10769 FM 1094, Sealy, Texas



This property is located a relaxing 45 minute drive from Houston. Located between Sealy and Cat Spring on FM 1094, this property has much to offer a proud owner. A Circa 1867 farmhouse was moved onto the property in 2003 and remodeled. A guest home composes 1,000 sq.ft. of living area in one of the two 4,500 sq.ft. metallic barns. A 30' x 40' shop of metallic construction is selectively located on the property in order to allow the present owner to keep the shop and 5 acres of land, reducing the total acreage being sold to 19.802 acres with a reduction in listing price of \$117,600. The listing price for the 19.802 acres with all improvements adjusts to \$539,700.

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







Bill Johnson and Associates Real Estate Company



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

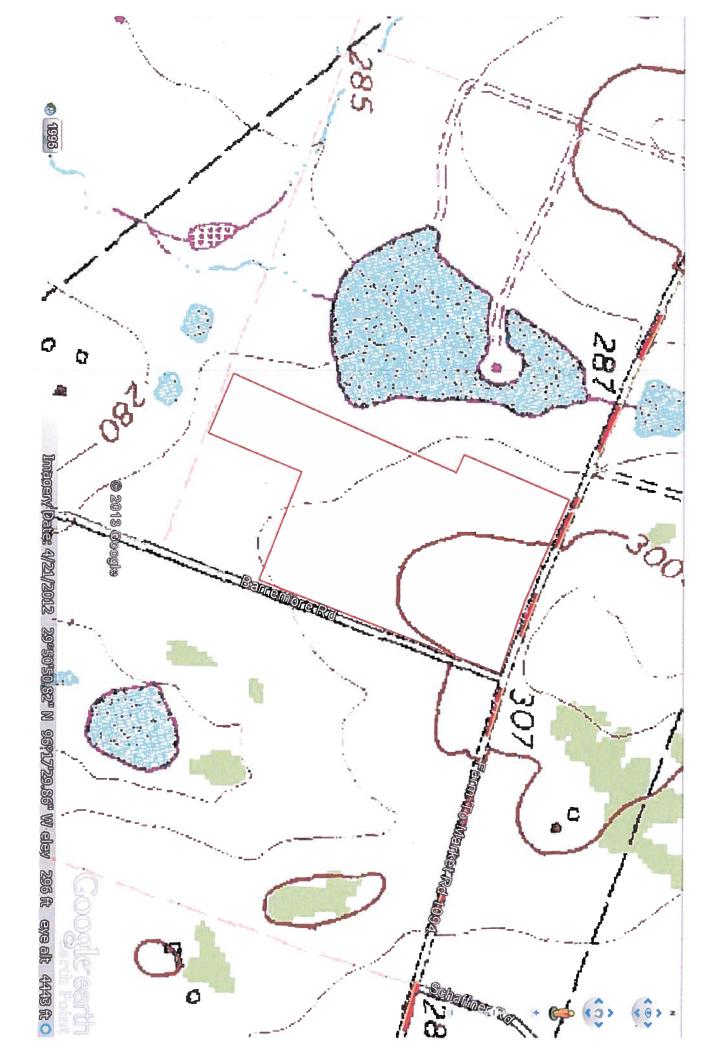
LOT OR ACREAGE LISTING

Location of	Property:	Bellville-36S	;R-FM2429 3.6mi.;F	R-FM949 3.5mi.	;L-FM1094 1.5mi	to property on Rt	Listing #: 79988
Address of	Property:	10769 FM	1094 Sealy, Texas	s 77474		Road Frontage	
County:		Austin		Paved Road:	☑YES □NO	For Sale Sign on Prope	erty? ☑YES ☐NO
Subdivision:		N/A			Lot	Size or Dimensions	
Subdivision	Restricted:	□YES	☑NO	Mandatory		roperty Owners' Assn.	□YES ☑NO
Number of	Acres:	24.802 Ac	res		Improvemen	nts on Property:	
Price per A	cre (or)				Home: ☑ YES	□NO	See HOME listing if Yes
Total Listin		\$707,300.	00		Buildings:		uilding with lean-to (insulated)
Terms of S	-	Ψ. σ. ,σσσ.			Dunumgo.	with water and ligh	
10,1110 01 0	Cash:		☑YES	□no	Barns:	Two 4500 sq.ft. me	
	Seller-Finance:		☐ YES	⊠NO	Damis.	1 WO 4300 3q.it. Ille	stanic buildings
	SellFin. Ten		U 163	DINO	Others:	3 small stock barns	s and nens
	Down Paym				0 11.010.		on slab (insulated), 1/2 bath,
	Note Period:				30' lean-to 2	0' lean-to, lift boom	on old (modiciod), The built,
