DBL REAL ESTATE 1702 E MAIN ST

MADISONVILLE, TX 77864

(936) 348-9977 PH/(936) 348-9979 FAX





4049 & 4056 CR 178, SINGLETON

Gen. Prop. Description: (2) 4/2 MH, both built 1998

Acreage: 5.52 AC

Road Frontage: County Maintained Dirt/Gravel

School District: Anderson-Shiro CISD

Water/Sewer: Water Well/Conventional Septic System

List Price: \$127,500

Directions From Madisonville: Exit #142 & turn L on Hwy 21W, go 2 mi & turn L on Hwy 90,

go 20 mi & turn R on CR 178, go 6/10 mi to property on R, sign posted.

GREAT INVESTOR OPPORTUNITY LIVE IN ONE HOME & RENT THE OTHER OR RENT THEM BOTH!

Buyer's Agents Welcome, but Must Accompany Client from Initial Showing Forward to participate in commission. DBL Real Estate Strives to represent all properties accurately but DBL Real Estate does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us. Though all information presented is believed to be reliable we do not guarantee the reliability of any information given. Buyer should independently verify all information.



Single-Family ML #: 72233437 Status: A

LP/SF: \$ Tax Acc #: County: Grimes SP/SF: \$0.00 25537 59.92 Area: 60 -Location: 113 -Also For Lease: No

KM: 999Z **Grimes County Grimes County**

LP: \$127,500

City: Singleton Zip: <u>77831 -</u> Addr: 4056 CR 178

Country: Sub: Sleepy Hollow State: Texas **United States**

Master Planned Listing Firm: DBL Real Estate Community: No/

Legal: Sleepy Hollow, J W Scott, Sec #: None Mkt Area: Other

Lot 1 (E/2), 5.52 AC

SqFt: Year Built: 1998/Appraisal 2128/Appraisal Lot Size: I

District District

Elem: High: SchDist: 135 -Middle: Anderson-Anderson-Anderson-Shiro Anderson-Shiro Shiro Shiro

SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

Description and Room Dimensions

Style: Ranch # Stories: 1 New Construction: No/ Builder Name: # Bedrooms: 4 / ApproxComplete: Access: Driveway Gate #FB/HB: 2/0 Type: Manufactured LotSize: / LotDim: Acres: / Utility Rm: Garage: 0/

Living: 21X15 Dining: 1st Bed: 13X15 4th Bed: 10X12 Carport: 2/Detached Carport

Den: **20X13** Kitchn: 17X10 2nd Bed: 10X11 FrntDoorFaces: 5th Bed:

Brkfst: 11X10 3rd Bed: 10X13 Game Rm: Gar/Car:

Study: 13X11 ExtraRm: Media: Show: Appointment Required

Dir: From I-45N @ Madisonville: Exit #142 & turn L on Hwy 21W, go 2 mi & turn L on Hwy 90, go 20 mi & turn R on CR 178, go 6/10 mi to property on R. sign posted.

Physical Property Description - Public: Singleton - Investor Opportunity! Move-in ready w/ 2 homes & 5.52 Ac. Home #1 (Blue): 4/2/2CPT, 2128 SF & built 1998, large LR, breakfast room, great room & split floor plan. Home #2(Yellow): 4/2, 1944 SF & built 1998, huge LR, formal DR, eat-in kitchen & split floor plan, Land has cleared area giving each home a large yard & has wooded areas w/ walking trails. Currently generates over \$1500/per mo in rent. Owner may divide. Asking \$127,500

Interior, Exterior, Utilities and Additional Information

Microwave: No Dishwasher: Yes Cmpctr: No Dispsl: Yes SeplceMkr: No Oven: Gas Oven Range: Gas Range

Fireplace: I UtilRm: Utility Rm in House Connect: Electric Dryer Connections, Washer Connections Bedrooms: All Bedrooms Down

Energy: Ceiling Fans Rooms: 1 Living Area, Breakfast Room, Den, Study/Library

Green/Energy Certifications:

