# BELLE MEADE FARM AUSTIN COUNTY



BILL JOHNSON AND ASSOCIATES REAL ESTATE

420E MAIN ST.

BELLVILLE, TX 77418

979~865~5969

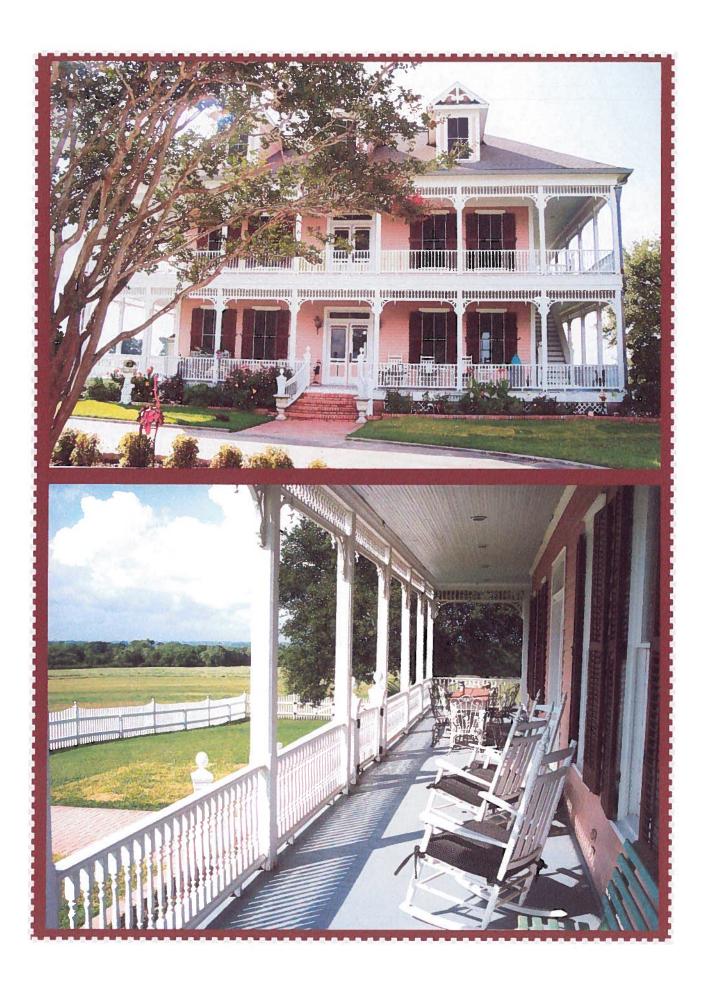
424 CEDAR ST.

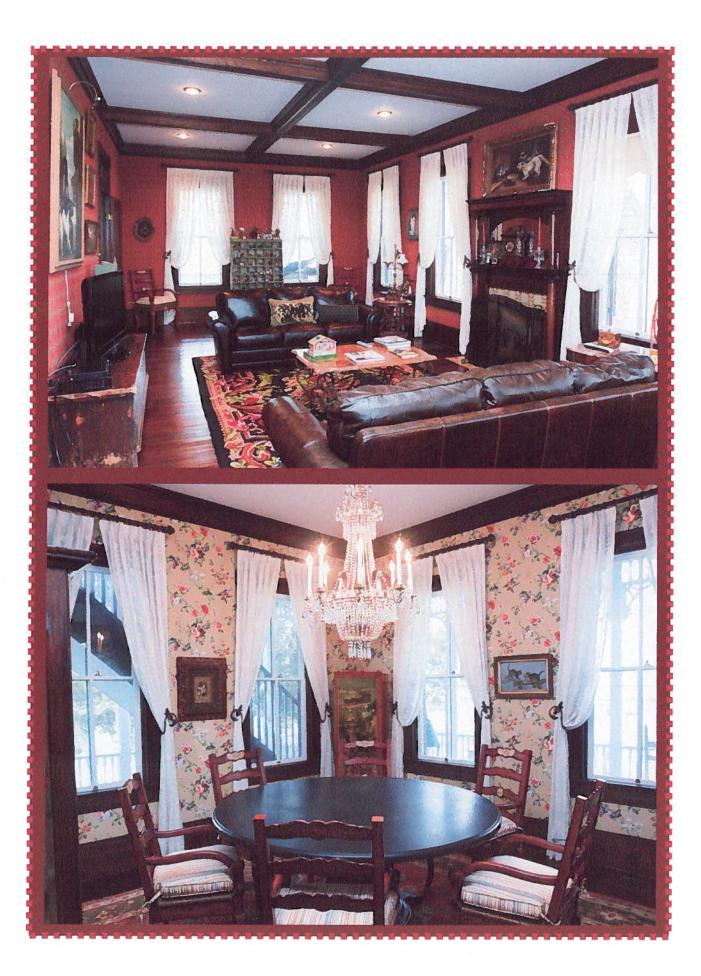
NEW ULM, TX 78950

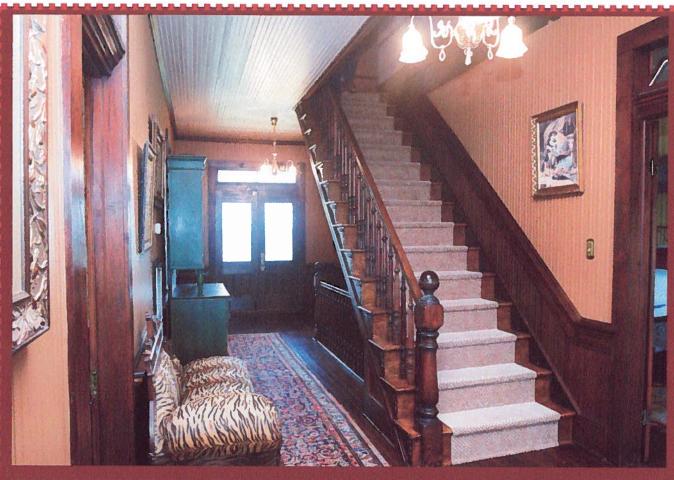
979-992-2636

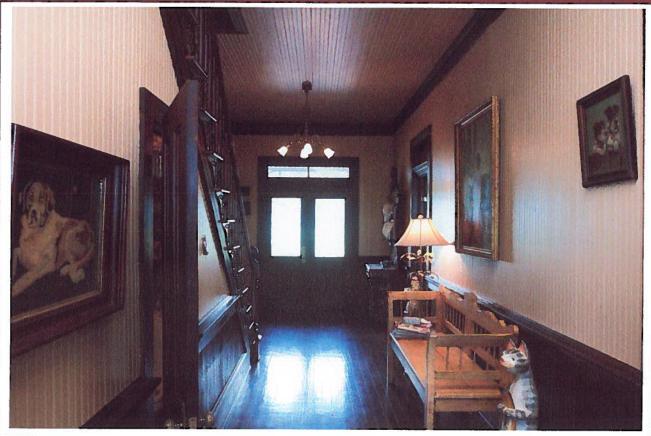
www.bjre.com

Time Marches On! This historic two-story home, originally built in the early 1900's within the town of Frelsberg, Texas \* Colorado County, was moved to its present location in the New Wehdem Community in 1983 and, with the addition of a third story, was elegantly restored to its present state. This one of a kind three story home was selectively positioned at the crest of a high hill near the center of an outstanding 93 acre property, southeast of Brenham, Texas. unparalleled views from the home's second story wraparound porch, one may enjoy the manicured, landscaped grounds, descending toward the bulk-headed lake, lighted pool with a rock waterfall/slide and hot tub, an octagon cedar pavilion and a richly landscaped patio. A summer house of rock construction with an open design was built on the terraced yard, convenient to the main home and lake/pool complex for the enjoyment of all. A charming quest home with unique privacy rounds out the magnificent improvements within the Belle Meade Compound.





