

**Additional Property Info and FAQs Answered by Seller**

**\*\*\*PLEASE PRINT LEGIBLY\*\*\***

Property Address: 2523 FM 90, Mabank, TX 75147

Is there a survey on the property?  If yes, do you have a copy? yes

What builder built the home? Wilkerson & Tunnel

How many owners has the home had? 2

For properties with acreage, how much is wooded? 48 Open? 70

To your knowledge, is any of the property in the 100 yr. Flood Plain? If so, how much and where? No

Is there Ag. exemption on the property? yes If so, for what activity? Hay Production

Are there any recorded/unrecorded easements? No

Are there any written or oral leases (including minerals)? <sup>Not</sup> Known If so, what are they and with whom? \_\_\_\_\_

Is the property in a Homeowner's Association? No If so, what are the amount and frequency of the dues? \_\_\_\_\_

## Utility Information and Costs

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Property Address: 2523 FM 90, Mabank, TX 75147

# of People Living in Home: 2 Adults: 2 Children: X

Approx. Thermostat Temperature Setting in Summer: 69 Winter: 70

Month	Year	Electric	Gas	Water	Trash	Other:
January	2023	\$ 545.00	X	\$29.51	\$32.95	
February	2023	\$ 739.00	X	\$37.93	\$32.95	
March	2023	\$ 741.00	X	\$35.25	\$32.95	
April	2023	\$ 408.00	X	\$67.17	\$32.95	
May	2023	\$390.00	X	\$71.67	\$32.95	
June	2023	\$ 281.00	X	\$59.88	\$32.95	
July	2023	\$ 508.00	X	\$74.66	\$32.95	
August	2023	\$ 619.00	X	\$78.02	\$32.95	
September	2023	\$ 693.00	X	\$98.12	\$32.95	
October	2022	\$ 560.00	X	\$76.18	\$32.95	
November	2022	\$ 520.00	X	\$76.33	\$32.95	
December	2022	\$595.00	X	\$35.28	\$32.95	
<b>Total</b>		\$6,594.00		\$740.03	\$395.40	
<b>Average</b>		\$549.50		\$61.66	\$32.95	

### What providers are used currently for the following services?

Electric Trinity Valley Electric Coop phone # 800-766-9576

Water City of Mabank phone # 903-887-3241

Sewer Septic phone # \_\_\_\_\_

Trash Jim Reese phone # 903-880-9796

Propane X phone # X

Natural Gas X phone # X

Phone Company X phone # X

Cable/Satellite X phone # X

Internet Nextlink phone # 855-698-5465

The above information provided by the Seller is approximate. It is deemed accurate but not guaranteed. Buyer to verify.