Interior: Flooring: Carpet, Laminate Countertops:

Master Bath: Double Sinks, Master With Tub Prvt Pool: No/ AreaPool: No

Roof Composition Exter Constr: Unknown Extr: Back Yard Fenced, Storage Shed Foundation: Block & Beam

Lot Desc: Cleared, Wooded St Surf: Dirt

Utility Dist: Waterfront Features:

Golf Course Name: Cool: Central Electric Heat ¹⁵: Propane Wtr/Swr Septic Tank, Well

Defects: No Known Defects Restrictions: Unknown/Verify Exclusions:

Disclosures: Sellers Disclosure Management Co./HOA Name: No //

Maint Fee: No/\$0/ Tax w/o Exempt/Yr: \$/

Financing Available: Cash Sale, Conventional

Tax Rate:



Front view of home #1



Gated entrance to 5+ AC



Kitchen - home #1



LR - home #1



Den - home #1



Master BR - home #1



Master BA - home #1



Spare BR - home #1



Spare BR - home #1



Spare BR - home #1



Storage Shed - home #1



CPT - home #1



Back yard - home #1



Front view - home #2



Kitchen - home #2



Formal DR - home #2



LR - home #2



Master BR - home #2



Master BA - home #2 (also has sep shower)



Spare Br - home #2



Wooded acreage



Wooded acreage

Data Not Verified/Guaranteed by MLS Obtain signed HAR Broker Notice to Buyer Form

Prepared by: Don Hatcher



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.

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CONCEDNING THE DDO	OFOT	V AT								178			
CONCERNING THE PRO										X 77831			
DATE SIGNED BY SELL	ER A	ND IS	NO	ΤА	SL	BSTITUTE FOR A	NY	INSF	PECT	TION OF THE PROPERTY A TIONS OR WARRANTIES TH SELLER'S AGENTS, OR AN	EE	BUY	ER/
Seller ☐ is ☐ is not occ	cupyin	g the l	rop	erty	. If	unoccupied (by Sel	ler)	how	long	since Seller has occupied the	Pro	pe	rty?
						er occupied the Pro	•	-					
Section 1. The Property	y has t	the ite	ms itan	mar	ked	below: (Mark Yes	(Y), No	(N), (or Unknown (U).) e which items will & will not conve			
Item	YN			em		conveyed. The contra		N.L		Item	-	NI.	5° 1 2
Cable TV Wiring	TIN	0	_		4 D	ronono Goo:	Y	N	_		Υ	N	U
Carbon Monoxide Det.	V					ropane Gas: Imunity (Captive)	-	19 5	-	Pump: sump grinder	-	1	
Carbon Monoxide Det. Ceiling Fans	X	-					┼	1	-	Rain Gutters	1	3	-
Cooktop	250		_	lot T		roperty	-	300	-	Range/Stove	/	-	
Dishwasher	1		-			Custom	-	#	100 COST	Roof/Attic Vents	1	1	
Disposal	1/		_	licro		System		1 1 1		Sauna Smoke Detector	-	/	-
Emergency Escape	<i>\$</i> :	-/				Grill	+	1	-		1	-	
Ladder(s)	10	1	'	ulu	JOI	GIII		A STATE OF THE STA	Ì	Smoke Detector – Hearing			
Exhaust Fans	1		- P	atio	/De	okina	1	-	-	Impaired		1	
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Fire Detection Equip.	A 1/1	7		Pool			3	1 5	-	Trash Compactor TV Antenna	+	1	-
French Drain	g .		-		Fai	uipment	┼	1	-	Washer/Dryer Hookup	1	1	-
Gas Fixtures	A		-			nt. Accessories	-	0	-	Window Screens	0.		Jr.
Natural Gas Lines	1			ool			-	4	-	Public Sewer System	1	1	
								18				-	
Item			Y	N	U					al Information			
Central A/C			1		_	☑ electric ☐ gas	n	umbe	r of u	nits:			
Evaporative Coolers			ļ.	,	BARRA	number of units: _							
Wall/Window AC Units			<u> -</u>	V		number of units: _	L	1					
Attic Fan(s)			<i>D</i>	and the same		if yes, describe:							
Central Heat			V	8		electric gas	n	umbe	r of u	nits:			
Other Heat			45	STATE OF	<i>d</i>	if yes, describe:	1		1.			_	
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Fireplace & Chimney			┼	is and	/	wood gas lo				otner:			_
Carport Garage			+		<i>y</i>			tache					
Garage Door Openers			-	100	-		n ai	tache	a	number of remotes.			
Satellite Dish & Controls			. 4	\$55°	Par	number of units: _	ad f	rom.	-E	number of remotes:			
Security System			1	Nach	-	owned Dlease							==_
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Water Softener			3.//	CROSS 1	-	☐ electric ☐ gas☐ owned ☐ lease			·	number of units:			
Underground Lawn Sprin	kler			1	-	automatic m			arcos	covered:			
Septic / On-Site Sewer F			1	₩.						On-Site Sewer Facility (TAR-1	407	1	_
Copilo / Cit Oite Gewei I	acinty		W			ii yes, allacii iiiiOii	ııalı	OH AL	Jour	on-one Sewer Facility (TAR-1	407	1	