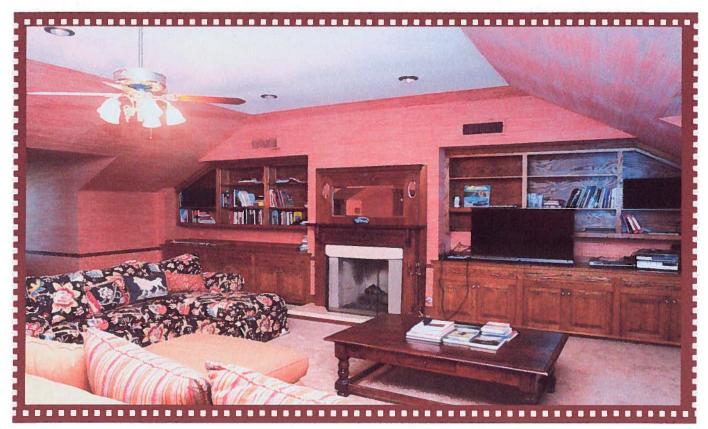


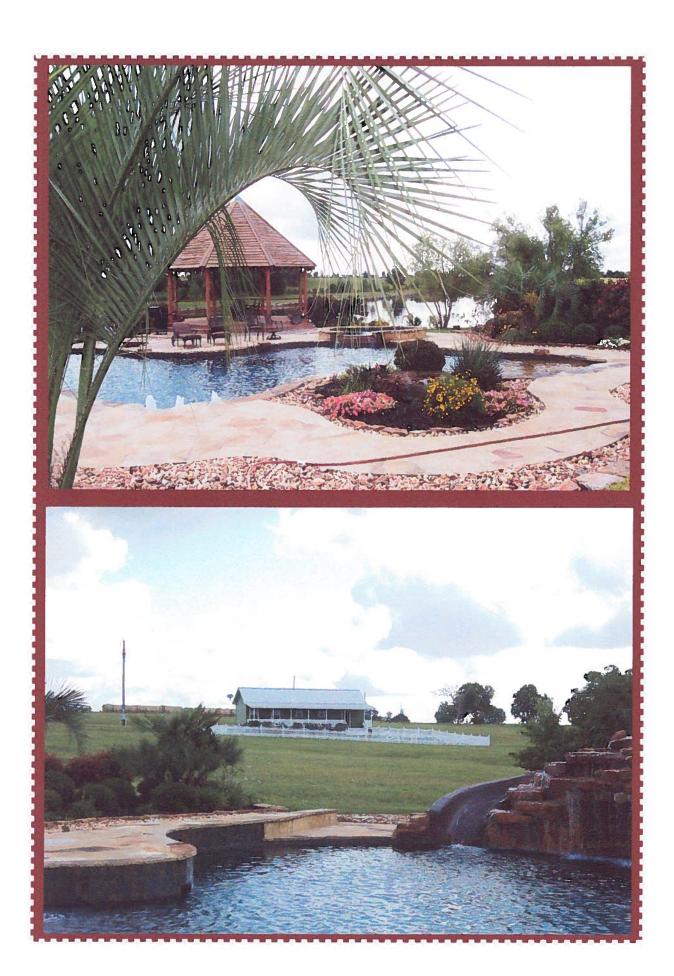


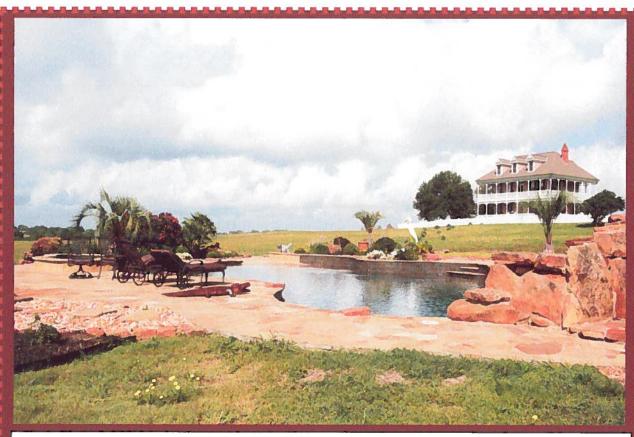




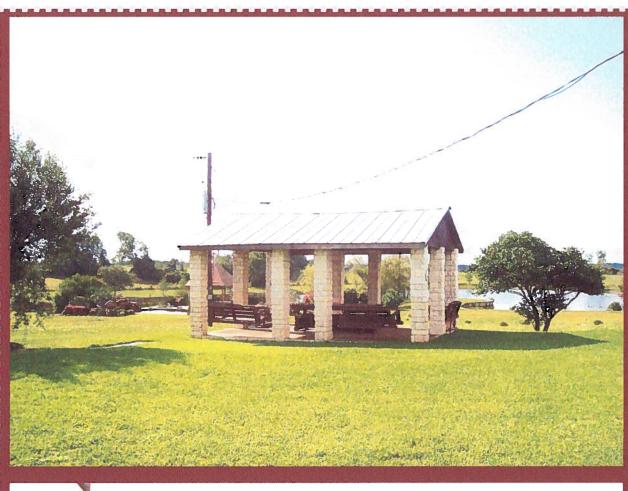






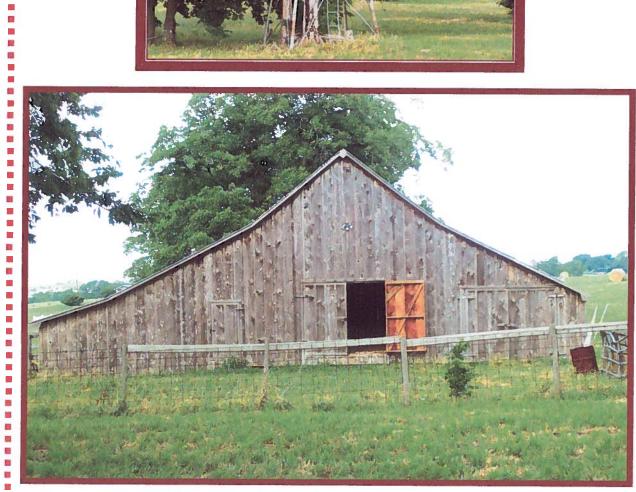


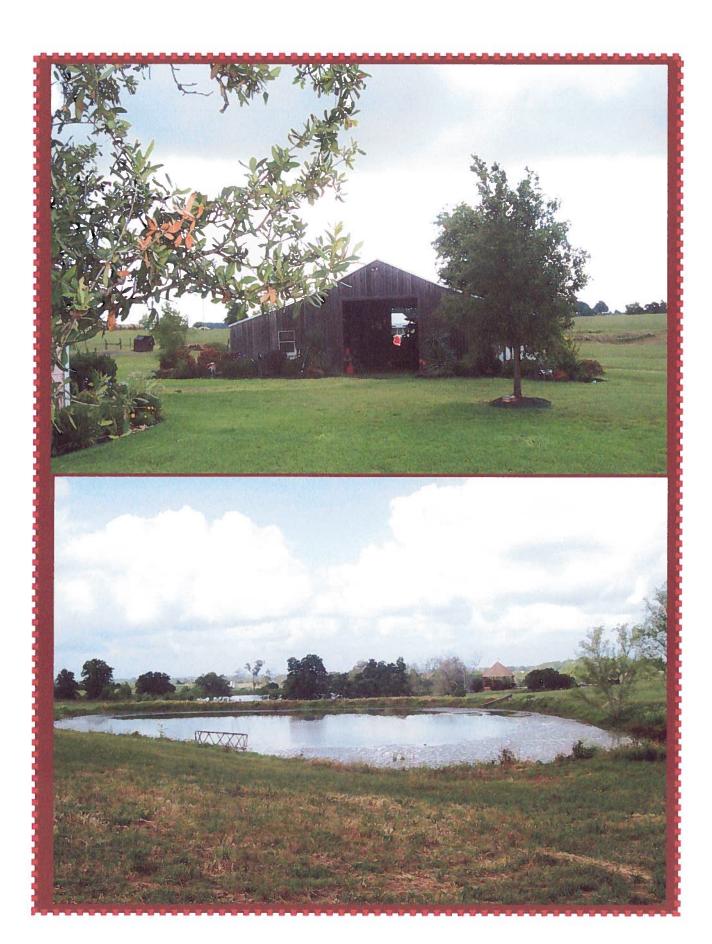














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979-865-5466 www.bjre.com 979-992-2636



#### 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

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#### **LOT OR ACREAGE LISTING**

