



# THE BLOCK RANCH



# THE BLOCK RANCH

*Just 2.5 miles out of the quaint town of Bellville* **The Block Ranch** home sits atop a high hill overlooking a 5 acre lake and rolling, wooded hills to the back. The beautiful custom home contains 3,400+/- square feet of living area, and was built in 2001, the personal residence of a builder. It offers 5 bedrooms, 2 1/2 baths, a media room, a study (one of the bedrooms), and a mudroom. The open floor plan flows with a formal dining room, kitchen and living area separated only by Austin Stone columns.

*The kitchen offers an oversize granite-topped working island that includes a vegetable sink, microwave storage, and wine rack on one end, and a breakfast table with seating for six. The kitchen also boasts a six-burner Viking cook top nestled in the stunning Austin Stone alcove as well as an abundance of granite counter tops. The formal dining room is located just off the kitchen and is separated by a serve through buffet. Cozy up in front of the fireplace in the living area and enjoy the breathtaking view through the 6 x 12 foot plate glass window. Perfectly complementing the kitchen, the living and dining rooms allow a spacious area for entertaining in the heart of this home. Steps away from the living area is the media room, complete with a wall of built-in shelving for storing television, movie and gaming devices. The laundry room with computer desk and four of the bedrooms and a bath are just down the hall.*

*The master bedroom is wired for a flat screen tv and is connected to enjoy music from the media room. It also has large windows overlooking the patio and rolling landscape. The master bathroom offers a large Jacuzzi tub with separate walk in shower and his and her vanities and closets.*

*The property offers miles of well manicured trails and a mixture of open pastures with Bermuda grass and wooded areas with large oak and pine trees. Also for the horse enthusiast are 3 cross fenced pastures with piped water tanks and sandy soil. There is also a year round live creek, Piney Creek, located at the back of the property. The barn contains 3 stalls, tack and feed rooms, storage and office space. It also has a spacious covered porch area on one side. There is a run-in shed for the horses as well as a horse arena. In addition to the improved pastures, there is 1000-gallon buried propane tank and a large electric generator with auto transfer switch capable of powering the entire home. Finally, enjoy the sunset in the custom landscaped backyard while sitting next to the fire pit complete with gas line for an easy start.*

**The Block Ranch** must be seen to be truly appreciated.

Offered by:

**Bill Johnson and Associates Real Estate Company**

**979-865-5466 or 979-992-2636**

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

Bill Johnson and Associates Real Estate Company will co-broker if buyer is accompanied by his or her agent at all property showings.





Views of 5 acre lake from porch sitting area



After a relaxing horseback ride, one can enjoy the views and gentle breeze from the barn porch.



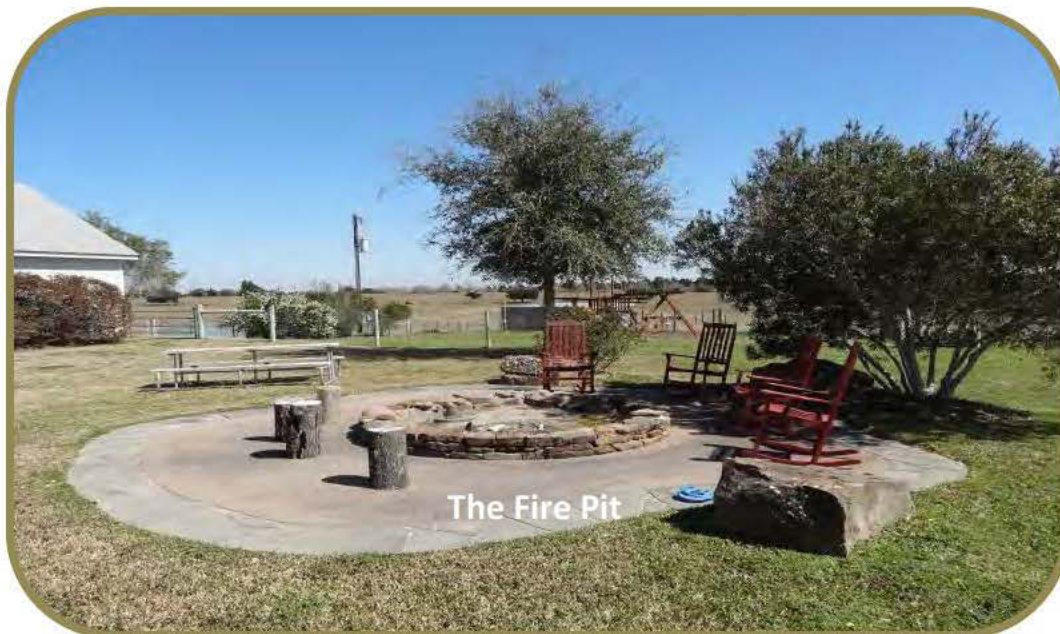
The barn, with sliding doors on both ends, features 3 stalls, a tack room, a feed room, an office and a large recreation or storage area.







