



— 1216 ARCADIA LN

Northlake, Texas 76226

- 5 Bedrooms
- 4 Bathrooms
- 3 Car Tandem
- 3,231 SqFt
- 2021 Built
- Home Office
- Game Room
- Greenbelt Views

www.1216ArcadiaLn.com





1216 ARCADIA LN

Northlake, TX 76226

List Price: \$700,000



Sandy Bolinger
817-808-8582
sandybolinger@kw.com
sandybolinger.com

Scan for
More Photos



See more information at 1216ArcadiaLn.com All information deemed reliable but not guaranteed.

1216 Arcadia Ln. Northlake Tx 76226

Upgrades & Features

5 Bedroom | 4 Bath | 3 Car Tandem | 3,231 SqFt. | Built 2021

Family Room

- Meridian Ivory Brick Gas Log Fireplace
- Cedar Mantle in SMOKE TREE SW3019
- Bella Cera - Monza French Oak - Adriana Hardwoods
- Vaulted Ceilings

Primary Ensuite

- Split Vanities
- Beveled Edge Vanity Mirrors
- Frameless Glass Shower Enclosure
- Walk-in Closet
- Soaking Tub

OTHER Features

- Hunter Douglas Window Shades
- Office Built-ins
- Premium GREENBELT Lot
- Covered Patio w/ additional hardscaping
- American Legend Home
- Cedar Garage Doors
- 4 Exterior Up-lights
- 2 fascia x-mas light plugs w/wall switch in garage

Energy Efficient:

- Tankless Water Heater
- Programmable Thermostat
- Low E Windows
- Weather Sensing Irrigation System
- Radiant Barrier Roof Decking
- HERS Rated

Laundry Room

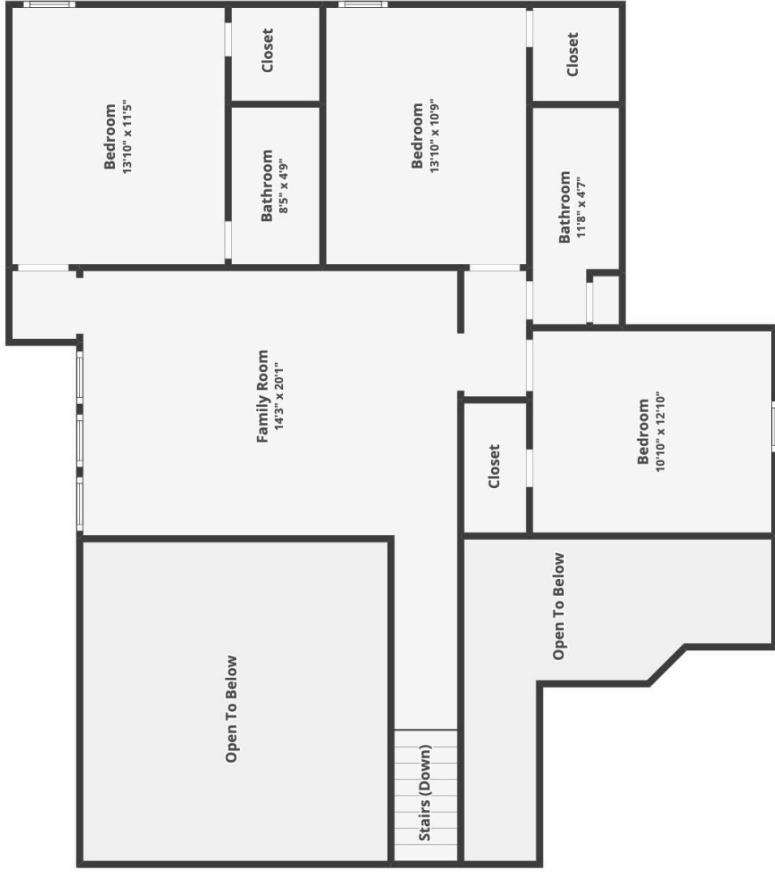
- Utility Sink
- Hexagon Tile Flooring

Kitchen

- Pendant Lighting
- Center Island
- Tesoro Bianco - Marble Counters
- White Subway Tile Backsplash
- 42" White Shaker Cabinets
- SS Appliance
 - Gas Cooktop
 - Double Ovens
- Coffee Bar
 - Glass Cabinet Fronts w/interior lighting
- Pull-out Waste Drawer
- Pot & Pan Storage Drawers

Canyon Falls Amenities

- Club Room for Community Events & Private Parties
- Hay Barn Event Center
- 2 Resort - Style Pools
 - Main Pool at Canyon Falls Club
 - 2nd at Westbridge & Glendale Dr
- Children's Splash Zone & Playground
- Dog Park - small & large dog areas
- Fitness Center
- 14 Mile Trail System
 - Nature Trails for hiking & biking
- Playgrounds throughout the neighborhood
- New Park coming soon in Flower Mound - Timberland Village - Basketball Court
- Catch and Release Fishing
- HOA Dues are paid Quarterly - \$661
 - Includes:
 - Front Yard Maintenance
 - Fios Internet & Basic Cable included



Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.

Canyon Falls Amenities

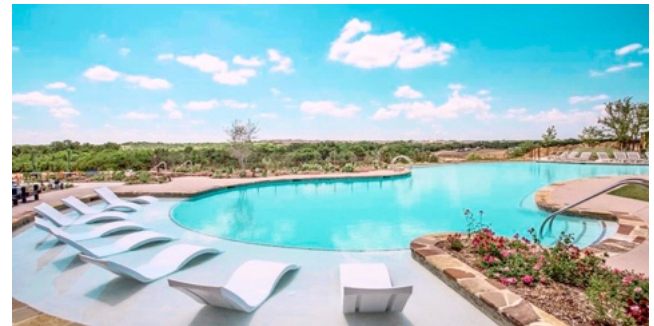
HOA Includes

- Front Yard Maintenance
- Frontier Fios
 - Internet
 - Basic Cable



Canyon Falls Amenities

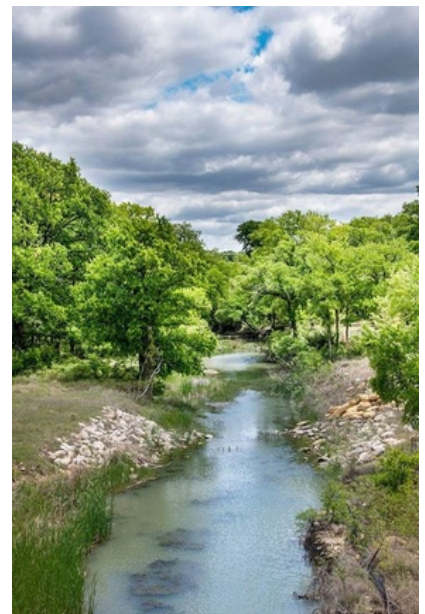
- Dog Park - small & large dog areas
- Hay Barn
- 2 Resort - Style Pools
 - Main Pool at Canyon Falls Club
 - 2nd at Westbridge & Glendale Dr
- Fitness Center
- Club Room for Community Events & Private Parties
- Miles of Walking/Biking Trails
- Nature Trails for hiking & biking
- Children's Splash Zone
- Playgrounds throughout the neighborhood
- Catch and Release Fishing Ponds



