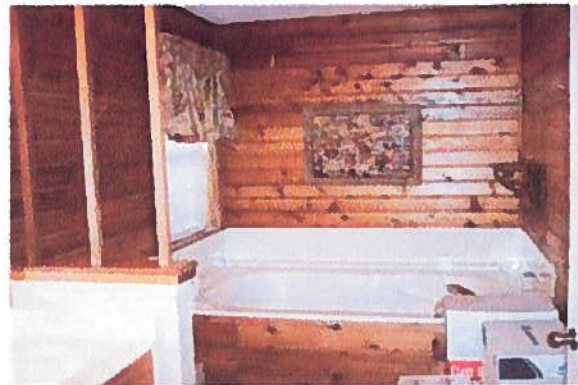
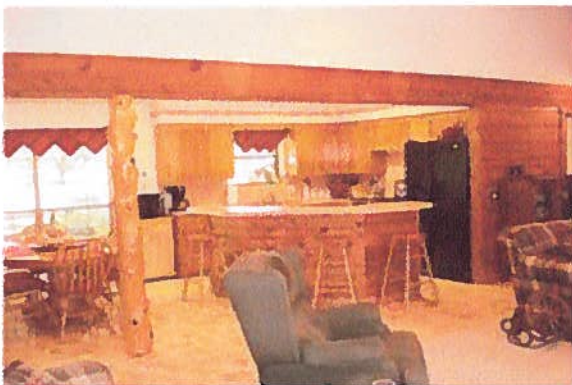


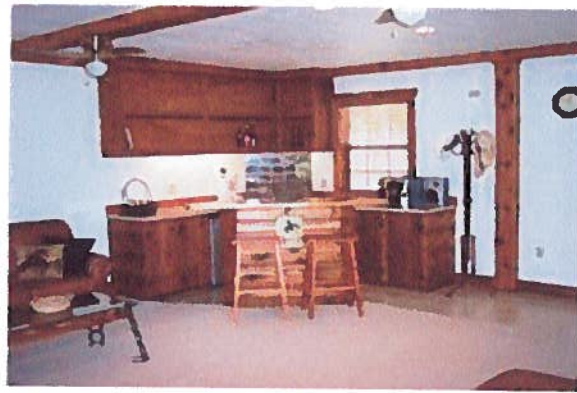
# Bill Johnson Real Estate Company



Price:	\$638,000
Type:	Residential (Farm-Ranch)
Address:	1588 FM 2187 Rd
City/County:	Sealy, Austin County
Bed/Bath:	4 Bed, 2 Bath
Size/Acreage:	~2,436 Sq. Ft., ~13.15 Acres
ID No.:	75044
Status:	Active

Meticulously detailed and maintained, this home is the definition of comfortable country living. The 4 BR/2B ranch style home sits just on the edge of town, minutes from downtown, schools, and shopping. Property is surrounded by other upscale homes in thriving residential area. Plenty of land and facilities for livestock and regular fishing excursions. Sandy soil, just what the horse enthusiast desires. Healthy stand of Bermuda and Bahia for making hay. Call for an appointment today!!!! \*\*\*BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT AT ALL PROPERTY SHOWINGS.\*\*\*





Improvements	Land Features	Other
4 Bedrooms 2 Bathrooms Approx. 2436 Sq F Multi-level Floor Other Exterior Composition Roof Age Range: 5-20 Yrs Well Septic Fireplace CHA Barns	Paved Road Frontage Farm to Market Road Frontage Minerals Conveyed: None Pond Partially Wooded Mostly Flat Sandy Soil	School District: Sealy Taxes: \$2,500.40  <b>Financing</b>  Cash Conventional
<b>Directions:</b> from intersection of FM 1094 and FM 2186 proceed 0.30 mile NE on FM 2187 to property on west side of FM 2187, look for BJRE sign.		