Back of Home



The Fire Pit

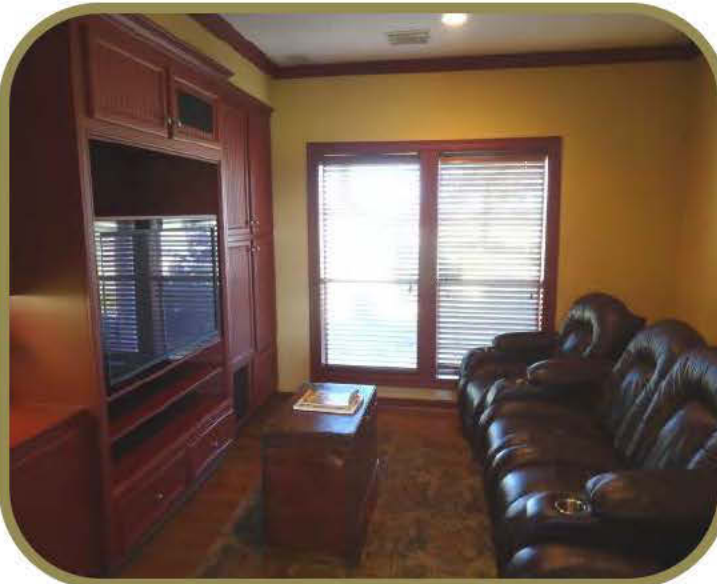


Patio off Master Bedroom



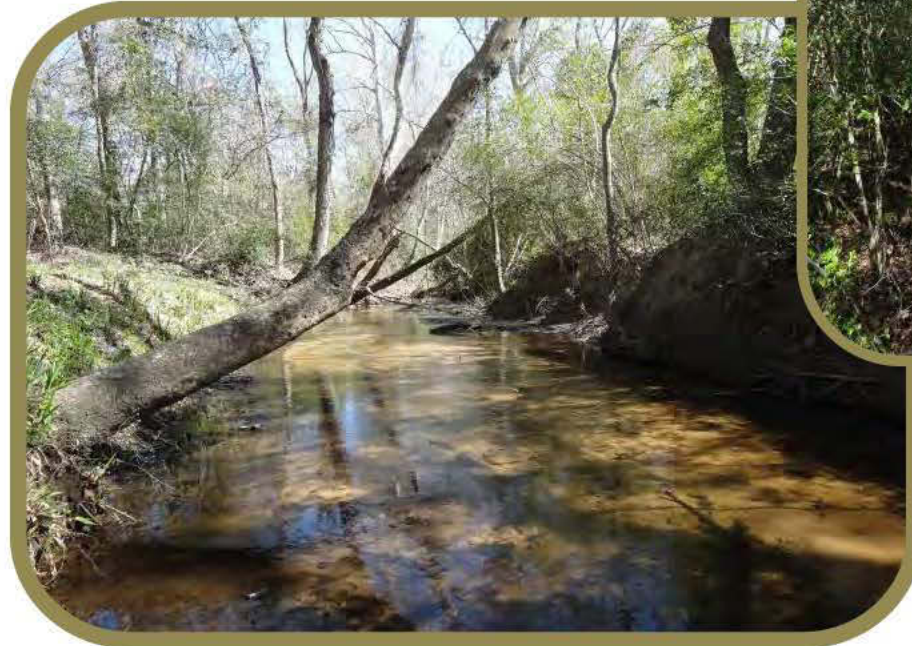


Media Room





## Enjoying Nature \* Walking or Riding . . . . .





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

420 E. Main St., Bellville, TX 77418

424 Cedar St., New Ulm, TX 78950

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

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

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

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**LOT OR ACREAGE LISTING**

Location of Property: Off of FM 1456 & Wietstruck Road Listing #: 77121  
Address of Property: 2745 Wietstruck Rd. Bellville TX 77418 Road Frontage: Approx. 1030'  
County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO  
Subdivision: N/A Lot Size or Dimensions: 80.969 acres  
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 80.9690**Price per Acre (or)****Total Listing Price:** \$1,376,000.00**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:

**Property Taxes:**

2012

School: \$ 5,991.06

County: \$ 1,829.18

Hospital: \$ 307.16

FM Road: \$ 371.83

SpRd/Brg: \$308.11

TOTAL: \$ 8,807.34

Agricultural Exemption: ☒ Yes ☐ No**School District:** I.S.D.**Minerals and Royalty: Seller to convey surface rights**

Seller believes 7/8 under 8.440 100% under 72.529 \*Minerals

to own: 7/8 under 8.440 100% under 72.529 \*Royalty