HOA Dues are paid Quarterly = \$661

<https://www.canyonfallstx.com/community/faq/>

<https://www.canyonfallstx.com/community/amenities/>



- ★ 1216 Arcadia Ln Northlake
- ★ Westbridge Pool & Park
- ★ Canyon Falls Club Pool & Splash Zone



Canyon Falls Trail Map



© 2020 NEWLAND. All Rights Reserved. This community trails map is for illustrative purposes only, may not be drawn to scale, and is based on current development concepts, which are subject to change without notice.

Amenities & Trails

- 1 WESTBRIDGE POOL
- 2 WESTBRIDGE PARK
- 3 HAY BARN
- 4 THE PORCH
- 5 BRIDGE
- 6 PLAYGROUND AND SPLASH PAD
- 7 POOCH PARK
- 8 CANYON FALLS CLUB
• Clubhouse, Pool, Pavilion

- TRAILS
10 Miles Of Trails Awaits
- FUTURE TRAILS
- NATURAL TRAIL SYSTEM
• Bike Paths
• Nature Trails
- TRAIL HEAD
- CANYONFALLSTX.COM

Canyon Falls Schools



Canyon Falls is served by two highly ranked school districts, Argyle ISD and Northwest ISD.

Northwest ISD: www.nisdtx.org

<p>Lance Thompson Elem</p> <p>821 Hawks Wy Argyle, TX 76226 (in Harvest)</p>	<p>Medlin Middle School</p> <p>601 Parkview Dr Trophy Club, TX 76262</p>	<p>Byron Nelson High</p> <p>2775 Bobcat Blvd Trophy Club, TX 76262</p>
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Private Schools:

<p>Liberty Christian</p> <p>1301 South Highway 377 Argyle, Texas 76226</p>	<p>North Texas Leadership Academy</p> <p>10200 Alta Vista Rd. Keller, TX 76244</p>	<p>Pettit Private School</p> <p>900 Litsey Rd. Roanoke, TX 76262</p>
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*School attendance zone boundaries are subject to change, and can never be can never be guaranteed by any community developer.

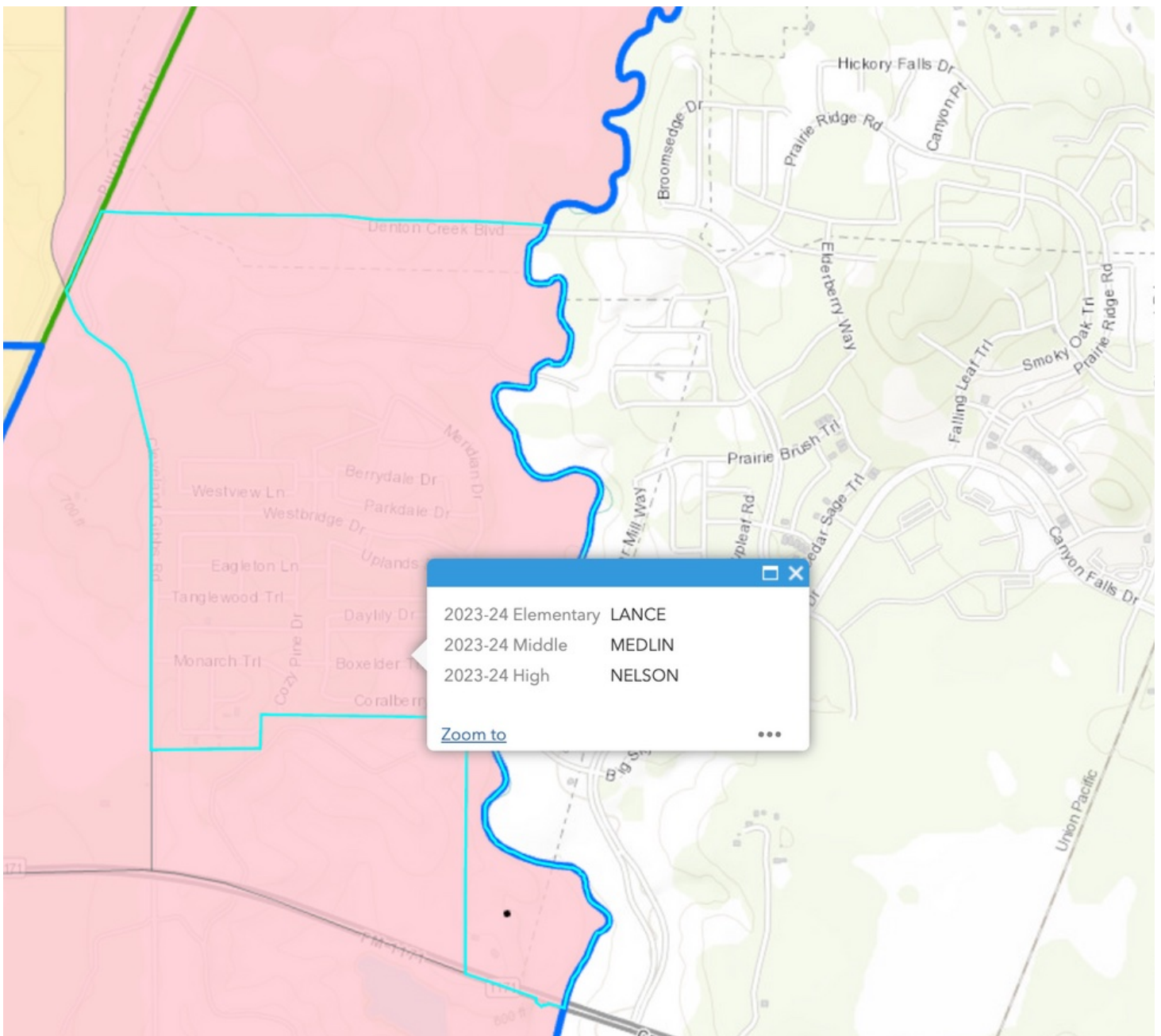
To check current zoning maps visit:

NISD - <https://www.nisdtx.org/departments/facilities/attendance-boundaries>

Canyon Falls NISD Changes for 2023-24

To check current zoning maps visit:

NISD - <https://www.nisdtx.org/departments/facilities/attendance-boundaries>



**THIS PROPERTY IS
PRESENTED BY:**



817-808-8582
sandybolinger@kw.com
sandybolinger.com



add me to your contacts!

