Bill Johnson Real Estate Company



Price:	\$700,000
Туре:	Residential (Farm-Ranch)
Address:	606 Langberg Rd
City/County:	Bellville, Austin County
Bed/Bath:	3 Bed, 2 Bath
Size/Acreage:	~1,260 Sq. Ft., ~77.92 Acres
ID No.:	75693
Status:	Active

Ives Creek Farm 77+ acres just north of Bellville is set up and ready to go for farming and ranching. Big enough for serious agricultural yet small enough for the family to manage. Three residences on the property for family, friends, or guests. About 15 acres of wooded area along Ives Creek abounds with dozens of pecan trees, making nice shade for livestock. Six water wells, two with windmills, metal buildings and barns, and ponds. If not for primary residence, there is an investment opportunity in leasing the three homes or dividing the property along the approximately 5000 feet of combined frontage on State Highway 159 and Langberg Road. An adjoining 20 acres is for sale if more land desired. Shown by appointment only, call today! ***BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT AT ALL PROPERTY SHOWINGS.***

















Improvements

3 Bedrooms 2 Bathrooms Approx. 1260 Sq F Single Floor Brick Exterior Metal Roof

Age Range: Over 20 Yrs

Well Septic Garage/Carport CHA Barns Pens

Additional House

Land Features

Paved Road Frontage County Road Frontage Highway Road Frontage Agricultural Exemption Minerals Conveyed: All Pond

Live Creek

Partially Wooded Mostly Flat

Other

School District: Bellville Taxes: \$3,320.21

Financing

Cash

Conventional

Directions: from Bellville go north on SH 159 toward Hempstead about 5 miles to intersection of SH 159 and Langberg Rd, property is on the NE corner of the intersection. proceed west on Langberg Rd about half a mile to 606 Langberg Rd.

Map of Bellville Contact the Agent Email this Listing



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 F		5 miles	NE of Be	ellvill off S	SH 159 on La	angberg Rd			Lietin	a #·	75693)
Address of F	Property:	606 & 640	0 Langberg	Rd, Bellvil	le, Texas 77418	3	B/	oad Frontage				59-5,000
County:		Austin			Paved Road			Sign on Prope		7	ES	NO
Subdivision:					···			Dimensions				IVO
Subdivision I	Restricted:	YES	s 🗸	NO	Mandator	y Membership in I	Property Ov	vners' Assn.		YES		10
Number of A	Δcres·	77.9210	1			V			_			
Price per Ac		77.3210	<u>- </u>			<u>Improveme</u>						
							✓ YES	☐ NO	See Ho	OME lis	sting if \	Yes
Total Listing		\$700,00	0.00			Buildings:	2nd hor	me and 14x	60 mar	nufact	ured h	ome
Terms of Sa						1						-
	Cash:		V	YES	□ NO	Barns:	30x45 r	metal buildir	1g, 2 pc	ole ba	rns/w c	verhang
	Seller-Finance:			YES	✓ NO	H						
	SellFin. Term					Others:	6 metal	pole sheds	, 1 woo	d sto	rage sh	ned
	Down Payme	nt:			·			ortable skic				
	Note Period:											
	Interest Rate					Approx. % V			20%			
	Payment Mod			Qt.		Type Trees:		oak, cypres	s, hack	berry		
ŀ	Balloon Note		YES	☐ NO		Fencing:	Perimet	ter 🗸			NO	
			Number	of Years:]	Condition	on:	good			
Dramantii Tai						IĬ	Cross-F	encing: 🔽	YES		NO	
Property Tax School:					2012	41	Condition		good			
	\$				2,258.53	Ponds:		r of Ponds:	2			
	\$ \$				689.57		: <u>about .5</u>	acre each				
	\$ \$				256.32	Creek(s):	Name(s):	lves			
GCD:	Φ				115.79							
	\$					River(s):	Name(s):				
Agricultural E					3,320.21	{ {	-					
School Distri	•		es/es	∐ No		Water Well(s			6			
		Bellville			I.S.D.	Year Drilled:			D	epth_t	unknov	vn
Minerals and Seller believes 1	00%	ner to c	onvey su	nuace Lié	_	Community		<u>/ailable:</u>	Y	'ES	7	NO
to own: 1					*Minerals	Provider:						
	Il owned				*Royalty	Electric Serv	<u>vice Prov</u>	<u>ider (Name</u>	<u>:):</u>	_		
	lowned				Minerals	San Bernard						
onvey. <u>a</u>	OWITEG				Royalty	Gas Service				_		
<u>eases Affec</u>	ting Propert					private propa						
oil and Gas Leas		_	্য	Na		Septic Syste	em(s): Ho	<u>ow Many:</u>	3			
essee's Name:		•	ك	No								
ease Expiration I	Date:				···	Soil Type:		ched map				
Sado Expiration	_					Grass Type(s):	bermuda	ı, Johnson (يrass, t	<u>pahia,</u>	St Aug	justine
urface Lease:	✓ Yes	:		No		Flood Hazard	Zone: Se	<u>e Seller's Di</u>				
essee's Name:		esse Ro	nare	140		Noovoet Terr	4 5				wn to F	roperty:
ease Expiration (nonth to		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Nearest Tow	n to Prop	<u>serty:</u>	Bellville)		
il or Gas Lo		101111110	Yes		√ No	Outsing time to						
asements Af		perty:	Name(6).	U NO	Driving time from			about a	in hor	ır	
ipeline:			1141110(٥٫.		Items specific			<u>∋ sale:</u>	_		
oadway: —						all sellers pers	sonal pro	berty				···
lectric:						Additional !-	form - H					
elephone:						Additional In						···
ater:						manufactured	house ==	t available t	or view	ıng .		
ther:	······································					pond by main	nouse no	t noiding wa	iter			
BILL .	JOHNSON	AND A	SSOCIA	TES PI	AL ESTAT	E COMPAN	V W/D I	CO BEO'	ED :=	Din	/FR :=	
			1/-			- COMPAIN	I AAILT	CO-DRUK	.ck it	DUY	EK IS	

ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



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HOME LISTING 606 Langherg Rd Relivillo Tv. 77419

Address of Home:	606 Langberg Rd, Bellville, T	x 77418	Listing 75693
Location of Home:	5 miles NE of Bellville off SH 159 c	on Langberg Rd	Library 75055
County or Region:	Austin	For Sale Sign on Property?	✓ YES NO
Subdivision:		Property Size:	77.921 acres
Subdivision Restricted:	YES NO Mandatory	Membership in Property Owners' Assn.	YES NO
Listing Price:	\$700,000.00	Home Featues	
Terms of Sale		✓ Ceiling Fans No.	
Cash:	✓ YES □ NO	Dishwasher	
Seller-Finance:	☐ YES ☑ NO	Garbage Disposal	
SellFin. Terms:		Microwave (Built-In)	
Down Payment:		✓ Kitchen Range	Gas 🗸 Electric
Note Period:		Refrigerator	
Interest Rate:		Items Specifically Excluded from The Sale	· LICT·
Payment Mode:	Mo. Qt. S.A. Ann.	all sellers personal property	<u>. LIGT.</u>
Balloon Note:	YES NO	portable skid buildings	
Number of Years:		J. San	· · · · · · · · · · · · · · · · · · ·
		Heat and Air:	
Size and Construction:		Central Heat Gas	Electric 🗸
Year Home was Built:	1975	Central Air Gas	Electric 🗸
Lead Based Paint Addendum Req	uired if prior to 1978:	Other:	Electric [-]
	Bath:2	Fireplace(s)	
Size of Home (Approx.)	1,260 Living Area	☐ Wood Stove	
	1,260 Total	✓ Water Heater(s):	Gas 🗸 Electric
	/Beam Other]	
Roof Type: metal	Year Installed: unknown	<u>Utilities:</u>	
Exterior Construction:	brick veneer on wood frame	limit to the second	San Bernard Electric Coop
_		Con Dravidou	private propane tank
	APPROXIMATE SIZE:	I Common Daniel	on-site septic
Living Room: 14x17		INACA Dura dala	on-site water well
Dining Room:		Water Well: VES NO Depth:	unknown
Kitchen: 13x23		Year Drilled:	unknown
Family Room:		Average Utility Bill: Monthly:	\$200.00
Utility		1	
Bath: 8x9		<u>Taxes:</u> 2012	Year
Bath: <u>6x6</u>	Tub ✓ Shower	School:	\$2,258.53
Bath:	Tub Shower	County:	\$689.57
Master Bdrm: 12x14		FM/Rd/Br:	\$256.32
Bedroom: 12x13		Hospital	\$115.79
Bedroom: 10x14		City:	
Other: 21x27 game room		Taxes:	\$3,320.21
		School District:	Bellville
	No. of Cars: 2		
Size: 18x24 Porches:		Additional Information:	
Front: Size: 9x15 covered		manufactured home not available to	show until acceptable
Back: Size: 10x24 covered		offer tendered.	
Deck: Size: 10x24 covered		6 water wells on property, 4 electric	pump, 2 windmill
Deck: Size: 12x16	Covered		
Fenced Yard: yes	Covered		
	No Size:		
Construction:	3128.		
	Dish Cable		
	ND ASSOCIATES DEAL ESTAT	T COMPANY WILL CO	