Seller will Negotiable % Minerals

Convey: Negotiable % Royalty

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

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

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

Pipeline:

Roadway:

Electric: San Bernard Electric Cooperative

Telephone: Southwestern Bell Telephone

Water:

Other:

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

Buildings: Run in shed for horses

Barns: 3-stall barn (50'x60') with office and tack room

Others: Floating dock on lake

Approx. % Wooded: 30%

Type Trees: Oak, Cedar and hardwoods

Fencing: Perimeter ☒ YES ☐ NO

Condition: Good

Cross-Fencing: ☐ YES ☒ NO

Condition:

**Ponds:** Number of Ponds: 1

Sizes: 5 Acres

**Creek(s):** Name(s): Piney Creek**River(s):** Name(s): None**Water Well(s): How Many?** 1

Year Drilled: 2001 280' +/-

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

Provider:

**Electric Service Provider (Name):**

San Bernard Electric Cooperative

**Gas Service Provider**

Private

**Septic System(s): How Many:** 1

Year Installed 2001

**Soil Type:** Sandy Loam**Grass Type(s):** Coastal, Bermuda & St. Augustine**Flood Hazard Zone:** See Seller's Disclosure or to be**nearest Town to Property:****Nearest Town to Property:** Bellville

Distance: 3 Miles

**Driving time from Houston** 1 hour**Items specifically excluded from the sale:**

All Seller's personal property located on said 80.969 acres.