Location of Property:	Bellville-36N;L-New Weh		miles to proper		Listing #: 73093
Address of Property:	11518 New Wehdem Rd Brenha			Road Frontage	
County:	Austin	Paved Road:	✓ YES N	OFor Sale Sign on Prope	
Subdivision:	N/A		Lot	Size or Dimensions	s: 93.041 Acres
Subdivision Restricted:	YES V NO	Mandatory		Property Owners' Assn.	YES NO
Number of Acres:	93.0410		Improvemen	nts on Property:	
Price per Acre (or)			Home:	YES NO	See HOME listing if Yes
Total Listing Price:	\$2,200,000.00	<del></del>	Buildings:	gazebo; well house	-
Terms of Sale:				gazoso, won nous	
Cash:	✓ YES	□ NO	Barns:	equipment barn:10	0 yr. old wood barn
Seller-Finance		[NO			
SellFin. Te			Others:	in-ground lighted p	ool with slide and waterfall
Down Pay	ment:		L.	Stone summer hou	
Note Perio				porch swings.	
Interest Ra			Approx. % W	cooded:	10% +/-
Payment N			Type Trees:	Oak and Pecan	
Balloon No			Fencing:	Perimeter	YES NO
	Number of Years	: <u> </u>		Condition:	Good
D =				Cross-Fencing:	YES NO
Property Taxes:		2011	<u> </u>	Condition:	Good
School: \$		6,152.68	Ponds:	Number of Ponds:	
County: \$ Hospital: \$		1,914.17		4 ac. +/-; 1 1/2 ac.	
FM Road: \$		326.68	Creek(s):	Name(s):	N/A
SpRd/Brg:		389.67	Diverse).	Nove (a)	11/4
TOTAL: \$		\$322.77 9,105.97	River(s):	Name(s):	N/A
Agricultural Exemption:	✓ Yes No	9,103.97	Water Well(e	:): How Many?	2 plus windmill
School District:	Bellville	I.S.D.	Year Drilled:		2 plus windmill Depth 500' & 250'
	Seller to convey surface rig		i B	Water Available:	YES NO
Seller believes 50%		*Minerals	Provider:		
to own: 50%		*Royalty		rice Provider (Name	<i>a</i> ).
Seller will Negotiable		Minerals	Bluebonnet E		
Convey: Negotiable		Royalty	Gas Service	Provider	
		- · ·	Private	<del></del>	
<u>-eases Affecting Prop</u>	erty:		Septic Syste	m(s): How Many:	2
Oil and Gas Lease:	Yes 🗸 No		Yr Installed	1984	
.essee's Name:			Soil Type:	Clay	
ease Expiration Date:			Grass Type(s):		
		į	Flood Hazard 2	Zone: See Seller's Di	isclosure or to be
Surface Lease:	Yes 🗸 No	[1	l		nearest Town to Property:
essee's Name:	<del></del>			n to Property:	Brenham
ease Expiration Date:			Distance:		
Dil or Gas Locations:	Yes Name (a)	✓ No	Driving time from		1 hr. 15 minutes
asements Affecting For Pipeline: None	Property: Name(s):	ll l		ally excluded from the	
Roadway: None					Seller/Lessee personal
	er and Light			ed on said 93.041 a	cres.
elephone: None	or and Light		Additional Int		Dd
Vater: None			THOTE VO.0601	age on New Wehde	m na.
Other: None	<del></del>				
	ON AND ASSOCIATES R	EAL ESTAT	TE CORREAN	V WILL CO BROL	ZED IE DUVED IO
-: 00: 1143	~ 1.1 UILD UCCOON EQ U	LAL EJIA!		I WILL GOSTING	CERTE DITYPH IS

ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



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#### MAIN HOME

Address of I	Home:	11518 New V							73093
Location of	Home:	From Bellville- I	lwy 36N	; L-New We	hdem Rd; 1	1.5 miles to	property on	left	
County or R	egion:	Austin				For Sale Sig	gn on Property?	☐ YE	S V NO
Subdivision:		N/A				Property	Size:	93.041 Ac	res
Subdivision	Restricted:	☐ YES ☑	NO	Mandatory M	lembership ir	n Property C	wners' Assn.	☐ YES	√ NO
<b>Listing Pric</b>	e:	\$2,200,000.00		,	Home Fea			_	_
Terms of Sa			<del>,</del>		7	Ceiling F	ans No.		5
Cash:	<del></del>	☑ YES [	NO			Dishwash			
Seller-Finan	ice:	☐ YES [	NO I			Garbage			
SellFin. Ten		_	_			Microwave			
Down Paym	ent:						ange (Built-In)	Gas -	Electric
Note Period					#	Other:		_	_
Interest Rate	e:				Items Specifi		d from The Sale	LIST:	
Payment Mo	ode:	☐ Mo. ☐ Qt.	S./	A. Ann.	( )		Room. All Se		e personal
Balloon Note		YES		)			aid 93.041 a		porouna.
Number of Y			_		P				
					Heat and	Δir:			
Size and Co	onstruction:				7	Central Hea	t Gas 🗌	Electric	<b></b>
Year Home		1890 per ACAD	)		1	Central Air	Gas 🗌	Electric [	
		uired if prior to 1978:		✓ YES		Other:	uas 🗀	Fieculo I	- 9
Bedrooms:	_	Bath: 3 1/2		٠, ١, ١, ١	Ū	Fireplace	(e)	2	
Size of Home				iving Area		Wood Sto		_	
	(, ,pp. 0,)		6,360 To			Water Hea		Gas	✓ Electric
Foundation:	☐ Slab Pie	r/Beam Other						J 003	Liceard
	Composition	***************************************	nstalled: 20	002	Utilities:				
Exterior Con		Wood			Electricity	Provider:		Bluebonnet	
					Gas Provid			Propane	
Room Meas	surements:	APPROXIMATE S	SIZE:		Sewer Pro			Private Septi	ic
	31 x 15 with f	•			Water Pro			Well	
Dining Room:			-		Water Well:		NO Depth:		)' & 500'
	15 x 15					<u> </u>	Year Drilled:		Inknown
_		eplace (3rd story	<u>,, , , , , , , , , , , , , , , , , , ,</u>		Average U	Itility Bill:	Monthly:		
	8.5 x 5				l				
	Half Bath under	staircase	Tub	Shower	Taxes:		2011	Year	
	8 x 9	7	Tub	√ Shower	School:				\$6,152.68
	15.5 x 6	<del></del>	Tub	✓ Shower	County:			•	\$1,914.17
		7.5 x 15 Bath w/show			Hospital:				\$326.68
	15.5 x 14 (2nd		<del>0. (2 0</del>	,,,	FM Road:				\$389.67
	15.5 x 14 (2nd				SpRd/Brg:			-	\$322.77
Bedroom:	15.5 x 21.5 (3r				Taxes:				\$9,105.97
		ry) 9.5 x 31 (Hally	way 2nd s	tory)	School Di	strict:		Bellville	
	Carport:	No. of Cars: N/A	,	17					
Size:			ttached	Detached	Additiona	l Informati	on:		
Porches:								ong-leaf Pir	ne Floors; Wide
	8 ft wide wrap	around porches	on 1st &	2nd flr			and Molding		
Back: Size:				-			els of porche		
Deck: Size:				Covered					
Deck: Size:				Covered					
	Picket fenced	vard							
	age: 🗸 Yes		us outbu	ildings					
	Construction:								<u>-</u>
TV Antenna		Dish 🗸	Cabl	le 🗍					
		AND ASSOCIA	TES RE	AL ESTA	TE COMP	ANY WILI	CO-BROK	(ER IF BI	YER IS
		MPANIED BY							
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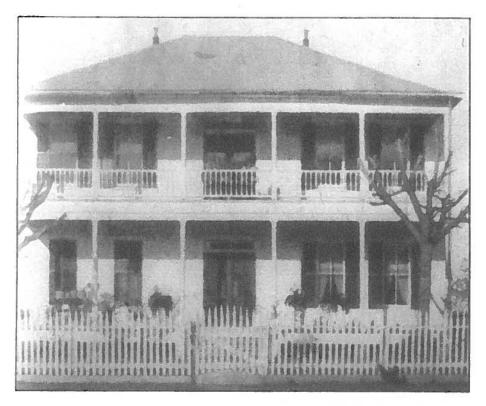
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#### **GUEST HOME**