**Disclaimer:** Information is deemed reliable but not guaranteed. All information should be independently verified and neither TXLS nor Hartland Real Estate assume any liability for information obtained through the use of this site. - Copyright 2010 Calantha Communications, Inc



# Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville TX 77418

FM 1094 @ Cedar St., New Ulm, TX 78950

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

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

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

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

## HOME LISTING

Address of Home: 1588 FM 2187, Sealy, Texas 77474 Listing 75044  
Location of Home: 2 miles northwest of Sealy on FM 2187  
County or Region: Austin

Subdivision: For Sale Sign on Property? ☒ YES ☐ NO

Subdivision Restricted: ☐ YES ☒ NO Property Size: 13.151 ac

Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Listing Price:** \$638,000.00

### Terms of Sale

Cash: ☒ YES ☐ NO

Seller-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:

### Home Features

☒ Ceiling Fans No. 9

☒ Dishwasher

☐ Garbage Disposal

☐ Microwave (Built-In)

☒ Kitchen Range ☐ Gas ☒ Electric

☐ Refrigerator

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

all sellers' personal property

### Heat and Air:

☒ Central Heat Gas ☐ Electric ☒

☒ Central Air Gas ☐ Electric ☒ 2 units

☐ Other:

☒ Fireplace(s)

☐ Wood Stove

☒ Water Heater(s): ☐ Gas ☒ Electric

### Utilities:

Electricity Provider: TXU

Gas Provider:

Sewer Provider: on-site septic

Water Provider: on-site well

Water Well: ☒ YES ☐ NO Depth: 300'+

Year Drilled: 1994

Average Utility Bill: Monthly: \$265.00

### Taxes:

2011 Year

School: \$1,515.12

County: \$748.77

FM/Rd/Br: \$236.51

GWCD

City:

Taxes: \$2,500.40

School District: Sealy

### Additional Information:

AT&T DSL available

### Size and Construction:

Year Home was Built: 1995

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

Bedrooms: 4 Bath: 2

Size of Home (Approx.) 2,436 Living Area

Total

Foundation: ☒ Slab ☐ Pier/Beam ☐ Other

Roof Type: composition Year Installed: 2011

Exterior Construction: cement fiber-board

### Room Measurements: APPROXIMATE SIZE:

Living Room: 14x25

Dining Room:

Kitchen: 11x23

Family Room: 19x22 w/wetbar

Utility: 6x10

Bath: 7x20 (jetted tub) ☒ Tub ☒ Shower

Bath: 8x9 ☒ Tub ☒ Shower

Bath: ☐ Tub ☐ Shower

Master Bdrm: 14x16

Bedroom: 13x16

Bedroom: 13x16

Bedroom: 12x13 Loft

Other: 4x8 office

Garage: ☐ Carport: ☐ No. of Cars:

Size: ☐ Attached ☐ Detached

### Porches:

Front: Size: 9x12 covered

Back: Size: 6x25 covered

Side: Size: 6x10 ☒ Covered

Patio: 14X36 ☐ Covered

Fenced Yard: yes

Outside Storage: ☒ Yes ☐ No Size: 40x60 barn/saddle rm

Construction: metal

TV Antenna ☐ Dish ☒ Cable ☐

R22555

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

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

420 E. Main St., Bellville, TX 77418

424 Cedar St., New Ulm, TX 78950

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**LOT OR ACREAGE LISTING**

Location of Property: 2 miles northwest of Sealy, Texas on FM 2187 Listing #: 75044  
 Address of Property: 1588 FM 2187, Sealy, Texas 77474 Road Frontage: 455'  
 County: Austr Paved Road: ☒ YES ☐ NO or Sale Sign on Property? ☒ YES ☐ NO  
 Subdivision: Lot Size or Dimensions: 13.151 ac  
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

**Number of Acres:** 13.1510**Price per Acre (or)****Total Listing Price:** \$638,000.00**Terms of Sale:**

Cash: ☒ YES ☐ NO  
 Seller-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:**

2011  
 School: \$ 1,515.12  
 County: \$ 748.77  
 FM/Rd/Br.: \$ 236.51  
 Hospital: \_\_\_\_\_  
 GCD: \_\_\_\_\_  
 TOTAL: \$ 2,500.40

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

Seller believes 0% \*Minerals  
 to own: 0% \*Royalty  
 Seller will 0% Minerals  
 Convey: 0% 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: yes, in one corner

Roadway: \_\_\_\_\_

Electric: Center PointTelephone: AT&T

Water: \_\_\_\_\_

Other: \_\_\_\_\_

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

Buildings: \_\_\_\_\_

Barns: Metal 40x60/saddle room, stalls110V & 220V serviceOthers: roping arenaApprox. % Wooded: 5%Type Trees: live oak, red oak, water oak, pecan, tallow**Fencing:** Perimeter ☒ YES ☐ NOCondition: goodCross-Fencing: ☒ YES ☐ NOCondition: good**Ponds:** Number of Ponds: 1Sizes: 1 acre**Creek(s):** Name(s): none**River(s):** Name(s): none**Water Well(s): How Many?**1Year Drilled: 1994 Depth 300'+**Community Water Available:** ☐ YES ☒ NO

