MAY CONDITION THE SALE OF A PROPERTY ON THE BUYER'S PURCHASE OF A RESIDENTIAL SERVICE CONTRACT.**

- | | |
|--|--|
| ☐ Other Broker/Sales Agent will receive no compensation from a Provider. | ☐ Listing Broker/Sales Agent will receive no compensation from a Provider. |
| ☐ Other Broker/Sales Agent receives compensation from the following Provider:

for providing the following services:

_____ | ☒ Listing Broker/Sales Agent receives compensation from the following Provider:
COLDWELL BANKER HOME PROTECTION PLAN/AHS

for providing the following services:
FOR ADMINISTRATION AND DATA INPUT COLLECTION
_____ |

The compensation is not contingent upon a party to the real estate transaction purchasing a contract or services from the Provider.

The compensation is the fee for the services that Listing Broker or Other Broker, either directly or through an agent, provides to the company. As required by the Real Estate Settlement Procedures Act and HUD Regulation X, any fees paid to a settlement services provider are limited to the reasonable value of services actually rendered.

Other Broker's Name _____ License No. _____
 By: _____

COLDWELL BANKER APEX, REALTORS

Listing Broker's Name **590914** License No. _____
 By: LISA HENRY-WEAVER 4/30/2026
LISA HENRY-WEAVER

The undersigned acknowledges receipt of this notice:

Buyer _____

 Buyer _____

Signed by: PITZER FAMILY TRUST 4/30/2026
Seller PITZER FAMILY TRUST
 DocuSigned by: [Signature] 4/30/2026
 Seller 7DBC62499...



This form has been approved by the Texas Real Estate Commission (TREC) for use by license holders to disclose payments received from a residential contract provider or administrator. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) RSC-4.

RSC-4

TXR 2513

14707 COUNTY



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., 2026

14705 COUNTY ROAD 545
NEVADA, TX 75173

CONCERNING THE PROPERTY AT

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
☐ House system
- (2) Type of Distribution System: sprinkler ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Front yard of house ☐ Unknown

- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 25 years ☐ 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? 10 years
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

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

(TXR-1407) 01-05-26

Initialed for Identification by Buyer _____, _____ and Seller

Initial
PPT

Initial
P12

Page 1 of 2

14705 COUNTY ROAD 545

Information about On-Site Sewer Facility concerning

NEVADA, TX 75173

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) rules in 30 TAC 285.91(3) on 09/05/2025. 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.

Signed by: PITZER FAMILY TRUST 4/30/2026
 Signature of Seller Date
PITZER FAMILY TRUST

DocuSigned by: [Signature] 4/30/2026
 Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date



SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2022

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.**

14705 COUNTY ROAD 545

NEVADA, TX 75173

CONCERNING THE PROPERTY AT _____

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 x 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	x		
Carbon Monoxide Det.		x	
Ceiling Fans	x		
Cooktop	x		
Dishwasher	x		
Disposal	x		
Emergency Escape Ladder(s)		x	
Exhaust Fans	x		
Fences	x		
Fire Detection Equip.	x		
French Drain	x		
Gas Fixtures		x	
Liquid Propane Gas:		x	
-LP Community (Captive)		x	
-LP on Property		x	

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

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

Item	Y	N	U	Additional Information
Central A/C	x			<u>x</u> electric <u> </u> gas number of units: <u> 5 </u>
Evaporative Coolers		x		number of units: <u> </u>
Wall/Window AC Units		x		number of units: <u> </u>
Attic Fan(s)	x			if yes, describe: <u> </u>
Central Heat	x			<u>x</u> electric <u> </u> gas number of units: <u> 5 </u>
Other Heat		x		if yes, describe: <u> </u>
Oven	x			number of ovens: <u> 2 </u> <u>x</u> electric <u> </u> gas <u> </u> other: <u> </u>
Fireplace & Chimney	x			<u>x</u> wood <u> </u> gas logs <u>x</u> mock <u> </u> other: <u> </u>
Carport		x		<u> </u> attached <u> </u> not attached
Garage	x			<u>x</u> attached <u> </u> not attached
Garage Door Openers	x			number of units: <u> 2 </u> number of remotes: <u> 2 </u>
Satellite Dish & Controls	x			<u>x</u> owned <u> </u> leased from: <u> </u>
Security System	x			<u>x</u> owned <u> </u> leased from: <u> </u>

