

# Texas Listing Service

The Realtor's™ Choice for Country Real Estate

**1211 FM 1697 - Burton 77835, Washington County**



**BILL JOHNSON AND ASSOC.  
REAL ESTATE CO.**

Office Phone: Bellville (979)  
865-5466 New Ulm (979) 992-  
2636

**REDUCED!!** Burton, Texas- This 16 acre tract of land with a 2 bedroom, 1 and a half bath brick home is located near Burton High School on FM 1697. The home was built in 1990 and has approximately 1500 square feet of living area. A 30' x 30' concrete floored metallic barn and several older tin barns round out the improvements. The land is presently being used to produce hay. One small pond is found near the front of the property. Minerals are negotiable.

**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IS BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**

List Price: \$300,000  
ID No.: 85200  
Listing Type: For Sale  
Use: Residential, Farm & Ranch  
Building: Single Family Residence - Single Level, 2 Bed, 1.5 Baths, 1,500 Sq. Ft.  
Construction: Standard Frame Brick Construction, Metal Roof, Built in 1990  
Acreage: 16.81 Acres  
Frontage: Paved Road, Farm to Market Road  
Other Features: Formals, Central Heat & Air, Garage/Carport, Barns, Public Water, Sewer, Pond, Mostly Flat, Improved Pasture  
Directions: From Burton- FM 390E turning left onto FM 1697 to property on the left.

## 16.8 Acres on FM 1697 inside Burton City Limits



Small Pond



Hay Field



30 x 30 Metal Barn



Wide Open Space

**Bill Johnson and Associates Real Estate Co.**

420 E. Main St., Bellville, TX 77418

424 Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville

979-992-2636 or 281-220-2636 - New Ulm

[www.bjre.com](http://www.bjre.com)

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**LOT OR ACREAGE LISTING**

Location of Property: From Burton: 390E turning left on FM 1697 to property on left Listing #: 85200  
 Address of Property: 1211 FM 1697, Burton TX 77835 Approx. Amount of Road Frontage: 360 ft. +/-  
 County: Washington Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO  
 Subdivision: N/A Lot Size or Dimensions: 16.809 Acres  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 16.8090**Price per Acre (or)****Total Listing Price:** \$300,000.00**Terms of Sale:**

Cash: ☒ YES ☐ NO  
 Seller-Finance: ☐ YES ☒ NO  
 Sell.-Fin. Terms:  
 Down Payment:  
 Note Period:  
 Interest Rate:  
 Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.  
 Balloon Note: ☐ YES ☐ NO  
 Number of Years:

**Property Taxes:**

		2014
School:	\$	1,693.11
County:	\$	469.44
City:	\$	723.55
Co. FM:	\$	199.99
Blinn Coll:		\$86.83
<b>TOTAL:</b>	<b>\$</b>	<b>3,172.92</b>

Agricultural Exemption: ☒ Yes ☐ No**School District:** Burton I.S.D.**Minerals and Royalty:**

Seller believes 100% \*Minerals  
 to own: 100% \*Royalty  
 Seller will Negotiable Minerals  
 Convey: Negotiable Royalty

**Leases Affecting Property:**Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

**Oil or Gas Locations:** ☐ Yes ☒ No**Easements Affecting Property:** Name(s):

Pipeline:

Roadway:

Electric: City of Burton

Telephone:

Water: City of Burton

Other:

**Improvements on Property:**Home: ☒ YES ☐ NO See HOME listing if Yes

Buildings: Metallic storage shed 30' x 30' ft w/concrete flooring

Barns: Several small tin barns

Others: None

Approx. % Wooded: 0%

Type Trees: N/A

**Fencing:** Perimeter ☒ YES ☐ NO

Condition: Fair

Cross-Fencing: ☒ YES ☐ NO

Condition: Fair

**Ponds:** Number of Ponds: 1

Sizes: 1/3 Acre

**Creek(s):** Name(s): None**River(s):** Name(s): None**Water Well(s): How Many?** None

Year Drilled: Depth:

**Community Water Available:** ☒ YES ☐ NO

Provider: City

**Electric Service Provider (Name):**

Bluebonnet Electric

**Gas Service Provider**

Private

**Septic System(s): How Many?** N/A

Year Installed:

**Soil Type:** clayish loam**Grass Type(s):** native**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey**Nearest Town to Property:** Inside Burton city limits

Distance:

**Approximate driving time from Houston:** Under 2 hours**Items specifically excluded from the sale:**

All of Sellers personal property located on said 16.809 acres.