**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.**



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**HOME LISTING**

Address of Home:	2745 Wietstruck Road, Bellville TX 77418		Listing	77121
Location of Home:	Off FM 1456 & Wietstruck Road			
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	N/A	Property Size:	80.969 acres	
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
<b>Listing Price:</b>	<b>\$1,376,000.00</b>			
<b>Terms of Sale</b>				
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Sell.-Fin. Terms:				
Down Payment:				
Note Period:				
Interest Rate:				
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.			
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO			
Number of Years:				
<b>Size and Construction:</b>				
Year Home was Built:	2001			
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES			
Bedrooms:	4	Bath:	2 1/2	
Size of Home (Approx.)	3,400 Living Area			
	5,800 Total			
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:	Metal	Year Installed:	2001	
Exterior Construction:	Hardi-plank			
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>			
Living Room:				
Dining Room:	18.5 x 13.5			
Kitchen:	18.5 x 11.5			
Family Room:	18.5 x 16.67			
Utility:	8 x 12			
Bath:	6 x 4 (half)	<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	
Bath:	10 x 12	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Mstr Bath:	17.5 x 12	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Master Bdrm:	21.5 x 16			
Bedroom:	14 x 14.5			
Bedroom:	15 x 14.5			
Bedroom:	12 x 11			
Other:	Media: 13 x 12 Office: 9 x 12 Mud room: 11 x 6			
Garage:	<input checked="" type="checkbox"/> Carport <input type="checkbox"/> No. of Cars:	3		
Size:	26 x 35	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached		
<b>Porches:</b>				
Front: Size:	6 x 34			
Side: Size:	8 x 55.5			
Deck: Size:	34 x 6	<input checked="" type="checkbox"/> Covered		
Deck: Size:	10.5 x 17.5	<input checked="" type="checkbox"/> Covered		
Fenced Yard:				
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size:	Barn	
Construction:				
TV Antenna	<input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>			

**Home Features**

- |                                     |                          |   |   |
|-------------------------------------|--------------------------|---|---|
| <input checked="" type="checkbox"/> | Ceiling Fans             | No.   | 5 |
| <input checked="" type="checkbox"/> | Dishwasher               |   |   |
| <input checked="" type="checkbox"/> | Garbage Disposal         |   |   |
| <input checked="" type="checkbox"/> | Microwave (Built-In)     |   |   |
| <input checked="" type="checkbox"/> | Kitchen Range (Built-In) | <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric |   |
| <input checked="" type="checkbox"/> | Other                    | compactor   |   |

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

All Seller's personal property located on said 80.969 acres including washer, dryer and 2 refrigerators.

**Heat and Air:**

- |                                     |                  |   |                                     |          |                                     |   |
|-------------------------------------|------------------|---|-------------------------------------|----------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Central Heat     | Gas   | <input checked="" type="checkbox"/> | Electric | <input type="checkbox"/>            | 2 |
| <input checked="" type="checkbox"/> | Central Air      | Gas   | <input type="checkbox"/>            | Electric | <input checked="" type="checkbox"/> | 2 |
| <input type="checkbox"/>            | Other:           |   |                                     |          |                                     |   |
| <input checked="" type="checkbox"/> | Fireplace(s)     |   |                                     |          |                                     |   |
| <input type="checkbox"/>            | Wood Stove       |   |                                     |          |                                     |   |
| <input checked="" type="checkbox"/> | Water Heater(s): | <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric |                                     |          |                                     |   |

**Utilities:**

- |                       |   |
|-----------------------|---|
| Electricity Provider: | San Bernard Electric  |
| Gas Provider:         | Private   |
| Sewer Provider:       | Septic  |
| Water Provider:       | Well  |
| Water Well:           | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Depth: 280' |
|                       | Year Drilled: 2001  |
| Average Utility Bill: | Monthly:  |

**Taxes:**

- |                  |            |
|------------------|------------|
|                  | 2012 Year  |
| School:          | \$5,991.06 |
| County:          | \$1,829.18 |
| Hospital:        | \$307.16   |
| FM Road:         | \$371.83   |
| SpRd/Brg:        | \$308.11   |
| Taxes:           | \$8,807.34 |
| School District: | Bellville  |

**Additional Information:**

- Home has 6' outside insulated walls and circulating hot water system.
- Automatic sprinkler system at house and barn
- Alarm System

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# TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT 2745 WIETSTRUCK ROAD