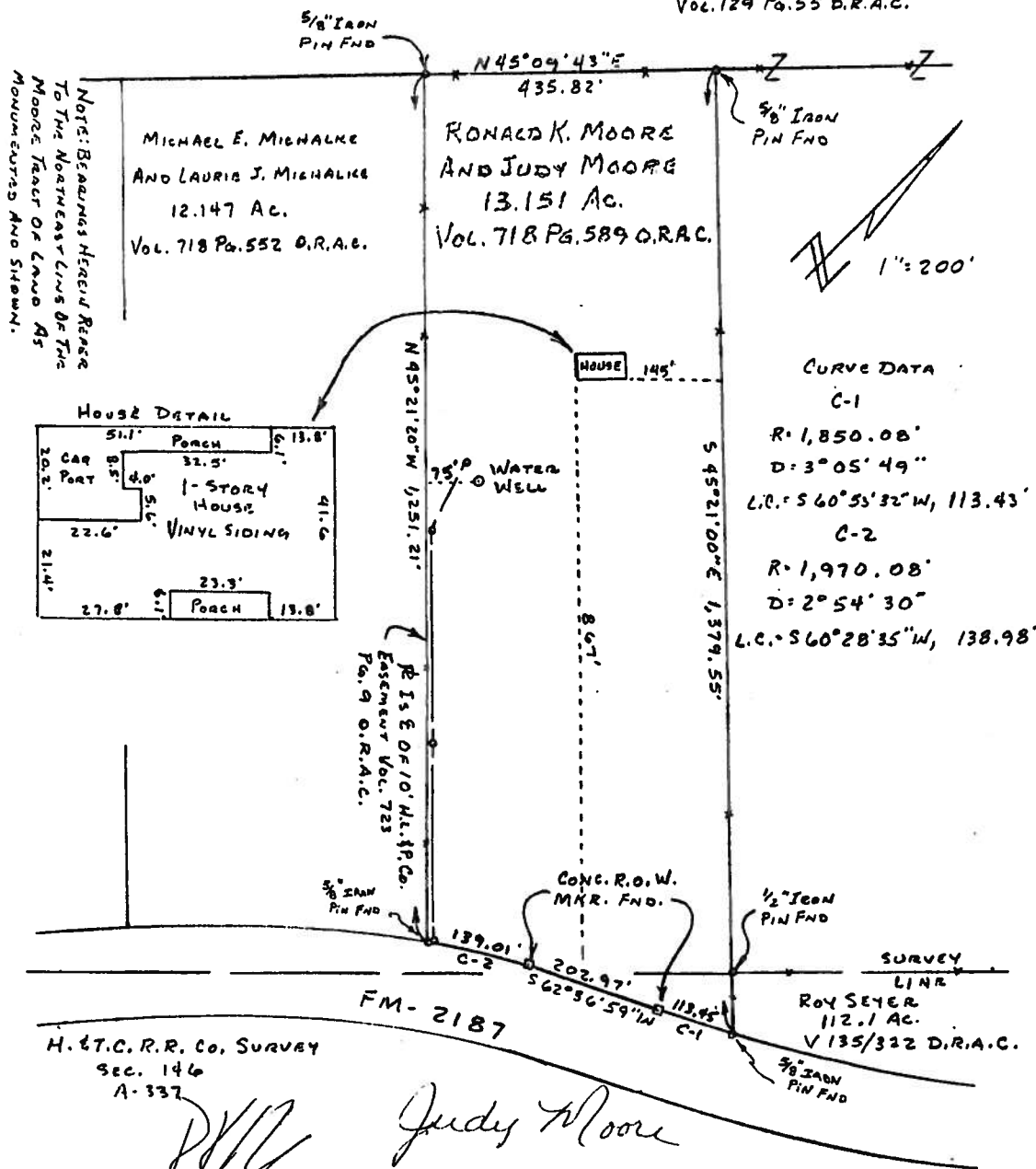
Provider: \_\_\_\_\_

**Electric Service Provider (Name):**TXU**Gas Service Provider****Septic System(s): How Many:** 1**Soil Type:** Hockley fine sandy loam/USDAGrass Type(s): bermuda, bahia**Flood Hazard Zone:** See Seller's Disclosure or to benearest Town to Property:**Nearest Town to Property:** SealyDriving time from Houston 45 minutes**Items specifically excluded from the sale:**all sellers personal property**Additional Information:**R22555

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

A-199

ARN & GUS LEVINE  
837.00 AC.  
Vol. 129 Pg. 55 D.R.A.C.