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



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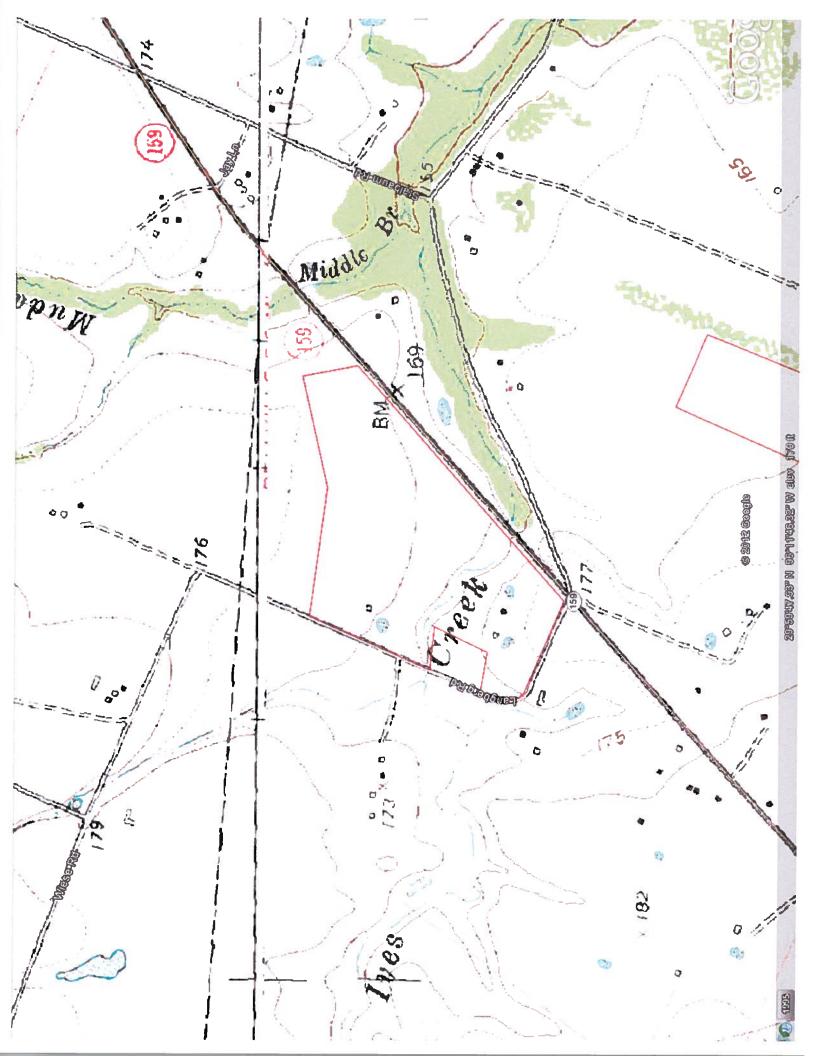
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Home #2

Address of	f Home:	_640 Langber	rg Rd, Br	allville, 7	Гх 77418	3		Listing	#: 756	93
Location o		about 5 miles N	NE of Belly	ville off SF	1 159 on L	angberg Ro	<u> </u>			<u> </u>
County or	Region:	Austin					Sign on Property?	? 🗸	YES	NO
Subdivisio	ın: ¯					Property		77.921		<u> </u>
Subdivisio	on Restricted:	YES 🗸	NO Ma	landatory I			Owners' Assn.			✓ NO
Listing Pri	rice:	\$700,000.00	•	urranize, ,	Home Fo		JANUARY MOON	<u> </u>	/LJ ,	<u> </u>
Terms of S		7				Ceiling F	Fans No.			
Cash:		✓ YES [□ NO			Dishwas				
Seller-Fina	ance:		☑ NO				e Disposal			
SellFin. Te	erms:	_	~				e (Built-In)			
Down Payr						Kitchen Ra		Gas	√ E	Electric
Note Perio					1 7	Other	Jig6		نا	.ICCC IC
Interest Ra					Items Sper		led from The Sale	la: LIST		<u> </u>
Payment M		Mo. Qt.	. S.A.	Ann.		rs personal		B. LIGI.		
Balloon No		YES	□ NO		1 001101	skid buildin				
Number of	Years:					Onto 22	igo			
					Heat and	d Air:				
	Construction:			,	7	Central Hea	at Gas	Electri	·~	
Year Home		1942		,		Central Air	=	Electri		·
Lead Based (Paint Addendum Re	equired if prior to 1987	,	YES	1 🗀	Other:		L 100	د <u>ت</u>	·
Bedrooms:	2	Baths: 1			1 🗀	Fireplace	÷(s)			
Size of Home	e (Approx.)	760	Livir	ng Area		Wood Ste				
		760	Tota		1 💆	Water Hea		Gas	V	Electric
		er/Beam Other					10,(0).			LICCLIA
Roof Type:			nstalled: unkr		Utilities:					
Exterior Co	nstruction	metal siding on v				y Provider:		San Berna	ard Elec	Coon
					Gas Prov		·	private pro		
	asurements:	_APPROXIMATE S	iZE:		Sewer Pr			on-site se		
Kitchen	10x12				Water Pr			on-site wa		
Dining	8x10				1	: VE	NO Depth:		unkn	
Living	13x18				11	_	Year Drilled:		unkn	
					Average	Utility Bill:	Monthly:	\$150.00		
Utility Room:						-	*			
Bath:	6x8				Taxes:		2012	_Year		
Bath:			Tub	Shower	School:					\$2,258.53
Bath:Master			Tub	Shower						\$689.57
Bedroom:	12x13				FM/Rd/Br	r:				\$256.32
Bedroom:	12x13				Hospital:					\$115.79
Bonus Room					City:					
Bedroom:					Taxes:					\$3,320.21
Other:					School	District:	-	Bellville		
_		No. of Cars: 2				•				
	: 18x20	<u> </u>	tached 🗸		II.	al Informati				
Porches:				1	manufact	ured home r	not available	for showi	ng	<u> </u>
Front: Size:				———]'						
	4x6 covered									
Deck: Size:				Covered						
Deck: Size:				Covered						
enced Yard:		2.10								
		No Size: <u>8x12</u>								
		metal on wood frame		/	Ĺ					
V Antenna		Dish _	Cable							
BILI	L JOHNSON /	AND ASSOCIAT	IES REA	L ESTAT	TE COMP	ANY WILI	- CO-BROK	(ER IF B	UYEF	R IS
	ACCO	MPANIED BY H	IIS OR H	ER AGE	NT AT AL	L PROPE	RTY SHOV	VINGS.		