(TAR-1406) 01-01-14 DBL Real Estate, 1702 E. Main Street Madisonville, TX 77864

Initialed by: Buyer: __

and Seller: CC

Page 1 of 5

Phone: (936)348-9977 Fax: (936)348-9979
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

4049 CR 178

Concerning the Property at				S		CR I, TY	178 K 77831		
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as the Property built befo									
(If yes, complete, sign,						paint	hazards).		
oof Type: Chis.	ec.		Ane		2	J	(appr	oxima	ate)
there an overlay roof cov	ering on the	Property (shire	ر ممان	. Or 1	oof caveri	na nlao	(approped over existing shingles or roof co	verin	ua) S
lyes ☑no ☐unknow		r roperty (simi	gie	5 01 1	OUL COVELL	ig pia	sed over existing stringles of foor oc	, , , , , , , , ,	9).
tyes Ino Danknow	"								
re you (Seller) aware of a	ny of the iter	ns listed in this	Se	ction	1 that are	not in	working condition, that have defect	s, or	are
eed of repair? yes [no If yes,	describe (attac	ch a	dditi	onal sheets	if ned	cessary):		
			or n	ıalfu	nctions ir	any o	of the following?: (Mark Yes (Y) if	you	are
ware and No (N) if you a	re not awar	a.)							
ltem	YN	Item			Υ	N	Item	Υ	N
Basement		Floors				SECRETAL STATE OF	Sidewalks		E A
Ceilings		Foundation	/ Sla	ab(s)		Estate V	Walls / Fences		10100
Doors		Interior Wall	s			Carada San	Windows		R
Driveways	Mark of the same	Lighting Fixt	ture	s		and the same	Other Structural Components		N. S. S. S.
Electrical Systems	Segar	Plumbing Sy							
Exterior Walls		Roof	, 510			SERVE V.			
Exterior Walls		11001	-						L
the answer to any of the i	items in Sec	tion 2 is yes, e	xpla	in (a	ttach addit	onal s	sheets if necessary):		
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ection 3. Are you (Sell	er) aware o	f any of the fo	ollo	wing	condition	s: (Ma	ark Yes (Y) if you are aware and i	No (N	4) II
ection 3. Are you (Sellou are not aware.)	er) aware o	f any of the fo	ollov	wing	condition	s: (Ma	ark Yes (Y) if you are aware and i	1) oN	N) II
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(TAR-1406) 01-01-14

of Methamphetamine

(If yes, attach TAR-1414)

Located in Historic District

Historic Property Designation

Previous Flooding into the Structures

Previous Flooding onto the Property

Previous Use of Premises for Manufacture

Initialed by: Buyer: ___

and Seller:CC

Previous treatment for termites or WDI

Termite or WDI damage needing repair

Previous termite or WDI damage repaired

Single Blockable Main Drain in Pool/Hot

destroying insects (WDI)