PLAT SHOWING A SURVEY OF THE IMPROVEMENTS ON THE RONALD K. MOORE AND JUDY MOORE 13.151 ACRE TRACT OF LAND IN THE H. & T. C. R. R. CO. SURVEY, SECTION 149, ABSTRACT N<sup>o</sup> 199 AND H. & T. C. R. R. CO. SURVEY, SECTION 146, ABSTRACT N<sup>o</sup> 337, AUSTIN COUNTY, TEXAS.

THERE ARE NO DISCREPANCIES, CONFLICTS OR ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

THIS TRACT OF LAND IS NOT IN THE H.U.D. FLOOD IDENTIFIED FLOOD AREA AS PER MAP N° 48015C0200 C, DATED JANUARY 17, 1990.



SURVEYED SEPTEMBER 19, 1995

FRANK W. HEUCHMAN

REGISTERED PROFESSIONAL LAND SURVEYOR  
N<sup>o</sup> 1769



1588 FM 2187 Rd. Sealy, TX 77474, USA

Farm to Market 2187

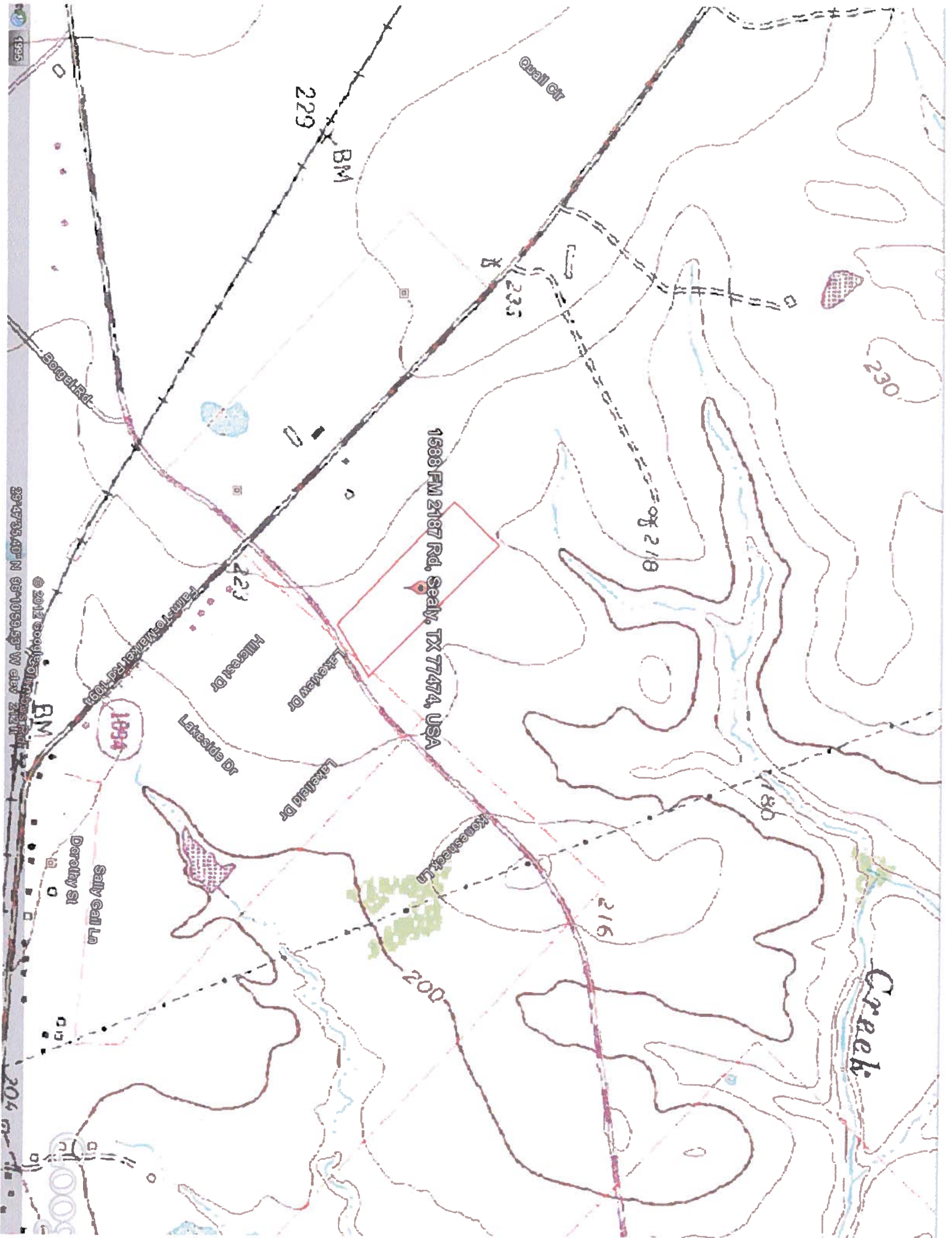
Lat: 30.1947 N  
Long: 96.1102 W

1995

29.473076° N, 96.110209° W, elev. 217 ft

© 2012 Google

Google



1995

29°47'33.40" N 95°10'59.59" W elev 212 ft

204 m

Press. (2) See if it is covered by one of these flood hazard zones:

: A and V zones

A AH AO AR A99 VE V

Areas: "Shaded X" zone Undetermined Risk Areas: D zone

X" zone D zone

e. Try the FEMA Map Service Center <http://mssc.fema.gov>  
hazard data available in Google Earth

Jurisdictions Cross sections FIRMS LOMRS  
displays at an eye altitude of 10,000 feet or lower.

48015C0326E

48015C0320E

1588 FM 2187 Rd, Sealy, TX 77474, USA

Frazer Rd

Quail Cir

Farm-to-Market Rd 2187

Hillcrest Dr

Columbus Rd

Dooley

Farm-to-Market Rd 10

Soil Map—Austin and Waller Counties, Texas  
(Moore 13 ac 1555 FM 2187, Sealy, Texas)



## Map Unit Legend

Austin and Waller Counties, Texas (TX600)			
Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
HoB	Hockley fine sandy loam, 1 to 3 percent slopes	14.4	100.0%
Totals for Area of Interest		14.4	100.0%



# 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

1588 ~~1388~~ Fm 2187  
Sealy, Tx 77474

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?  
☐ or ☐ never occupied the Property

## Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

*This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.*

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

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

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

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

(TAR-1406) 9-01-11

Initialed by: Seller: and Buyer: \_\_\_\_\_

Page 1 of 5

Concerning the Property at \_\_\_\_\_

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: Shingle composite Age: 1-2 yrs. ? (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 <u>NA</u>		
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		

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs <u>new roof after hail</u>	<input checked="" type="checkbox"/>	
Other Structural Repairs <u>damage</u>		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

Concerning the Property at \_\_\_\_\_

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.)**

