

TEXAS ASSOCIATION OF REALTORS®

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.

	Т				d Laake Ln TX 78950			
THIS NOTICE IS A DISCLOSURE OF A SELLER AND INTERPRETATION OF	IS NUI AS	'S KNOWLEDGE O	F TH	E CON	NDITION OF THE PROPERTY A			
seller is □ is not occupying the	e Property. I	f unoccupied (by Se	eller)	how lo	and since Saller has acquaired the	. D.	0	
]	or \square ne	ver occupied the Pr	opert	Y	ong since Seller rias occupied the	e Pro	oper	ty?
ection 1. The Property has the	items marke	ed below: (Mark Ve	e (V)	No (N	N), or Unknown (U).) mine which items will & will not conv.			
Item Y N U	Item	,		NU	Item		h.	
Cable TV Wiring	Liquid F	Propane Gas:	1		Pump: ☐ sump ☐ grinder	Y	N	U
Carbon Monoxide Det.		mmunity (Captive)		/	Rain Gutters	+	1	
Ceiling Fans		Property				-	V	
Cooktop	Hot Tub		++	/	Range/Stove	V		
Dishwasher		n System	+		Roof/Attic Vents Soffit Sauna	V	/	_
Disposal	Microwa		0	7		+	V	
Emergency Escape	Outdoor				Smoke Detector	/		
Ladder(s)	January	Gilli	1 1	/	Smoke Detector – Hearing		1	
Exhaust Fans	Patio/De	eckina		+	Impaired	-	V	-
Fences		ng System	V	+	Spa Track Companies	-	V	_
Fire Detection Equip.	Pool	.g cyclom	1		Trash Compactor TV Antenna	1	V	_
French Drain		uipment	++			V		\dashv
Gas Fixtures	-	aint. Accessories			Washer/Dryer Hookup Window Screens	V		_
Natural Gas Lines	Pool He				Public Sewer System		1	-
tem	YNU			Additi	ional Information			ᆿ
Central A/C	/	⊠ electric □ gas	nu		of units: PNE			\dashv
Evaporative Coolers	V	number of units:						-
Wall/Window AC Units		number of units:	2	an	ing with me		-	-
Attic Fan(s)	V	if yes, describe:		0	= 9 0-1000			\dashv
Central Heat	V	▼ electric □ gas	nu	mber o	f units: one			-
Other Heat	V	if yes, describe:						\neg
Oven	V	number of ovens:	1	D/e	lectric gas other:			-
Fireplace & Chimney	/	□ wood □ gas lo	as ſ	Imocl	k Oother:		_	-
Carport				ached	В смен.			-
Garage	V			ached				
D	V	number of units:			number of remotes:			-
Garage Door Openers	V	owned Sleas	ed fro	m T			_	-
Garage Door Openers Satellite Dish & Controls		owned lease		7.00	ontrol Box Removedo	0/14	100	4
	I V			مد		KV -	MI	40
Satellite Dish & Controls	V		П	other:	number of unite:	1	-	2.4
Satellite Dish & Controls Security System	V	Şelectric ☐ gas		other: _	number of units:	1		à
Satellite Dish & Controls Security System Vater Heater	V	Selectric gas		m	number of units:as covered:	1		1