Previous Fires

Tub/Spa*

Page 2 of 5

4049 CR 178

Co	ncerning	g the Property at SINGLETON, TX //831
If th	ne answ	er to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
wh	ich has	*A single blockable main drain may cause a suction entrapment hazard for an individual. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if the content of the property that is in need of repair, not been previously disclosed in this notice? yes
	aware	Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are Room additions, structural modifications, or other alterations or repairs made without necessary permits or not rin 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.
	Ø	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.
	The state of the s	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	- Activity	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).
	Q de la companya della companya della companya de la companya della companya dell	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.

(TAR-1406) 01-01-14

Initialed by: Buyer: _____, ___ and Seller.

and Seller.CC___,___

Concerning the Pro	perty at	4049 CR 178 SINGLETON, TX 77831							
If the answer to any	of the items in S	Section 5 is yes, explain (attach additional sheets if necessar	ry):						
		not attached a survey of the Property.							
regularly provide	inspections and	ars, have you (Seller) received any written inspection ro d who are either licensed as inspectors or otherwise per es, attach copies and complete the following:							
Inspection Date	Туре	Name of Inspector	No. of Pages						
<i>Pr</i> Section 8. Check ☐ Homestead ☐ Wildlife Mana	roperty. A buye k any tax exemp agement	ely on the above-cited reports as a reflection of the curver should obtain inspections from inspectors chosen by stion(s) which you (Seller) currently claim for the Propert	the buyer.						
provider? ☐ yes Section 10. Have insurance claim o	vou (Seller) ev or a settlement o	ever filed a claim for damage to the Proper received proceeds for a claim for damage to the For award in a legal proceeding) and not used the proceedes for a lf yes, explain:	Property (for example, and						
requirements of C	hapter 766 of th	ave working smoke detectors installed in accordance ne Health and Safety Code?* unknown no yes.	. If no or unknown, explain.						
smoke dete which the du know the bu	ectors installed in welling is located	and Safety Code requires one-family or two-family dwelling accordance with the requirements of the building code in d, including performance, location, and power source require uirements in effect in your area, you may check unknown also e information.	effect in the area in ements. If you do not						
of the buyer evidence of the buyer n specifies the	r's family who wi the hearing impa nakes a written e locations for in	to install smoke detectors for the hearing impaired if: (1) the ill reside in the dwelling is hearing-impaired; (2) the buyer givaliment from a licensed physician; and (3) within 10 days after request for the seller to install smoke detectors for the hipstallation. The parties may agree who will bear the cost of	ves the seller written er the effective date, earing-impaired and						

(TAR-1406) 01-01-14

Initialed by: Buyer: _____,

and Seller: CC,

4049 CR 178

Con	cerning the Property at	s	INGLETON,	TX	77831
	er acknowledges that the statements in this ter(s), has instructed or influenced Seller to				
Sign	nature of Seller	Date	Signature of	Seller	r Dat
Print	ted Name: CAROLYN COBORN		Printed Name	ə:	
۸۵۲	NITIONAL MOTICES TO BLIVED.				
ADL	DITIONAL NOTICES TO BUYER:				
(1)	The Texas Department of Public Safety registered sex offenders are located in ceroin formation concerning past crimin department.	ertain zip code	areas. To se	arch t	the database, visit www.txdps.state.tx.us
(2)	If the property is located in a coastal area mean high tide bordering the Gulf of Me Protection Act (Chapter 61 or 63, Natural dune protection permit may be required authority over construction adjacent to put	exico, the prop I Resources Co for repairs or	perty may be ode, respectiv improvements	subje ely) a s. Cor	ect to the Open Beaches Act or the Dur and a beachfront construction certificate on the local government with ordinance
(3)	If you are basing your offers on squar independently measured to verify any rep			or bo	ooundaries, you should have those item
(4)	The following providers currently provides	service to the p	property:		
	Electric: M, d-South		nhone	2 #·	
	Sewer: Conversion	Scotu	•		
	Water: Landon Wel	1/4	•		
	Cable: DISL		phone		
	Trash: NOV		phone		
	Natural Gas:				
	Phone Company:				
	Propane:		phone		
(5)	This Seller's Disclosure Notice was comp as true and correct and have no reason to AN INSPECTOR OF YOUR CHOICE INS undersigned Buyer acknowledges receipt of	to believe it to SPECT THE PF	be false or in ROPERTY.		ned. The brokers have relied on this notic rate. YOU ARE ENCOURAGED TO HAV
-	nature of Buyer ted Name:	Date	Signature of Printed Name	•	er Da

