

# Texas Listing Service

The Realtor's™ Choice for Country Real Estate

## 1146 Kveton Road - Cat Spring, Colorado County



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

Office: Bellville (979) 865-5466

New Ulm (979) 992-2636

Fax: Bellville (979) 865-5500

New Ulm (979) 992-2637

### The Strauss Ranch

This 74.05 acre working ranch is located between Sealy and Columbus with easy access to I-10. The property is fenced into several pastures all covered with native Bermuda and Bahia grasses. Near the center of the property one finds a mott of large mature sycamore, oak, pine and birch trees completely surrounding the home compound. The home, a metal roofed 4 bedroom\* 2 bath mobile home with added sunroom was extensively remodeled around the year 2007. Stone and brick pathways meander from the home through the extensively landscaped gardens planted with shrubs, perennials and native plants to the many enjoyable improvements this property has to offer. The improvements consist of a combination greenhouse/potting shed, party room with patio, Bar-B-Q area with fire pit, mechanical workshop, 2 shop buildings with heat and air, 3 storage buildings and a 2-car carport. The large vegetable garden is certainly enjoyed by all!! A Country Way of Life!!

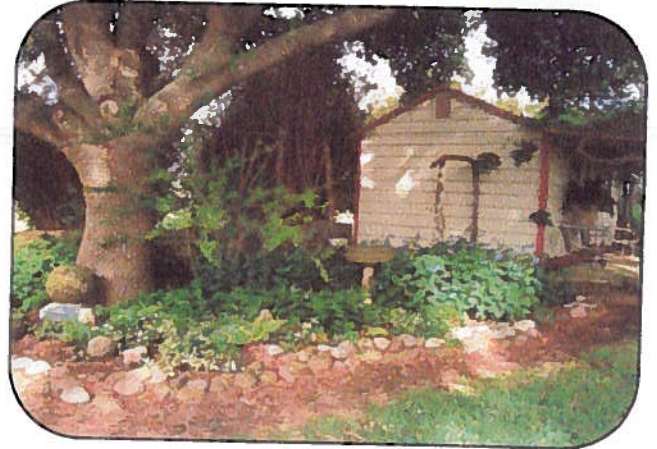
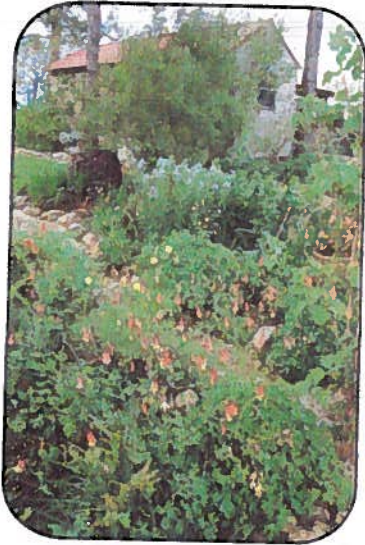
See the Bill Johnson and Associates Real Estate Company property brochure for additional information.

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

List Price: \$666,450  
ID No.: 79916  
Listing Type: For Sale  
Use: Farm & Ranch  
Building: Single Family Residence - Single Level, 4 Bed, 2 Baths, 2,400 Sq. Ft.  
Construction: Manufactured Other Construction, Metal Roof, Built in 1985  
Acreage: 74.05 Acres  
Frontage: Gravel Road, County Road  
Land Use: Agricultural Lease

Directions: Sealy: I-10 W to exit 709 (Bernardo Road), left on Bernardo Road, right on Kveton Road to property.







**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

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

**LOT OR ACREAGE LISTING**

Location of Property: Sealy: I-10 W to exit 709 (Bernardo Road) left on Bernardo Road, right on Kveton Rd. to property Listing #: 79916  
 Address of Property: 1146 Kveton Road, Cat Spring, TX 78933 Road Frontage: 1,920' +/-  
 County: Colorado County Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☐ YES ☐ NO  
 Subdivision: None Lot Size or Dimensions: 74.05 Acres  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 74.05 Acres**Price per Acre (or)****Total Listing Price:** \$666,450.00**Terms of Sale:**

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

**Property Taxes:** Year: 2012

School: \$ 328.81  
 County: \$ 200.27  
 FM/Rd/Br.:  
 CGCD: \$ 5.83  
 City:  
 TOTAL: \$ 521.83

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

Seller believes 1/8 \*Minerals  
 to own: None \*Royalty  
 Seller will None Minerals  
 Convey: None Royalty