Concerning the Property				AT		DECK.	laake Ln		
valer supply brovined hi	v: 🗆 oitu 🏗	·	. 122	New C	JIM,	T	78950		
Water supply provided by Was the Property built be	efore 10702	well M	UD Co	-op 🗆 ur	nkno	wn	other:		
Was the Property built be	elore 1978?	□ yes 🔀	no 🗆 ur	nknown					
(If yes, complete, sig	gn, and attac	th TAR-1906	concernin	ng lead-ba	sed	pain	hazarde)		
lo thorn	al		Age:	13	3	1100	hazards).		
is there an overlay roof c	covering on t	he Property	(shingles	or roof cov	Jorin	V P	(a	pprox	imat
☐ yes ☑ no ☐ unkno	own		,9.00	01 1001 001	verini	g pia	(a ced over existing shingles or roo	cove	ering
need of repair?	any of the it	ems listed in	this Secti	ion 1 that	are r	not in	working condition, that have def		
recet had a	Uno If ye	s, describe (attach ado	ditional she	eets	if ne	n working condition, that have det cessary): Water Softe	ects,	or ar
reset needed	4 \$50	17-		3	=3281011000		Sociel Softe	ne	1_
Section 2. Are you (Se	ller) awara	né n	are revenues a	220 995			p ²		
aware and No (N) if you	are not awa	or any derec	cts or mal	functions	in a	any o	of the following?: (Mark Yes (Y	if vo	
	are not awa	16.)					3 (1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	ii yo	u ai
Item	YN	Item			Y		Item		
Basement	V	Floors				1			Y N
Ceilings	V		ion / Slab(s	()	V	1	Sidewalks		V
Doors	V	Interior V		5)	V		Walls / Fences		V
Driveways	1		11 V 11 C 1 C 1 C 1 C 1 C 1 C 1 C 1 C 1		V	1	Windows		1
Electrical Systems	- V	Lighting			E	1	Other Structural Components		
Exterior Walls			g Systems		V	1	a demponents	-	-
Exterior vvalis		Roof			1	7		_	-
							neets if necessary):		
Section 3. Are you (Sell ou are not aware.)							neets if necessary):		
Section 3. Are you (Sell ou are not aware.)			following	g condition	ns:				
Section 3. Are you (Sell ou are not aware.) Condition Aluminum Wiring				g condition	ons:	(Mai	rk Yes (Y) if you are aware and	No (
Section 3. Are you (Sell you are not aware.) Condition Aluminum Wiring Asbestos Components	er) aware o		following	Condition Previous	ons: tion us Fo	(Mai	rk Yes (Y) if you are aware and	No (N) if
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26597 Old Laake

(TAR-1406) 01-01-16

retailer.

X

Initialed by: Buyer: __

certificate of mold remediation or other remediation).

public water supply as an auxiliary water source.

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a

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

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

Page 3 of 5

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26597 Old Laake

Concerning the Property at		New Ulm, TX 78950			
If the answer to any	y of the items in Se	ction 5 is yes, explain (attach		sary):	
As Reg	wired By	1 austin Cou	nty. 1X	ou.y/.	
		8 8 62			
Section 6 Seller	The Whee				
Section 7. Within	the last 4 years	ot attached a survey of the P	roperty.		
regularly provide	inspections and v	have you (Seller) received who are either licensed as in	any written inspection spectors or otherwise	reports from persons who	
Inspection Date	Type	- and complete the	ne following:		
- Duto	Туре	Name of Inspector		No. of Pages	
Note: A buye	er should not rely	on the above-cited reports			
Pro	operty. A buyer si	hould obtain inspections fro	as a reflection of the cu m inspectors chosen by	urrent condition of the	
		☐ Agricultural	☐ Disabled Veteran☐ Unknown		
Section 9. Have provider? yes Section 10. Have yours	you (Seller) ev	received proceeds for a claward in a legal proceeding) and lif yes, explain:	☐ Unknown amage to the Prope	Property (for example, an	
Section 9. Have provider? Tyes Section 10. Have y nsurance claim or which the claim was section 11. Does the equirements of Ch.	you (Seller) ever on the seller of the Header of the Heade	received proceeds for a cla	Unknown amage to the Properation for damage to the and not used the processing and not used the processing and not used in accordance unknownnoyes	Property (for example, an eds to make the repairs for	