	Interest Rate				Approx. % W		10%
	Payment Mo		□Qt. □S.Ā.	□Ann.	Type Trees:		
	Balloon Note		□NO		Fencing:	Perimeter YES	□no
			umber of Years:			Condition:	Good
							☑YES □NO
Property Ta	axes:			2012		Condition:	Good
School:	\$		-	3,553.21	Lakes:	Number of Lakes:	None
County:	\$			1,241.96	Sizes		
FM Road	\$			252.46	Creek(s):	Name(s):	None
Sp. Rd. Brg		••		209.20	<u> </u>	rtamo(o).	110110
Other				\$0.00	River(s):	Name(s):	None
TOTAL:	\$			5,256.83	1111011077	Tramo(b).	110.10
Agricultural		☑ Ye:	□No	0,200.00	Water Well(s	s): How Many?	One
School Dis	•	Sealy		I.S.D.	Year Drilled		Depth 150'
Minerals ar		Oddij			1	Water Available:	UYES ☑NO
	75%			*Minerals	Provider		
to own:				*Royalty	H	vice Provider (Nam	9):
Seller will	Negotiable			Minerals		Electric Co-operativ	
Convey:	Negotiable			Royalty	Gas Service		<u>-</u>
convoy.	regenable	***		rioyany	Private	TTOVIGO	
Leases Affe	ecting Prope	ertv:				em(s): How Many:	1
Oil and Gas Le			□No		Yr installed		
Lessee's Name		Halcon En	ergy Properties		Soil Type:	sandy/clay	
Lease Expiration		Exp. 2014				Multiple Bahia & B	Sermuda Tifton 85
		<u></u>				Zone: See Seller's I	
Surface Lease:	□Yes		☑ No				nearest Town to Property:
Lessee's Name					Nearest Tow	n to Property:	Cat Spring
Lease Expiration	on Date:				Distance		
Oil or Gas I		□Ye	5	☑No	Driving time from		45 minutes
	Affecting Pr	operty:	Name(s):			cally excluded from t	· · · · · · · · · · · · · · · · · · ·
Pipeline:	None		` ,				perty located on said
•	None				24.802 acres		
Electric:	San Bernard	Electric Co	o-Op		Additional In		** Seller will retain the 40' x 80'
Telephone:						- :: - : 	res with improvements for
Water:	None				\$539,700.00.		
Other:	None						
BIL	L JOHNSO	N AND AS	SOCIATES R	EAL ESTA	TE COMPAN	Y WILL CO-BRO	KER IF BUYER IS

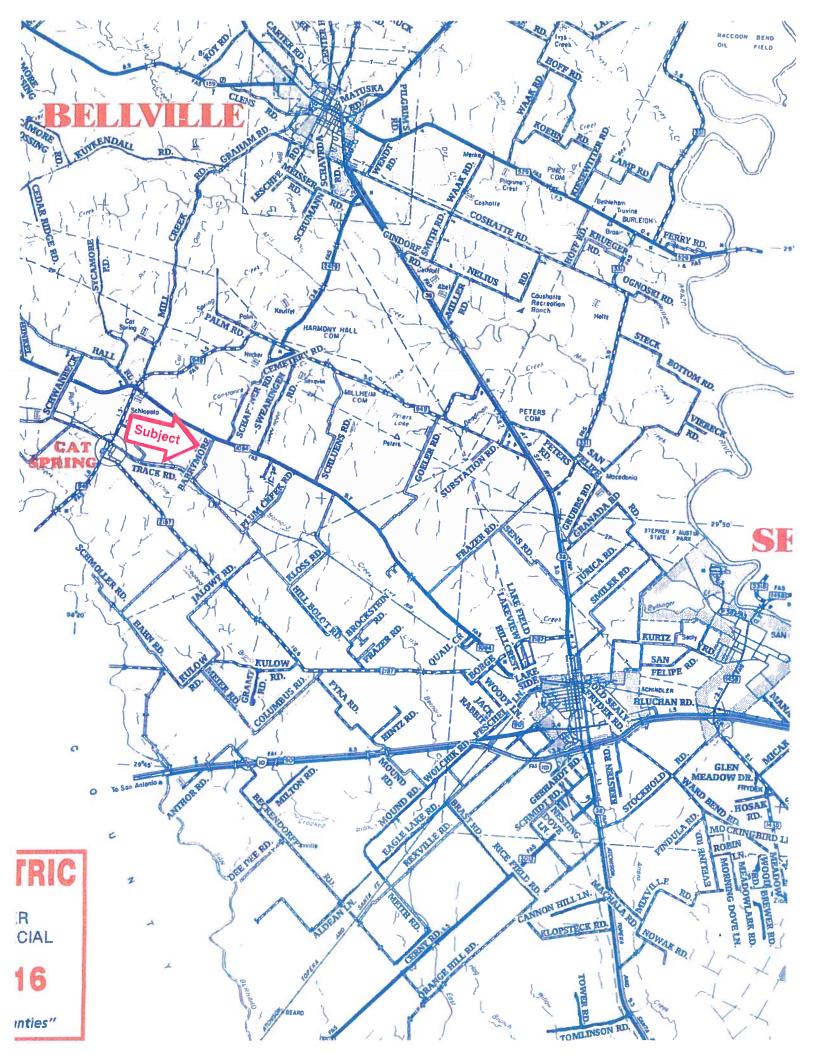
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HOME LISTING