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

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☒ Yes ☐ No

Lessee's Name: Karl Ed Valenta

Lease Expiration Date: Yearly Grazing

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

Pipeline:

Roadway: County Road

Electric: San Bernard Electric

Telephone: AT&amp;T

Water:

Other:

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

Buildings: 5 Storage and shop buildings

Barns: One

Others: Mechanical Shop  
 Entertainment Building with Patio

Approx. Percent Wooded: 2%

Type Trees: Sycamore, oak, pine

**Fencing:** Perimeter ☒ YES ☐ NO

Condition: Good

Cross-Fencing: ☒ YES ☐ NO

Condition: Good

**Ponds:** Number of Ponds: None

Sizes:

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

Year Drilled: 1983 Depth: 200 feet

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

Provider:

**Electric Service Provider (Name):** San Bernard

Electric Cooperative

**Gas Service Provider** Private**Septic System(s): How Many:** 1**Soil Type:** Sandy loam**Grass Type(s):** Bermuda, Bahia**Flood Hazard Zone:** See Seller's Disclosure or to be

determined by survey

**Nearest Town to Property:** Sealy - 12 miles

Columbus - 13 miles

Driving time from Houston 1 Hour

**Items specifically excluded from the sale:** Potted Plants,  
 Decorative Yard Art, Shop Equipment, contents of barn and  
 outbuildings, all personal property.

**Additional Information:**

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**HOME LISTING**

Address of Home: 1146 Kveton Road, Cat Spring, TX 78933 Listing 79916  
 Location of Home: Sealy: I-10 W to exit 709 (Bernardo Road) left on Bernardo Road, right on Kveton Rd. to property  
 County or Region: Colorado County For Sale Sign on Property? ☒ YES ☐ NO  
 Subdivision: N/A 74.05 Acres  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Listing Price:** \$666,450.00**Terms of Sale**Cash: ☒ YES ☐ NOSeller-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: \_\_\_\_\_

**Size and Construction:**

Year Home was Built: 1984

Lead Based Paint Addendum Required if prior to 1978: ☐ YES

Bedrooms: 4 Bath: 2

Size of Home (Approx.) 2,400 Living Area

2,400 Total

Foundation: ☐ Slab ☐ Pier/Beam ☒ Other Blocks

Roof Type: Metal Year Installed: 1998

Exterior Construction: Hardi-plank

**Room Measurements: APPROXIMATE SIZE:**

Living Room: 14' x 9' with wet bar

Dining Room: 14' x 9' with wet bar

Kitchen: 14' x 13' with pantry

\$ 18' x 20'

Utility: 10' x 9' and 11' x 10' with walk-in closet

Bath: 8' x 13' ☒ Tub ☒ ShowerBath: 8' x 6' ☐ Tub ☒ ShowerBath: ☐ Tub ☐ Shower

Master Bdrm: 16' x 19' with 2 walk-in closets

Bedroom: 14' x 12'

Bedroom: 13' x 13' with walk-in closet

Bedroom: 13' x 13' with walk-in closet

Other: Office - 8' x 20'

Garage: ☐ Carport: ☒ No. of Cars: 2Size: 24' x 20' ☐ Attached ☒ Detached**Porches:**

Front: Size: \_\_\_\_\_

Back: Size: \_\_\_\_\_

Deck: Size: \_\_\_\_\_ ☐ CoveredDeck: Size: \_\_\_\_\_ ☐ Covered

Fenced Yard: Yes - Barbed wire

Outside Storage: ☒ Yes ☐ No Size: \_\_\_\_\_

Construction: Skidded Building

TV Antenna ☐ Dish ☒ Cable ☐**Home Features**☒ Ceiling Fans No. \_\_\_\_\_ 4☒ Dishwasher☐ Garbage Disposal☐ Microwave (Built-In)☒ Kitchen Range (Built-In) ☒ Gas ☐ Electric☐ Refrigerator**Items Specifically Excluded from The Sale: LIST:**

All of Seller's personal property located in and on said 74.05 acres

**Heat and Air:**☒ Central Heat Gas ☒ Electric ☐ # Units: \_\_\_\_\_☒ Central Air Gas ☒ Electric ☐ # Units: \_\_\_\_\_☐ Other: \_\_\_\_\_☐ Fireplace(s)☐ Wood Stove☒ Water Heater(s): ☒ Gas ☐ Electric**Utilities:**

Electricity Provider: San Bernard Electric Co-op.