Address of Home:	11518 New Wehdem Rd, Brer	nham TX 77833 Listing #: 73093
Location of Home:	From Bellville- Hwy 36N; L-New We	hdem Rd; 1.5 miles to property on left
County or Region:	Austin	For Sale Sign on Property? YES V NO
Subdivision:	N/A	Property Size: 93.041 Acres
Subdivision Restricted:	☐ YES ☑ NO Mandatory M	embership in Property Owners' Assn. YES 7 NO
Listing Price:	\$2,200,000.00	Home Features:
Terms of Sale:		✓ Ceiling Fans
Cash:	✓ YES NO	✓ Dishwasher
Seller-Finance:	YES INO	✓ Garbage Disposal
SellFin. Terms:		Microwave (Built-In)
Down Payment:		✓ Kitchen Range (Built-In) ☐ Gas ✓ Electric
Note Period:		
Interest Rate:		Items Specifically Excluded from The Sale: LIST:
Payment Mode:	Mo. Qt. S.A. Ann.	All of Sellers or Lessee personal property located on said
Balloon Note:	☐ YES ☐ NO	93.041 acres.
Number of Years:		
		Heat and Air:
Size and Construction:		✓ Central Heat Gas ☐ Electric ✓
Year Home was Built:	2007	✓ Central Air Gas ☐ Electric ✓ 1
Lead Based Paint Addendum Red	quired if prior to 1987 YES	Other:
Bedrooms: 1	Baths: 1	Fireplace(s)
Size of Home (Approx.)	Living Area	☐ Wood Stove
	800 Total	☑ Water Heater(s): ☐ Gas ☑ Electric
Foundation: Slab Pie	r/Beam Other	
Roof Type: Metal	Year Installed: 2007	<u>Utilities:</u>
Exterior Construction	Hardie Plank	Electricity Provider: Bluebonnet
		Gas Provider: None
Room Measurements:	APPROXIMATE SIZE:	Sewer Provider: Private
		Water Provider: Well
		Water Well: YES NO Depth: Unknown
		Year Drilled: Unknown
<del></del>		Average Utility Bill: Monthly:
Utility Room:		<b>1</b>
Bath:	Tub Shower	<u> </u>
Bath:	Tub Shower	
Bath:Master	TubShower	County: \$1,914.17 Hospital: \$326.68
Bedroom:		1.100 1.101 1
Bedroom:		FM Road: \$389.67 SpRd/Bra: \$322.77
Bonus Room	<u> </u>	
Bedroom:	<u> </u>	
Other:	NI/A	School District: Bellville
Garage: Carport: C	No. of Cars: N/A	Additional Information:
Size: N/A	Attached Detached	Additional information.
Porches:		
Front: Yes-Covered		
Back: Yes-Covered	Covered	
Deck: Size:	Covered	
Deck: Size: Vos Bioket		
Fenced Yard: Yes-Picket Outside Storage:   Yes	No Size:	
Construction:	various outbuildings	
TV Antenna	Dish  Cable	
		TE COMPANY WILL CO-BROKER IF BUYER IS
		ENT AT ALL PROPERTY SHOWINGS.

# Heinsohn



This c. 1927 photo is of the home that Robert and Lena Brune Heinsohn owned and lived in, in Frelsburg, Texas. The building date of this two story wood frame house is unknown. However, records show that it sat between Dr. B. J. Fehrenkamp's home and the old general store that is now Heinsohn's Store. A much larger photograph shows that opposite the front doors there are similar doors at the end of the dogtrot hallway. There are louvered shutters, a hipped roof, and piers for support.

The Heinsohn's had one daughter, Erna, who married Edgar Krause, and they lived there with the Heinsohns for a while. Both Robert and Lena Heinsohn are buried at the Lutheran Cemetery in Frelsburg. Ruby Bertling is Erna's daughter.

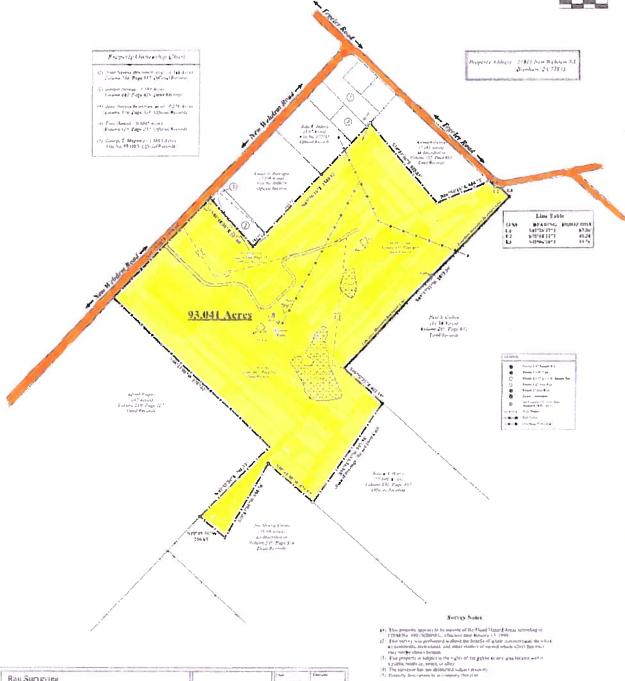
The house was moved away from Frelsburg at an unknown date and to an unknown site.

Jose Cruz is the current owner of the original home site.

R = GRANDDAUGHTER RUBY F. BERTLING

#### AUSTIN COUNTY, TEXAS JAMES COOPER SURVEY ABSTRACT NO. 27





#### Rau Surveying

1374 Hour Jg | PAN Dov 48 3 Cataman, Name 19884 Phone (1976) NAI 4674 Can (1971 712 4444

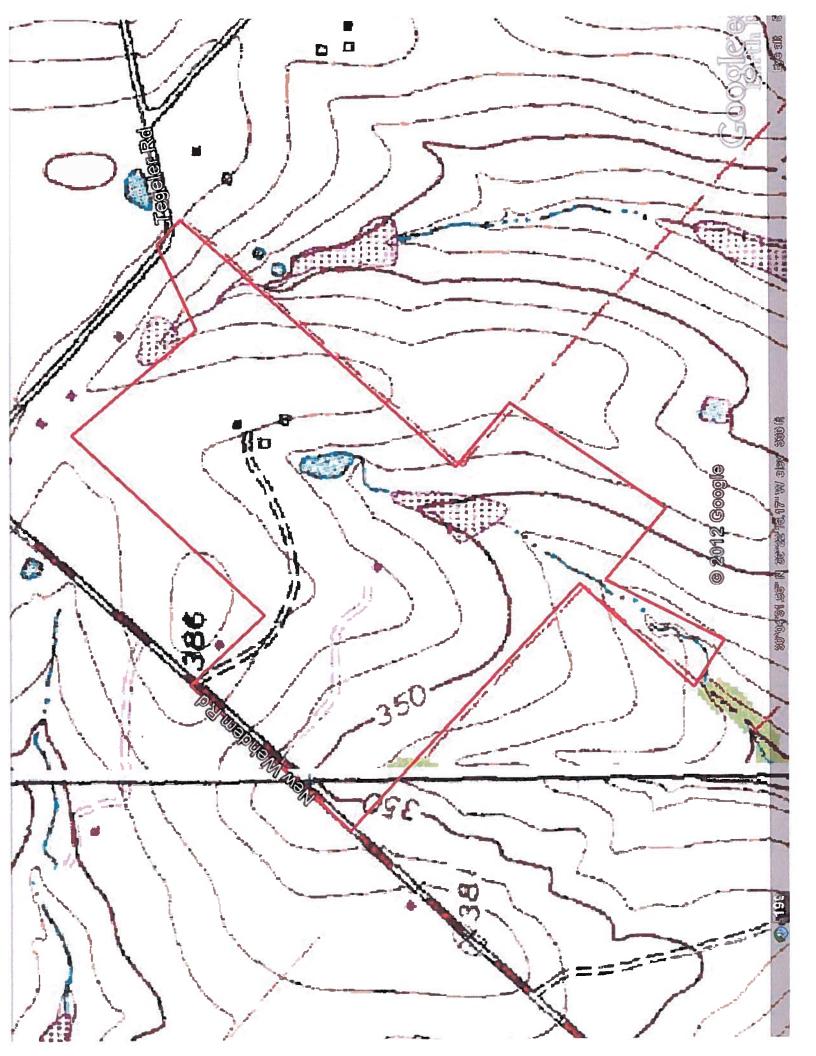
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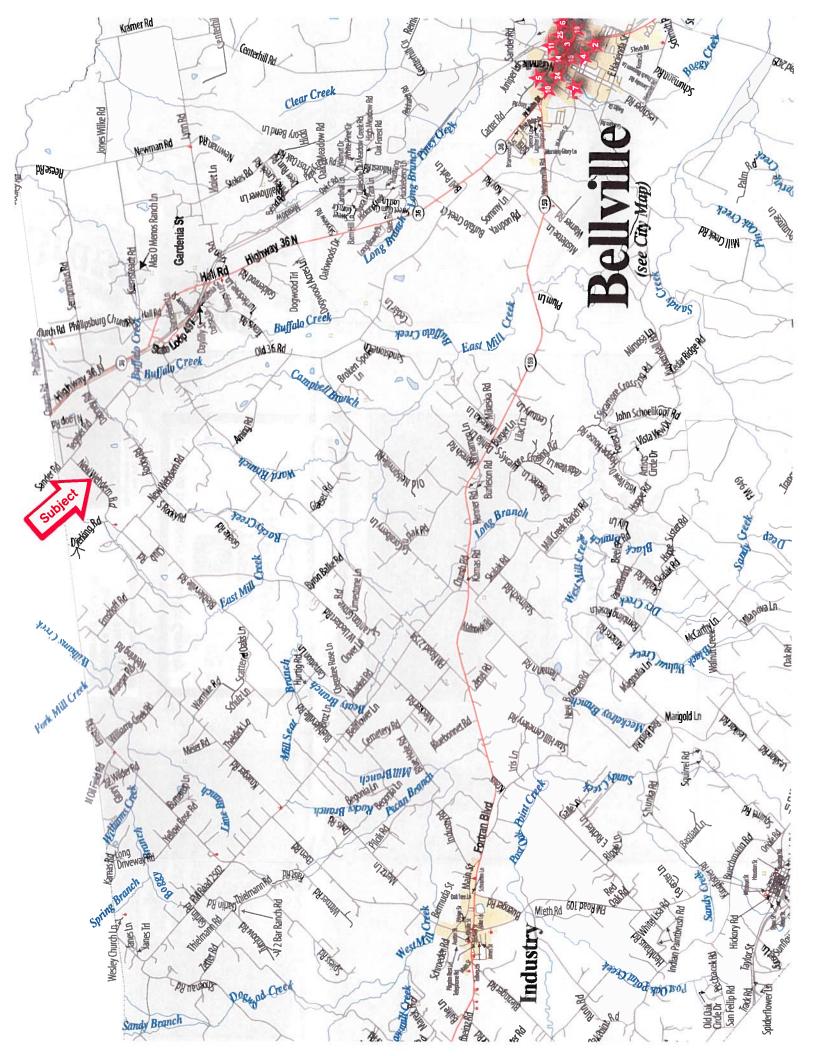