**Additional Information:**

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**HOME LISTING**

Address of Home:	1211 FM 1697, Burton TX 77835		Listing	85200
Location of Home:	From Burton FM 390E turning left on FM 1697 to property on left			
County or Region:	Washington	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	N/A	Property Size:	16.809 Acres	
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<b>Listing Price:</b>	<b>\$300,000.00</b>			
<b>Terms of Sale</b>				
Cash:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
Seller-Finance:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
<b>Sell.-Fin. Terms:</b>				
Down Payment:				
Note Period:				
Interest Rate:				
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.			
Balloon Note:	<input type="checkbox"/> YES	<input type="checkbox"/> NO		
Number of Years:				
<b>Size and Construction:</b>				
Year Home was Built:	1990			
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES			
Bedrooms:	2	Bath:	1 1/2	
Size of Home (Approx.)	1,500	sq. ft. Living Area		
	1,800	sq. ft. Total		
Foundation:	<input checked="" type="checkbox"/> Slab <input checked="" type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:	Metal	Year Installed:	1990	
Exterior Construction:	Brick			
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>			
Living Room:	19 x 13			
Dining Room:	9 x 13			
Kitchen:	13 x 12			
Family Room:	13 x 9			
Bath:	15 x 9	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Bath:	9'6" x 6	<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Bath:		<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	
Master Bdrm:				
Bedroom:	15 x 13			
Bedroom:	15 x 13			
Bedroom:				
Other:	Hallway 4 x 31			
Garage:	<input checked="" type="checkbox"/> Carport: <input type="checkbox"/>	No. of Cars:	2	
Size:	21 x 21 on slab		<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached
<b>Porches:</b>				
Front: Size:	4 x 4			
Back: Size:				
Deck: Size:	<input type="checkbox"/> Covered			
Deck: Size:	<input type="checkbox"/> Covered			
Fenced Yard:				
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size:	30 x 30	
Construction:	Metal			
TV Antenna:	<input checked="" type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/>			

**Home Features**

- ☒ Ceiling Fans No. 7
- ☒ Dishwasher
- ☐ Garbage Disposal
- ☐ Microwave (Built-In)
- ☒ Kitchen Range (Built-In) ☒ Gas ☐ Electric
- ☒ Other Cook-top-Gas; Oven-Elec

**Items Specifically Excluded from The Sale: LIST:**

All of Seller's personal property located on said 16.809 ac.

**Heat and Air:**

- ☒ Central Heat Gas ☐ Electric ☒ 1
- ☒ Central Air Gas ☐ Electric ☒ 1
- ☐ Other: \_\_\_\_\_
- ☐ Fireplace(s)
- ☐ Wood Stove
- ☒ Water Heater(s): ☒ Gas ☐ Electric

**Utilities:**

- Electricity Provider: Bluebonnet Electric
- Gas Provider: Propane Tank
- Sewer Provider: City of Burton
- Water Provider: City of Burton
- Water Well: ☐ YES ☒ NO Depth: N/A
- Year Drilled: N/A
- Average Utility Bill: Monthly: \_\_\_\_\_

**Taxes:**

- 2014 Year
- School: \$1,693.11
- County: \$469.44
- City: \$723.55
- Co. FM: \$199.99
- Blinn Coll: \$86.83
- Taxes: \$3,172.92
- School District: Burton

**Additional Information:**

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1211 Farm to Market 1697, Burton, TX 77835, US