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	<input checked="" type="checkbox"/>		
Carbon Monoxide Det.	<input checked="" type="checkbox"/>		
Ceiling Fans	<input checked="" type="checkbox"/>		
Cooktop	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>		
Emergency Escape Ladder(s)		<input checked="" type="checkbox"/>	
Exhaust Fans	<input checked="" type="checkbox"/>		
Fences	<input checked="" type="checkbox"/>		
Fire Detection Equip.		<input checked="" type="checkbox"/>	
French Drain		<input checked="" type="checkbox"/>	
Gas Fixtures		<input checked="" type="checkbox"/>	
Natural Gas Lines		<input checked="" type="checkbox"/>	

Item	Y	N	U
Liquid Propane Gas:	<input checked="" type="checkbox"/>		
-LP Community (Captive)		<input checked="" type="checkbox"/>	
-LP on Property	<input checked="" type="checkbox"/>		
Hot Tub		<input checked="" type="checkbox"/>	
Intercom System		<input checked="" type="checkbox"/>	
Microwave	<input checked="" type="checkbox"/>		
Outdoor Grill		<input checked="" type="checkbox"/>	
Patio/Decking	<input checked="" type="checkbox"/>		
Plumbing System	<input checked="" type="checkbox"/>		
Pool		<input checked="" type="checkbox"/>	
Pool Equipment		<input checked="" type="checkbox"/>	
Pool Maint. Accessories		<input checked="" type="checkbox"/>	
Pool Heater		<input checked="" type="checkbox"/>	

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

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units: <u>1</u>
Wall/Window AC Units		<input checked="" type="checkbox"/>		number of units: <u>1</u>
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>2</u>
Other Heat		<input checked="" type="checkbox"/>		if yes, describe: _____
Oven	<input checked="" type="checkbox"/>			number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	<input checked="" type="checkbox"/>			<input type="checkbox"/> wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		<input checked="" type="checkbox"/>		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>			<input type="checkbox"/> attached <input checked="" type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="checkbox"/>			number of units: <u>1</u> number of remotes: <u>0</u>
Satellite Dish & Controls	<input checked="" type="checkbox"/>			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>DIRECTV</u>
Security System	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	<input checked="" type="checkbox"/>			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____
Water Softener	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>			if yes, attach Information About On-Site Sewer Facility (TAR-1407)



Concerning the Property at

2745 WIETSTRUCK ROAD

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: STEEL GALV. Roof Age: 12 (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		<input checked="" type="checkbox"/>
Other Structural Repairs		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
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 2745 WIETSTUCK Road

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

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?** ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**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.)**

- ☒ ☐ ☒ 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): \_\_\_\_\_



Concerning the Property at

2745 Wietstruck Road

**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: HAY EXEMPTION

☐ 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

Printed Name:

ROBERT BLOCK

Date

Signature of Seller

Printed Name:

Date

Concerning the Property at

2745 Wietstruck Road

**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 COOP.</u> | phone #: <u>865-3171</u> |
| Sewer: _____                       | phone #: _____           |
| Water: <u>1</u>                    | phone #: _____           |
| Cable: _____                       | phone #: _____           |
| Trash: _____                       | 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 _____	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

2745 Wiestruck Road

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: \_\_\_\_\_ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: RIGHT Side of House ☐ Unknown
- (4) Installer: \_\_\_\_\_ ☒ Unknown
- (5) Approximate Age: 12 yrs ☐ 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? 2009
- (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

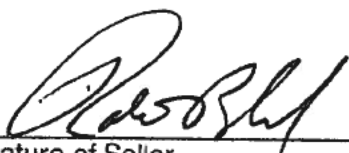
#### C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (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.