KELLERWILLIAMS
Luxury

 **kw** DALLAS
METRO NORTH
KELLERWILLIAMS. REALTY

2611 CROSS TIMBERS RD FLOWER MOUND, TX

Canyon Falls Tax Rates



Northlake Tax Rate

Argyle ISD

Entity	Description	Tax Rate
C33	NORTHLAKE TOWN OF	0.295000
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000
ESD1	DENTON CO EMERGENCY SERVICE DIST NO 1	0.100000
G01	DENTON COUNTY	0.224985
S01	ARGYLE ISD	1.418700
TIF13	NORTHLAKE TIRZ NO 1	0.000000
W42	CANYON FALLS WCID NO 2	0.705000
	Total Tax Rate:	2.743685

Northlake Tax Rate

Northwest ISD

Entity	Description	Tax Rate
C33	NORTHLAKE TOWN OF	0.295000
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000
ESD1	DENTON CO EMERGENCY SERVICE DIST NO 1	0.100000
G01	DENTON COUNTY	0.224985
S11	NORTHWEST ISD	1.336300
TIF13	NORTHLAKE TIRZ NO 1	0.000000
W42	CANYON FALLS WCID NO 2	0.705000
	Total Tax Rate:	2.661285

***This information is provided as a courtesy.**

For an accurate tax estimate on a specific property Please visit
<https://www.dentoncounty.gov/839/Property-Tax-Estimator>

Canyon Falls Tax Rates



Flower Mound Tax Rate

Entity	Description	Tax Rate
C07	FLOWER MOUND TOWN OF	0.436500
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000
G01	DENTON COUNTY	0.224985
S01	ARGYLE ISD	1.418700
	Total Tax Rate:	2.080185

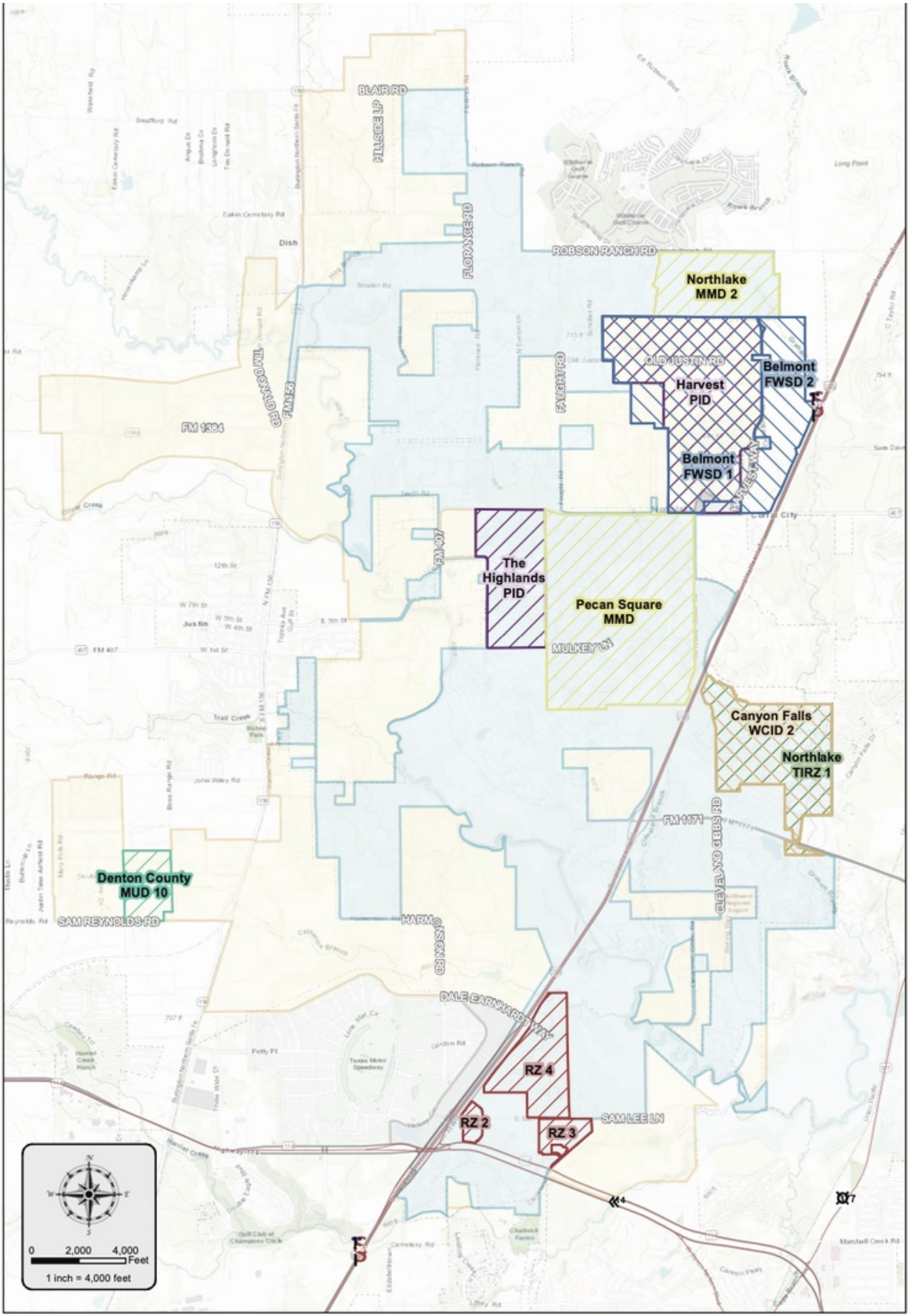
Argyle Tax Rate

Entity	Description	Tax Rate
CAD	DENTON CENTRAL APPRAISAL DISTRICT	0.000000
ESD1	DENTON CO EMERGENCY SERVICE DIST NO 1	0.100000
G01	DENTON COUNTY	0.224985
S01	ARGYLE ISD	1.418700
W44	CANYON FALLS MUD NO 1	1.000000
	Total Tax Rate:	2.743685

***This information is provided as a courtesy.**

For an accurate tax estimate on a specific property Please visit:
<https://www.dentoncounty.gov/839/Property-Tax-Estimator>

You may also lookup a property at: www.dentoncad.com
<https://www.dentoncad.com/index.php/Forms-&-Exemptions>