**Y N**

- ☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.
- ☐ ☒ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  
Name of association: \_\_\_\_\_  
Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ and are: ☐ mandatory ☐ voluntary  
Any unpaid fees or assessment for the Property? ☐ yes (\$ \_\_\_\_\_) ☐ no  
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- ☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  
Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: \_\_\_\_\_
- ☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- ☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- ☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- ☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.
- ☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.  
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- ☐ ☒ Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.

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

(TAR-1406) 9-01-11

Initialed by: Seller: 

and Buyer: \_\_\_\_\_

Page 3 of 5

Concerning the Property at \_\_\_\_\_

**Section 6. Seller** ☐ has ☐ has not attached a survey of the Property.

**Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?** ☐ yes ☒ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

*Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.*

**Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:**

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

**Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?** ☐ yes ☒ no If yes, explain: \_\_\_\_\_

**Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\*** ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): \_\_\_\_\_

*\*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

*A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.*

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

✓ R. Moore 9-2-2012 ✓ Judy Moore 9-2-2012 ✓  
 Signature of Seller Date Signature of Seller Date  
 Printed Name: Ronald K. Moore Printed Name: Judy Moore

Concerning the Property at 1388 Fm 2187  
Sealy, Tx 77474

**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>TXU</u>	phone #: _____
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: <u>Direct T.V.</u>	phone #: _____
Trash: <u>Country Waste</u>	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: <u>ATT</u>	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: _____	

INITIAL  
HERE  
SELLER'S *JM*



# 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

1388 Fm 2187  
Sealy, Tx 77474

#### 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: North of house ☐ Unknown  
\_\_\_\_\_  
\_\_\_\_\_
- (4) Installer: \_\_\_\_\_ ☒ Unknown
- (5) Approximate Age: 17 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? not pumped
- (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) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