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f men	Park their
Aparting	LAR
# Dorwi	Phone .
Reserve	AIF

Sarvy Plat of a tracture parcet containing 93-042 areas of first strained on the Jones Cooper Sarvy, Abothes 190-27, Austra County, Texas, and heliog composed of the following tracts of head 49, Atta-Good heat corrections of \$2.278 areas in Done data! October 19, 1921, Jones Hossely, Polly Deans to tractly 8. Tendavany, et us, recorded in Volence 452, Page 903, Austra County December 19, 1921, Institute than discretion 4 at 9 007 evens to December 452, Page 903, Austria County December 4, 1921 and 1921, Page 903, Austria County December 4, 1921, All of that Asial County December 4, 1931, All of that Asial County December 4, 1931, 1931, Marin County December 4, 1931, Mill of that Asial County December 4, 1931, Mill of that Nevers December 4, 1931, Mill of the Asial County December 4, 1931, Mill of the Asial County 1931, Mill Research









#### 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 PRO	OPE	RT	YAT				11518 Ne	w		Weh	idem Brent	um	X	Mai
THIS NOTICE IS A DISC DATE SIGNED BY SEL MAY WISH TO OBTAIN AGENT.	LEF . IT	SU R A IS	RE O ND IS NOT	F SE S NC A W	LL T /	ER' A S RAI	S KNOWLEDGE OF UBSTITUTE FOR A NTY OF ANY KIND	TH NY BY	IN SE	CONDI ISPECT ELLER,	TION OF THE PROPERTIONS OR WARRANTIES SELLER'S AGENTS, OF	TY AS ( S THE R ANY (	OF T BUY OTH	HE ER IER
Seller <b>Ø</b> is <b>□</b> is not o										ow long	since Seller has occupie	d the Pr	opei	rty?
								•	•					
Section 1. The Proper											or Unknown (U).) e which items will & will not	0001/01/		
Item		N			ten		s conveyed. The contra			U	Item	<del></del>	N	U
Cable TV Wiring	1	<del>                                     </del>	H	<u> </u>			ropane Gas:	1	1		Pump: sump grin		₩	H
Carbon Monoxide Det.	╫	7	H		_		nmunity (Captive)	<del> </del>	7	+	Rain Gutters		<del>/                                    </del>	H
Ceiling Fans	1	Ť	H	_			Property		1	+-1	Range/Stove	V	十一	H
Cooktop	×	V	H			Tut		\$	1	T	Roof/Attic Vents	V	忊	H
Dishwasher	1.7		H	_		_	n System		1	H	Sauna		1	H
Disposal	V		$\Box$	_		owa		~		$\Box$	Smoke Detector	~	1	
Emergency Escape	╁	-	$\Box$	7	Outo	loo	r Grill	$\vdash$	1	$\Box$	Smoke Detector - Hear	rina		
Ladder(s)		1							'		Impaired			
Exhaust Fans	V		П	F	atio	o/De	ecking	1			Spa	V	1	
Fences	V		П	F	lun	nbir	ng System	V		$\Box$	Trash Compactor		7	
Fire Detection Equip.	V			F	Pool			V			TV Antenna	V	H	
French Drain		V	П	F	00	Eq	uipment	<b>V</b>		П	Washer/Dryer Hookup	V	П	
Gas Fixtures	V			F	00	Ma	int. Accessories	V			Window Screens	V		
Natural Gas Lines				F	00	He	ater	<b>V</b>			Public Sewer System		V	
Item			191157	ΤY	N	Ü			A	ddition	al Information			
Central A/C				V			☑ electric ☐ gas	n						
Evaporative Coolers				$\top$	7		number of units:							
Wall/Window AC Units	-				マ		number of units:							
Attic Fan(s)					<b>V</b>		if yes, describe:							
Central Heat				V			☑ electric ☐ gas	n	uml	ber of u	nits: _3			
Other Heat					7		if yes, describe:							
Oven				abla			nµmber of ovens: □ electric □ gas □ other:							
Fireplace & Chimney				V		wood vigas logs mock other:								
Carport					V									
Garage					V		attached not attached							
Garage Door Openers							number of units:				number of remotes:			
Satellite Dish & Controls				V			owned lease	d f	rom	)				
Security System					V		owned lease							
Water Heater				<b>V</b>			☑ electric ☐ gas	▼electric gas other: number of units: t						
Water Softener					V			owned leased from						
Underground Lawn Spri	nkle	r		V	_		□ automatic    □ manual areas covered:							
Septic / On-Site Sewer Facility				if yes, attach Information About On-Site Sewer Facility (TAR-1407)										

Bill Johnson P. O. Box 294 Bellville, TX 77418 Wilham Johnson

(TAR-1406) 9-01-11

Page 1 of 5

Initialed by: Seller: AS

and Buyer:

Concerning the Property at	711	518 N		1	lol I	) = aa	1 /	l.		
Concerning the Property at		<i>7/1/ 7/1/</i>	<u> </u>	,,,,		و جودا		Jakar.		
Water supply provided by: [						KNC	own L	otner:		
Was the Property built befor							noint h	ogrando)		
(If yes, complete, sign,	and attach	TAH-1906 CO	nce	ming ~~:	leau-bas	eu ~	paint i	azaius).	vim	ata'
Hoof Type: COMPOSIT	1 ON	o Droposty /oh	_ A	ye:	roof oov	UN.	na nlac	ed over existing shingles or roof co	vorir	alo,
		e Property (sr	ımyı	es or	TOOL COV	em	ng piac	ed over existing simples of foor co-	/GIII	ıy) :
☐ yes ☑ no ☐ unknowr	1									
								working condition, that have defects essary):		
Section 2 Are you (Selle	r) aware c	of any defects	s or	malf	unctions	in	anv o	f the following?: (Mark Yes (Y) if	vou	are
aware and No (N) if you are	e not awar	re.)					<b></b>			
Item	YN	Item				Y	N	Item	ΤΥ	N
Basement	V	Floors					~	Sidewalks	╄	10
Ceilings		Foundatio		Slab(s	3)		~	Walls / Fences	╀	
Doors	V	Interior W					<u> </u>	Windows	┿	1
Driveways	V	Lighting Fi						Other Structural Components	┿	卜
Electrical Systems		Plumbing	Sys	tems			<b>V</b>		╀-	↓_
Exterior Walls		Roof					$\checkmark$			
Section 3. Are you (Selle you are not aware.)	r) aware o	of any of the	foll	owin	g condit	ion	s: (Ma	rk Yes (Y) if you are aware and N	 lo (N	 (V) i1
Condition		<del> </del>	Y	N	Conc	litic	on		Y	N
Aluminum Wiring				V	Previ	ous	Found	dation Repairs		~
Asbestos Components				V	Previ	ous	Roof	Repairs		~
Diseased Trees:  ack v	vilt 🔲		Τ	V	Other Structural Repairs					<b>V</b>
Endangered Species/Habit	at on Prop	erty		7	Rado	n C	as			V
Fault Lines		-	T	V	Settli	ng				<u>v</u>
Hazardous or Toxic Waste	1			V	Soil N	Λον	/ement			<u></u>
Improper Drainage				<b>V</b>	Subs	urfa	ace Str	ucture or Pits	Щ,	
Intermittent or Weather Sp	rings			V	Unde	rgr	ound S	torage Tanks		W
Landfill				$ \mathbf{V} $		_		ements	1 AU	V
Lead-Based Paint or Lead-Based Pt. Hazards				V		Unrecorded Easements			$\bot$	V
Encroachments onto the Property				V				nyde Insulation	$\bot$	V
Improvements encroaching on others' property							enetra			V
Located in 100-year Floodplain			$\bot$	~	-	_		roperty	╄	V
Located in Floodway			$\perp$		Wood				╀	N,
Present Flood Ins. Coverage	зе				11			on of termites or other wood		1
(If yes, attach TAR-1414)			+	1				cts (WDI)	+	<b> </b>
Previous Flooding into the Structures			4	<b>V</b>	J			nent for termites or WDI	+	Y
Previous Flooding onto the Property			+	4				e or WDI damage repaired	+-	V
Previous Fires		. t	+-	M	-			damage needing repair	+	V
Previous Use of Premises	ror Manuta	cture		14	Single	915	iockadi	e Main Drain in Pool/Hot Tub/Spa*		
of Methamphetamine			1	1 1	1				1	1

(TAR-1406) 9-01-11 Initialed by: Seller: AS , and Buyer: Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Page 2 of 5

*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.)  **A single blockable main drain may cause a suction entrapment hazard for an individual sheets if necessary):  **Boom 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:  Name of association:  Pees or assessment for the Property?  yes (\$			g the Property at
*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   Yoo   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.)  Poom 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:  Fees or assessments are: \$ per	if th	ne ansv	ver 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:   Phone:   Phone:   Phone:   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 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, bankruptoy, 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 rain			underground propone tank at pool
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indoor potable purposes.		<b>1</b>	If yes, attach any certificates or other documentation identifying the extent of the remediation (for example,
If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):		ď	Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.
	If th	e answ	rer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

Concerning the Prop	perty at/_	518 New Welde	em Rol.	
Section 6. Seller	hasha	es not attached a survey of the	Property.	And the second s
regularly provide	inspections a	ears, have you (Seller) receive nd who are either licensed as yes, attach copies and complete	inspectors or otherwise perm	orts from persons who itted by law to perform
Inspection Date	Туре	Name of Inspector		No. of Pages
Note: A buy Pr	er should not operty. A buy	rely on the above-cited repor ver should obtain inspections i	ts as a reflection of the currer from inspectors chosen by the	nt condition of the buyer.
Section 8. Check	any tax exen	nption(s) which you (Seller) cui	rrently claim for the Property:	
☐ Wildlife Mana		☑ Agricultural	☐ Disabled Veteran☐ Unknown	
Section 10. Does requirements of C	the property	yes no If yes, explain: have working smoke detecto the Health and Safety Code?*	rs installed in accordance wi ☐ unknown ☐ no ☑ yes.	th the smoke detector
(Attach additional s	heets if necess	sary):		
smoke dete which the d know the bi	ctors installed welling is locat uilding code re	th and Safety Code requires on in accordance with the requirent ed, including performance, locate equirements in effect in your area ore information.	nents of the building code in effo ion, and power source requireme	ect in the area in ents. If you do not
of the buye evidence of the buyer r specifies th	r's family who the hearing in makes a writte e locations for	ler to install smoke detectors for will reside in the dwelling is hear apairment from a licensed physical request for the seller to install installation. The parties may agold of smoke detectors to install.	ing-impaired; (2) the buyer gives ian; and (3) within 10 days after t Ill smoke detectors for the hear	the seller written he effective date, ing-impaired and
Seller acknowledge broker(s), has instr	es that the stat ucted or influe	ements in this notice are true to t nced Seller to provide inaccurate	he best of Seller's belief and that information or to omit any materi	no person, including the al information.
any ada	ms Strus	NI 5/10/12		
Signature of Seller	<b>a</b>	Date Sig	nature of Seller sted Name:	Date
(TAR-1406) 9-01-1		Initialed by: Seller: AS ,	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 <a href="https://www.txdps.state.tx.us">www.txdps.state.tx.us</a>. 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: Bluebomet Coop	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	Date
Printed Name:		Printed Name:	



#### TEXAS ASSOCIATION OF REALTORS®

#### INFORMATION ABOUT ON-SITE SEWER FACILITY

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

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CO	NCERNING THE PROPERTY AT 1/5/8 Now Wahlem Rd * Main	Hamo
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:	
	WEST SIDE OF HOUSE	- -
	(4) Installer:	_ 🔲 Unknown
	(5) Approximate Age: 28 Urs	_ 🔲 Unknown
В.	MAINTENANCE INFORMATION:	
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  If yes, name of maintenance contractor: contract expiration date:  Maintenance contracts must be in effect to operate aerobic treatment and certain non-s sewer facilities.)	
	·	010
	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility?  If yes, explain:	Yes No
	(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 OSS maintenance contract manufacturer information warranty information	F was installed
	(2) "Planning materials" are the supporting materials that describe the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sewer	facility that are er facility.
	(3) It may be necessary for a buyer to have the permit to operate an on-site transferred to the buyer.	sewer facility
	R-1407) 1-7-04 Initialed for Identification by Buyer, and Seller,	Page 1 of 2

Phone: (979) 865 - 5466 Fax: (979) 865 - 5500 William Johnson

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

	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.

Corny a. Street	H /		
Signature of Seller	Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date



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

С	ONCERNING THE PROPERTY AT	11	518 New Webde	em Brenham	* Main A
			(Street Address a	ind City)	1
A	LEAD WARNING STATEMENT: "Ever residential dwelling was built prior to 13 lead-based paint that may place young children may produce permanent neuroputient, behavioral problems, and impaissomen. The seller of any interest in information on lead-based paint hazards notify the buyer of any known lead-based hazards is recommended prior to purchase."	978 is notifi children at rological da red memory residential from risk	ied that such property risk of developing lead amage, including learning. Lead poisoning also real property is require assessments or inspect	may present exposi- poisoning. Lead poing disabilities, red- poses a particular and to provide the ions in the seller's	ure to lead from pisoning in young uced intelligence risk to pregnant buyer with any
	NOTICE: Inspector must be properly certifi	ied as requi	red by federal law.		
Đ.	SELLER'S DISCLOSURE:  1. PRESENCE OF LEAD-BASED PAINT AN  (a) Known lead-based paint and/or lead	D/OR LEAD- id-based pair	BASED PAINT HAZARDS	(check one box only) ne Property (explain):	:
	(b) Seller has no actual knowledge of the seller has provided the purchase and/or lead-based paint hazards in	ΓO SELLER ( ser with all	(check one box only): available records and re	enorts pertaining to	•
	(b) Seller has no reports or records	s pertaining	to lead-based paint and	t/or lead-based pain	t hazards in the
	Property.  BUYER'S RIGHTS (check one box only):  1. Buyer waives the opportunity to con lead-based paint or lead-based paint h  2. Within ten days after the effective day selected by Buyer. If lead-based paint on the contract by giving Seller written notion money will be refunded to Buyer.	azards. ate of this ca aint or lead- se within 14	ontract, Buyer may have based paint hazards are days after the effective of	the Property inspect	ed by inspectors
D.	BUYER'S ACKNOWLEDGMENT (check appli 1. Buyer has received copies of all inform	cable boxes)	; • • • • • • • • • • • • • • • • • • •		
E.	BROKERS' ACKNOWLEDGMENT: Brokers (a) provide Buyer with the federally an addendum; (c) disclose any known lead-base records and reports to Buyer pertaining to provide Buyer a period of up to 10 days to addendum for at least 3 years following the sail CERTIFICATION OF ACCURACY: The followest of their knowledge, that the information the	ct Your Fami have inform oproved par sed paint an- lead-based to have the le. Brokers and	ily from Lead in Your Homened Seller of Seller's oblumphlet on lead poisoning door lead-based paint hat paint and/or lead-based Property inspected; and re aware of their responsibus have reviewed the in	igations under 42 Uing prevention; (b) zards in the Property paint hazards in the (f) retain a complete will be to ensure complete.	complete this /; (d) deliver all lee Property; (e) ed copy of this
			amer a	. Trunk	/=1. al-
Buy	yer	Date	Seller	, 000000	Date
Buy	/er	Date	Seller		Date
Oth	er Broker	Date	Listing Broker		Date
	The form of this addendum has been approved by the T contracts. Such approval relates to this contract form	n only. TREC 1	forms are intended for use onl	imilarly approved or promuly by trained real estate	gated forms of

representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (http://www.trec.state.bx.us)