Initialed by: Buyer: _____,

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and Selle

Page 4 of 5

26597 Old Laake

(TAR-1406) 01-01-16

Со		5597 Old Laake Ln ew Ulm, TX 78950
Sig	ller acknowledges that the statements in this notice are true to oker(s), has instructed or influenced Seller to provide inaccurate the statements of the statements in this notice are true to oker(s), has instructed or influenced Seller to provide inaccurate the statements in this notice are true to oker(s), has instructed or influenced Seller to provide inaccurate the statements in this notice are true to oker(s), has instructed or influenced Seller to provide inaccurate the statements in this notice are true to oker(s), has instructed or influenced Seller to provide inaccurate the statements in this notice are true to oker(s), has instructed or influenced Seller to provide inaccurate the statements in this notice are true to oker(s), has instructed or influenced Seller to provide inaccurate the statement of t	C IIIIVIIIIduuli Ur II) Omii any material information
Pri	nted Name: Barbara Kodenbeck. Pr	inted Name:
AD	DITIONAL NOTICES TO BUYER:	
(1)	The Texas Department of Public Safety maintains a database registered sex offenders are located in certain zip code are For information concerning past criminal activity in certain department.	ase that the public may search, at no cost, to determine if eas. To search the database, visit www.txdps.state.tx.us . tain areas or neighborhoods, contact the local police
(2)	If the property is located in a coastal area that is seaward o mean high tide bordering the Gulf of Mexico, the property Protection Act (Chapter 61 or 63, Natural Resources Code dune protection permit may be required for repairs or impauthority over construction adjacent to public beaches for m	respectively) and a beachfront construction certificate or
(3)	If you are basing your offers on square footage, measuindependently measured to verify any reported information.	urements, or boundaries, you should have those items
(4)	The following providers currently provide service to the property	ertv:
	Electric: FAYETTE ELECTRIC CO-OP Sewer: Water: Cable: DISH NET WORK Trash: TEXAS DISPOSAL SUPTEMS Natural Gas: Phone Company: INDUSTRY TELEPHONE Propane:	phone #:
(5)	This Seller's Disclosure Notice was completed by Seller as of as true and correct and have no reason to believe it to be factor and an inspector of Your Choice inspect the property.	
The ι	undersigned Buyer acknowledges receipt of the foregoing notion	ce.

Signature of Buyer

Date Signature of Buyer

Date

Printed Name: _____

Printed Name: ____



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED. ©Texas Association of REALTORS®, Inc., 2004

CC	DNCERNIN	IG THE PROPERTY AT Ne	5597 Old Laake Ln ww Ulm, TX 78950	
A.	DESCRI	PTION OF ON-SITE SEWER FACILITY ON PROPI		
	(1) Type	of Treatment System: Septic Tank A	Aerobic Treatment	Unknown
	(2) Type	of Distribution System: ORAIN FIELD	l	- Di Unionassa
	(3) Appro	oximate Location of Drain Field or Distribution Syste		Unknown Unknown
	(4) Instal	ller:		~
	(5) Appro	oximate Age: 13 years		Unknown
В.	MAINTE	NANCE INFORMATION:		Unknown
	Phone	ller aware of any maintenance contract in effect for to, name of maintenance contractor: e: contract expiration day		Yes TNo
	IVIGITIE	tenance contracts must be in effect to operate aerob r facilities.)	nic treatment and certain non-sta	ndard" on-site
		oximate date any tanks were last pumped?	F	
	(3) Is Sell If yes,	ler aware of any defect or malfunction in the on-site explain:	sewer facility?	Yes No
C.	(4) Does	Seller have manufacturer or warranty information av	vailable for review?	Yes 🗹 No
	(1) The fo	ollowing items concerning the on-site sewer facility at nning materials permit for original installation intenance contract manufacturer information	Carl to the contract of the co	was installed
		ing materials" are the supporting materials that ted to the permitting authority in order to obtain a pe	ermit to install the on-site sewer f	acility.
	(3) It may	y be necessary for a buyer to have the peri erred to the buyer.	mit to operate an on-site se	ewer facility
	1407) 1-7-04	to identification by buyer,	and Seller	_ Page 1 of 2
Phone:	979.733.4594	Ron Brown Company, 930 Walnut Street Columbus, TX 78934 Fax: 979.733.9009 Nicola Hammett Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, f	Michigan 48026 www.zipLogix.com	26597 Old Laake

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily and acceptable to TCEQ.