ne: on:		94 Sealy, Texa 6S; R-FM2429		3.5mi.:L-FM10	094 1.5mi, to propert	y on Pt	Listing#: 7	
on:						.v on m		
	Aubilli County	/			For Sale Sign on P		☑YES	□no
	N/A				Property Size:		24.802	
		☑NO	Mandatory	Membership in	Property Owners' A	SSD	□YES	☑NO
	¢707 300.00		11101-0010-7	11		3011.		
•	\$101,000.00					In		4
	☑ YES	□no	,	!		U.		
	□YES	☑NO	,					
.•			,	41	• .	ı.		
_			,		*	•	⊡ Gas	☑ Electric
•				1 -		atenny	iii Gas	E Electric
•				41	_	The Sale	· LIST·	
•	LIMC LIQt.	LJS.A.	L. Ant	-				
	□YES	□NO	!			II bioberr	y localed on	
				Salu 24.002 u	icres.			
s: .		· · · · · · · · · · · · · · · · · · ·		Huget and Air				
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			TJI VEC	13	 -	as	☐ Flectuc -	
				11				
*		2		31				
pprox.)	1,600			11				
Claff Bior/Poss	Othor			1 5	Water Heater(s):	LJ Gas	를 보 Electri	.c
•	-			 				
Composition		Year Installed	2010	41			=	8
ection:	Cypress			(d Electric Co-Op
			Į.	i 			Private	
	APPROXIMA	re size:	1	·			Septic	
14x15				4			Well	
sun porch 20x7				Water W é ll! ⊏		Depth:		150'
191/2 x 13				ji ji		r Drilled:		unknown
				Average Utilit	ty Bill: Monthly:			
7x15				i l				
Sx5 claw ft.				Taxes:		2012	Year	
7x5		□Tub		School:				\$3,553.21
		□Tub	☐Shower	County:				\$1,241.96
1 7 x12				FM Rd				\$252.46
11x15				Sp.RdBrg				\$209.20
10x9				Other				\$0.00
				Total				\$5,256.83
office 15x13				School Distri	ict:		Sealy I. S. D	
Carport:	No. of Cars:	100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 -		A		•		
	-	☐ Attached	☐ Detached	Additional In	formation:			
				wood stove				
vraparound porch	(front, side, b	ack)	J	guest house				
				shop	· · · · · · · · · · · · · · · · · · ·			
			Covered	1				
			Covered	1				
				Taxes based	on 94.802 acres and	all impr	ovements	
				4 '			**	
☑ Ye:□ No	Size:			1				
: YeLNo	Size: _							
Construction:	Size: _		able					
	ruction: Built: nt Addendum Req pprox.) Sla Pier/Beam Composition ction: ments: 4x15 sun porch 20x7 91/2 x 13 x15 x5 claw ft. x5 7x12 1x15 0x9 ffice 15x13 carport:	□YES □Mc □Qt. □YES S: □Mc □Qt. □YES S: □YES	☐YES ☐NO ☐XES ☐NO ☐X	☐YES ☐NO ☐YES ☐NO ☐YES ☐NO ☐YES ☐NO ☐SE IMIC ☐Qt. ☐S.A. ☐Anr ☐YES ☐NO ☐SE IMIC ☐Qt. ☐S.A. ☐Anr ☐YES ☐NO ☐SE ☐NO ☐SE ☐NO ☐SE ☐NO ☐SE ☐NO ☐SE ☐NO ☐YES ☐NO ☐SE ☐NO ☐YES ☐NO ☐SE ☐NO ☐YES ☐NO ☐SE ☐NO ☐YES ☐NO	YES		ZYES	



Main House

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.