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

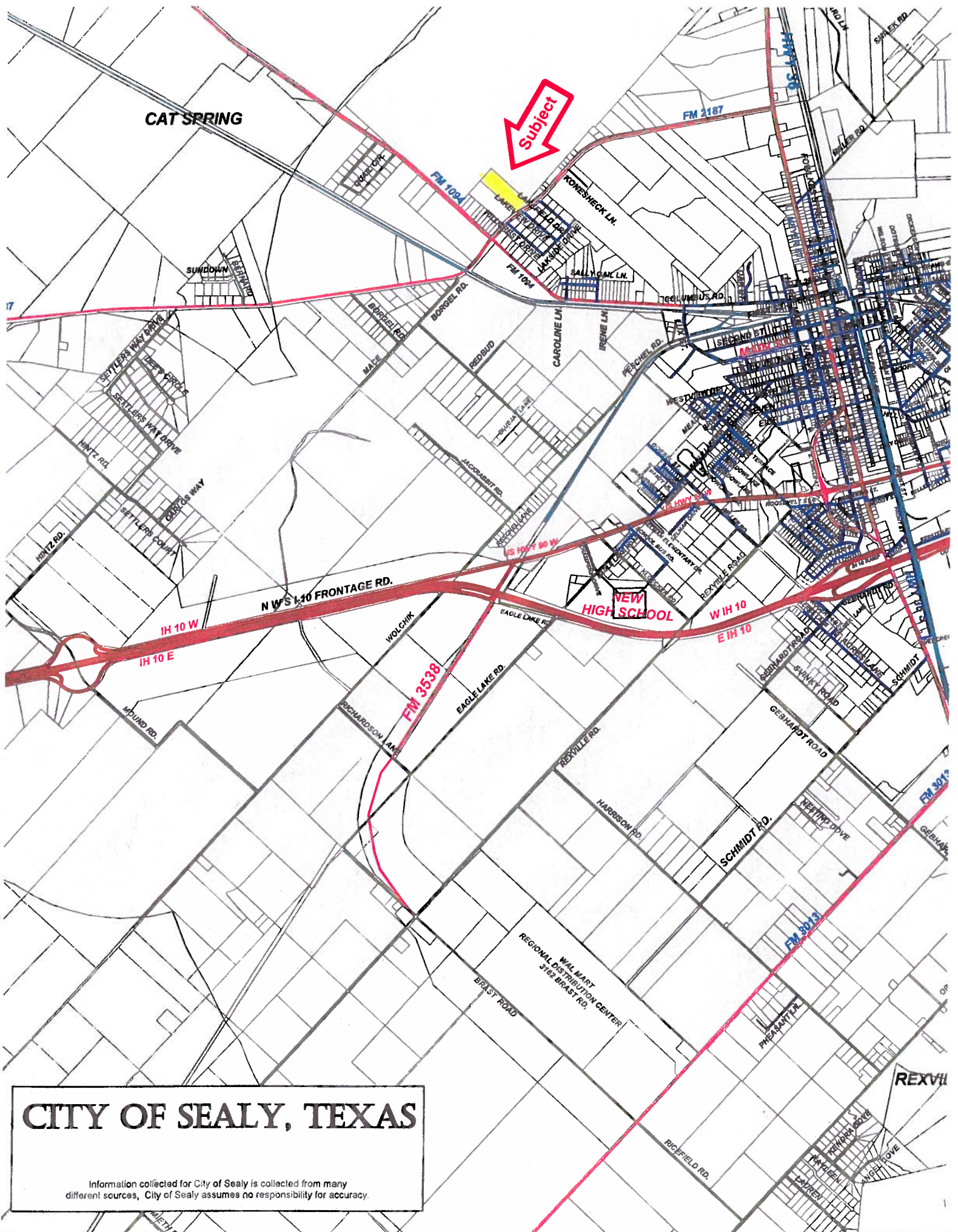
✓ *Ronald K. Moore* 9-2-2012 ✓  
Signature of Seller Date  
Ronald K. Moore

✓ *Judy A. Moore* 9-22-2012 ✓  
Signature of Seller Date  
Judy Moore

Receipt acknowledged by:

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

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



# CITY OF SEALY, TEXAS

Information collected for City of Sealy is collected from many different sources, City of Sealy assumes no responsibility for accuracy.

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

## Information About Brokerage Services

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

### IF THE BROKER REPRESENTS THE OWNER:

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

### IF THE BROKER REPRESENTS THE BUYER:

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

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

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

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

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

### If you choose to have a broker represent you,

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

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

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

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

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-