Facility	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf) Single family dwelling (3 bedrooms; less than 2,500 sf) Single family dwelling (4 bedrooms; less than 3,500 sf) Single family dwelling (5 bedrooms; less than 4,500 sf) Single family dwelling (6 bedrooms; less than 5,500 sf) Mobile home, condo, or townhouse (1-2 bedroom) Mobile home, condo, or townhouse (each add'l bedroom)	225 300 375 450 525 225 75	180 240 300 360 420 180 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 Barbara Rodenbeck Receipt acknowledged by:	06/18/2016 Date	Signature of Seller	Date
Signature of Buyer	Date	Signature of Buyer	Date



Austin County Appraisal District

Account Details for R000054953

906 E Amelia St Bellville, Texas 77418 Phone: (979) 865-9124 Fax: (979) 865-3296

Ownership

Owner Name:	Rodenbeck Barbara	First and the first control of the second
Owner Address:	Po Box 36, New Ulm , TX 7895000	36
Property _ocation:	26597 Old Laake Ln New ULM	
Ownership nterest:	1.000000	
Description:	A304 J TYLEE ACRES 6.912	
Deed Date:	2014-04-01	
Deed Type:		
Page #:	#141296	
Volume #:	AUSTIN CO FILE	
Instrument #:	04/01/14	
Exemptions	 Homestead 	
Tax Entities	 Austin County Bellville ISD Bellville Hos Dist Farm/market Rd 	Critical Information contained herein was obtained from an outside source and includes information regarding square footage, date built, site size and tar. This information has not been verified by Coldwell Banker The Ron Brown Company.
	 Spc Rd & Bridge 	Seller Seller
Improvement State Code:	A1 - Real, Res., Single Family	
Land State Code:	A1 - Real, Res., Single Family	

Productivity State Code:	
Map Grid:	Е
Last Update:	Jun 8 2016 3:44PM

Value

Improvement Value	\$118,904
Land Market Value:	\$78,935
AG Market Value:	\$0
AG Value:	\$0
Total Market Value:	\$197,839
Appraised Value:	\$186,128
Land Acres	6.9120
Impr Area Size	1176
Year Built	1994

Land Detail

Description	Acres	Market Value	
1	6.9120	\$78,935	Critical Information contained herein was obtained from an outside source and includes information regarding square footage; date built, site size and taxes. This information has not been verified by Coldwell Banker The Ron Brown Company.

Improvement Detail

Description	Area Size	Year Built	Value
Residential	1,176	1994	\$81,516
Enclosed Porch	224	1994	\$11,964

Patio	464	1994	\$1,424
Covered Patio Area	168	1994	\$868
7x8 Storage Area	56	0	\$663
24x32 Garage	768	1989	\$8,133
20x24 Carport	480	1989	\$2,186
8x24 Storage Area	192	2008	\$2,771
16x16 Shed	256	2008	\$2,717
8x16 Shed	128	2008	\$1,359
No Main Improvement	0	0	\$0
15x24 Barn	600	2003	\$5,303 Critical Information contained herein was obtained

Appraisal History +

from an outside source and includes information regarding square footage, date built, site size and taxes. This information has not been verified by Coldwell Banker The Ron Brown Company.