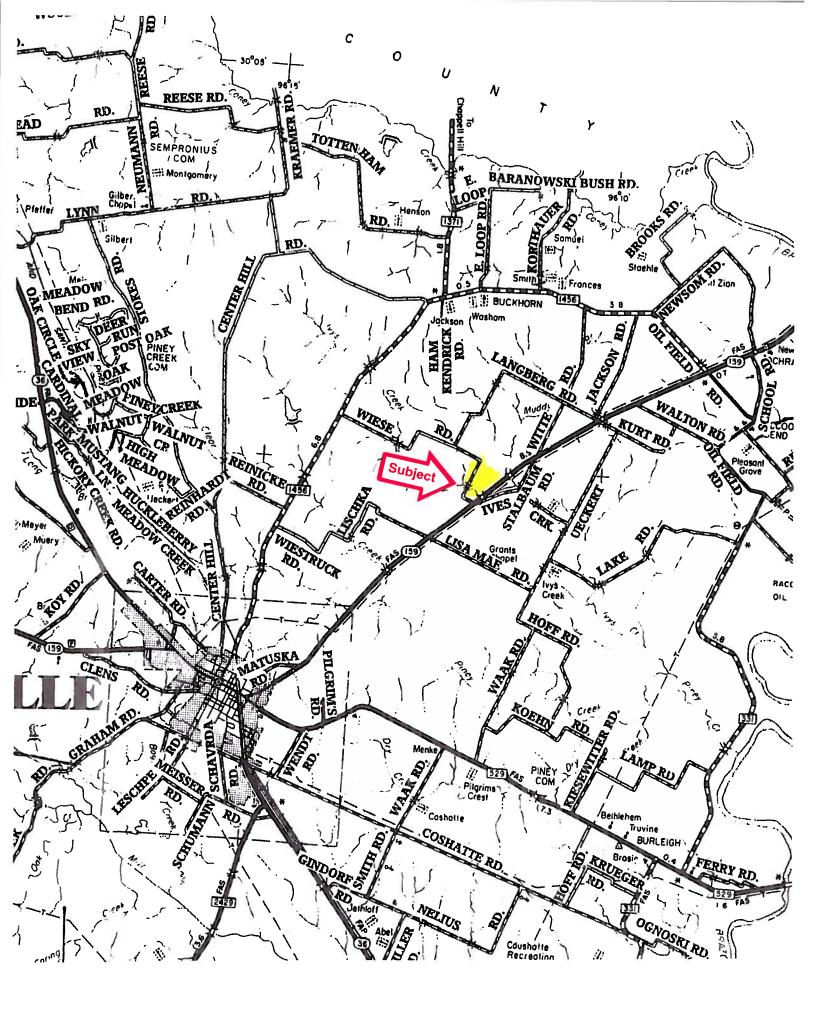
USDA Natural Resources
Conservation Service

Web Soil Survey National Cooperative Soil Survey

10/16/2012 Page 1 of 3

Map Unit Legend

Austin and Waller Countles, Texas (TX600)						
Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI			
BuA	Burleson clay, 0 to 1 percent slopes	52.2	64.4%			
ChC	Chazos loamy fine sand, 1 to 5 percent slopes	0.2	0.3%			
KeD	Kenney loamy fine sand, 1 to 8 percent slopes	22.4	27.6%			
Na	Nahatche loam, frequently flooded	3.0	3.7%			
TaC	Tabor fine sandy loam, 1 to 5 percent slopes	3.3	4.0%			
Totals for Area of Interest		81.1	100.0%			





SELLER'S DISCLOSURE NOTICE

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 compiles with and contains additional disclosures which

exc	eed the mi	nimum disclosures re	quire	d by th	he Code.			
					gberg Rd			
CONCERNING THE PROPERTY AT		Bellville, Tx 77418						
THIS NOTICE IS A DISCLOSURE OF DATE SIGNED BY SELLER AND IS MAY WISH TO OBTAIN, IT IS NOT A AGENT.	NOT A S	SUBSTITUTE FOR A	NY I	NSPE	CTIONS OR WARRANTIES TH	E B	BUY	'ER
Seller is is not occupying the f					ng since Seller has occupied the	Pro	per	rty?
0								
Section 1. The Property has the Ite	ms mark	ed below: (Mark Yes	: (Y),	No (N	l), or Unknown (U).)			
		e conveyeu. The contra			nine which items will & will not conve			
Item Y N U	Item	D	1 1	NU	Item	Y	N	10
Oabic 14 Willing		Propane Gas:	A		Pump: ☐ sump ☐ grinder	-		
Carbon Monoxide Det.		mmunity (Captive)	1. 4	\Box	Rain Gutters	₩	X)	
Ceiling Fans		Property	X	\bot	Range/Stove	₩	X	⊢
Cooktop	Hot Tu		1 2		Roof/Attic Vents	+	X	\vdash
Dishwasher		m System		Δ	Sauna	1.,		<u> </u>
Disposal	Microw	****		X/	Smoke Detector	X		<u> </u>
Emergency Escape	Outdoo	or Grill	1 1	$\sqrt{ }$	Smoke Detector – Hearing		V	
Ladder(s)			1 /		Impaired	-	\triangle	<u> </u>
Exhaust Fans	Patio/D			Δ	Spa		X	$ldsymbol{f eta}$
Fences X		ng System	X	_	Trash Compactor	4	Δ	$ldsymbol{f eta}$
Fire Detection Equip.	Pool		$oldsymbol{\perp}$	Δ	TV Antenna	X		_
French Drain		quipment	<u> </u>	Δ	Washer/Dryer Hookup	$raket{X}$		<u> </u>
Gas Fixtures		aint. Accessories		\Box	Window Screens	X		
Natural Gas Lines	Pool H	eater		M	Public Sewer System	بل	X	
Item	YNU			Addit	ional Information			
Central A/C	X	☐ electric ☐ gas	ะ ทน	mber o	of units:			
Evaporative Coolers	X	number of units: _						
Wall/Window AC Units		number of units:						
Attic Fan(s)		if yes, describe:						
Central Heat	X	☑ electric ☐ gas	nu	mber o	of units:			
Other Heat	IX	if yes, describe:						_
Oven	IX	number of ovens:		_ 🛭 🖰	electric gas other:			
Fireplace & Chimney	12	☐wood ☐gas lo						
Carport	X	☑ attached ☐ no	ot att	ached				
Garage	X	attached no	ot att	ached				
Garage Door Openers	X	number of units: number of remotes:						
Satellite Dish & Controls	X	owned leas	ed fr	om				
Security System	X	owned leas	ed fr	om				
Water Heater	X	Øelectric ☐ gas		other:	number of units:			
Water Softener	X	☑owned ☐ leas	ed fr	om				
Underground Lawn Sprinkler X								
Septic / On-Site Sewer Facility	X	if yes, attach Infor	matic	n Abo	out On-Site Sewer Facility (TAR-1	407)	
(TAR-1406) 9-01-11 initials	ed by: Sei	ier: TMW,	8	and Bu	ıyər:, F	age	1 (of 5

Concerning the Property at		606 La	ຼັກ	~ 77/10		
Water supply provided by: ☐ city ☑ well ☐ N Was the Property built before 1978? ☑ yes ☐		pp ∐unkn	own	other:		
/if we complete sign and attach TAR 400	JNO LJUNK	known	ا مامدا	h a n a n d a N		
(If yes, complete, sign, and attach TAR-190	o concerning	lead-dased ا	ı paını	nazaros).		
Roof Type: METAL	Age:	15	YEN	(ap	proxim	nate
Is there an overlay roof covering on the Property □ yes	/ (sningles or	roor coveri	ng pia	ced over existing sningles or roof	coveri	ng)
Tives Extino Cidikinomii						
Are you (Seller) aware of any of the items listed	in this Section	on 1 that are	not in	n working condition, that have defe	ects. o	r ar
need of repair? yes 🗖 yo If yes, describe	(attach addi	tional sheet	s if ned	cessary):		•
						