Form OP-L

01A



#### TEXAS ASSOCIATION OF REALTORS®

#### 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 PRO	OPE	RT	Y A	j		11	5	18 NO	ew L	$\omega \epsilon$	2h	<u>de</u>	<u> </u>		* Tuest	Mo	m.	2
THIS NOTICE IS A DISC DATE SIGNED BY SELL MAY WISH TO OBTAIN. AGENT.	LEF . IT	SUI IA IS	RE ( ND NO	OF S IS N I A	SEI N/	LLE TA ARF	R'S SL RAN	KNOWLE JBSTITUT ITY OF A	EDGE OF E FOR A NY KIND	TH NY BY	IN SE	COI SPI LLI	NDI ECT ER,	TION OF TH TIONS OR W SELLER'S A	ARRANTIES T AGENTS, OR A	HE E	BUY OTH	ER IER
Seller is is not of	ccup	oyin	g th	e Pr	op	erty	. If	unoccupie	d (by Sel	ler)	, hc	w l	ong	since Seller	has occupied th	e Pro	ope	rty?
								er occupie										
Section 1. The Proper This notice does n	ty h	<b>as</b> 1 stab	t <b>he</b> lish	item the i	i <b>s i</b> terr	mai is to	kec be	i below: (I conveyed.	Mark Yes The contra	(Y) act v	), N vill c	o (I dete	N), c rmin	or Unknown e which items	(U).) will & will not con	vey.		
Item	Y	N	U		It	em				Υ	N	U		ltem		Υ	N	U
Cable TV Wiring	V	1			Li	qui	d P	opane Ga	s:		V			Pump: 🗖 s	ump grinde		1	L
Carbon Monoxide Det.		7			-L	Р(	Com	ımunity (C	aptive)	<u> </u>	~			Rain Gutte	rs	$\bot$	~	<u> </u>
Ceiling Fans	V				-L	Po	n F	roperty			<b>V</b>			Range/Sto	ve	V		
Cooktop		V			Н	ot 7	ub				V			Roof/Attic	Vents		L	丄
Dishwasher	V				In	ter	com	System			✓			Sauna		$oldsymbol{\perp}$	V	
Disposal	1				M	licro	wa	ve		<b>✓</b>				Smoke De				
Emergency Escape		1	П		0	utd	oor	Grill			1			Smoke De	tector – Hearing	,	1	
Ladder(s)		_	Ш	l						L	Ĺ	L		Impaired		丄	Ľ	上
Exhaust Fans	T,	1			Р	atio	/De	cking		Y				Spa				
Fences	ⅳ			[	Р	lum	bin	g System				L		Trash Com	pactor	$\bot$	V	
Fire Detection Equip.	1				Р	ool				ŀ				TV Antenn	a		V	上
French Drain	Т	▼.			Р	ool	Equ	uipment						Washer/Dr	yer Hookup		L	
Gas Fixtures		V			P	ool	Ма	int. Access	sories					Window So	creens		$\vee$	
Natural Gas Lines		<b>V</b>		[	Р	ool	He	ater		L.				Public Sew	er System		V	
Item					Υ	N	U				A	ddi	tior	al Informati	on			
Central A/C					7			electri	c 🛮 gas	n	um	ber	of u	ınits: \				
Evaporative Coolers						V		number o	of units: _									
Wall/Window AC Units						$\nabla$		number (	of units: _									
Attic Fan(s)					_	7		if yes, de	scribe: _									
Central Heat					7			electri	c 🔲 gas	n	um	ber	of L	inits:				
Other Heat						7		if yes, de	scribe: _									
Oven					<b>√</b>			number (	of ovens:				elec	ctric gas	other:			
Fireplace & Chimney						V.		wood	gas lo	gs		mc	ck	other:				
Carport					8	V.		attach	ed 🗖 no	ot a	ttac	hec	1					
Garage					•.	V		attach	ed 🔲 no	ot a	ttac	hec						
Garage Door Openers						✓		number o	of units: _					number of r	emotes:	_ ==		
Satellite Dish & Controls	S				<b>₹</b>			owned	leas	ed f	ron	1						-
Security System					,	<b>V</b>		owned	leas	ed f	ron	1						
Water Heater					7	<b>,</b>		electric	gas		ot	her:		กเ	umber of units:			
Water Softener					owned	leas	ed f	ron	1									
Underground Lawn Spri	inkle	er				7								covered:				
	Septic / On-Site Sewer Facility / if yes, attach Information About On-Site Sewer Facility (TAR-1407)																	
(TAR-1406) 9-01-11		ÿ	Init	ialed	d b	y: §	Selle	er: A5			an	d B	uyer			Page	e 1 (	of 5