(TAR-1406) 01-01-14



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

CO	NCERNING THE PROPERTY AT		4049 CR 178 SINGLETON, TX 77831						
Α.	DESCRIPTION OF ON-SITE SEWER F	ACILITY ON	I PROPERTY:						
	(1) Type of Treatment System: Second	Septic Tank	Aerobic Treatment	Unknown					
	(2) Type of Distribution System:								
	(3) Approximate Location of Drain Field								
	(5) Approximate Age: 13 y C								
В.	MAINTENANCE INFORMATION:								
	(1) Is Seller aware of any maintenance If yes, name of maintenance contract Phone: Maintenance contracts must be in esewer facilities.)	ctor: contract exp	iration date:						
	(2) Approximate date any tanks were last pumped? No wee								
	(3) Is Seller aware of any defect or mali			Yes No					
	(4) Does Seller have manufacturer or w			TYes No					
C.	PLANNING MATERIALS, PERMITS, A								
	(1) The following items concerning the concerning materials permit for maintenance contract manuf	r original inst	tallation 🔲 final inspection when C	OSSF was installed					
	(2) "Planning materials" are the supp submitted to the permitting authority								
	(3) It may be necessary for a buy transferred to the buyer.	er to have	the permit to operate an on-s	ite sewer facility					
	R-1407) 1-7-04 Initialed for Identificati	on by Buyer	and Seller C. C.	Page 1 of 2					

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 wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

	Usage (gal/day) without water-	Usage (gal/day) with water-
<u>Facility</u>	saving devices	saving devices
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.

Carolyn Cobom	2-1-14		
Signature of Seller CAROLYN COBORN	Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date