1697

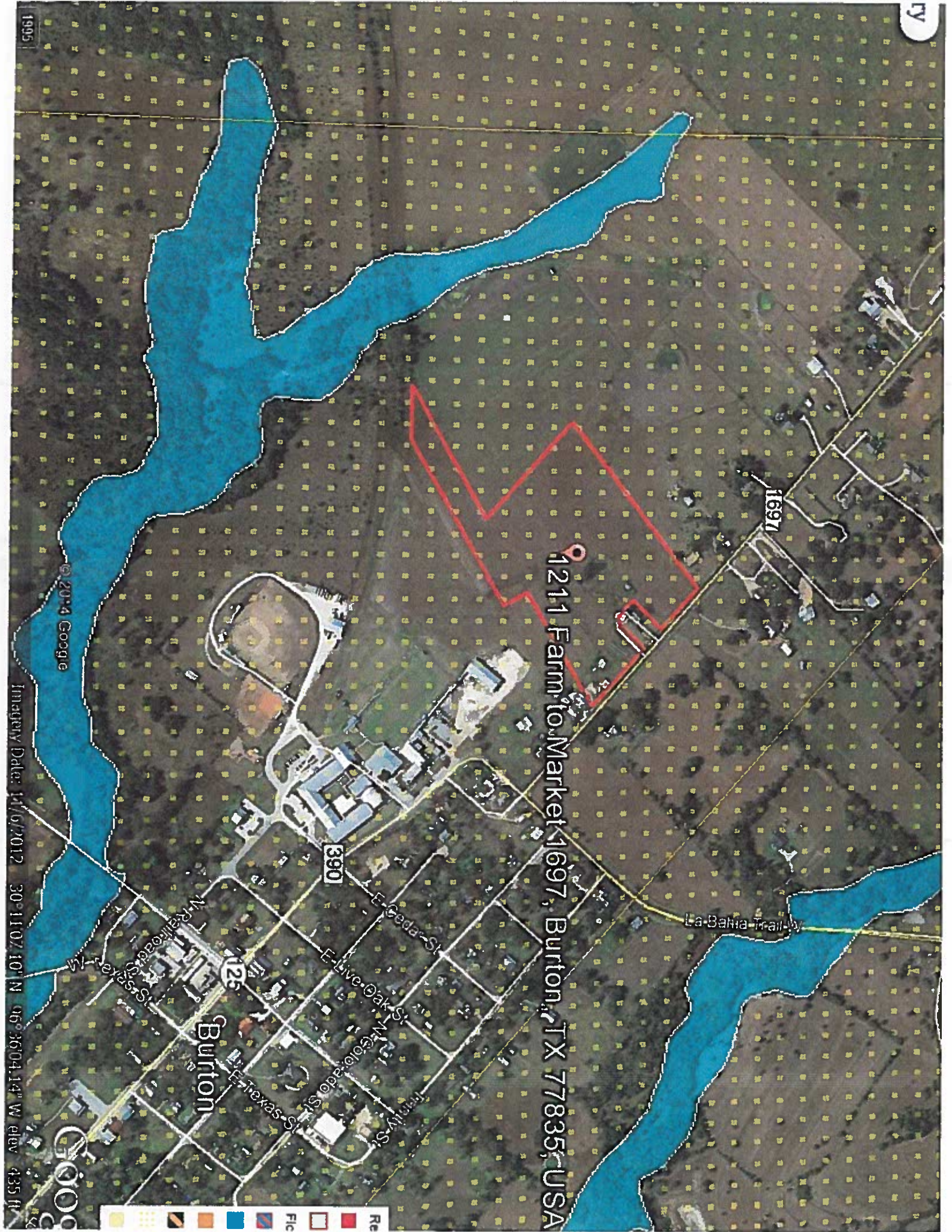
390

© 2014 Google

1995

Imagery Date: 11/6/2012 30°11'10.14" N, 96°36'06.54" W, elev 410 ft





1697

1211 Farm to Market 1697, Burton, TX 77835, USA

390

Burton

La Bahia Trail W

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© 2014 Google

Imagery Date: 10/6/2012 30°11'07.10" N 96°36'04.14" W elev 435 ft