Gas Provider: Private-Bellville Butane

Sewer Provider: Private

Water Provider: Well

Water Well: ☒ YES ☐ NO Depth: 200 feet

Year Drilled: 1983

Average Utility Bill: Monthly: \$500.00

**Taxes:** 2013 Year

School: \$328.81

County: \$187.29

FM/Rd/Br: \_\_\_\_\_

CGCD: \$5.83

City: \_\_\_\_\_

**Total:** \$521.83**School District:** Columbus I. S. D.**Additional Information:**

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Imagery Date: 4/21/2012 29°44'54.55" N 96°19'34.72" W elev 238 ft eye









Stay Dry



Reference Layers

NFHL Data Available

FIRM Panel Boundary

Flood Risk Areas

High Risk Area - Floodway

High Risk Area

Moderate Risk Area

Low to Moderate Risk Area  
(present but not a threat)

Low to Moderate Risk Area

Undetermined Risk Area

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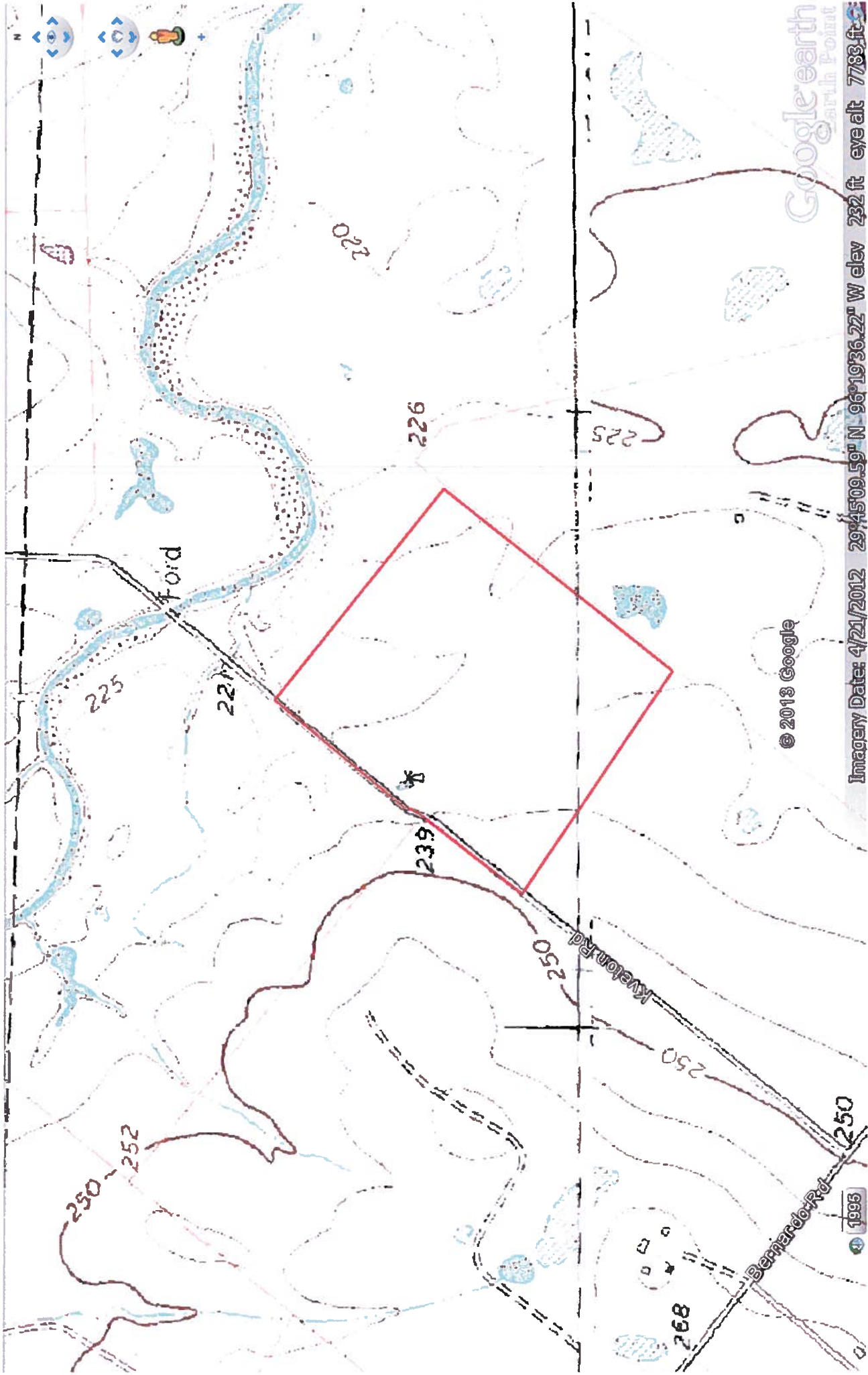
Google earth