Legend

Public Improvement District	Town of Northlake Incorporated Area
Fresh Water Supply District	Town of Northlake Extraterritorial Jurisdiction
Tax Increment Reinvestment Zone	Limited Purposes Annexation Area
Municipal Utility District	Intergovernmental Agreement Area
Municipal Management District	
Water Control & Improvement District	
Reinvestment Zone for Tax Abatement	

Northlake Special Districts Map

0 2,000 4,000 Feet
1 inch = 4,000 feet

Date: 7/24/2020

Explore In and Around Our Community

RETAIL & RESTAURANTS

Northlake Commons
Tanger Outlet Mall
Denton Town Square
Unique Dining Capital - Downtown Roanoke tx
Roanoke Crossing II
Southlake Town Square
The Shops at Highland Village

EDUCATION

University of North Texas
Texas Woman's University
NISD Schools
The Goddard School at Harvest
Liberty Christian School
Pettit Private School

MEDICAL

Denton

Medical City
Texas Health Presbyterian Hospital

Trophy Club

Baylor Scott & White Medical Center

Flower Mound

Texas Health Presbyterian Hospital

Alliance

Texas Health Harris Methodist Hospital

ENTERTAINMENT

Hawaiian Falls Roanoke
The Golf Club at Champions Circle
Texas Motor Speedway
Cinemark Theatre in Roanoke
Marty B's Bartonville
Restaurant Row in Roanoke

ALLIANCE TEXAS

EMPLOYMENT CENTERS

Charles Schwab
Fidelity Investments
Verizon
Deloitte
BNSF
Amazon

AIRPORTS

DFW International Airport
Alliance Airport



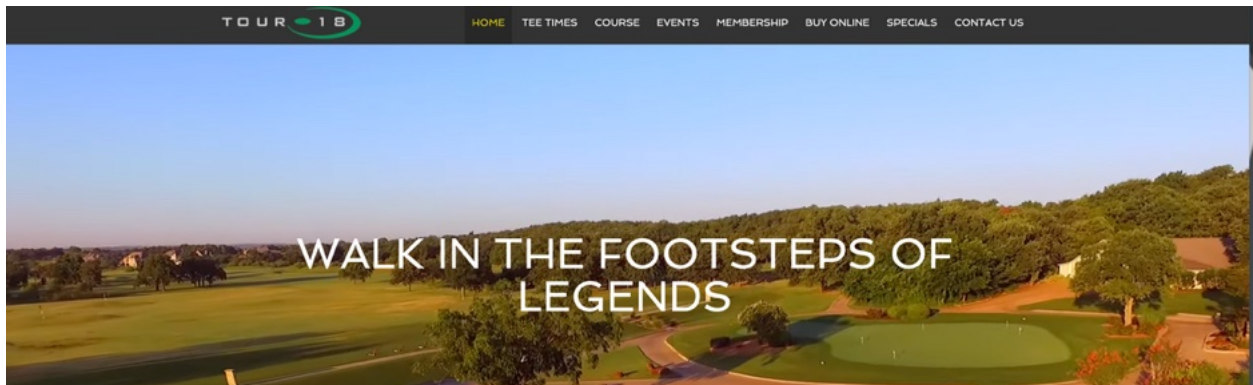
The Golf Club at Champions Circle



Located in Flower Mound, Tx

<https://www.championscirclegolf.com/>

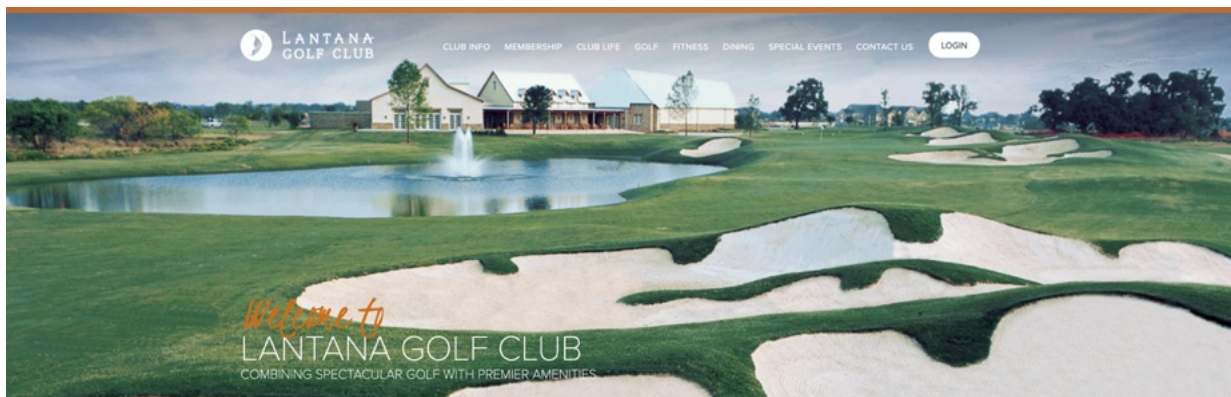
Tour 18



Located in Flower Mound, TX,

<https://www.tour18-dallas.com/>

Lantana Golf



Located in Lantana

<https://www.lantanagolf.com/>



Lake Grapevine

Lake Grapevine is located in the heart of Dallas/Fort Worth on the northern border of the City of Grapevine. The roughly 8,000-acre lake is home to some of the most enjoyable outdoor activities in the Dallas / Fort Worth metroplex. The lake is wonderful for fishing, recreational boating, camping, hiking and much more. You have found the best online resource for Lake Grapevine information. Feel free to stay awhile and enjoy the community. We love Lake Grapevine and have come to know it well. The beautiful parks and trails are all well maintained. This is the best lake in the Dallas-Fort Worth metroplex. Find information on Lake Grapevine's floating water park right here.

Fun things to do on Lake Grapevine include:

- Hiking and biking trails
- Parks
- Tent and RV Camping
- Fishing
- Floating Water Park
- Boating
- Marinas
- Playgrounds
- Pavillion rentals
- Boat rentals
- Fishing guides
- North Shore Trail
- Cabin rentals

Parks

The following parks are operated by the City of Grapevine; Katie's Woods Park, Lakeview Park, Meadowmere Park, McPherson Slough Park, Oak Grove Park, and Rockledge Park. Our favorite of the Grapevine parks is Rockledge Park for its beautiful views of the lake and access to Northshore Trail.

Murrell Park is operated by the Army Corps of Engineers.

Twin Coves Park is operated by the City of Flower Mound.



SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT: **1216 Arcadia Ln, Northlake, Texas 76226**

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (approximate date) or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This Notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	X			Liquid Propane Gas		X		Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		X	
Carbon Monoxide Det.	X			- LP Community (Captive)		X		Rain Gutters	X		
Ceiling Fans	X			- LP on Property		X		Range/Stove	X		
Cooktop	X			Hot Tub		X		Roof/Attic Vents	X		
Dishwasher	X			Intercom System		X		Sauna		X	
Disposal	X			Microwave		X		Smoke Detector	X		
Emergency Escape Ladder(s)			X	Outdoor Grill		X		Smoke Detector Hearing Impaired		X	
Exhaust Fan	X			Patio/Decking	X			Spa		X	
Fences	X			Plumbing System	X			Trash Compactor		X	
Fire Detection Equipment	X			Pool		X		TV Antenna		X	
French Drain		X		Pool Equipment		X		Washer/Dryer Hookup	X		
Gas Fixtures	X			Pool Maint. Accessories		X		Window Screens	X		
Natural Gas Lines	X			Pool Heater		X		Public Sewer System	X		

Item	Y	N	U	Additional Information
Central A/C	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 2
Evaporative Coolers			X	number of units:
Wall/Window AC Units		X		number of units:
Attic Fan(s)			X	if yes, describe:
Central Heat	X			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: 2
Other Heat		X		if yes, describe:
Oven	X			number of ovens: 2 <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other _____
Fireplace & Chimney	X			<input type="checkbox"/> wood <input checked="" type="checkbox"/> gas log <input type="checkbox"/> mock <input type="checkbox"/> other _____
Carport		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	X			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	X			number of units: 1 number of remotes: 2
Satellite Dish & Controls		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from:
Security System	X			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from:
Solar Panels		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from:
Water Heater	X			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other _____ number of units: 1



Water Softener		X	<input type="checkbox"/> owned <input type="checkbox"/> leased from:
Other Leased Item(s)		X	if yes, describe:
Underground Lawn Sprinkler	X		<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: Front yard, Side Yard, Back yard, all flower and tree beds around the house
Septic / On-Site Sewer Facility		X	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: Composite (Shingles)

Age: 2 (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 in need of repair? Yes No If Yes, describe:

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		X	Floors		X	Sidewalks		X
Ceilings		X	Foundation / Slab(s)		X	Walls / Fences		X
Doors		X	Interior Walls		X	Windows		X
Driveways		X	Lighting Fixtures		X	Other Structural Components		X
Electrical Systems		X	Plumbing Systems		X			
Exterior Walls		X	Roof		X			

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

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

Condition	Y	N	Condition	Y	N
Aluminum Wiring		X	Radon Gas		X
Asbestos Components		X	Settling	X	
Diseased Trees: <input type="checkbox"/> Oak Wilt		X	Soil Movement		X
Endangered Species/Habitat on Property		X	Subsurface Structure or Pits		X
Fault Lines		X	Underground Storage Tanks		X
Hazardous or Toxic Waste		X	Unplatted Easements		X
Improper Drainage		X	Unrecorded Easements		X
Intermittent or Weather Springs		X	Urea-formaldehyde Insulation		X
Landfill		X	Water Damage Not Due to a Flood Event		X
Lead-Based Paint or Lead-Based Pt. Hazards		X	Wetlands on Property		X
Encroachments onto the Property		X	Wood Rot		X
Improvements encroaching on others' property		X	Active infestation of termites or other wood destroying insects (WDI)		X
Located in Historic District		X	Previous treatment for termites or WDI		X
Historic Property Designation		X	Previous termite or WDI damage repaired		X

Previous Foundation Repairs		X
Previous Roof Repairs	X	
Previous Other Structural Repairs	X	
Previous Use of Premises for Manufacture of Methamphetamine		X

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

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

Previous Roof Repairs – Under warranty, we had some shingles/siding replaced above the kitchen area. Likely damaged during a storm. the roof and shingles have all been replaced/repared by the builder.

Previous Other Structural Repairs – Drywall repair on the ceiling near kitchen. It was covered under warranty so we decided to have it repaired. Builder believes it was just the house settling which caused a a very small crack but no issues beyond that. This has been patched and repaired.

Settling – Drywall repair on the ceiling near kitchen. It was covered under warranty so we decided to have it repaired. Builder believes it was just the house settling which caused a a very small crack but no issues beyond that. This has been patched and repaired. Very minor but it has been addressed and fixed.

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

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

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

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

If the answer to any of the above is yes, explain (attach additional sheets if 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.

"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.

If Yes, please explain:

Homeowners' associations or maintenance fees or assessments.

If Yes, please explain: **Canyon Falls Quarterly HOA dues**

If Yes, complete the following:

Name of association: **Guardian AM**

Manager's name: **Jane Holtz** Phone: **9402400803**

Fees or assessments are: **\$661.00** per **Quarter** 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:

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, please explain:

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

If Yes, please explain:

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

If Yes, please explain:

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

If Yes, please explain:

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

If Yes, please explain:

[Empty text box for explanation]

- 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).

[Empty text box for documentation]

- 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.

If Yes, please explain:

[Empty text box for explanation]

- The Property is located in a propane gas system service area owned by a propane distribution system retailer.

If Yes, please explain:

[Empty text box for explanation]

- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If Yes, please explain:

[Empty text box for explanation]

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

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?* Yes No Unknown

If No or Unknown, explain (Attach additional sheets if necessary):