(TXR-1406) 07-10-23

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

Page 1 of 7

**14705 COUNTY ROAD 545
NEVADA, TX 75173**

Concerning the Property at _____

Solar Panels		☒		☐ owned ☐ leased from: _____
Water Heater	☒		☒ electric ☐ gas ☐ other: _____	number of units: <u>3</u>
Water Softener		☒	☐ owned ☐ leased from: _____	
Other Leased Items(s)		☒	if yes, describe: _____	
Underground Lawn Sprinkler		☒	☐ automatic ☐ manual	areas covered _____
Septic / On-Site Sewer Facility	☒		if yes, attach Information About On-Site Sewer Facility (TXR-1407)	

Water supply provided by: ☐ city ☐ well ☒ MUD ☐ co-op ☐ unknown ☐ other: _____Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Asphalt Age: 10/5/1 (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
Basement		☒
Ceilings		☒
Doors		☒
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

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

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

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

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

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

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

(TXR-1406) 07-10-23

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

Page 2 of 7

**14705 COUNTY ROAD 545
NEVADA, TX 75173**

Concerning the Property at _____

Previous Roof Repairs	☒	
Previous Other Structural Repairs		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒

Termite or WDI damage needing repair		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒

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

Hail damage roof replaced 10 years ago

*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 x 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

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

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

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

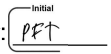
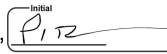
For purposes of this notice:

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

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

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

(TXR-1406) 07-10-23

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

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**14705 COUNTY ROAD 545
NEVADA, TX 75173**

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 x 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 x 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

___ x 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.

___ x 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.

___ x 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: _____

___ x Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

___ x Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

___ x Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

___ x Any condition on the Property which materially affects the health or safety of an individual.

___ x 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).

___ x 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: PFT, P12

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**14705 COUNTY ROAD 545
NEVADA, TX 75173**

Concerning the Property at _____

☒ 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): _____

Section 9. 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 10. 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 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☒ yes ☐ no

Section 12. 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 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

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

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

(TXR-1406) 07-10-23

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

Page 5 of 7

14705 COUNTY ROAD 545
NEVADA, TX 75173

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.

Signed by:

PITZER FAMILY TRUST
 Signature of Seller

4/30/2026

Date

DocuSigned by:

[Signature]
 Signature of Seller

4/30/2026

Date

Printed Name: _____

Printed Name: _____

ADDITIONAL NOTICES TO BUYER:

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

phone #: _____

Sewer: _____

phone #: _____

Water: Copeville water SUD

phone #: _____

Cable: Frontier

phone #: _____

Trash: Cards

phone #: _____

Natural Gas: _____

phone #: _____

Phone Company: _____

phone #: _____

Propane: _____

phone #: _____

Internet: Frontier

phone #: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller:

PFT

PIT

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**14705 COUNTY ROAD 545
NEVADA, TX 75173**

Concerning the Property at _____

(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: _____	

(TXR-1406) 07-10-23

Initialed by: Buyer: _____, _____ and Seller: PFT , P12

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INFORMATION ABOUT ON-SITE SEWER FACILITY

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14767 COUNTY ROAD 545
NEVADA, TX 75173

CONCERNING THE PROPERTY AT

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: Leach line ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown
Parallel to fence north of hangar

- (4) Installer: Septic Solutions McKinney, Tx ☐ Unknown
- (5) Approximate Age: 10 years ☐ 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? Never
- (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 ☐ _____
None
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

(TXR-1407) 01-05-26

Initialed for Identification by Buyer _____, _____ and Seller

^{DS}
CP

^{Initial}
P, R

Page 1 of 2

14767 COUNTY ROAD 545

Information about On-Site Sewer Facility concerning

NEVADA, TX 75173

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) rules in 30 TAC 285.91(3) on 09/05/2025. 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