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 PROF	>FRT	ΓΥ ΑΤ			ST			CR 178 , TX 77831		
THIS NOTICE IS A DISCL	.osu	JRE O	F SEL		S KNOWLEDGE OF	- Th	IE COI	NDITION OF THE PROPERTY AS ECTIONS OR WARRANTIES THE		
MAY WISH TO OBTAIN. AGENT.	IT IS	NOT	A WA	RRAI	NTY OF ANY KIND	ВҮ	SELL	ER, SELLER'S AGENTS, OR AN'	Y O	THER
Seller is is not occ	upyi	ng the	Prope	rty. If	unoccupied (by Se	ller).	how le	ong since Seller has occupied the	Pro	perty?
					er occupied the Pro			·		, ,
Section 1. The Property This notice does not	has estal	the it	ems n	arke to be	d below: (Mark Ye conveyed. The contra	s (Y) act w), No (l vill dete	N), or Unknown (U).) rmine which items will & will not conve	y.	
Item	Y N	U	Ite	m		Y	N/U	Item	Υ	N/U
Cable TV Wiring	V		Lic	uid P	ropane Gas:	1	1	Pump: ☐ sump ☐ grinder		V,
Carbon Monoxide Det.	N		-L.	Cor	nmunity (Captive)			Rain Gutters		W
Ceiling Fans	V		-LI	on F	Property	V	1	Range/Stove	\checkmark	
Cooktop	V		Ho	t Tub		1	1	Roof/Attic Vents	V	
Dishwasher	1		Int	ercon	n System			Sauna		J
Disposal	V		Mi	crowa	ive		1	Smoke Detector	1	/ /
Emergency Escape	1.		OL	tdoor	Grill	1	1	Smoke Detector - Hearing	1	
Ladder(s)	1 4						V	Impaired		V
Exhaust Fans	1		Pa	tio/De	ecking	1	6/	Spa		
Fences	1				g System		1	Trash Compactor		3/
Fire Detection Equip.	1		Po			1	V	TV Antenna		1
French Drain	1		Po	ol Eq	uipment		1	Washer/Dryer Hookup	1	
Gas Fixtures	11				int. Accessories		V	Window Screens	1	/
Natural Gas Lines	. 1		Po	ol He	ater			Public Sewer System		1
Item			Υ	N U	ļ		Addi	itional Information		
Central A/C			V		☐ electric ☐ gas	s n	umber	of units:		
Evaporative Coolers				N	number of units:					
Wall/Window AC Units			,		number of units:		1			
Attic Fan(s)					if yes, describe:_					
Central Heat				1	electric agas	n	umber	of units: PROPANE		
Other Heat					if yes, describe:_					
Oven					number of ovens:	1	0	electric gas other: PRO!	PA	Ne
Fireplace & Chimney				/	□ wood □ gas lo	gs	☐ mo	ock 🗖 other:		
Carport			1.00	,	attached In	ot at	tached	<u> </u>		
Garage					attached n	ot at	tached			
Garage Door Openers			1		number of units:			number of remotes:		
Satellite Dish & Controls			3	A	owned leas	ed f	rom _	Dish		
Security System			1		owned leas	ed f	rom _			
Water Heater			V		electric gas		other	: PROPAIN number of units:		
Water Softener				//	□ owned □ leas	ed f	rom _			
Underground Lawn Sprin	kler					nan		reas covered:		
Septic / On-Site Sewer F	acility	У	V		if yes, attach Infor	mat	ion Ab	out On-Site Sewer Facility (TAR-14	107)
(TAR-1406) 01-01-14		Initia	aled by	· Buy	er. \	. *.	and S	eller: DM , SM P	age	1 of 5
DBL Real Estate, 1702 E. Main Street Madisonvil Don Hatcher	lle,TX 77		•			een Mil	Phone: ((936)348-9977 Fax: (936)348-9979 raser, Michigan 48026 www.zipLogix.com		056 CR 178

Concerning the Property a	ot			51	4056 CR 1			
		-11 (514/11)						
Water supply provided by:	•			•		other:		-
Was the Property built bet		•	-					
(If yes, complete, sign						•		
Roof Type: ShING	1es 2	ove we	ρAg	je:	OMO	(ap	oproxima	ate)
Is there an overlay roof co	vering on the	Property (shir	igle	es or re	oof covering place	ed over existing shingles or roof	coverin	g)?
]yes ☑no ☐unknov		. , ,	•		3,			
•			1					
- · · · · · · · · · · · · · · · · · · ·						working condition, that have def		
			or	malfui	nctions in any o	f the following?: (Mark Yes (Y) if you	are
aware and No (N) if you					V	Bow	V	N.
Item	YN	Item			YN	Item Sidewalks	Υ	N
Basement		Floors	- i					9 100°
Ceilings	0	Foundation		lab(s)	9	Walls / Fences		OLE .
Doors		Interior Wal	ls		AND DE	Windows		e per
Driveways	200	Lighting Fix	tur	es	and the same	Other Structural Components	;	STATISTICS AND ADDRESS OF THE PARTY OF THE P
Electrical Systems	Brown Service	Plumbing S	yst	ems	Barret Jane			
Exterior Walls		Roof	-		1			
Section 3. Are you (Se you are not aware.)	ller) aware o	f any of the fo	ollo	wing	conditions: (Ma	rk Yes (Y) if you are aware an	d No (N	1) if
Condition			Υ	N	Condition		γ	N A
Aluminum Wiring			_	1	Previous Found	dation Repairs		V ver
Asbestos Components				1	Previous Roof I	Repairs		
Diseased Trees: all oak	wilt 🔲			See See	Other Structura	l Repairs		1682
Endangered Species/Ha	bitat on Prope	erty		100 Date	Radon Gas			Value of the same
Fault Lines				Age .	Settling			V255
Hazardous or Toxic Was	ste			Vocas	Soil Movement			100
Improper Drainage				1	Subsurface Str			W.
Intermittent or Weather S	Springs			V	Underground S			TEXAS .
Landfill Lead-Based Paint or Lea	ad Pasad Dt I	Jazarda		1	Unplatted Ease Unrecorded Ea			The sale
Encroachments onto the		iazaius		1	Urea-formaldeh			Ser Min
Improvements encroach		property			Water Penetrat			1 00 m
Located in 100-year Floo		property		1/	Wetlands on Pr			State Contract
Located in Floodway	- aprairi				Wood Rot			Witten Co.
Present Flood Ins. Cove	rage					on of termites or other wood		6 97
(If yes, attach TAR-1414	-			1	destroying inse			Street
Previous Flooding into th				11		cts (WDI)		1 1
Previous Flooding onto t	ne Structures			1 10 c	Previous treatm	ects (WDI) nent for termites or WDI		2500 S
Located in Historic Distri				1		nent for termites or WDI		Section 1
Historic Property Design	he Property			1				13"
	he Property ict ation			1	Previous termit Previous Fires Termite or WDI	nent for termites or WDI e or WDI damage repaired I damage needing repair		6
Previous Use of Premise of Methamphetamine	he Property ict ation	oture		1	Previous termit Previous Fires Termite or WDI	nent for termites or WDI e or WDI damage repaired		8