1995

Imagery Date: 4/21/2012 29°45'08.32" N, 96°19'36.53" W elev 233 ft eye alt 6082 ft

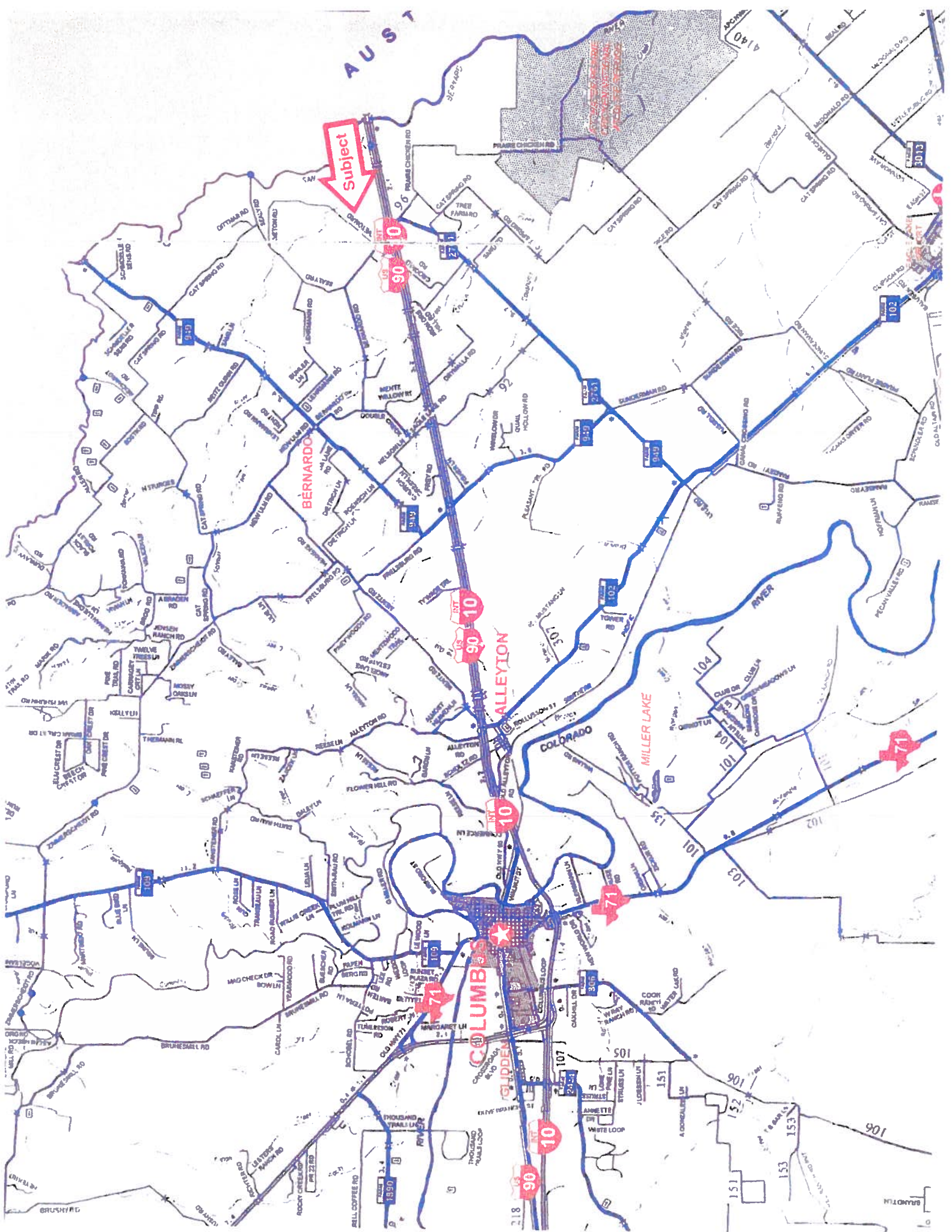




Google Earth  
Earth Point

Imagery Date: 4/21/2012 29°45'09.59" N 96°19'36.22" W elev 232 ft eye alt 7783 ft









# 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 1146 Kuehn Rd., Cat Spring, Tx 78933

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
Cable TV Wiring			
Carbon Monoxide Det.			
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal			
Emergency Escape Ladder(s)			
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain			
Gas Fixtures	✓		
Natural Gas Lines	✓		