Section 2. Are you (Selier) aware of any defe	ects or malf	unctions in	any (of the following?: (Mark Vec (V)	if you	- 21
aware and No (N) If you are not aware.)	ooto or man		i arry (or the followings: (mark 165 (1)	ii you	aı
		Tie	13.7			
		Υ	N	Item	Y	1
Basement X Floors			X	Sidewalks		Y
	ation / Slab(s		X	Walls / Fences		X
	r Walls		K.	Windows		K
	g Fixtures		X	Other Structural Components		Y
	ing Systems		X			
Exterior Walls + Roof			\forall			
				-		
ection 3. Are you (Seller) aware of any of t				-		
section 3. Are you (Seller) aware of any of t ou are not aware.) Condition	the following		s: (Ma	-	l No (l	N)
ection 3. Are you (Seller) aware of any of t ou are not aware.) Condition	the following	g condition	s: (Ma	-	l No (l	N)
ection 3. Are you (Seller) aware of any of tou are not aware.) Condition Aluminum Wiring Asbestos Components	the following	g condition	s: (Ma on s Foun	ark Yes (Y) if you are aware and dation Repairs	l No (l	N)
ection 3. Are you (Seller) aware of any of tou are not aware.) Condition Aluminum Wiring Asbestos Components	the following	Condition Previous Previous	s: (Ma on s Foun s Roof	ark Yes (Y) if you are aware and dation Repairs	l No (l	N)
ection 3. Are you (Seller) aware of any of tou are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: □ oak wiit □	the following	Condition Previous Previous	s: (Ma on s Foun s Roof ructura	ark Yes (Y) if you are aware and dation Repairs Repairs	l No (l	N)
ection 3. Are you (Seller) aware of any of tou are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: □ oak wilt □ □ Endangered Species/Habitat on Property Fault Lines	the following	Condition Previous Previous Other St	s: (Ma on s Foun s Roof ructura	ark Yes (Y) if you are aware and dation Repairs Repairs	l No (l	N)
ection 3. Are you (Seller) aware of any of tou are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: □ oak wilt □ □ Endangered Species/Habitat on Property Fault Lines	the following	Condition Condition Previous Previous Other St Radon G	s: (Ma on s Foun s Roof ructure	ark Yes (Y) if you are aware and dation Repairs Repairs at Repairs	l No (l	N)
ection 3. Are you (Seller) aware of any of tou are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste	the following	Condition Previous Previous Other St Radon C Settling Soil Mov	es: (Ma on s Foun s Roof ructura àas	ark Yes (Y) if you are aware and dation Repairs Repairs at Repairs	l No (l	XXXXXX (4
ection 3. Are you (Seller) aware of any of tou are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs	the following	Condition Previous Previous Other St Radon G Settling Soil Mov	on s Foun s Roof ructure as	ark Yes (Y) if you are aware and dation Repairs Repairs al Repairs	l No (l	XXXXXXX (S
ection 3. Are you (Seller) aware of any of tou are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: ak wilt selected Species/Habitation Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill	the following	Condition Previous Previous Other St Radon G Settling Soil Mov	s: (Ma s Foun s Roof ructura has rement ace Stroound S	ark Yes (Y) if you are aware and dation Repairs Repairs al Repairs ucture or Pits Storage Tanks	l No (l	S) KXXXXXXX
ection 3. Are you (Seller) aware of any of tou are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: ak wilt selected Species/Habitation Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill	the following	Condition Previous Previous Other St Radon G Settling Soil Mov Subsurfa Undergre	es: (Ma on s Foun s Roof ructura das rement ace Str ound S d Ease	ark Yes (Y) if you are aware and dation Repairs Repairs al Repairs ucture or Pits Storage Tanks	l No (l	S ZXXXXXXXX
ection 3. Are you (Seller) aware of any of tou are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak wilt Endangered Species/Habitat on Property Fault Lines Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfili Lead-Based Paint or Lead-Based Pt. Hazards	the following	Condition Previous Previous Other St Radon G Settling Soil Mov Subsurfa Undergre Unplatted	es: (Ma on s Foun s Roof ructura das rement ace Str ound S d Ease ded Ea	dation Repairs Repairs al Repairs ructure or Pits Storage Tanks	l No (l	S) KXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
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606 Langberg Rd 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 (Selier) 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? Tyes on 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 М 风 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. 区 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 (\$______) ☐ 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 豆 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 风 Property. **I** 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 X 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

Initialed by: Selier: THW, ____ and Buyer: ____, ___

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

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indoor potable purposes.

(TAR-1406) 9-01-11

Page 3 of 5

Concerning the Pro	perty at		06 Langberg Rd lville. Tx 77418	
Section 6. Seiler	□has □has n	ot attached a survey of the	Property.	
regularly provide i	nspections and	s, have you (Seller) receiv who are either licensed as s, attach copies and complete	Inspectors or otherwise p	reports from persons who ermitted by law to perform
inspection Date	Туре	Name of inspector		No. of Pages
Pr	operty. A buyer s	should obtain inspections	rts as a reflection of the cu from inspectors chosen by	the buyer.
Homestead	any tax exempti	☐ Senior Citizen		rty.
	igement	Agricultural ■		
requirements of C	hapter 766 of the	Health and Safety Code?*	ors Installed In accordance ☐ unknown ☐ no 反ye	e with the smoke detectors. If no or unknown, explain.
smoke detec which the du know the bu	ctors installed in a velling is located, i	accordance with the requirer including performance, locat ements in effect in your area	ne-family or two-family dwell ments of the building code in ion, and power source requin a, you may check unknown a	n effect in the area in rements. If you do not
of the buyer evidence of the buyer m specifies the	's family who will i the hearing Impair akes a written re locations for inst	reside in the dwelling is hear rment from a licensed physic equest for the seller to insta	the hearing Impaired if: (1) the ing-impaired; (2) the buyer gian; and (3) within 10 days and smoke detectors for the ingree who will bear the cost o	nives the seller written fter the effective date, hearing-impaired and
Seller acknowledge broker(s), has instru	s that the stateme acted or influenced	nts in this notice are true to t I Seller to provide inaccurate	the best of Seller's bellef and information or to omit any m	I that no person, including the aterial information.
Toma	la la ra	11-61-15		
Signature of Seller	my	Date Sig	nature of Seller	Date
Printed Name: Tra			nted Name:	
(TAR-1406) 9-01-11	Initle	aled by: Seller: 74w,	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: San Bernaro Eccorne	phone #:
Sewer:	phone #:
Water:	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	Data
Printed Name:		- ·	Date
Timtod Hamo.		Printed Name:	



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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CON	CERNING THE PROPERTY AT	606 Langberg Rd Bellville, Tx 77418	
A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON	PROPERTY:	
	(1) Type of Treatment System: Septic Tank TANK WITH DMAN L	Aerobic Treatment	Unknown
	(2) Type of Distribution System:		Unknown
	(3) Approximate Location of Drain Field or Distribution 15 FRT FROM S/W BOOKERN LINE	WITH ADDNOT 300 FET	Unknown
	(4) Installer:		— ⊠ -Unknown
	(5) Approximate Age: 35 Y CANS		Unknown
В.	MAINTENANCE INFORMATION:		
	(1) Is Seller aware of any maintenance contract in effort yes, name of maintenance contractor: contract expine Maintenance contracts must be in effect to opera sewer facilities.)		
	(2) Approximate date any tanks were last pumped?	APRROX 10 YEARS	
ı	(3) Is Seller aware of any defect or malfunction in the If yes, explain:	on-site sewer facility?	Yes 4 No
	4) Does Seller have manufacturer or warranty inform		Yes 🛂 No
(1) The following items concerning the on-site sewer planning materials permit for original instantant maintenance contract manufacturer inform	allation 🔲 final inspection when Os	SSF was installed
("Planning materials" are the supporting material submitted to the permitting authority in order to obtain	als that describe the on-site sewe otain a permit to install the on-site se	er facility that are wer facility.
(It may be necessary for a buyer to have transferred to the buyer. 	the permit to operate an on-si-	te sewer facility
	407) 1-7-04 Initialed for Identification by Buyer	and Seller TAW,	Page 1 of 2

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<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.

Signature of Seller Travis Wehring	11-4-72 Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11



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

CC	ONCERNING THE PROPERTY AT	606 La:	ngberg Rd	Bellville
			(Street Address	and City)
	residential dwelling was built prior to based paint that may place young of may produce permanent neurolog behavioral problems, and impaired reseller of any interest in residential based paint hazards from risk asse known lead-based paint hazards. A prior to purchase." NOTICE: Inspector must be properly SELLER'S DISCLOSURE: 1. PRESENCE OF LEAD-BASED PAIR	to 1978 is notified to children at risk of collection at risk of collection at risk of collection at risk property is resements or inspectively assessment or certified as require NT AND/OR LEAD-B	hat such property may developing lead polsor uding learning disable onling also poses a property of the consistency of the seller's possible on the seller's possible of th	esidential real property on which a y present exposure to lead from lead- ning. Lead poisoning in young children polities, reduced intelligence quotient, particular risk to pregnant women. The proper with any information on lead- possession and notify the buyer of any policies lead-paint hazards is recommended and the commended and the commended
	(a) Known lead-based paint and	or lead-based paint	hazards are present in t	the Property (explain):
	2. RECORDS AND REPORTS AVAILA (a) Seller has provided the p and/or lead-based paint haza	ABLE TO SELLER (c urchaser with all a	heck one box only): vallable records and	reports pertaining to lead-based paint
	(b) Seller has no reports or i	records pertaining t	o lead-based paint ar	nd/or lead-based paint hazards in the
	BUYER'S RIGHTS (check one box only 1. Buyer walves the opportunity the lead-based paint or lead-based pain	r); to conduct a risk a paint hazards. tive date of this consed paint or lead-b n notice within 14 co	ssessment or inspection ntract, Buyer may have ased paint hazards a	on of the Property for the presence of the Property Inspected by Inspectors are present, Buyer may terminate this date of this contract, and the earnest
D.	money will be refunded to Buyer. BUYER'S ACKNOWLEDGMENT (chec	•		
	☐ 1. Buyer has received copies of all	information listed abo	ove.	
E.	addendum; (c) disclose any known le records and reports to Buyer perialn provide Buyer a period of up to 10	rokers have Informe illy approved pam ad-based paint and ing to fead-based days to have the f	ed Seller of Seller's o phlet on lead polso for lead-based paint h paint and/or lead-base property inspected: and	bligations under 42 U.S.C. 4852d to: oning prevention; (b) complete this eazards in the Property; (d) deliver all ed paint hazards in the Property; (e) d (f) retain a completed copy of this
F.	addendum for at least 3 years following CERTIFICATION OF ACCURACY: Ti best of lheir knowledge, that the information	ne foliowina person	s have reviewed the	information above and certify to the
			Tmu	elis 11-4-12
Buy	yer	Date	Seller Travis Wehring	Date
Buy	yer	Date	Seller	Date
Oth	ner Broker	Date	Listing Broker	Date
	The form of this addendum has been approvious of contracts. Such approval relates to the representation is made as to the legal variansactions. Texas Real Estate Commission, P.	his contract form only. T slidity or adequacy of an	REC forms are intended for v provision in any specific to	use only by trained real estate licensees.