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



Signature of Seller

3/5/13  
Date

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date





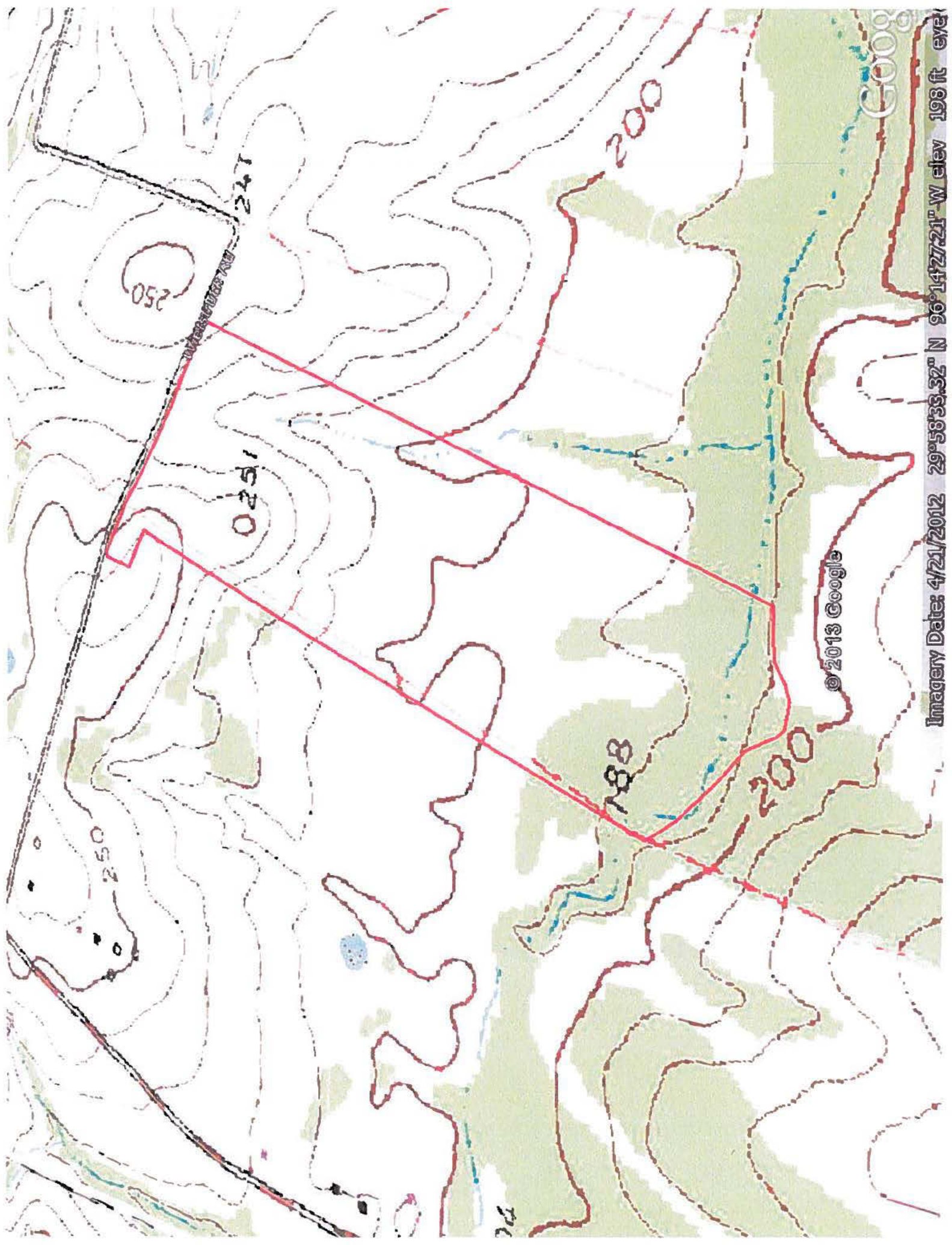


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Imagery Date: 4/21/2012 29°58'33.32" N 96°14'27.21" W elev 198 ft eye