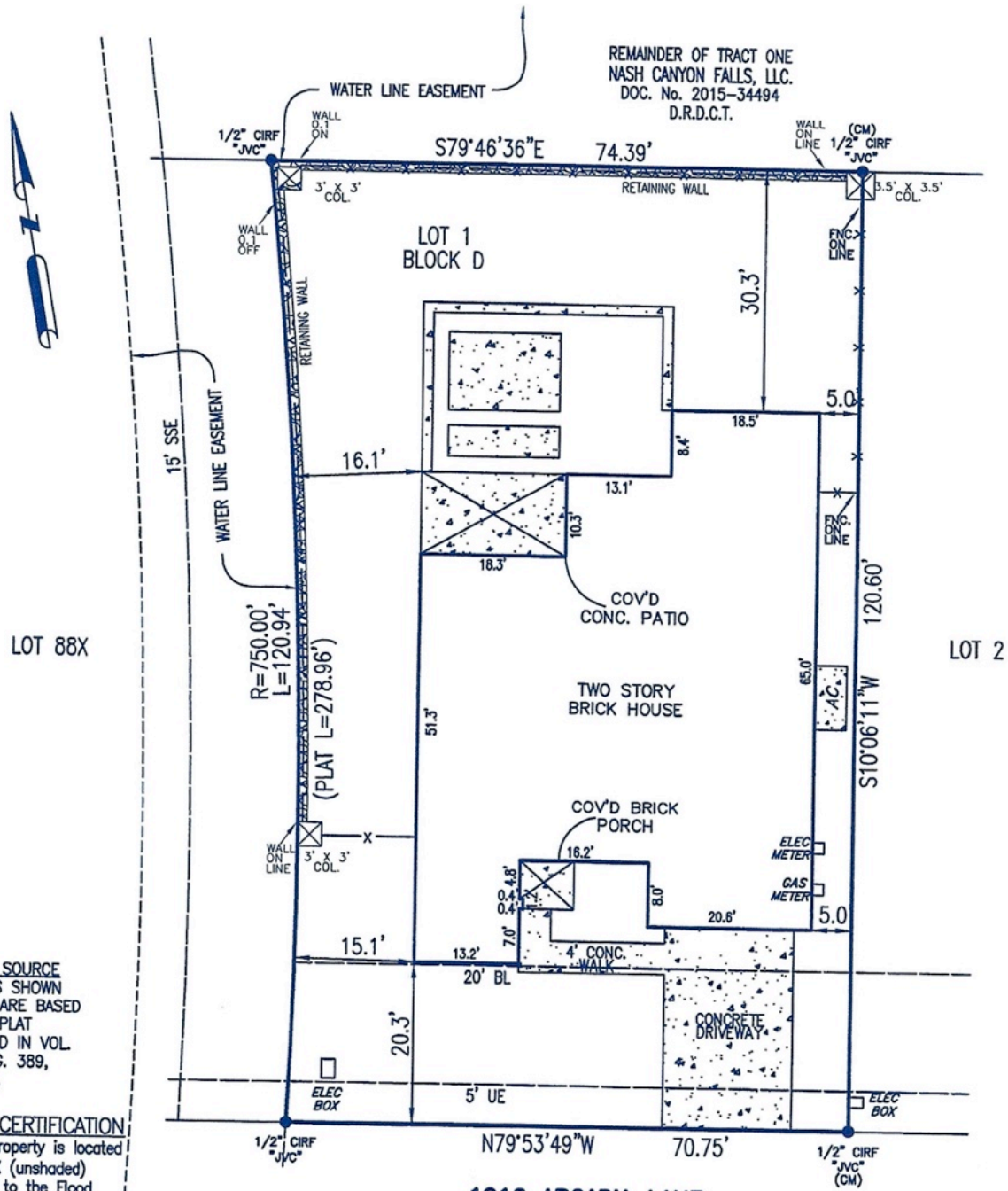
**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. 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.

PLAT SHOWING

Being Lot 1, in Block D, of CANYON FALLS VILLAGE FALLS VILLAGE W8 & W9, an Addition to the Town of Northlake, Denton County, Texas, according to the Plat thereof recorded in Volume 2020, Page 389, Plat Records, Denton County, Texas.

1216 ARCADIA LANE



BEARING SOURCE
BEARINGS SHOWN
HEREON ARE BASED
ON THE PLAT
RECORDED IN VOL.
2020, PG. 389,
P.R.D.C.T.

FLOOD CERTIFICATION
Subject property is located
in Zone X (unshaded)
according to the Flood
Insurance Rate Map
Community Panel Map #
48121C0505 G
Dated: April 18, 2011

"Zone X" (unshaded)
Areas determined to be
outside the 0.2% annual
chance floodplain.

Determination based on
graphically scaling from the
above listed map, only.

This flood statement
does not create
liability on part of the
surveyor or surveying
company.

NOTES:

To the best of my knowledge and belief:

- 1) This survey was prepared in conjunction with and from a Title Commitment prepared by First American Title Guaranty Company; Title Commitment GF No. 1016-326944-RTT, Effective Date: 06/08/2021.
- 2) Subject to building lines and easements referenced and/or depicted in Vol. 2020, Pg. 389, P.R.D.C.T. and the aforementioned Title Commitment.
- 3) Subsurface structure(s), utilities, and easements are beyond the scope of this survey.
- 4) Terms, provisions, stipulations, conditions, restrictions, drainage, minerals, covenants, assessments, agreements, obligations, rights, privileges, ordinances, immunities, and/or liens are beyond the scope of this survey.
- 5) Title Commitment, only, was addressed on 07/09/2021. No further boundary and/or field work has been done.



"The Plat hereon is an accurate representation of the property as determined by a survey made on the ground under my direction and supervision on the date shown below, the lines and dimensions of said property being as indicated by the Plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, except as shown, set back from the property lines the distances indicated and that the distance from the nearest intersecting street or road is as shown on said Plat. There are no apparent encroachments, conflicts, protrusions or apparent easements, except as shown."

SURVEY DATE: 07/06/2021

LEGEND

- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- CM = CONTROLLING MONUMENT
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- = IRON ROD
- X- = FENCE
- = DIRECTION OF FLOW

SCALE: 1" = 20'