(TAR-1906) 10-10-11

TREC No. OP-L



SELLER'S DISCLOSURE NOTICE

◆Texas Association of REALTORS®, inc. 2011

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		Ве			erg Rd x 77418		
THIS NOTICE IS A DISCLOSURE O						9.0	E TU
DATE SIGNED BY SELLER AND IS	S NOT A S	UBSTITUTE FOR A	NY IN	JSPECT	IONS OF WARRANTIES TH	SU	ᄁᄼᆝ
MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER'S AGENTS, OR ANY OTHER							
AGENT.							
Seller ☐ is ☐ is not occupying the	Property. I	f unoccupied (by Sei	iier), ho	ow long	since Seller has occupied the	Pro	perty
	or 🗖 ne	ver occupied the Pro	perty		·		. ,
Section 1. The Property has the it	ems marke	d below: (Mark Yes	s (Y). N	No (N), o	r Unknown (U).)		
This notice does not establish th	e items to be	conveyed. The contra	act will a	determine	which items will & will not conve	y.	
Item Y N U	ltem		YN	U	Item	Υ	ΝL
Cable TV Wiring	Liquid F	Propane Gas:	X		Pump: ☐ sump ☐ grInder		
Carbon Monoxide Det.	-LP Co	nmunity (Captive)			Rain Gutters		
Ceiling Fans	-LP on	Property	X		Range/Stove	Π	П
Cooktop	Hot Tub)			Roof/Attlc Vents		
Dishwasher		n System			Sauna		X
Disposal	Microwa		X		Smoke Detector	X	
Emergency Escape	Outdoo	r Grill	I I V		Smoke Detector - Hearing		\bigvee
Ladder(s)				<u> </u>	Impaired	Ш	Δ
Exhaust Fans	Patio/D		X	\sqcup	Spa		XL
Fences		ng System	X,		Trash Compactor		XL
Fire Detection Equip.	Pool		$\bot X$		TV Antenna		
French Drain	<u> </u>	uipment	LX	\sqcup	Washer/Dryer Hookup	X	
Gas Fixtures		int. Accessories	LK		Window Screens	X	
Natural Gas Lines	Pool He	ater	LX		Public Sewer System	Ш	內
Item	YNU		A	ddition	al Information		-
Central A/C	X	⊠electric □ gas	numl	ber of ur	nits:		
Evaporative Coolers	X	number of units: _					
Wall/Window AC Units		number of units:					
Attic Fan(s)	X	If yes, describe:	-				
Central Heat	X	⊠ electric □ gas	numl	ber of un	ilts:		
Other Heat	X	if yes, describe:			UTLET		
Oven		number of ovens:		elect	ric gas other:		
Fireplace & Chimney	LX.	☐wood ☐gas lo			other:		
Carport	X,		t attacl	hed			
Garage			t attacl	hed			
Garage Door Openers		number of units:			number of remotes:		
Satellite Dish & Controls		owned lease					
Security System		owned lease					
Water Heater		electric gas			number of units:	T	
Water Softener		owned lease					
Underground Lawn Sprinkler		automatic m				-	
Septic / On-Site Sewer Facility	X	if yes, attach Inforn	nation.	About O	n-Site Sewer Facility (TAR-14	107)	<u> </u>
(TAR-1406) 9-01-11 Initial	ed by: Selie	er: TMW ,	and	d Buyer:	,	age	1 of 5

Concerning the Property at		,	640 Langbe	-		
			Bellville, T	······································		
Water supply provided by: ☐ city ☑ well ☐	IMOD [] c o-o	p unknown	other:		
Was the Property built before 1978? yes						
(If yes, complete, sign, and attach TAR-19						
Roof Type: METAL						
Is there an overlay roof covering on the Prope	erty (shing	les or	roof covering pla	ced over existing shingles or roof c	overir	1g)?
□ yes 反 no □ unknown						
Are you (Seller) aware of any of the items liste	ed in this S	Sectio	n 1 that are not in	working condition, that have defec	ets. or	are
need of repair? ☐ yes ☑ no if yes, descril						
Section 2. Are you (Selier) aware of any d	efects or	malf	unctions in any	of the following?: (Mark Yes (Y) i	f you	are
aware and No (N) if you are not aware.)						
Item Y N Item)		YN	Item	TY	N
Basement K Floo	rs		X	Sidewalks		又
Ceilings X Fou	ndation / S	Slab(s	3)	Walls / Fences		Z
	rior Walls			Windows	\top	X
Driveways Ligh	ting Fixtu	res		Other Structural Components		1
	nbing Sys					
Exterior Walls Roo					\dashv	+
					——	للـــــــــــــــــــــــــــــــــــــ
If the answer to any of the items in Section 2 is	s yes, exp	ilain (attach additional s	sheets if necessary):		
M						
						_
Section 3. Are you (Seller) aware of any o	f the foll	owing	g conditions: (Ma	ark Yes (Y) if you are aware and	No (N	۱) if
you are not aware.)						
Condition	Y	N	Condition		Υ	N
Aluminum Wiring		X	Previous Four	dation Repairs		X
Asbestos Components		X	Previous Roof	Repairs		X
Diseased Trees: a oak wilt		冈	Other Structur	al Repairs		X
Endangered Species/Habitat on Property		X	Radon Gas			V
Fault Lines		又	Settling		\top	X
Hazardous or Toxic Waste		X	Soil Movemen	t	\Box	又
improper Drainage		又	Subsurface St	ructure or Pits	\top	又
Intermittent or Weather Springs		区	Underground S		十	M
Landfill		又	Unplatted Eas		\top	対
Lead-Based Paint or Lead-Based Pt. Hazards	;	Z	Unrecorded E		+	Ø
Encroachments onto the Property		铽		hyde insulation	+	凶
Improvements encroaching on others' propert	v		Water Penetra			区
Located in 100-year Floodplain	7	X	Wetlands on F		\dashv	K
Located in Floodway			Wood Rot	Topony		
Present Flood Ins. Coverage				ion of termites or other wood	+	()
(If yes, attach TAR-1414)		X	destroying inse			X
Previous Flooding Into the Structures	-					
Previous Flooding onto the Property		Θ		ment for termites or WDI	- '	
Previous Fires				te or WDI damage repaired	+	KH
Previous Use of Premises for Manufacture		\mathcal{A}		ol damage needing repair		K
of Methamphetamine		X	Single blockar	pie Main Drain in Pool/Hot Tub/Spa		M
or monumphotalinio	4	i' i	1			W 1

С	oncer	640 Langberg Rd ning the Property at
		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 repair nas not been previously disclosed in this notice? 口yes 又 no if yes, explain (attach additional sheets ry):
		5. Are you (Seller) aware of any of the following (Mark Yes (V) if you are aware Mark No (N) if you
Y	图	Room additions, structural modifications, or other alterations or repairs made without necessary permits or no in compliance with building codes in effect at the time.
	盆	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Manager's name: 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.
	Q	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 facilitles charged? yes no If yes, describe:
J	Ø	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.)
3	Ø	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
3	Ø	Any condition on the Property which materially affects the health or safety of an individual.
3	⊠	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).
]	Z	Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.
the	answ	er to any of the Items In Section 5 is yes, explain (attach additional sheets if necessary):
		9-01-11 Initialed by: Seller: TMW and Buyer: Page 3 of 5