1697

1211 Farm to Market 1697, Burton, TX 77835, US

390

N Main St

E Cedar St

E Live Oak St

Pecan St

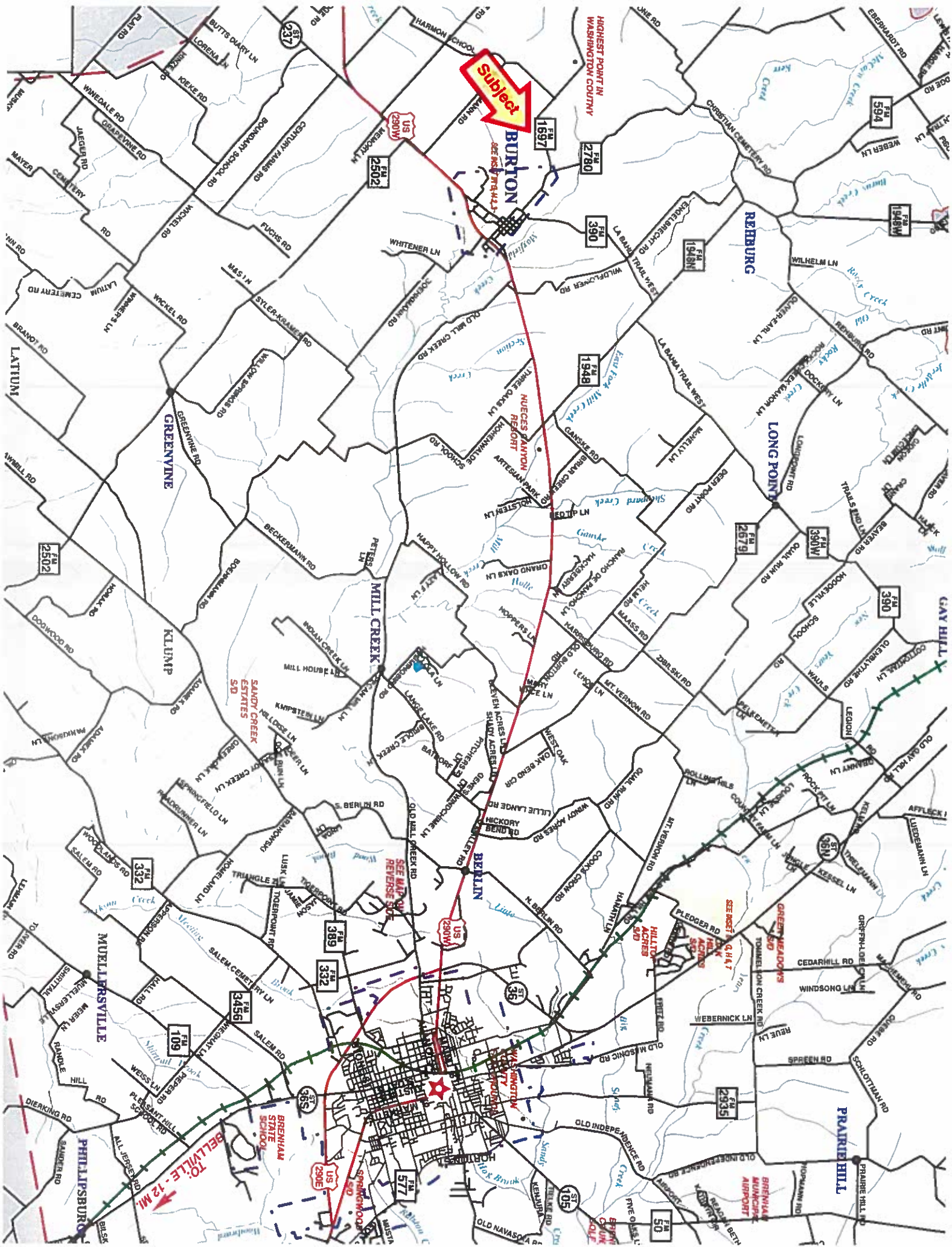
125

© 2014 Google

Imagery Date: 11/6/2012 30°14'08.00\"/>

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# 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.**