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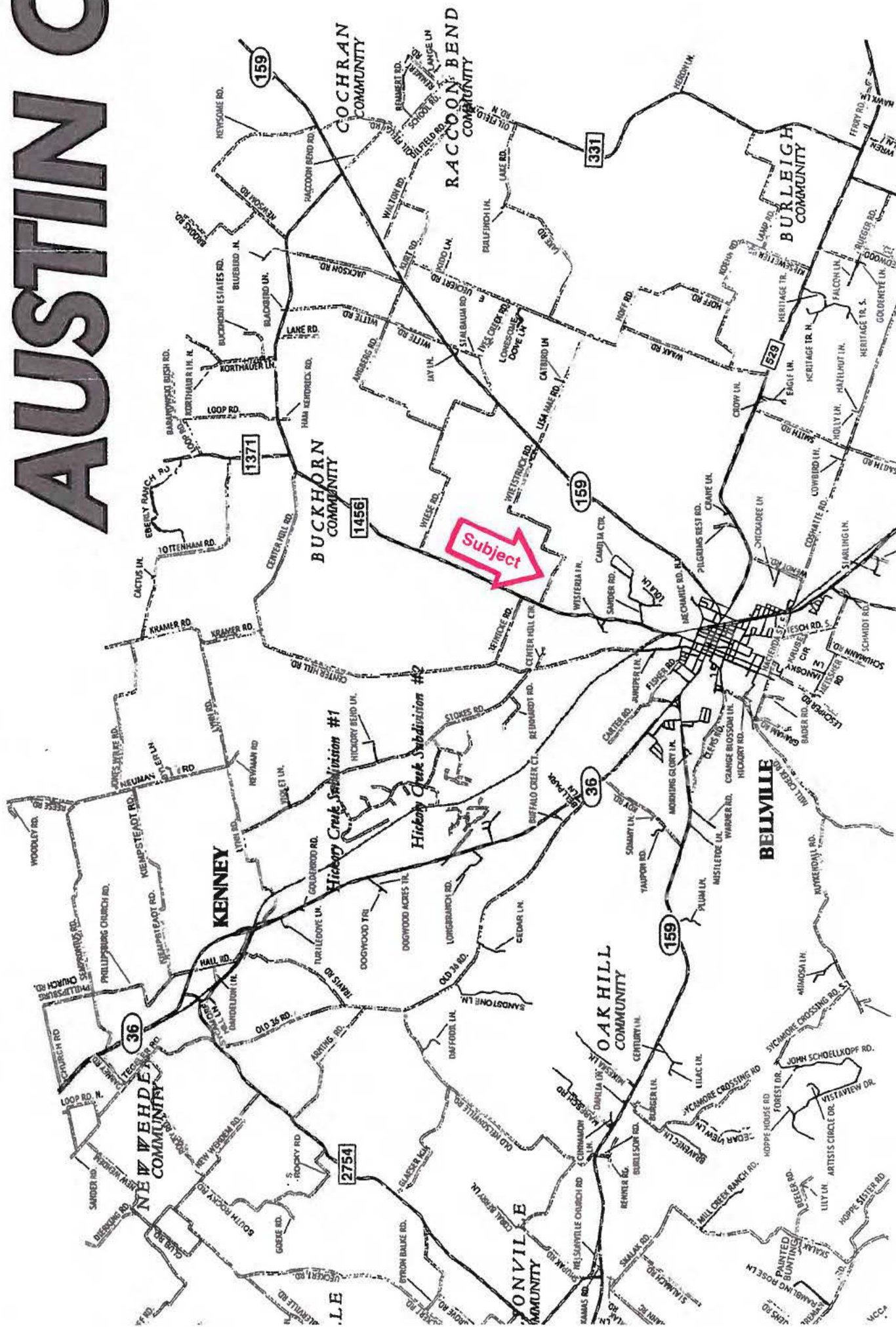
Imagery Date: 4/21/2012 29°58'33.32" N 96°14'27.21" W elev 198 ft eye







# AUSTIN C



*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.

**SIGN HERE**

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-