-	-		-			-		equ	1101	a by	tile t	coue.	-	-	
CONCERNING THE PRO	OPE	RT	Y AT	1	o.	16	7 F.M. 1094						20129-202		
						,	•		,_	00	NIDI:	TION OF THE PROPERTY A			
DATE SIGNED BY SEL	LEF	AN F	ID I	SN	O7	A	SUBSTITUTE FOR A	MY	' In	ISP	ECT	IONS OR WARRANTIES TH	EE	3UY	/ER
AGENT.	. 17	10 1	VOI	AV	VA	יחחי	ANTI OF ANT KIND	ВY	٥	ELL	EH,	SELLER'S AGENTS, OR AN	YC	H	IEH
Seller is is not o	ccu	pyin	g the	e Pro	ope	erty.	If unoccupied (by Sel	ller)	. h	ow l	ona	since Seller has occupied the	Pro	nei	rtv?
				_ (or	d n	ever occupied the Pro	pei	ty		5	and a supple and	,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,
Section 1. The Proper	ty h	as t	he i	tems	s n	nark	ed below: (Mark Yes	(Y). 1	No (1	V). o	r Unknown (U).)			
This notice does n	ot e	stabi	ish t	he ite	em:	s to l	be conveyed. The contra	act v	vill	dete	min	e which items will & will not conve	<i>₃y</i> .		
Item	Y	N	U	=[lte	m		Y	IN	U		Item	Y	N	U,
Cable TV Wiring	V				Lic	juid	Propane Gas:	V		1		Pump: ☐ sump ☐ grinder		0	\square
Carbon Monoxide Det.		V			-LI	P Co	ommunity (Captive)		V	1		Rain Gutters			П
Ceiling Fans	1				-LI	on on	Property	V	1			Range/Stove	V		П
Cooktop	V					t Tu			V			Roof/Attic Vents	V		\Box
Dishwasher					Int	ercc	m System		V			Sauna		7	
Disposal		1			Mi	crow	/ave		V			Smoke Detector	V		
Emergency Escape					Οι	itdoo	or Grill	Γ		F		Smoke Detector - Hearing	П	7	П
Ladder(s)		V		L				L	10			Impaired		-	
Exhaust Fans	Ŀ			L	Pa	tio/C	ecking .					Spa	П	V	
Fences	V				Pk	ımbi	ng System					Trash Compactor		V	
Fire Detection Equip.		5/			Po	ol			V			TV Antenna		V	
French Drain		Y.		-			quipment		\vee			Washer/Dryer Hookup	V		
Gas Fixtures		$\sqrt{}$	_	J			aint. Accessories		./	Ŀ		Window Screens	7	7	
Natural Gas Lines		<u> </u>			Po	ol He	eater		1		L	Public Sewer System	\Box	7	
ltem	-			Y	Ti	V U			A	ddit	iona	ıl Information			
Central A/C				V	个		☑ electric ☐ gas	กเ							\exists
Evaporative Coolers					7,	7/	number of units:								\exists
Wall/Window AC Units					7	/	number of units:								
Attic Fan(s)					٧		if yes, describe:								
Central Heat				V			☑ electric ☐ gas number of units:								
Other Heat					<u>/I`</u>	7	if yes, describe:								
Oven				√	F		number of ovens:	1	_	B 6	lecti	ric 🛮 gas 🔲 other:			
Fireplace & Chimney W.				13	\mathcal{I}		☐ wood ☐ gas log	S				other:			
Carport	Ĉ	3,43	10		N		attached not	att	act	red					
Garage		****				1	attached not	att	act	ned			*****		-
Garage Door Openers					1	/	number of units:					number of remotes:		_	
Satellite Dish & Controls				1.1			owned dease	d fr	om	\mathcal{D}	147				
Security System		*******		1	. 4		□øwned □ lease	d fro	om						
Water Heater	,			\v\	L	4	gelectric gas		oth	er:		number of units:			
Water Softener					V		owned leased	d fro	om						
Underground Lawn Sprint	-	_		11	1	_	THE RESIDENCE OF THE PARTY OF T					overed:			
Septic / On-Site Sewer Fa	cilit	У	NORTH (NAME)	1			if yes, attach Inform	atio	n/	/boi	t Or	-Site Sewer Facility (TAR-140	7)		

(TAR-1406) 9-01-11

and Buyer:

Page 1 o 5

Water supply provided by Was the Property built be (If yes, complete, sign Roof Type:	y: city yw efore 1978? g gn, and attach Stand covering on the	vell MUI yes no TAR-1906 co	Code co-	op ur known g lead-bas	sed p	paint l	nazards).	(an	proxii covei	nate)
Are you (Seller) aware of need of repair?	f any of the iter	ms listed in t describe (at	his Section	on 1 that	are i	not in	working condition,	, that have defe	ects, c	r are
		***					500diy/.			
									·	
Section 2. Are you (Se aware and No (N) if you	eller) aware of are not aware	i any defect	s or mal	functions	s in	any c	of the following?:	(Mark Yes (Y)	if yo	ı are
Item	YN	Item			Υ	N	Item		1	N
Basement		Floors				0	Sidewalks			
Ceilings	100	Foundatio	n / Slab(s	s)	1	Z.	Walls / Fences		_	1
Doors	K	Interior W	alls			1	Windows		$\neg \vdash$	17
Driveways	V	Lighting F	ixtures		,	7	Other Structura	l Components		17
Electrical Systems		Plumbing	Systems		1	7				
Exterior Walls		Roof				u				+-
Section 3. Are you (Se			following	g conditi	ons	: (Ma				
Section 3. Are you (Se you are not aware.) Condition			following	g conditi	ons	: (Ma	rk Yes (Y) if you		No (i	
Section 3. Are you (Se you are not aware.) Condition Aluminum Wiring			following	g conditi	ons litior	: (Ma	rk Yes (Y) if you a		No (i	N) if
Section 3. Are you (Se you are not aware.) Condition Aluminum Wiring Asbestos Components	ller) aware of		following	g conditi Cond Previo	ons litior ous F	: (Ma	rk Yes (Y) if you a ation Repairs Repairs		No (i	N) if
Section 3. Are you (Selyou are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: □ oak	ller) aware of	any of the	following	g conditi Cond Previo	ons: litior ous F ous F Stru	: (Ma n Found Roof F	rk Yes (Y) if you a		No (i	N) if
Section 3. Are you (Se you are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: □ oak Endangered Species/Hal	ller) aware of	any of the	following	Cond Previo Previo Other Rador	itions ous Fous F	: (Ma Tound Roof F	rk Yes (Y) if you a lation Repairs Repairs Repairs	are aware and	No (i	N) if
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C	oncerr	ning the Property at 10769 FM 1094
If	the an	swer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
Se	ection	*A single blockable main drain may cause a suction entrapment hazard for an individual. 4. Are you (Seller) aware of any item, equipment, or system in₁or on the Property that is in need of repair,
W	nich r	as not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if
_		
Seno	ection ot awa	5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are re.)
ō	Ē	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.
	Ø	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association:
		Manager's name: Phone: and are: mandatory voluntary Any unpaid fees or assessment for the Property? yes (\$
	œ	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:
	œ/	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	Ø	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
כ	1	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
J	図	Any condition on the Property which materially affects the health or safety of an individual.
3	I	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).
J	d	Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.
th	e answ	ver to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
ΓAf	₹-1406	9-01-11 Initialed by: Seller: BT . St and Buyer: Page 3 of 5