CONCERNING THE PROPERTY AT 1211 FM 1697, Burton TX 77835

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

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Evaporative Coolers			<input checked="" type="checkbox"/>	number of units: _____
Wall/Window AC Units		<input checked="" type="checkbox"/>		number of units: _____
Attic Fan(s)			<input checked="" type="checkbox"/>	if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>			<input type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Other Heat			<input checked="" type="checkbox"/>	if yes, describe: _____
Oven	<input checked="" type="checkbox"/>			number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney		<input checked="" type="checkbox"/>		<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport			<input checked="" type="checkbox"/>	<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="checkbox"/>			number of units: <u>1</u> number of remotes: <u>1</u>
Satellite Dish & Controls		<input checked="" type="checkbox"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System			<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>Protection One</u>
Water Heater	<input checked="" type="checkbox"/>			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>1</u>
Water Softener			<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler			<input checked="" type="checkbox"/>	<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility			<input checked="" type="checkbox"/>	if yes, attach information About On-Site Sewer Facility (TAR-1407)



Concerning the Property at 1211 FM 1697, Barton, Tx 77835

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 TAR-1906 concerning lead-based paint hazards).

Roof Type: Metallic Age: 24 yrs (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

☐ yes ☒ no ☐ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): \_\_\_\_\_

**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		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

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		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>
Other Structural Repairs		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>



Concerning the Property at 1211 FM 1697, Burton, TX 77835

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

\*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):

Old Burns

**Section 5. 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 or not in compliance with building codes in effect at the time.
- ☐ ☒ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  
Name of association: \_\_\_\_\_  
Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ and are: ☐ mandatory ☐ voluntary  
Any unpaid fees or assessment for the Property? ☐ yes (\$ \_\_\_\_\_) ☐ no  
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- ☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  
Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: \_\_\_\_\_
- ☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- ☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- ☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- ☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.
- ☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.  
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- ☐ ☒ Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- ☐ ☒ The Property is located in a propane gas system service area owned by a propane distribution system retailer.



Concerning the Property at 1211 FM 1697, Barton, Tx 77835

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

Section 6. Seller ☐ has ☒ has not attached a survey of the Property.

Section 7. 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 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Homestead           | <input type="checkbox"/> Senior Citizen          | <input type="checkbox"/> Disabled         |
| <input type="checkbox"/> Wildlife Management | <input checked="" type="checkbox"/> Agricultural | <input type="checkbox"/> Disabled Veteran |
| <input type="checkbox"/> Other: _____        |  | <input type="checkbox"/> Unknown          |

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

Section 10. 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 11. 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.*

Concerning the Property at 1211 FM 1697, Burton, TX 77835

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.

✓ Edgar Dudensing Jr 7-14-14 ✓ Beatrice Dudensing 7-14-14  
Signature of Seller Date Signature of Seller Date  
Printed Name: Edgar Dudensing Jr Printed Name: Beatrice Dudensing

**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 [www.txdps.state.tx.us](http://www.txdps.state.tx.us). 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 you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric: <u>Bluebonnet Electric</u>	phone #: <u>1-800-842-7708</u>
Sewer: <u>City of Burton (Betsy)</u>	phone #: <u>? 979-289-3402</u>
Water: <u>City of Burton</u>	phone #: <u>? 979-289-3402</u>
Cable: _____	phone #: _____
Trash: <u>City of Burton</u>	phone #: <u>? 979-289-3402</u>
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: <u>Privately Owned Tank</u>	phone #: <u>Buyers Choice</u>

(5) 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: _____	



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