Bill Johnson P. O. Box 294 Bellville, TX 77418 Wilham Johnson

(TAR-1406) 9-01-11

Untitled

Water supply provided by:   city   well   MUD   co-op   unknown   other:   was the Property built beter et 1978   yes   no   unknown   (if yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).   (approximate)   sthere an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?   yes   no   unknown   unknown   ware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are read of repair?   yes   no   if yes, describe (attach additional sheets if necessary):	Concerning the Property	at 1/5/8	1 Now	w	cha	Pan K	0				
sthere an overlay root covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?    yes	Water supply provided by Was the Property built bo (If yes, complete, signal of the complete)	y:	rell	ncer	co-op Junkn ning l	unk own ead-base	nown d pai	nt ha	zards).	·oxim:	ate)
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?	is there an overlay roof of	covering on the	Property (sh	_ Ag ingle	es or	roof cove	ring į	place	d over existing shingles or roof co	oxiiii overin	ig)?
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	_ •										
Item   Y   N   Basement   Y   N   Gellings   Driveways   Drivewa	Are you (Seller) aware o need of repair?	if any of the itei ☐ no If yes,	ns listed in the	ach	ectior addition	n 1 that a	re no	ot in w	vorking condition, that have defectes	ls, or	are
Rement   Tellings   Te		ı are not awar		or	malfu			ny of			
Condition Aluminum Wiring Asbestos Components Diseased Trees: Endangered Species/Habitat on Property Endagered Species/Habitat on Property Hazardous or Toxic Waste Lighting Fixtures Plumbing Systems Roof  Y N Condition Y N Previous Flooding into the Arpoperty Horewous Flooding into the Structures Previous Flooding into the Structures Previous Flooding into the Structures Previous Flooding into the Property Previous Flooding into the Property Previous Flooding into the Property Previous Flooding into the Structures Previous Flooding into the Property Previous Flooding into the Structures Previous Flooding into the Structures Previous Flooding into the Property Previous Flooding into the Structures Previous Flooding into the Property Previous Flooding into the Structures Previous Use of Premises for Manufacture    Walls / Fences   Windows   Other Structural Components   Walls / Fences   Windows   Other Structural Components   Walls / Fences   Windows   Other Structural Components   Other Structural Components   Condition   Y N   Condition   Y N   Condition   Previous Flooding in Recessary):    Condition   Y N   Radon Gas   Previous Flooding in Recessary   Previous Flooding in Recessary   Y N   Condition   Previous Flooding in Recessary   Other Structural Components   Other Structural Repairs   Other Structural Repairs   Previous Flooding Previous Flooding Previous Flooding Into the Structural Repairs   Other Structural Repairs   Other Structural Repairs   Other Structural Repairs   Previous Flooding Translation Previo	Item	YN					YN		J <del>anuary 1988 - </del>	<del>  '</del>	IN
Interior Walls	Basement										╄
Electrical Systems Exerior Walls  Electrical Systems Exerior Walls  Itighting Fixtures Plumbing Systems Roof  Roof  Itighting Fixtures Plumbing Systems Roof  Itighting Fixtures Previous Flooding aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)  Condition Previous Floodition Previous Flooding aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)  Condition Previous Floodition Previous Flooding aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are out aware.)  Condition Previous Floodition Repairs Previous Flooding Rood with Imprevious Flooding Itight Rooding Aware Poperty Previous Flooding Itight Rooding Itigh	Ceilings			-	lab(s)						╄
Electrical Systems   Plumbing Systems   Roof   Roof	Doors		Interior Wa	alls							╀
Exterior Walls    Roof   Roof	Driveways			_					Other Structural Components		╄
ff 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	Electrical Systems		Plumbing	Syst	ems						╄
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  Aluminum Wiring  Asbestos Components  Diseased Trees: oak wilt characteristic oak wilt characterist	Exterior Walls		Roof								丄
Aluminum Wiring  Asbestos Components  Diseased Trees: oak wilt ossased Trees: oak wilt sendangered Species/Habitat on Property  Fault Lines  Hazardous or Toxic Waste Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in 100-year Floodplain Located in Flood (ns. Coverage (If yes, attach TAR-1414) Previous Flooding into the Structures Previous Use of Premises for Manufacture  Previous Use of Premises for Manufacture  Previous Use of Premises for Manufacture  Previous Flood Ins. Previous Flood Ins. Previous Institute of Property Previous Use of Premises for Manufacture  Previous Use of Premises for Manufacture  Previous Use of Premises for Manufacture  Previous Flood Ins. Previous Flooding Into the Structures Previous Use of Premises for Manufacture  Previous Use of Premises for Manufacture  Previous Flood Ins. Previous Flood Ins. Previous Institute of WDI damage repaired Termite or WDI damage repaired Termite or WDI damage needing repair Single Blockable Main Drain in Pool/Hot Tub/Spa*	you are not aware.)	Seller) aware o	f any of the					(Mar	k Yes (Y) if you are aware and		
Asbestos Components  Diseased Trees: Oak wilt Other Structural Repairs  Endangered Species/Habitat on Property  Fault Lines  Hazardous or Toxic Waste  Improper Drainage  Intermittent or Weather Springs  Landfill  Lead-Based Paint or Lead-Based Pt. Hazards  Encroachments onto the Property  Improvements encroaching on others' property  Located in 100-year Floodplain  Located in Floodway  Present Flood Ins. Coverage (If yes, attach TAR-1414)  Previous Flooding into the Structures  Previous Flooding onto the Property  Previous Flooding onto the Property  Previous Flooding onto the Property  Previous Use of Premises for Manufacture  Previous Use of Premises for Manufacture  Previous Use of Premises or other wood destroying insects (WDI)  Previous treatment for termites or WDI damage needing repair  Single Blockable Main Drain in Pool/Hot Tub/Spa*				1	IN				etien Deneiro	—├-	114
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Located in Floodway  Present Flood Ins. Coverage (If yes, attach TAR-1414)  Previous Flooding into the Structures  Previous Flooding onto the Property  Previous Fires  Previous Use of Premises for Manufacture  Wood Rot  Active infestation of termites or other wood destroying insects (WDI)  Previous treatment for termites or WDI  Previous termite or WDI damage repaired  Termite or WDI damage needing repair  Single Blockable Main Drain in Pool/Hot Tub/Spa*			property	+-	H				<del>~</del>		†
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(If yes, attach TAR-1414)  Previous Flooding into the Structures  Previous Flooding onto the Property  Previous Fires  Previous Fires  Previous Use of Premises for Manufacture  destroying insects (WDI)  Previous treatment for termites or WDI  Previous termite or WDI damage repaired  Termite or WDI damage needing repair  Single Blockable Main Drain in Pool/Hot Tub/Spa*		/orage		+	+			statio	n of termites or other wood	+	†
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		ses for Manufa	cture	+	H					1	1
	of Methamphetamine	JUD TOT HIGHIGHA									

(TAR-1406) 9-01-11

Co	ncernin	g the Property at
		ver to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
wh	ich ha	*A single blockable main drain may cause a suction entrapment hazard for an individual.  Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, s not been previously disclosed in this notice?   yes  no If yes, explain (attach additional sheets if ):
	ction 5.	Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are .)
<u> </u>	_ 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 th	ne answ	ver to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
	R-1406	8) 9-01-11 Initialed by: Seller:, Page 3 of 5

Concerning the Pro	perty at	5/8 Man Wek	Som Ph	
Section 6. Seller	☐has ☐has	s not attached a survey of th	ne Property.	
Section 7. Within regularly provide	n the last 4 year	ars, have you (Seller) recei	ved any written inspection rep as inspectors or otherwise perm	orts from persons who nitted by law to perform
Inspection Date	Type	Name of Inspector		No. of Pages
Note: A buy	er should not a roperty. A buye	rely on the above-cited rep er should obtain inspection:	orts as a reflection of the curre s from inspectors chosen by the	nt condition of the e buyer.
☐ Homestead	cany tax exem	Senior Citizen		
_	-	Agricultural	Andreas and the second	
requirements of C	hapter 766 of t	nave working smoke detection he Health and Safety Code?  ary):	tors installed in accordance w	ith the smoke detector If no or unknown, explain.
smoke dete which the d know the b	ctors installed i welling is locate	n accordance with the required, including performance, local ruirements in effect in your ar	one-family or two-family dwellings ements of the building code in efa ation, and power source requirema ea, you may check unknown abou	fect in the area in ents. If you do not
of the buye evidence of the buyer i specifies th	r's family who w the hearing imp makes a written e locations for i	rill reside in the dwelling is he pairment from a licensed phys prequest for the seller to ins	or the hearing impaired if: (1) the baring-impaired; (2) the buyer gives ician; and (3) within 10 days after stall smoke detectors for the heat agree who will bear the cost of install says and will bear the cost of install says and will be and the cost of install says and will be and willies will be and w	s the seller written the effective date, ring-impaired and
Seller acknowledge broker(s), has instr	es that the state ucted or influence	ments in this notice are true to ced Seller to provide inaccurat	o the best of Seller's belief and that te information or to omit any mater	t no person, including the ial information.
ame C	2 Strien	p)		
Signature of Seller Printed Name:		Date S	ignature of Seller rinted Name:	Date
(TAR-1406) 9-01-1	1 Ir	nitialed by: Seller:	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 <u>www.txdps.state.tx.us</u>. 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	1:
-----	---------------	-----------	-----------	---------	---------	----	-----	----------	----

Electric: Bluebonnet Elect.	phone #:
Sewer: Private	phone #:
Water: Well	phone #:
Cable:	phone #:
Trash:	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:

(5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer Date	Signature of Buyer Date
Printed Name:	Printed Name:



### TEXAS ASSOCIATION OF REALTORS®

#### INFORMATION ABOUT ON-SITE SEWER FACILITY

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

©Texas Association of REALTORS®, Inc., 2004

CON	ICERNING THE PROPERTY AT 11518 Now Webden Rd. + Hove	et Homo
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:	Unknown
	(4) Installer:	- 🖾 Unknown
	(5) Approximate Age:	Unknown
B.	MAINTENANCE INFORMATION:	,
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  If yes, name of maintenance contractor:  Phone: contract expiration date:  Maintenance contracts must be in effect to operate aerobic treatment and certain non-st sewer facilities.)	
	(2) Approximate date any tanks were last pumped?	
	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility?  If yes, explain:	
	(4) Does Seller have manufacturer or warranty information available for review?	Yes Yo
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 OSS maintenance contract manufacturer information warranty information	F was installed
	(2) "Planning materials" are the supporting materials that describe the on-site sewer f submitted to the permitting authority in order to obtain a permit to install the on-site sewer	facility that are er facility.
	(3) It may be necessary for a buyer to have the permit to operate an on-site transferred to the buyer.	sewer facility
	1-1407) 1-7-04 Initialed for Identification by Buyer, and SellerAS,	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.

	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.

any a Grune	5/10/12		
Signature of Seller	Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

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

## Information About Brokerage Services

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

#### IF THE BROKER REPRESENTS THE OWNER:

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

#### IF THE BROKER REPRESENTS THE BUYER:

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

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

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

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

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

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

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

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

- \* Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.
- \*\* If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.

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

Buyer, Seller, Landlord or Tenant

Date