Concerning the Pro	perty at	9 FM 1094		
Section 6. Seller	M has □ has i	not attached a survey of the	Property.	7
Section 7. Withir regularly provide	n the last 4 year inspections and	s, have you (Seller) receive	ed any written inspection repo inspectors or otherwise perm	orts from persons who itted by law to perform
Inspection Date	Туре	Name of Inspector		No. of Pages
7				
Note: A buy Pr	er should not re operty. A buyer	ly on the above-cited report should obtain inspections f	s as a reflection of the curren rom inspectors chosen by the	t condition of the buyer.
Section 8. Check Homestead	any tax exempti	ion(s) which you (Seller) cur	rently claim for the Property:	
		Senior Citizen Agricultural	☐ Disabled Veteran☐ Unknown	
Section 10. Does to requirements of Classian Additional shape the company of the	napter 766 of the leets if necessary	ve working smoke detector Health and Safety Code?* I: Have Smoke Det	s installed in accordance with Trunknown on o yes. If ectures, they must p	h the smoke detector no or unknown, explain.
smoke detec which the dw know the bui	tors installed in a relling is located, i	nccordance with the requireme including performance, location rements in effect in your area,	-family or two-family dwellings tents of the building code in effection, and power source requirement you may check unknown above	ct in the area in ts. If you do not
of the buyer's evidence of t the buyer ma specifies the	s family who will r he hearing impain akes a written re locations for insta	eside in the dwelling is hearing ment from a licensed physicial quest for the seller to install	e hearing impaired if: (1) the buy g-impaired; (2) the buyer gives to n; and (3) within 10 days after the smoke detectors for the hearin e who will bear the cost of insta	he seller written e effective date, g-impaired and
eller acknowledges roker(s), has instru	that the statemer sted or influenced	nts in this notice are true to the Seller to provide inaccurate in	best of Seller's belief and that n formation or to omit any material	o person, including the information.
Bull (of	lhe	8-10-12 Signa	us but feller	le 8 SEi).
	BILL TOEL	Ke Printer	d Name:	Date
AR-1406) 9-01-11	Initial	ed by: Seller: 37, S	and Buyer:	Page 4 of 5

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. 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: SBEC	phone #:
Sewer:	phone #:
Water:	phone #:
Water:	phone #:
Trash: Tex. Desposic Sys.	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:

(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 Dat
Printed Name:	Printed Name:



Main House

TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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

CO	NCE	ERNING THE PROPERTY AT 10769 F.M. 1094 SEALY, TX.		
A.	DI	ESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:		
	(1)	Type of Treatment System: Septic Tank Aerobic Treatment	Q U	nknowi
	(2)	Type of Distribution System: FLELD LINES	_ 🔲 Ui	nknowi
	(3)	Approximate Location of Drain Field or Distribution System: 25 4ARDS North	_ _ u	nknowr
	(4)	Installer: SELF	 🛄 Ui	nknowr
	(5)	Approximate Age: 12 4/25	_ 🛄 Ui	nknowr
В.	MA	AINTENANCE INFORMATION:		
	(1)	Is Seller aware of any maintenance contract in effect for the on-site sewer facility? If yes, name of maintenance contractor: contract expiration date: Maintenance contracts must be in effect to operate aerobic treatment and certain non-sewer facilities.)		
	(2)	Approximate date any tanks were last pumped?		
	(3)	Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain:	Yes	ANO
C.		Does Seller have manufacturer or warranty information available for review? ANNING MATERIALS, PERMITS, AND CONTRACTS:	☐ Yes	₽ No
		The following items concerning the on-site sewer facility are attached: planning materials permit for original installation final inspection when OSS maintenance contract manufacturer information warranty information	F was in	stalled
	(2)	"Planning materials" are the supporting materials that describe the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer	facility ther facility.	at are
		It may be necessary for a buyer to have the permit to operate an on-site transferred to the buyer.	sewer f	acility
(TAR	1407	1-7-04 Initialed for Identification by Buyer £ , and Seller £	T Page	e 1 of 2
		The state of the s		

Bill Johnson P. O. Box 294 Bellville, TX 77418 Phone: (979) 865 - 5466 Fax: (979) 865 - 5500

.. * 4 * * .

William Johnson

Information about On-Site Sewer Facility concerning 10769 FM 1094 SEALY, TX

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>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	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.

Belf falle 8-16 Signature of Seller	Date	Signature of Seller	8/zo/f
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

APPROVED BY THE TEXAS REAL ESTATE COMMISSION

02-09-200.



ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

CONCERNING THE PROPERTY AT 10769 F.M., 1094, SEALY TX., (Street Address and City) A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint NOTICE: inspector must be properly certified as required by federal law. B. SELLER'S DISCLOSURE: 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only): (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property. 2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only): (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the C. BUYER'S RIGHTS (check one box only): 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest D. BUYER'S ACKNOWLEDGMENT (check applicable boxes): 1. Buyer has received copies of all information listed above. 2. Buyer has received the pamphlet Protect Your Family from Lead in Your Home. E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint (nazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance. F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate. Buyer. Date Seller Buyer Dete Other Broker Date Listing Broker

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are Intended for use only by trained real estate licensees. (Vo representation is made as to the legal validity or adequacy of any provision in any specific transactions, it is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 76711-2188, 1-800-250-5732 or (512) 459-6544 (http://en.nytres.stats.fd.us)

Form OP.L.

01A

Date



Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville TX 77418 FM 1094 @ Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville office 979-992-2636 or 281-220-2636 - New Ulm office

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.

Guest House

Address of Home:	10769 FN	vi 1094 S	Sealy, Texas	s 77474		Listing #: 79988	3
Location of Home:	Bellville-36	S; R-FM24	29 3.6mi.;R-F	M949 3.5m	i.;L-FM1094 1.5mi, to p	property on Rt	
County or Region:	Austin Cou				For Sale Sign on Property		0
Subdivision:	N/A				Property Size:	24.802 Acres	
Subdivision Restricted:	□YES	☑NO	Mandatory M	embership ir	n Property Owners' Assn.	□YES ☑ NO)
Listing Price:	\$707,300.0)0	Í	Home Fea			
Terms of Sale:				Ø	Ceiling Fans No.		2
Cash:	☑ YES	□no		Ø	Dishwasher		
Seller-Finance:	□YES	☑NO			Garbage Disposal		
SellFin. Terms:					Microwave (Built-In)		
Down Payment:				Ø	Kitchen Range (Built-In)⊡	Gas 🖸 Electric	
Note Period:	•				Other	ous a diecuic	
Interest Rate:				Items Specif	ically Excluded from The Sa	le: LIST:	
Payment Mode:	LIM: LIQt.	LJS.A.	∐Ann.		er's or Lessee's person		d on
Balloon Note:	□YES	□NO		said 24.80		ar property locate	u 011
Number of Years:				Dai: 2 1.00	, <u>L</u> 40100.		
rambor or route.				Heat and	Δir·		
Size and Construction:	•			•	Central Heat ☐ Gas	☑ Electric	1
Year Home was Built:	2003			Ø	Central Air Gas	☑ Electric	1
Lead Based Paint Addendum		to 1087	□YE		Other:	C Liectric	•
Bedrooms: 2		1			Fireplace(s)		
Size of Home (Approx.)	1,000	<u>'</u>	Living Area		Wood Stove		
dize of Florife (Approx.)	1,000		Total		Water Heater(s):	Oslani	L.1.
Foundation: ☐ Sta ☐ Pier/B			Total	_	water meater(s).	ias 🗆 Elec	uic
Roof Type: Tin			2002	Utilities:			
		Year Installed:	2003		Drawidor.	Can Damand Fla	atria Ca On
Exterior Construction	Tin			Electricity		San Bernard Elec	ctric Co-Op
Doom Messurements.	ADDDOVIM	ATE OIZE.		Gas Provi		Private	
Room Measurements:	APPROXIM	ATE SIZE:		Sewer Pro		Septic	
Living Room: 19x19				Water Pro		Well	
Dining Room:				water weit:	☑YES□NO Depth	150	
Kitchen:					Year Drilled	l: unkno	wn
Family Room:				Average L	Itility Bill: Monthly:		
Utility Room: 9x5		□Tub	☑ Shower		0046	. V	
Bath: 9x6				Taxes:	2012	Year Year	
Bath:	<u></u>	□Tub	☐Shower	School:			\$3,553.21
Bath:Master		□Tub	□Shower	County:			\$1,241.96
Bedroom: 15x11 walk	c in closet			FM Rd			\$252.46
Bedroom:				Sp.Rd.Bg			\$209.20
Bonus Room				Other			45.050.00
Bedroom:				Total			\$5,256.83
Other:				School Di	istrict:	Sealy I. S. D.	
Garage: ☐ Carport: ☐	No. of Cars:						
Size:		☐ Attached	Detached	ſ	I Information:	W	
Porches:					m can be used as add	tional bedroom or	roffice
Front: Size:				No appliar	nces included		
Back: Size:							
Deck: Size:			Covered				
Deck: Size:			Covered				
enced Yard:							
Outside Storage Yel No	Size:						
Construction:						41	
「V Antenna ☑	Dish□		able 🗹	L			
BILL JOHNSOI	N AND ASSO	CIATES	REAL ESTA	TE COMP	ANY WILL CO-BRO	KER IF BUYER	is T

ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE ©Toxas Association of REALTORS®, Inc. 2011