		Bel]	40 Langberg Rd ville, Tx 77418	
Section 6. Seller	☐has ☐has	not attached a survey of the	Property	
Section 7. Within regularly provide in	the last 4 yea	rs. have you (Selier) receive	ed any written inspection rep	ports from persons wh mitted by law to perfor
Inspection Date	Туре	Nome of transaction	g.	No. of Pages
Note: A buye Pro	r should not re perty. A buyer	ly on the above-cited report should obtain inspections fi	s as a reflection of the currer rom inspectors chosen by the	nt condition of the e buyer.
Section 8. Check a	any tax exempl	lon(s) which you (Seiler) cur	rently claim for the Property:	•
☐ Wildlife Manag	ement	☐ Senior Cltizen ☑ Agricultural	□ Disabled Veteron	
			☐ Unknown	
ection 10. Does th	e property ha	ve working smoke detector	s installed in accordance w	
Administration of Alla	INTAL VOO OLINIA	TERRITO AND SAIGIV L'ORA''	s installed in accordance w ☐ unknown ☐ no ☑yes. i	A
*Chapter 766 smoke detector which the dwel	ets if necessary of the Health a ors installed in a	nealth and Safety Code?" ind Safety Code requires one accordance with the requiremental including performance, location aments in effect in your area.	. Tunknown Too Fues !	f no or unknown, explair to have working ect in the area in
*Chapter 766 smoke detector which the dwer know the build local bullding of A buyer may re of the buyer's if evidence of the the buyer mak specifies the lo	of the Health a present of the	nd Safety Code requires one accordance with the requirement including performance, location aments in effect in your area, information. In install smoke detectors for the eside in the dwelling is hearing ment from a licensed physician quest for the seller to install allation. The parties may agree	-family or two-family dwellings	to have working ect in the area in ents. If you do not e or contact your eyer or a member the seller written the effective date,
*Chapter 766 smoke detector which the dwerence of the buyer make specifies the local bullding of the buyer and which the buyer and whether the buyer and whether acknowledges the specifier acknowledges the specifier acknowledges the local bullding the buyer makes specifies the local bullding the buyer makes specifies the local bullding the buyer acknowledges the local bullding the specifier acknowledges the local bullding the buyer acknowledges the local bullding the buyer acknowledges the local bullding the buyer acknowledges the bullding the bu	of the Health as installed in a liling is located, ling code require a seller to family who will report the actions for installed in a liling is located, ling code require a seller to family who will report in a written report in the statement of seller to the statement of the statement in a liling in a l	nd Safety Code requires one accordance with the requirement including performance, location ements in effect in your area, information. In install smoke detectors for the eside in the dwelling is hearing ment from a licensed physician quest for the seller to install allation. The parties may agree moke detectors to install.	-family or two-family dwellings onts of the building code in effect, and power source requirement you may check unknown above the hearing impaired if: (1) the building-impaired; (2) the buyer gives in; and (3) within 10 days after the smake detectors for the hearing impaired.	to have working ect in the area in ents. If you do not e or contact your liver or a member the seller written the effective date, ing-impaired and talling the smoke
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*Chapter 766 smoke detector which the dwere know the build local bullding of the buyer's the buyer makes specifies the local detectors and waste of the second of the second of the buyer makes specifies the local buller acknowledges the second of the seco	of the Health a present installed in a ling is located, ling code require a seller to family who will in the hearing impair as a written reportions for installed or influenced	nd Safety Code requires one accordance with the requirement including performance, location ements in effect in your area, information. In install smoke detectors for the eside in the dwelling is hearing ment from a licensed physician quest for the seller to install allation. The parties may agreemoke detectors to install. Into in this notice are true to the Seller to provide inaccurate in	-family or two-family dwellings onts of the building code in effect, and power source requirement you may check unknown above the hearing impaired if: (1) the building code in effect, and (2) the buyer gives in; and (3) within 10 days after the smoke detectors for the hearing who will bear the cost of instances the cost of the c	to have working ect in the area in ents. If you do not e or contact your liver or a member the seller written the effective date, ing-impaired and talling the smoke

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:

W

(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:	



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.

©Texas Association of REALTORS®, Inc., 2004

CO	NCERNING THE PROPERTY AT		640 Langber Bellville, Tx			
Α.	DESCRIPTION OF ON-SITE SEWER FAC	CILITY ON P		Pacific Control		
• ••	(1) Type of Treatment System: Sep			ent	Unl	known
	(2) Type of Distribution System: Sept	ic TANK u	DITH DRAIN LIN	<u> </u>	🛄 Uni	known
	(3) Approximate Location of Drain Field or Septic TANK IS APPR	Distribution	System:	n Room	 Unl	known
	FIELDLINE GOES APMX 2 7500 ALLON TK	NK FEET	TO THE S.E	•		
	(4) Installer:				🔀 Unl	known
	(5) Approximate Age:					known
В.	MAINTENANCE INFORMATION:	•				
	(1) Is Seller aware of any maintenance con If yes, name of maintenance contractor Phone:co Maintenance contracts must be in effec- sewer facilities.)	r: intract expira ct to operate	tion date: aerobic treatment a	and certain non-		
	(2) Approximate date any tanks were last	pumped?	NOT KNO	wn		
	(3) Is Seller aware of any defect or malfun If yes, explain:	iction in the c	n-site sewer facility	?	Yes	M No
C.	(4) Does Seller have manufacturer or warr PLANNING MATERIALS, PERMITS, AND			view?	Yes	∑ No
0.	(1) The following items concerning the on- planning materials permit for o maintenance contract manufact	site sewer fa riginal instal	cility are attached: lation	ection when OS formation 🔲 ـ	SSF was in	stalled
	(2) "Planning materials" are the support submitted to the permitting authority in	ing material order to obtain	s that describe the	on-site sewe	r facility th wer facility.	at are
	(3) It may be necessary for a buyer transferred to the buyer.	to have ti	ne permit to ope	rate an on-sit	e sewer f	acllity
(TAF	1-1407) 1-7-04 Initialed for Identification	by Buyer	and Se	eller TMW,	Pag	ge 1 of 2

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

	Usage (gal/day) without water-	Usage (gal/day) with water-
<u>Facility</u>	saving devices	saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Signature of Seller Travis Wehring	///~ Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11



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

CONCERNIN	G THE PROPERTY AT	640 Lan	gberg Rd	Bellville
			(Street Address	and City)
residential based paramay probehavioral seller of based paramonder to purior	dwelling was built prior to int that may place young of duce permanent neurolog i problems, and impaired rany interest in residential int hazards from risk asset ad-based paint hazards. A	o 1978 is notified the children at risk of discal damage, inclusionermory. Lead poisoureal property is reassements or inspectionals assessment or	nat such property ma leveloping lead poison uding learning disate ming also poses a p quired to provide the ons in the seller's po- inspection for possib	residential real property on which a my present exposure to lead from lead-ning. Lead poisoning in young children bilities, reduced intelligence quotient, particular risk to pregnant women. The e buyer with any information on lead-ossession and notify the buyer of any bie lead-paint hazards is recommended
1. PRES (a)	ENCE OF LEAD-BASED PAII Known lead-based paint and	VT AND/OR LEAD-B /or lead-based paint	ASED PAINT HAZARD hazards are present in	OS (check one box only): the Property (explain):
2. RECO	Seller has no actual knowled RDS AND REPORTS AVAILA Seller has provided the p and/or lead-based paint haza	ABLE TO SELLER (cl urchaser with ail a	heck one box only): vailable records and	aint hazards in the Property. reports pertaining to lead-based paint
C. BUYER'S	Property. RIGHTS (check one box only	y);	·	and/or lead-based paint hazards in the
lea 2. Wi sei coi	d-based paint or lead-based phin ten days after the effected by Buyer. If lead-bastract by giving Seller writte	paint hazards. Hive date of this co sed paint or lead-b n notice within 14 d	ntract, Buyer may hav	ve the Property Inspected by Inspectors are present, Buyer may terminate this e date of this contract, and the earnest
D. BUYER'S	ney will be refunded to Buyer ACKNOWLEDGMENT (chec yer has received copies of all	k applicable boxes): Information listed abo		
e. BROKERS (a) proving addendum records a	de Buyer with the federa ; (c) disclose any known le nd reports to Buyer pertair	rokers have informe ally approved pame ead-based paint and hing to lead-based	ed Seller of Seller's ophiet on lead pols /or lead-based paint l paint and/or lead-bas	obligations under 42 U.S.C. 4852d to: coning prevention; (b) complete this hazards in the Property; (d) deliver all sed paint hazards in the Property; (e) and (f) retain a completed copy of this
addendum F. CERTIFIC	for at least 3 years following	the sale. Brokers are he following person	aware of their respons s have reviewed the	sibility to ensure compliance. Information above and certify, to the e.
			Ima	Jehin 11-4-12
Buyer		Date	Seller Travis Wehrin	Date 9
Buyer		Date	Seller	Date
Other Broke		Date	Listing Broker	Date
lorms of No repre	contracts. Such approval relates to	this contract form only. Traildity or adequacy of ar	REC forms are intended for ny provision in any specific	only with similarly approved or promulgated or use only by trained real estate licensees. Fransactions, it is not suitable for complex http://www.trec.texas.gov)