55	Security.		(5 6	iller So	eller Buyer	r Buyer	
Year	Impr HS	Impr NHS	Land HS	Land NHS	Ag Market	Ag Value	Total Market
2015	\$103,564	\$0	\$65,643	\$0	\$0	\$0	\$169,207
2014	\$99,726	\$0	\$65,643	\$0	\$0	\$0	\$165,369
2013	\$99,726	\$0	\$72,728	\$0	\$0	\$0	\$172,454
2012	\$100,620	\$0	\$72,728	\$0	\$0	\$0	\$173,348
2011	\$100,620	\$0	\$72,724	\$0	\$0	\$0	\$170,400
2010	\$100,620	\$0	\$72,724	\$0	\$0	\$0	\$154,909
2009	\$100,620	\$0	\$72,724	\$0	\$0	\$0	\$140,826
2008	\$96,155	\$0	\$79,336	\$0	\$0	\$0	\$122,803
2007	\$85,800	\$0	\$57,750	\$0	\$0	\$0	\$111,639
2006	\$85,800	\$0	\$51,820	\$0	\$0	\$0	\$101,490
2005	\$61,680	\$0	\$44,380	\$0	\$0	\$0	\$92,260
					Account to the second s		

2004	\$61,680	\$0	\$22,190	\$0	\$0	\$0	\$83,870
2003	\$56,550	\$0	\$22,190	\$0	\$0	\$0	\$78,740

* This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in Austin County Appraisal District's database and may not be used as a basis of protest or appeal.

**Values are not certified.

Critical Information contained herein was obtained from an outside source and includes information regarding square footage, date built, site size and taxes. This information has not been verified by Coldwell Banker The Ron Brown Company.

Buyer

Buyer

Seller

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June 16, 2016

Abstracts

Lot Lines

Parcels

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes, it does not represent an on-the-ground survey and represents only the approximate relative location of boundaries City Lamined Information contained herein was obtained from an outside source and includes information

regarding square footage, date built, site size and taxes.
This information has not been verified by Coldwell anker The Ron Brown Company.

Sciler

Buyer

Buyer This product and relative contents are the property of the respective governmental entity and BIS Consultants. Use is restricted for official purposes.

Source: Esri, DigitalGobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

0.05

0.1

0.2 km

1:3,611 0.06

0.12 mi



Austin County Appraisal District

906 E Amelia St Bellville, Texas 77418 Phone: (979) 865-9124 Fax: (979) 865-3296

Account Details for R000008947

Ownership

Owner Name:	Rodenbeck Barbara				
Owner Address:	Po Box 36, New Ulm , TX 7895	00036			
Property Location:	Old Laake Ln				
Ownership Interest:	1.000000				
Description:	A304 J TYLEE ACRES 5.988				
Deed Date:	2014-04-01				
Deed Type:					
Page #:	#141296				
Volume #:	AUSTIN CO FILE				
Instrument #:	04/01/14				
Exemptions					
Tax Entities	 Austin County Columbus ISD Farm/market Rd Spc Rd & Bridge 	from an ou regarding s This inform	ormation conta tside source an quare footage, nation has not be Ron Brown C	d includes info date built, site seen verified b	ermation size and taxe
Improvement State Code:	o ope ita a bilage		Julia	Daye	Duyer
_and State Code:	E3 - Non-Qualified Ag Land				
Productivity State Code:					

Alt Xref:	33278	
Map Grid:	E	
Last Update:	May 13 2016 4:18PM	

Value

Year Built	0	Critical Information contained herein was obtained from an outside source and includes information regarding square footage, date built, site size and taxes This information has not been verified by Coldwell Banker The Ron Brown Company.
Impr Area Size	0	
Land Acres	5.9880	
Appraised Value:	\$68,383	
Total Market Value:	\$68,383	
AG Value:	\$0	
AG Market Value:	\$0	
Land Market Value:	\$68,383	
Improvement Value	\$0	

Land Detail

Description	Acres	Market Value	
1	5.9880	\$68,383	

Improvement Detail

Description	Area Size	Year Built	Value
	0	0	\$0

Buyer

Appraisal History +

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Seller Seller Buyer Buyer

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