 $_$ and Seller: ${ ilde{1}}$

Initialed by: Buyer: ____, __

(TAR-1406) 01-01-14

Со	ncernin	ng the Property at	4056 CR 178 SINGLETON, TX 77831
If th	ne ansv	wer to any of the items in Section 3 is yes, exp	plain (attach additional sheets if necessary):
		•	use a suction entrapment hazard for an individual.
wh	ich ha	as not been previously disclosed in this is	
	ction 5 t aware		llowing (Mark Yes (Y) if you are aware. Mark No (N) if you are
		Room additions, structural modifications, or in compliance with building codes in effect at	other alterations or repairs made without necessary permits or not the time.
		Name of association: Manager's name: Fees or assessments are: \$ Any unpaid fees or assessment for the Pi	Phone: and are: mandatory voluntary roperty? yes (\$) no ociation, provide information about the other associations below or
		with others. If yes, complete the following:	tennis courts, walkways, or other) co-owned in undivided interest es charged? yes no If yes, describe:
	Control of the Contro	Any notices of violations of deed restriction Property.	s or governmental ordinances affecting the condition or use of the
		Any lawsuits or other legal proceedings dire to: divorce, foreclosure, heirship, bankruptcy	ectly or indirectly affecting the Property. (Includes, but is not limited, and taxes.)
		Any death on the Property except for those the condition of the Property.	deaths caused by: natural causes, suicide, or accident unrelated to
	T/	Any condition on the Property which materia	lly affects the health or safety of an individual.
	B	hazards such as asbestos, radon, lead-base	cumentation identifying the extent of the remediation (for example,
		Any rainwater harvesting system located opublic water supply as an auxiliary water sou	on the property that is larger than 500 gallons and that uses a irce.
		The Property is located in a propane garretailer.	s system service area owned by a propane distribution system

(TAR-1406) 01-01-14

Initialed by: Buyer: _____, ___ and Seller: 0m_, 5m

4056 CR 178 Concerning the Property at _____ SINGLETON, TX 77831 If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): Tank UR Lease Section 6. Seller I 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?** Tyes Ino If yes, attach copies and complete the following: No. of Pages Inspection Date Name of Inspector Type 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: ☐ Senior Citizen ☐ Homestead ☐ Disabled ☐ Wildlife Management ☐ Disabled Veteran Agricultural Other:____ Unknown Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? yes 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 yes 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 on 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.