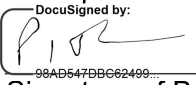
This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected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

DocuSigned by:

 Signature of Seller 4/14/2026
PITZER FAMILY TRUST Date

Signature of Seller Date

Receipt acknowledged by:

DocuSigned by:

 Signature of Buyer 4/14/2026
 Date

Signature of Buyer Date



INFORMATION ABOUT ON-SITE SEWER FACILITY

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**14705 COUNTY ROAD 545
NEVADA, TX 75173**

CONCERNING THE PROPERTY AT _____

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
☐ House system _____
- (2) Type of Distribution System: sprinkler ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown
Front yard of house

- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 25 years ☐ 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? 10 years
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
 If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

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

(TXR-1407) 01-05-26

Initialed for Identification by Buyer _____, _____ and Seller

PFT

P12

Page 1 of 2

Information about On-Site Sewer Facility concerning

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) rules in 30 TAC 285.91(3) on 09/05/2025. 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.

Signed by: PITZER FAMILY TRUST 4/30/2026
 Signature of Seller Date
PITZER FAMILY TRUST

DocuSigned by: [Signature] 4/30/2026
 Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date



INFORMATION ABOUT ON-SITE SEWER FACILITY

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14705 CR 545 BARN
NEVADA, TX 75173

CONCERNING THE PROPERTY AT _____

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

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

- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 10 years ☐ 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? never
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
 If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

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

(TXR-1407) 01-05-26

Initialed for Identification by Buyer _____, _____ and Seller [Signature]

Page 1 of 2

14705 CR 545 BARN
NEVADA, TX 75173

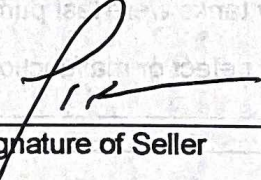
Information about On-Site Sewer Facility concerning

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) rules in 30 TAC 285.91(3) on 09/05/2025. 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 Peterson Family Trust 5-1-26
Date


Signature of Seller 5/1/26
Date

Receipt acknowledged by:

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____



INFORMATION ABOUT ON-SITE SEWER FACILITY

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14705 CR 545 POOL HOUSE
NEVADA, TX 75173

CONCERNING THE PROPERTY AT

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
Pool House
- (2) Type of Distribution System: sprinklers ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: House Back Yard ☐ Unknown
- (4) Installer: ☒ Unknown
- (5) Approximate Age: 1 year ☐ 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? Never
System is one year old
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

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

(TXR-1407) 01-05-26

Initialed for Identification by Buyer _____ and Seller PPT, AP

Page 1 of 2

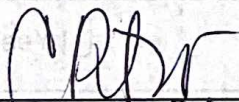
**14705 CR 545 POOL HOUSE
NEVADA, TX 75173**

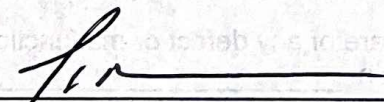
Information about On-Site Sewer Facility concerning _____

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) rules in 30 TAC 285.91(3) on 09/05/2025. 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 Peter Family Trust 5-1-26 Date


 Signature of Seller 5/1/26 Date

Receipt acknowledged by:

Signature of Buyer Date

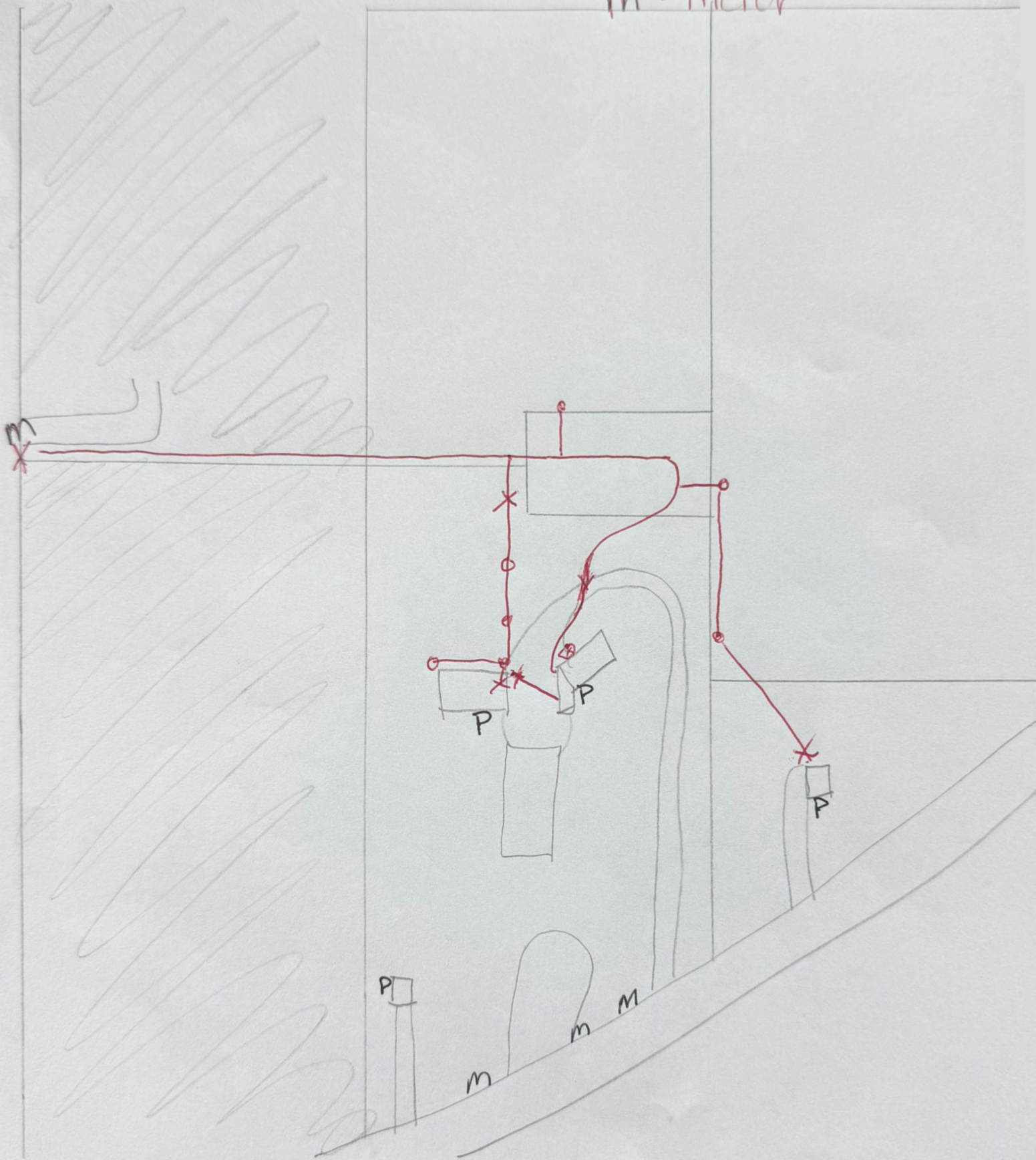
Signature of Buyer Date

Water Lines

X = shutoff

• = hydrant

m = meter



P = Power meter

Pete & Cheryl PITZER - OLIVIER

You have no credit card on file

Add a card

My service agreements

Vendor	Plan name	Start Date	Service Address	Duration	Status
Dunrite HVAC	Complementary Service Plan	May 19, 2026	14705 Co Rd 545	1 year	Prepaid

Complementary Service Plan

We want to show you how good our service plan is! Please accept this 1 year of maintenance on the house!

Plan details

Service address
Pete & Cheryl PITZER - OLIVIER
14705 Co Rd 545
Nevada, TX 75173

Duration	Price
1 year	Prepaid
Start date: May 18, 2026	
Expires: May 18, 2027	

Discount
10% off services

Included visits

Your plan includes 2 visits per year. The following dates are the tentative dates that we will reach out to schedule your visits.

Visit #1	Data not available	May 2026

Visit #2	Data not available	Nov 2026
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