TREC No. OP-L

SELLER'S DISCLOSURE NOTICE

GTexas Association of REALTORSO, Inc. 2011

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 Felly 1 1 2 1 1 1 1 1 1 1					****					C O C	·		32.2			
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? Gection 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	CONCERNING THE PRO	OPE	ERT	Y.	AT .				<u> </u>	605 []vi]	le,	תי תי	x 77418 MANUFAD	16	-H	OM
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 X Carbon Monoxide Det. X Ceiling Fans X Cooktop X Hot Tub X Dishwasher	DATE SIGNED BY SELI MAY WISH TO OBTAIN.	EF	R A	NE) IS	NC	T	A S	UBSTITUTE FOR A	NY IN	SPE	CTI	ONS OR WARRANTIES TH	EE	BUY	ΈR
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 & with not convey. Item YNUU Cable TV Wiring X Carbon Monoxide Det. X LP Community (Captive) Ceiling Fans X LP on Property LP on Property Hot Tub Dishwasher X Intercom System Disposal X Microwave Disposal X Microwave Cemergency Escape Ladder(s) Exhaust Fans Patio/Decking Fences Fire Detection Equip. X Pool Maint. Accessories Natural Gas Lines Pool Heater Ty NU Additional Information Central A/C Y Decking Gas number of units: Wall/Window AC Units Attic Fan(s) Central Heat V NU Gelectric Gas number of units: View of Jese Collens View of Jese Circ Gas number of units: View of Jese Circ Gas	Seller ☐ is ☐ is not o	cou	pyir	ng	tine I	Pro _l	eri	y. I ne	f unoccupied (by Sell	er);∙he pertv	w lo	ıg :	since Seller has occupied the	Pro	per	ty?
Cable TV Wiring	Section 1. The Propert	y h	as	the	e ite	ms	ma	rke	d below: (Mark Yes	(Y), N	o (N etern), o nine	r Unknown (U).) which items will & will not conve	y.		
Carbon Monoxide Det.	Item	Υ	N	U			eir	1		YN	U		Item	Υ	N.	U
Carbon Monoxide Det.	Cable TV Wiring		X		1	T	iqu	id F	Propane Gas:	X	Н				X	П
Celling Fans	Carbon Monoxide Det.		X	Γ	7	_			***		П			챵	X	
Hot Tub	Ceiling Fans	Г	X		1	-	LΡ	on i	Property		\square			又	Ť	П
Dishwasher Disposal Disposal Emergency Escape Ladder(s) Exhaust Fans Fences Fire Detection Equip. French Drain Gas Fixtures Natural Gas Lines Item Y N U Additional Information Central A/C Evaporative Coolers Wall/Window AC Units Attic Fan(s) Central Heat Other Heat Other Heat Outdoor Grill Microwave Outdoor Grill Y N U Additional Information Sauna Smoke Detector Smoke Detector — Hearing Impaired Spa Trash Compactor TV Antenna Washer/Dryer Hookup Window Screens Public Sewer System Additional Information Additional Information Additional Information Central A/C If yes, describe: Central Heat Other Heat Other Heat Other Heat Outdoor Grill Smoke Detector Smoke Detector — Hearing Impaired Spa Trash Compactor TV Antenna Washer/Dryer Hookup Window Screens Public Sewer System Impaired Spa Trash Compactor TV Antenna Washer/Dryer Hookup Window Screens Public Sewer System Impaired Spa Trash Compactor TV Antenna Washer/Dryer Hookup Window Screens Public Sewer System Impaired Spa Trash Compactor To Antenna Washer/Dryer Hookup Window Screens Public Sewer System Impaired Spa Trash Compactor To Antenna Washer/Dryer Hookup Window Screens Public Sewer System Impaired Spa Trash Compactor To Antenna Washer/Dryer Hookup Window Screens Public Sewer System Impaired Spa Trash Compactor To Antenna Washer/Dryer Hookup Window Screens Public Sewer System Impaired Spa Trash Compactor To Antenna Washer/Dryer Hookup Washer/Dry	Cooktop	X	1961	-		F	ot	Tub)	X	П				X	П
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Garage Door Openers. X number of units:number of remotes:	Garage Door Openers.	e					X						number of remotes:			
Satellite Dish & Controls X owned Deased from	Satellite Dish & Controls						X		owned lease	d from		as n		******		
Security System X owned leased from	Security System						X		owned lease	d from				Ampiete.		
Water Heater	Water Heater															
Water Softener	Water Softener			\Box												
Underground Lawn Sprinkler	Underground Lawn Sprin	kle	r				X		automatic ma	anual	are	as (covered:			
Septic / On-Site Sewer Facility if yes, attach Information About On-Site Sewer Facility (TAR-1407)	Septic / On-Site Sewer Fa	acil	ily			X			if yes, attach Inform	ation .	Abou	10	n-Site Sewer Facility (TAR-14	107)		

(TAR-1406) 9-01-11

Initialed by: Seller: TMW

and Duyer:

Page 1 of 5

Concerning the Property at						alg Ede 8 Kreun	MFB	Home	<u></u>	
Water supply provided by:	city Ki well	ED MITID	Di co.o	n Flunkr	2014/12	f) other:				
Was the Property built before	1978? Tive	es Estino	Fi unk	DOMO DOMO	IOWIT	1 001101.				
(If yes, complete, sign, a					d naint	hazards)				
Roof Type: METAL								(approx	xime	ate)
is there an overlay roof cover	ing on the Pr	operty (shi	nales or	roof cover	rina pla	ced over existi	na shinales o	r roof cov	erin	a)?
□ yes 🔀 unknown				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	9 6				••••	5,
Are you (Seller) aware of any										
need of repair?	io if yes, de	scribe (atta	ch addi	iional shee	ts if ne	cessary):				
			· · · · · · · · · · · · · · · · · · ·							
.530.00										
Section 2. Are you (Seller) aware and No (N) If you are a		y defects	or maif	unctions i	n any	of the following	ig?: (Mark Y	∍s (Y) if y	ou a	are
Item	YNI	tem		Y	N	Item	·············		Y	N
Basement		loors			X	Sidewalks	·····			
Ceilings	——————————————————————————————————————	oundation	/ Slab(s	(3)	TX	Walls / Fer	nces	•		メメ
Doors		nterior Wal			ス	Windows			Н	7
Driveways		ighting Fix			X		ctural Compo	nents		文
Electrical Systems		Plumbing S		£.	文				\Box	
Exterior Walls		Roof	,		艺				П	\neg
if the answer to any of the iten						-1		=		_
Section 3. Are you (Seller) you are not aware.)	aware of an	y of the fo	ollowing	g condition	ns: (M	ark Yes (Y) If	you are awa	re and No) (N	
Condition			VIII)	<u> </u>	•				ı V I	
Aluminum Wiring			Y N.			edetion Donales			Υ	X
Asbestos Components			X			ndation Repairs	S		H	뉘
Diseased Trees: a oak wilt						f Repairs			H	S
Endangered Species/Habitat				Radon		ral Repairs			$\vdash \vdash$	쉬
Fault Lines	on rioperty		X	Settling					H	X X
Hazardous or Toxic Waste		-	x	Soil Mo					H	र्रो
Improper Drainage			X			tructure or Pits	···			
Intermittent or Weather Spring	as		X			Storage Tanks			3	対
Landfill		* 1	X			sements				₹
Lead-Based Paint or Lead-Ba	sed Pt. Haza	ards	×			asements				χÌ
Encroachments onto the Prop			X			ehyde Insulation	<u> </u>		rf	X
Improvements encroaching o		perty		Water F					\Box	K
Located in 100-year Floodpla						Properly				X
Located In Floodway		24.9	\	. Wood F			· · · · · · · · · · · · · · · · · · ·		П	X
Present Flood Ins. Coverage						tion of termites	or other wood	1		
(if yes, attach TAR-1414)			X			ects (WDI)				V
Previous Flooding into the Str	ructures		X			ment for termite	es or WDI			X
Previous Flooding onto the Pr			X	Previou	s term	ite or WDI dam	age repaired			X
Previous Fires	<u> </u>		X)			Ol damage nee				X
Previous Use of Premises for	Manufacture		V			ble Main Drain		ub/Spa*		X
of Methamphetamine			N							'