(TAR-1406) 01-01-14

nitialed by: Buyer: _____, ____ and Seller: 0 m , 5 m

4056 CR 178

Cond	perning the Property at	S	INGLETON, TX 77831	
	er acknowledges that the statements in this notice are er(s), has instructed or influenced Seller to provide in			
Sign	Danil Median 2-1-3 ature of Seller	1014 Date	Shala Medera Signature of Seller	2-1-2014 Date
Print	ed Name: DAVID MEDINA		Printed Name: SHEILA MEDINA	
ADD	ITIONAL NOTICES TO BUYER:			
(1)	The Texas Department of Public Safety maintains registered sex offenders are located in certain zip For information concerning past criminal activity department.	code	areas. To search the database, visit www.txdps.s	tate.tx.us .
(2)	If the property is located in a coastal area that is so mean high tide bordering the Gulf of Mexico, the Protection Act (Chapter 61 or 63, Natural Resource dune protection permit may be required for repair authority over construction adjacent to public beach	prop es Co rs or i	perty may be subject to the Open Beaches Act o ode, respectively) and a beachfront construction of improvements. Contact the local government with	r the Dune ertificate or
(3)	If you are basing your offers on square footage independently measured to verify any reported info			nose items
(4)	The following providers currently provide service to	the p	property:	
	Electric: Mid-South		phone #:	
	Sewer: Convenstional Sep		<u> </u>	
	Water: Water Well			
	Cable: DISh			
	Trash: No NE			
	Natural Gas:		phone #:	
	Phone Company:	-	phone #:	
	Propane: NAVASOTA PROP	Jan	VE phone #:	
(5)	This Seller's Disclosure Notice was completed by as true and correct and have no reason to believe AN INSPECTOR OF YOUR CHOICE INSPECT THE	it to	be false or inaccurate. YOU ARE ENCOURAGED	
The	undersigned Buyer acknowledges receipt of the fore	going	notice.	
	:			
-		Date	Signature of Buyer	Date
Print	ed Name:		Printed Name:	

(TAR-1406) 01-01-14



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.

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CO	NCERNING THE PROPERTY AT	4056 CR 178 SINGLETON, TX 77831			
Α.	DESCRIPTION OF ON-SITE SEWER FACILITY ON				
	(1) Type of Treatment System: Septic Tank		Unknown		
	(2) Type of Distribution System: Convews	stional	Unknown		
	(3) Approximate Location of Drain Field or Distribution				
			Appendix.		
	(5) Approximate Age: 15 yr Just	SORVIES .	Unknown		
В.	MAINTENANCE INFORMATION:		CIIKIOWI		
	 (1) Is Seller aware of any maintenance contract in effectives, name of maintenance contractor: contract expined Maintenance contracts must be in effect to operate sewer facilities.) (2) Approximate date any tanks were last pumped? (3) Is Seller aware of any defect or malfunction in the lift yes, explain: 	iration date: ate aerobic treatment and certain not 1-14-2013 Marcaw fel e on-site sewer facility?	on-standard" on-site		
	(4) Does Seller have manufacturer or warranty inform		☐ Yes ☐ No		
C.	(1) The following items concerning the on-site sewer planning materials permit for original instrumental maintenance contract manufacturer inform	r facility are attached: tallation 🔲 final inspection when (OSSF was installed		
	(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 transferred to the buyer.	the permit to operate an on-	site sewer facility		
(TAI	R-1407) 1-7-04 Initialed for Identification by Buyer	, and Seller ${ extstyle { extstyle DM}}$,	SM Page 1 of 2		
	Real Estate, 1702 E. Main Street Madisonville, TX 77864		4056 CR 178		

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 wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

	Usage (gal/day) without water-	Usage (gal/day) with water-
Facility	saving devices	saving devices
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 DAVID MEDINA	2-/-20/4 Date	Signature of Seller SHEILA MEDINA	2-1-14 Date
Receipt acknowledged by:			

Date

Signature of Buyer

(TAR-1407) 1-7-04

Signature of Buyer

Date



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (http://www.trec.texas.gov)

(TAR-2501) 10-10-11 TREC No. OP-K

Phone: 936.348.9977