DRAWN BY: SAR

PH JOB # AM-CFW8W9-D-01

BLS JOB # 21593505

AMERICAN

BARROW
LAND SURVEYING

Platting / Planning / Residential / Commercial

3970 SANDSHELL DRIVE
FORT WORTH, TEXAS 76137
PHONE (817) 961-0082
FAX (817) 961-0086
FIRM REGISTRATION NO. 10183700

<https://www.dentoncad.com/index.php/Tax-Rates-&-Exemptions>

2022 Tax Rates & 2022 Exemptions

CODE	ENTITY	TOTAL TAX RATE 2022	TOTAL TAX RATE 2021	HOMESTEAD EXEMPTION (HS)	OVER AGE 65 (OV65)	DISABLED PERSON (DP)	OV65 & DP LIMITATION	FREEPORT (FP)	GOODS IN TRANSIT (GIT)	COLLECTION AGENCY
C01	City of Aubrey	0.464928	0.525000	0.5%;5,000 min	10,000	10,000	YES-21	YES	YES	DENTON CO
C02	City of Carrollton	0.562500	0.582500	20%; 5,000 min	80,000	80,000		YES	NO	DENTON CO
C03	City of The Colony	0.645000	0.650000	0	10,000	10,000	YES-19	YES	NO	DENTON CO
C04	City of Corinth	0.540000	0.567000	0	20,000	20,000		YES	NO	DENTON CO
C05	City of Denton	0.560682	0.565823	0.5%;5,000 min	50,000	50,000	YES-17	YES	NO	DENTON CO
C07	Town of Flower Mound	0.405000	0.405000	10%; 5,000 min	100,000	100,000		YES	NO	DENTON CO
C08	City of Highland Village	0.546825	0.563020	0	75,000	75,000		NO	YES	DENTON CO
C09	City of Justin	0.630693	0.650000	0	5,000	0	YES-04	YES	NO	DENTON CO
C10	City of Krum	0.658721	0.621598	0	10,000	10,000		NO	YES	DENTON CO
C11	City of Lake Dallas	0.567252	0.614123	0	20,000	20,000		NO	NO	DENTON CO
C12	City of Lewisville	0.443301	0.443301	0	60,000	20,000	YES-04	YES	NO	DENTON CO
C13	Town of Little Elm	0.629900	0.643948	0	10,000	10,000	YES-05	YES	NO	DENTON CO
C14	City of Pilot Point	0.626846	0.636260	0	10,000	10,000	YES-09	NO	YES	DENTON CO
C15	Town of Ponder	0.710000	0.681300	0	50,000	50,000	YES-04	YES	NO	DENTON CO
C16	City of Sanger	0.589497	0.633711	0	30,000	20,000		YES	NO	DENTON CO
C17	City of Roanoke	0.339779	0.375120	20%;10,000 min	40,000	4,500	YES-04	YES	NO	DENTON CO
C18	City of Krugerville	0.438701	0.438701	0	20,000	20,000	YES-06	NO	NO	DENTON CO
C19	Town of Hickory Creek	0.270317	0.307280	0	10,000	10,000		YES	NO	DENTON CO
C20	City of Dallas	0.745800	0.773300	20%; 5,000 min	115,500	115,500		YES	NO	DALLAS CO
C21	City of Coppell	0.518731	0.580000	5%; 5,000 min	100,000	100,000		YES *	NO	DALLAS CO
C22	City of Hackberry	0.223605	0.243560	0	10,000	0		YES	YES	DENTON CO
C24	City of Oak Point	0.434931	0.482565	0	20,000	20,000	YES-21	NO	YES	DENTON CO
C25	Town of Lakewood Village	0.450000	0.450000	0	25,000	0	YES-22	YES	YES	DENTON CO
C26	Town of Argyle	0.365347	0.370482	1%;5,000 min	100,000	100,000	YES-22	YES	YES	DENTON CO
C27	Town of Copper Canyon	0.277505	0.277505	1%;5,000 min	10,000	10,000	YES-19	YES	NO	DENTON CO
C28	Town of Trophy Club	0.434799	0.445000	1%;5,000 min	35,000	0	YES-04	YES	YES	DENTON CO
C29	City of Plano	0.417260	0.446500	20%; 5,000 min	40,000	40,000	YES-04	YES	NO	COLLIN CO
C30	Town of Double Oak	0.198067	0.220000	0	50,000	50,000	YES-22	YES	NO	DENTON CO
C31	Town of Bartonville	0.173646	0.173646	0	50,000	50,000	YES-04	NO	YES	DENTON CO
C32	City of Frisco	0.446600	0.446600	12.5%; 5,000 min	80,000	80,000	YES-22	YES	NO	COLLIN CO
C33	Town of Northlake	0.295000	0.295000	20%; 5,000 min	100,000	100,000		YES *	YES	DENTON CO
C34	Town of Shady Shores	0.319109	0.321452	1%;5,000 min	10,000	0		YES	YES	DENTON CO
C36	City of Fort Worth	0.712500	0.732500	20%; 5,000 min	40,000	40,000	YES-07	YES *	NO	TARRANT CO
C37	City of Southlake	0.360000	0.390000	20%; 5,000 min	75,000	75,000	YES-04	YES	NO	TARRANT CO
C38	City of Haslet	0.296957	0.283229	20%; 5,000 min	50,000	0	YES-04	YES	NO	TARRANT CO
C39	City of Grapevine	0.271775	0.271811	20%; 5,000 min	60,000	10,000		YES	NO	GRAPEVINE/COLLYV ISD
C42	Town of Dish	0.256829	0.292195	0	10,000	5,000	YES-21	YES	YES	DENTON CO
C44	Town of Westlake	0.167880	0.167880	20%; 5,000 min	10,000	10,000	YES-10	YES	NO	TARRANT CO
C45	City of New Fairview	0.261384	0.300000	0	10,000	10,000	YES-20	YES	YES	WISE CO
C47	Corral City	0.250000	0.297188	0	0	0		YES	YES	DENTON CO
C48	Town of Prosper	0.510000	0.510000	12.5%; 5,000 min	10,000	3,000	YES-04	NO	NO	COLLIN CO
C49	City of Celina	0.634759	0.645000	0	30,000	30,000		YES	NO	COLLIN CO
C51	Town of Providence Village	0.601954	0.732040	0.5%;5,000 min	10,000	10,000		YES	YES	DENTON CO
G01	Denton County	0.217543	0.233086	1%;5,000 min	55,000	15,000	YES-19	YES *	NO	DENTON CO
S01	Argyle ISD	1.397600	1.400000	40,000	10,000	10,000	YES	YES	NO	DENTON CO
S02	Aubrey ISD	1.442900	1.460300	40,000	10,000	10,000	YES	YES	NO	DENTON CO
S03	Carrollton/FB ISD	1.142900	1.201250	40,000	10,000	10,000	YES	YES	NO	C/FB ISD
S04	Celina ISD	1.423500	1.440900	40,000	10,000	10,000	YES	YES	NO	COLLIN CO
S05	Denton ISD	1.344600	1.362000	40,000	10,000	10,000	YES	YES	NO	DENTON CO
S06	Frisco ISD	1.212900	1.267200	40,000	10,000	10,000	YES	YES	NO	COLLIN CO
S07	Krum ISD	1.417500	1.344930	40,000	10,000	10,000	YES	NO	NO	DENTON CO
S08	Lake Dallas ISD	1.442900	1.500300	40,000	10,000	10,000	YES	NO	NO	DENTON CO
S09	Lewisville ISD	1.236800	1.308500	40,000	10,000	10,000	YES	YES	NO	DENTON CO
S10	Little Elm ISD	1.412900	1.430300	40,000	10,000	10,000	YES	NO	NO	DENTON CO
S11	Northwest ISD	1.274600	1.292000	40,000	10,000	10,000	YES	YES *	NO	DENTON CO
S12	Pilot Point ISD	1.211660	1.160300	40,000	16,000	10,000	YES	NO	NO	DENTON CO
S13	Ponder ISD	1.347700	1.407780	40,000	10,000	10,000	YES	NO	NO	DENTON CO
S14	Sanger ISD	1.410600	1.142300	40,000	16,000	10,000	YES	NO	NO	DENTON CO
S15	Era ISD	1.024600	1.042000	40,000	10,000	10,000	YES	YES	NO	COOKE CAD
S16	Slidell ISD	0.948600	1.047400	20%(local)&40,000	10,000	10,000	YES	YES	NO	WISE CAD
S17	Prosper ISD	1.442900	1.460300	40,000	10,000	10,000	YES	YES	YES	COLLIN CO