Item	Y	N	U
Liquid Propane Gas:	✓		
-LP Community (Captive)			
-LP on Property	✓		
Hot Tub			
Intercom System			
Microwave	✓		
Outdoor Grill	✓		
Patio/Decking	✓		
Plumbing System	✓		
Pool			
Pool Equipment			
Pool Maint. Accessories			
Pool Heater			

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			
Rain Gutters			
Range/Stove	✓		
Roof/Attic Vents	✓		
Sauna			
Smoke Detector	✓		
Smoke Detector - Hearing Impaired			
Spa			
Trash Compactor			
TV Antenna			
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System			

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

(TAR-1406) 9-01-11

Initialed by: Seller: [Signature] and Buyer: [Signature]

Page 1 of 5



Concerning the Property at 1146 Krieten Rd, Cat Spring, Texas 78933  
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: METAL/COMPOSITE Age: 15yr (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"/>
Previous Fires		<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 <u>NEW METAL ROOF</u>	<input checked="" type="checkbox"/>	
Other Structural Repairs <u>H.G. 2, Plank Siding</u>	<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"/>	
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

1146 Kinton Rd., Cat Spring, Texas 78933

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

ONE LOW AREA IN UPPER PASTURE  
REPAIR & TREAT MINOR TERMITE ROT IN 2001  
METAL OVER COMPOSITE ROOF - 1998  
HARDY-PLANK SIDING INSTALLED - 2007

\*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 (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 connected to the property's public water supply that is able to be used for indoor potable purposes.

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

(TAR-1406) 9-01-11

Initialed by: Seller: [Signature]

and Buyer: [Signature]

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Concerning the Property at 1146 Kiveton Rd, Cat Spring, Texas 78933

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:

- ☒ Homestead ☐ Senior Citizen ☐ Disabled  
☐ Wildlife Management ☒ Agricultural ☐ Disabled Veteran  
☐ Other: \_\_\_\_\_ ☐ Unknown

Section 9. 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 10. 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.*

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.

Signature of Seller

Date

Signature of Seller

Date

Printed Name:

M.G. STRAUSS

Printed Name:

KEVIN R. STRAUSS

(TAR-1406) 9-01-11

Initialed by: Seller:

and Buyer:

Page 4 of 5



Concerning the Property at

1146 Krypton Rd., Cat Spring, Texas 78933

**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>SAN BERNARD ELECTRIC COOP</u>	phone #: <u>1-800-364-3171</u>
Sewer: <u>OWN</u>	phone #: _____
Water: <u>WELL</u>	phone #: _____
Cable: <u>N/A</u>	phone #: _____
Trash: <u>COUNTRY WASTE</u>	phone #: <u>979-865-3555</u>
Natural Gas: <u>N/A</u>	phone #: _____
Phone Company: <u>ATT</u>	phone #: <u>1-800-288-2020</u>
Propane: <u>BELLEVILLE BUTANE</u>	phone #: <u>1-800-314-2698</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: _____	





# 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.  
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CONCERNING THE PROPERTY AT 1146 Kuefow Rd., Cat Spring, TX 78933

### A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: DRAIN FIELD ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: 200 FT SE OF HOUSE ☐ Unknown
- (4) Installer: AUSTIN COUNTY WATER WELL ☐ Unknown
- (5) Approximate Age: 29 YR. ☐ Unknown

### B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No  
If yes, name of maintenance contractor: \_\_\_\_\_  
Phone: \_\_\_\_\_ contract expiration date: \_\_\_\_\_  
*Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)*
- (2) Approximate date any tanks were last pumped? 2000
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No  
If yes, explain: \_\_\_\_\_
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

### C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:  
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed  
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ \_\_\_\_\_
- (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 the permit to operate an on-site sewer facility transferred to the buyer.

(TAR-1407) 1-7-04

Initialed for Identification by Buyer \_\_\_\_\_ and Seller [Signature]

Page 1 of 2

Bill Johnson P. O. Box 294 Bellville, TX 77418  
Phone: (979) 865 - 5466

Fax: (979) 865 - 5500

William Johnson

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035 [www.zipform.com](http://www.zipform.com)



Information about On-Site Sewer Facility concerning

1146 Breton Rd, Cat Spring, Tex 78933

**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.

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

M. L. [Signature] 24 Jun '13  
Signature of Seller Date

[Signature] 7-24-1  
Signature of Seller Date

Receipt acknowledged by:

\_\_\_\_\_  
Signature of Buyer Date

\_\_\_\_\_  
Signature of Buyer Date



*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

Before 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.

**\* Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.**

**\*\* If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.**

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 or 512-465-