(TAR-1406) 9-01-11

If the answe	er 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.
which has	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, not been previously disclosed in this notice? yes (no If yes, explain (attach additional sheets if the control of the property that is in need of repair, and the property that is in need of repair, and the property that is in need of repair, and the property that is in need of repair, and the property that is in need of repair, and the property that is in need of repair, and the property that is in need of repair, and the property that is in need of repair, and the property that is in need of repair, and the property that is in need of repair, and the property that is in need of repair, and the property that is in need of repair, and the property that is in need of repair, and the property that is in need of repair, and the property that is in need of repair, and the property that is in need of repair, and the property that is in need of repair, and the property that is in need of repair, and the property that is in need of repair, and the property that is not the property
Section 5.	Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
	Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.
O 24	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.
f the answe	er to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

Concerning the Prop	oerly at				MFG	HOME
		4				1
Section 6. Seller	□has 🔂 ha	s not attached a surve	y of the Prope	erty.		
regulariv provide li	nspections a	ears, have you (Seller) nd who are elther licer yes, attach copies and c	ised as inspe	ctors or otherw	tion reports f ise permitted	rom persons who by law to perforin
Inspection Date	Туре					No. of Pages
Note: A buye Pro	er should not operty. A buy	rely on the above-cite ver should obtain inspe	d reports as a actions from i	a reflection of the	ne current con en by the buye	dition of the er.
☐ Homestead ☐ Wildlife Mana	gement	nptlon(s) which you (Se ☐ Senior Citizer ☑ Agricultural	า	y claim for the P ☐ Disabled ☐ Disabled Vel ☐ Unknown		
requirements of Cl	hapter 766 of	have working smoke the Health and Safety sary):	Code?* □u	nknown ∐no	yes. Into	ne smoke detector or unknown, explain.
(Attaon additional of						
smoke detec which the dv know the bu	ctors installed velling is local vilding code re	th and Safety Code req in accordance with the red, including performan- quirements in effect in y ore information.	requirements ce. location. ai	of the building c nd power source	oae in ettect it requirements.	if you do not
of the buyer evidence of the buyer m specifies the	's family who the hearing in nakes a writte Hocations for	ler to install smoke detect will reside in the dwelling apairment from a license in request for the seller installation. The parties it of smoke detectors to i	g is hearing-im d physician; ai r to install smo may agree w	npaired; (2) the b nd (3) within 10 d oke detectors fo	lays after the e r the hearing-i	ffective date, mpaired and
Seller acknowledge broker(s), has instru	s that the stat acted or influe	ements in this notice are nced Seller to provide in	true to the be accurate infor	est of Seller's beli mation or to omit	ef and that no any rnaterial in	person, including the formation.
TMU	Lehring.	11-4;	-(2	e of Seller		Date
Signature of Seller Printed Name: Tre	vis Wehri	ກ່ອ		lame:		_ ****
(TAR-1406) 9-01-1	ſ	Initialed.by:"Seller: Z	iw,	_ and Buyer:		Page 4 of 5

MFB Home

ADDITIONAL NOTICES TO BUYER:

- 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.hxdps.state.hx.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: SAN BENMAND ECCOTAL C	phone #:
Sewer:	phone #:
Water:	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 talse 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:	it	Printed Name:	

APPROVED BY THE TEXAS REAL ESTATE COMMISSION

10-10-11



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

CC	DINCERNING THE PROPERTY AT 606 Maint	drevo Ró	Bellville
•	Modification and an arrangement of the second	(Street Ad	Bellythle dress and City)
	LEAD WARNING STATEMENT: "Every purchaser of residential dwelling was bullt prior to 1978 is notified the based paint that may place young children at risk of de may produce permanent neurological damage, include behavioral problems, and impaired memory. Lead poisor seller of any interest in residential real property is required based paint hazards from risk assessments or inspection known lead-based paint hazards. A risk assessment or prior to purchase." NOTICE: Inspector must be properly certified as required SELLER'S DISCLOSURE: 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT AND/OR LEAD-BASED PAINT AND/OR LEAD-BASED.	any interest at such property veloping learning learning also poses uired to provide in the seller inspection for poses by federal law.	in residential real property on which a y may present exposure to lead from lead-poisoning. Lead poisoning in young children disabilities, reduced intelligence quotient, a particular risk to pregnant women. The ethe buyer wilh any information on lead-ris possession and notify the buyer of any possible lead-paint hazards is recommended ZARDS (check one box only):
	(a) Known lead-based paint and/or lead-based paint h	azaros are prese	and an are Property (explain).
	 (b) Seller has no actual knowledge of lead-based pain RECORDS AND REPORTS AVAILABLE TO SELLER (ch (a) Seller has provided the purchaser with all avand/or lead-based paint hazards in the Property (list 	eck one box only ailable records	y): and reports pertaining to lead-based paint
	(b) Seller has no reports or records pertaining to	lead-based pa	and/or lead-based paint hazards in the
c.	Property. BUYER'S RIGHTS (check one box only): 1. Buyer walves the opportunity to conduct a risk as lead-based paint or lead-based paint hazards. 2. Within ten days after the effective date of this con selected by Buyer. If lead-based paint or lead-based contract by giving Seller written notice within 14 days.	sessment or ins Iract, Buyer ma	spection of the Property for the presence of y have the Property inspected by Inspectors ards are present, Buyer may terminate this
D.	money will be refunded to Buyer. BUYER'S ACKNOWLEDGMENT (check applicable boxes):		
٠.	1. Buyer has received copies of all information listed abo	ve.	
	2. Buyer has received the pamphlet Protect Your Family BROKERS' ACKNOWLEDGMENT: Brokers have informed (a) provide Buyer with the federally approved pampaddendum; (c) disclose any known lead-based paint and/records and reports to Buyer pertaining to lead-based provide Buyer a period of up to 10 days to have the Paddendum for at least 3 years following the sale. Brokers are	d Seller of Sell on lead or lead-based p aint and/or lead roperty inspecte aware of their re	poisoning prevention; (b) complete this paint hazards in the Property; (d) deliver all d-based paint hazards in the Property; (e) ad; and (f) retain a completed copy of this sponsibility to ensure compliance.
F.	CERTIFICATION OF ACCURACY: The following persons best of their knowledge, that the information they have provide	: have reviewed ed is true and ac	the information above and certily, to the curale.
	best of their knowledge, that the information they have provide		\
		Tim	Welings 11-4-12
Bu	yer Date	Seller Travis Wel	Date
Bu	yer Date	Seller	Date
Ōt	her Broker Date	Listing Broke	Date
	The form of this addendum has been approved by the Texas Real E forms of contracts. Such approval relates to this contract form only. The representation is made as to the legal validity or adequacy of an transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 7	REC forms are inter y provision in any :	specific transactions, it is not suitable for complex

TREC No. OP-L

INFORMATION ABOUT ON-SITE SEWER FACILITY

CONCERNING THE PROPERTY AT	COS-Langberg Ad - Bellville, Tx 77418	MPB HOME
A. DESCRIPTION OF ON-SITE SEWER FACILITY O		
(1) Type of Treatment System: Septic Tank		Unknown
(2) Type of Distribution System: SEPTIC 74	INK W/ DMAIN LINE	🖫 Unknown
(3) Approximate Location of Drain Field or Distribut Approx 300 Feet To (Too) Leo Foot To THE 8/W	ion System: DAGIN LINE BALLON TANK WITH ANDTH	Unknown
(4) installer:		🔀 Unknown
(5) Approximate Age: /4 4 4 600 A		
B. MAINTENANCE INFORMATION:		
(1) Is Seller aware of any maintenance contract in each of the seller aware of the seller aware contract on the seller aware of the seller aware o	piration date:	
(2) Approximate date any tanks were last pumped?	N/A	
(3) Is Seller aware of any defect or malfunction in the If yes, explain:	ne on-site sewer facility?	☐ Yes ☑ No
(4) Does Seller have manufacturer or warranty info	rmation available for review?	☐ Yes 🗷 No
C. PLANNING MATERIALS, PERMITS, AND CONTR	ACTS:	
(1) The following items concerning the on-site sewer planning materials permit for original in maintenance contract manufacturer information.	stallation 🔲 final inspection when	OSSF was installed
(2) "Planning materials" are the supporting mate submitted to the permitting authority in order to	rials that describe the on-site so obtain a permit to install the on-site	ewer facility that are sewer facility.
(3) It may be necessary for a buyer to have transferred to the buyer.	e the permit to operate an or	n-site sewer facility
(TAR-1407) 1-7-04 initialed for Identification by Buyer _	and Seller TMW	., Page 1 of 2
Bill Johnson & Associates Real Estate 420 E Main Bellville, TX 77418		

	MEB	HOME
•	14 60	110000

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 warrantles. 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 Travis Wehring	11-4-12 Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

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, Setler, Landlord or Tenant

Date