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ESD1	Denton Co Emerg Serv Dist #1	0.093330	0.100000	0	50,000	50,000	YES-08	YES *	NO	DENTON CO
ESD2	Trophy Club PID #1 Emerg Serv	0.056250	0.064120	0	0	0		YES	YES	DENTON CO
L01	Denton Cty Levy Imp		0.170000	20%,5,000 min	0	0		YES	NO	BOB LEARED
MMD1	Highway 380 Municipal Management Dist	0.518000	0.518000	0	0	0		YES	YES	DENTON CO
MMD3	Northlake Municipal Management Dist #1	0.705000	0.705000	0	0	0		YES	YES	DENTON CO
MMD4	Northlake Municipal Management Dist #2	0.705000	0.705000	0	0	0		YES	YES	DENTON CO
PID7	Northlake PID #1	0.210000	0.210000	0	0	0		YES	YES	DENTON CO
W03	Trophy Club MUD # 1	0.091340	0.105880	0	25,000	0		YES	YES	DENTON CO
W04	Clear Creek Watershed Auth	0.030500	0.036500	0	5,000	0		YES	YES	DENTON CO
W10	Denton Cty Fresh Water 1B (DISSOLVED)	N/A	0.630000	N/A	N/A	N/A		YES	YES	DENTON CO
W11	Denton Cty Fresh Water 1C (DISSOLVED)	N/A	0.780000	N/A	N/A	N/A		YES	YES	DENTON CO
W12	Denton Cty Fresh Water 1D (DISSOLVED)	N/A	0.426900	N/A	N/A	N/A		YES	YES	DENTON CO
W13	Denton Cty Fresh Water 6	0.738610	0.789510	0	3,000	3,000		YES	YES	DENTON CO
W15	Denton Cty Fresh Water 1E (DISSOLVED)	N/A	0.530000	N/A	N/A	N/A		YES	YES	DENTON CO
W17	Elm Ridge WCID of Denton Cty	0.928000	0.965000	0	25,000	25,000		YES	YES	DENTON CO
W18	Denton Cty Fresh Water 8A	0.782500	0.840000	0	15,000	15,000		YES	YES	DENTON CO
W19	Denton Cty Fresh Water 8B	0.537500	0.580000	0	15,000	15,000		YES	YES	DENTON CO
W20	Denton Cty Fresh Water 11A	0.818500	0.884700	0	20,000	20,000		YES	YES	DENTON CO
W21	Denton Cty Fresh Water 7	0.741700	0.797280	0	0	0		YES	YES	DENTON CO
W22	Denton Cty MUD #4	0.480000	0.537500	15%,5,000 min	0	0		YES	NO	DENTON CO
W23	Denton Cty MUD #5	0.645000	0.700000	15%,5,000 min	0	0		YES	NO	DENTON CO
W24	Frisco West WCID	0.602300	0.657900	0	0	0		YES	YES	DENTON CO
W25	Denton Cty Fresh Water 11B	0.930000	0.930000	0	20,000	20,000		YES	YES	DENTON CO
W26	Denton Cty Fresh Water 4A	0.221600	0.238240	0	30,000	30,000		YES	YES	DENTON CO
W27	Oak Point WCID #1	0.432800	0.484000	0	0	0		YES	YES	DENTON CO
W28	Oak Point WCID #2	0.914100	0.971600	0	0	0		YES	YES	DENTON CO
W29	Oak Point WCID #3	0.550000	0.620000	0	0	0		YES	YES	DENTON CO
W30	Smiley Rd WCID #1	1.000000	1.000000	0	0	0		YES	YES	DENTON CO
W31	Denton Cty Fresh Water 1F (DISSOLVED)	N/A	0.443301	N/A	N/A	N/A		YES	YES	DENTON CO
W32	Denton Cty Fresh Water 11C	0.830000	0.900000	0	20,000	20,000		YES	YES	DENTON CO
W33	North Fort Worth WCID #1	0.600000	0.600000	0	0	0		YES	YES	DENTON CO
W34	Denton Cty Fresh Water 1G (DISSOLVED)	N/A	0.904800	N/A	N/A	N/A		YES	YES	DENTON CO
W36	Denton Cty Fresh Water 1H (DISSOLVED)	N/A	1.000000	N/A	N/A	N/A		YES	YES	DENTON CO
W37	Brookfield FWSD #1 (was South Denton WCID)	0.877500	0.877500	0	0	0		N/A	N/A	DENTON CO
W38	Alpha Ranch FWSD of Denton & Wise Cty	1.000000	1.000000	0	0	0		N/A	N/A	DENTON CO
W39	Belmont FWSD #1	0.850000	0.900000	0	30,000	30,000		YES	YES	DENTON CO
W41	The Lakes FWSD	0.980000	0.980000	0	0	0		YES	YES	DENTON CO
W42	Canyon Falls WCID #2	0.681500	0.705000	0	0	0		YES	YES	DENTON CO
W43	Oak Point WCID #4	0.470000	0.563000	0	0	0		YES	YES	DENTON CO
W44	Canyon Falls MUD #1	0.929100	1.000000	0	0	0		YES	YES	DENTON CO
W45	Belmont FWSD #2	1.000000	1.000000	0	10,000	10,000		YES	YES	DENTON CO
W47	Denton Cty MUD #6	1.000000	1.000000	0	0	0		YES	YES	DENTON CO
W48	Far North Fort Worth MUD #1 (INACTIVE)	N/A	1.000000	N/A	N/A	N/A		N/A	N/A	N/A
W49	Denton Cty MUD #9	1.000000	1.000000	0	0	0		YES	YES	DENTON CO
W55	Big Sky MUD	1.165000	1.165000	0	0	0		N/A	N/A	UTILITY TX SERVICE
W57	Denton Cty MUD #8	1.000000	1.000000	0	0	0		N/A	N/A	DENTON CO
W59	Tradition MUD of Denton Cty # 2B	1.000000	1.000000	0	0	0		N/A	N/A	DENTON CO
W66	Talley Ranch WCID 1	1.000000	N/A	0	0	0		N/A	N/A	DENTON CO
W67	Prairie Oaks MUD of Denton Cty	1.000000	N/A	0	0	0		N/A	N/A	DENTON CO
W68	Denton Cty Mud #16	1.200000	N/A	0	0	0		N/A	N/A	DENTON CO

Updated for 2022
 Taxes not collected by DENTON CO
 *HB 3121 Grants Freeport for Aircraft Parts

* Formally Denton Cty Fresh Water 10

Pending Tax Rate Ratification Election



— 1216 ARCADIA LN
Northlake, Texas 76226



SCAN THE QR CODE FOR
A HOME BROCHURE