Section 5.008, Properly 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 PR	OPE	RT	Y AT	_/	0	76	9FM 1094								
MAY WISH TO OBTAIN AGENT.	LEF I. IT	R AN	ND IS NOT	A W	OT /AF	A S	SUBSTITUTE FOR A INTY OF ANY KIND	NY BY	/ In / S	VSF ELI	EC7 ER,	TION OF THE PROPERTY A TIONS OR WARRANTIES TH SELLER'S AGENTS, OR AN	IE I	BUY OTH	/EF
				<u> </u>	r E	ne	ever occupied the Pro	pe	rty			since Seller has occupied the	Pro	opei	rty'
Section 1. The Proper This notice does it	rty h not e	as t stab	he it lish th	ems ie ite	ms ms	arke to b	ed below: (Mark Yes e conveyed. The contri	(Y	'), N will	Vo (det	N), e ermin	or Unknown (U).) ne which items will & will not conve	QV.		
Item	_	N	-		ter				_	Į,u	_	Item	ĪΥ	N	Ιυ
Cable TV Wiring	N				igu	ıid I	Propane Gas:	†	V	7	1	Pump: ☐ sump ☐ grinder	t÷	V	۲Ť
Carbon Monoxide Det.	Т	V		_			mmunity (Captive)	Г	V	T	1	Rain Gutters	\vdash	7	f
Ceiling Fans	V				LP	on	Property		1	7	1	Range/Stove		J	\vdash
Cooktop		V			lot	Tul)		V	7	1	Roof/Attic Vents		7	-
Dishwasher		V			nte	rco	m System	Г	V		1	Sauna		7	
Disposal					/lic	ow	ave		V	T	1	Smoke Detector		V	\Box
Emergency Escape		./			Dut	oob	r Grill		./	1	1	Smoke Detector – Hearing		7	
Ladder(s)	\perp	V		_					Ľ	_]	Impaired		٧	
Exhaust Fans		V	_	-	Patio/Decking		L,	V			Spa		V		
Fences	\perp	\checkmark		-	_		ng System	V	L	1_		Trash Compactor		·V	
Fire Detection Equip.	4-1	V		_	Pool		_	\lor	<u> </u>		TV Antenna	·	2		
French Drain	\Box	1			Pool Equipment		_	1	_		Washer/Dryer Hookup	√]	, ,		
Gas Fixtures	-	1	_	 	******		int. Accessories		V	L		Window Screens	1	_}	,
Natural Gas Lines	Ш	<u> </u>		L	00	He	ater		V			Public Sewer System	\sqcup		
item				Y	N	U			A	ddi	tion	al Information			٦
Central A/C				V		,	pelectric □ gas	n	ıml	ber	of ur	nits: /			\neg
Evaporative Coolers					1	,	number of units:								\neg
Wall/Window AC Units					7	P	number of units:								\neg
Attic Fan(s)					V		if yes, describe:								٦
Central Heat				V			electric gas	nı	ımt	oer	of ur	nits: _f			뒥
Other Heat					V		if yes, describe:								
Oven					Z		number of ovens:_				elect	ric gas other:			7
Fireplace & Chimney					V		□wood □gas log	s		mod	k [🗖 other:			
Carport			1	1		attached Inot	att	ach	red	Marindon II				٦	
Garage			ŀ	1		attached not attached									
Garage Door Openers	-				1		number of units:	· ·				number of remotes:			
Satellite Dish & Controls	manufactural	*		-			owned lease	d fr	om		30 III		-		
Security System	~~~~			4	V		pwned lease	d fro	om	_	1 12				
Water Heater			~~~	V			☑ electric ☐ gas		oth	er:		number of units:			
Water Softener				\sqcup	\checkmark	1	□owned □leased	-			والبوي فين				
Underground Lawn Sprin	-				4.		□ automatic □ ma				-				
Septic / On-Site Sewer F	acilit	٧			VI		if ves, attach Informa	atio	nΑ	bol	ıt Or	1-Site Sewer Facility (TAR-140	7)		

B# Johnson P. O. Box 294 Belville, TX 77418 Witham Johnson

(TAR-1406) 9-01-11

Initialed by: Seller:

Produced set 2.pFoor@by Ep...>grx 18070 Theen Wile Road, France, Moringan 48026 ###LCC.>30%.227

and Buyer:

Water supply provided by: City Well Was the Property built before 1978? yes	MUD D	co-op 🔲 un	known	other:	
(If yes, complete, sign, and attach TAP 100		unknown			
(If yes, complete, sign, and attach TAR-190 Roof Type:	Jo concerr	ning lead-bas	ed pain	t hazards).	
Is there an overlay roof covering on the Property	Age	e: 12 41	()	acod over suit to	approxima
Is there an overlay roof covering on the Propert	y (similyies	s of roof cov	ering pla	aced over existing shingles or roo	of covering
Are you (Seller) aware of any of the items listed need of repair? yes pro If yes, describe	in this Se	ction 1 that a	are not i	n working condition, that have de	footo or
need of repair? yes no If yes, describe	: (attach ac	dditional she	ets if ne	cessary):	necis, or a
Section 2. Are you (Seller) aware of any def					
Section 2. Are you (Seller) aware of any defeaware and No (N) if you are not aware.)	ects or ma	alfunctions	in any	of the following?: (Mark Yes (Y) if you a
Item			_	•	, ,
Pocomoni Item			N	Item	1 Y
Ceilings Floors			M	Sidewalks	
Doors	ation / Slab	D(S)	14	Walls / Fences	
Drivousous			17	Windows	1 1
Electrical Systems	g Fixtures ng System		12	Other Structural Components	
Exterior Walls V Roof	ig System	S	V		
f the ensured		i i	14		
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	the ar	swer 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. 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of reparts not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets or yes):
Senc	ection ot awar	5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are.)
ō	ā	Room additions, structural modifications, or other alterations or repairs made without necessary permits or n in compliance with building codes in effect at the time.
	啦	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
	/	Manager's name: Fees or assessments are: \$ per and are: mandatory volunta 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 of attach information to this notice.
]		Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interes with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe:
]	Ø	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
1	Ø	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
}	ď	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
l	TY .	Any condition on the Property which materially affects the health or safety of an individual.
Ī		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).
	Œ	Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.
		er to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

Concerning the Pro	perty at <i>[0</i>	769 FM 1094 S	EALLY TR	
Section 6 Seller	Thas □has	not attached a survey of the	Property	
Section 7. Withir regularly provide	the last 4 yea	ars, have you (Seller) receiv	red any written inspection re s inspectors or otherwise pe	eports from persons who rmitted by law to perform
Inspection Date	Туре	Name of Inspector		No. of Pages
Note: A buy Pr	er should not r operty. A buye	ely on the above-cited repo r should obtain inspections	rts as a reflection of the cur from inspectors chosen by t	rent condition of the the buyer.
Section 8. Check Homestead	any tax exemp	tion(s) which you (Seller) cu ☐ Senior Citizen	rrently claim for the Property Disabled	/:
	gement	Agricultural	□ Disabled Veteran	
requirements of Cl	napter 766 of th	e Health and Safety Code?*	ors installed in ap¢ordance ☐ unknown ☐ no ☐ yes.	If no or unknown, explain
smoke detec which the dw know the bui	tors installed in relling is located	accordance with the requiren , including performance, locati irements in effect in your area	e-family or two-family dwelling nents of the building code in e ion, and power source requiren n, you may check unknown abo	effect in the area in ments. If you do not
of the buyer's evidence of t the buyer ma specifies the	s family who will he hearing impa akes a written i locations for ins	reside in the dwelling is hean irment from a licensed physici request for the seller to insta	the hearing impaired if: (1) the ing-impaired; (2) the buyer given an; and (3) within 10 days after the smoke detectors for the hear the cost of in	es the seller written r the effective date, aring-impaired and
Seller acknowledges proker(s), has instruc	that the statemeted or influence	ents in this notice are true to the descurate in the second of the secon	ne best of Seller's belief and th nformation or to omit any mate	at no person, including the rial information.
BUP () ignature of Seller	Elhe	S/ZJ/Z =	Sugant the ature of seller	lla 8/20/13
	LL TOEL	Ke Print	ed Name:	Date
TAR-1406) 9-01-11	Initia	aled by: Seller: 151, S	and Buyer:	Page 4 of 5

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. 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	o the p	property:	
	Electric: SBEC Sewer: Water: Cable: DISh. Trash: Tex. Desposate Sys. Natural Gas: Phone Company: Propane:		phone #: phone #: phone #: phone #: phone #: 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 TO	Selle e it to HE PF	r as of the date signed. The brokers have rebe false or inaccurate. YOU ARE ENCOUR	elied on this notic RAGED TO HAVI
The	undersigned Buyer acknowledges receipt of the fore	egoing	notice.	
-	ature of Buyer ed Name:		Signature of Buyer Printed Name:	Date



at.

TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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

CO	NCE	ERNING THE PROPERTY AT
A.	DE	ESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:
	(1)	Type of Treatment System: Septic Tank Aerobic Treatment Unknow
		Type of Distribution System: Freuk Hives
	(3)	Approximate Location of Drain Field or Distribution System: North of MAIN Unknown
		Installer: Self (Attaches to MAIN House) Unknown Approximate Age: 12 4RS
B.		AINTENANCE INFORMATION:
	(1)	Is Seller aware of any maintenance contract in effect for the on-site sewer facility? 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?
	(3)	Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain:
C.		Does Seller have manufacturer or warranty information available for review? ANNING 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.
		11-7-04 Initiated for Identification by Buyer, and Seller BT, ST Page 1 of 2
بلما الماند	r	7 Day 304 Dalling 7 V 23410

Bill Johnson P. O. Box 294 Bellville, TX 77418 Phone: (979) 865 - 5466 Fax: (979) 865 - 5500

William Johnson

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>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500	sf) 225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	•	240
Single family dwelling (4 bedrooms; less than 3,500 sf)		300
Single family dwelling (5 bedrooms; less than 4,500 sf)		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 bedroo	m) 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.

Bill follows	8-20-12	Sugan Joel	
Sighature of Seller	Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buver	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 landford (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 isstate licensee asks that you acknowledge receipt of this information about prolverage services for the licensee's records.

Buver, Seller, Landkird or Tenant

Date

