



7205 Adams Flat Road

Brookshire, TX 77423

For More Information Contact:

Bill Johnson & Associates Real Estate

420 East Main Bellville, Texas 77418

979-865-5969 ~ 281-463-3791 ~ 979-992-2636 ~

www.bjre.com





Kitchen Island Area



Wolf Cooktop/Prep Area



Large Walk-in Pantry



Raised Bar Area



Living Room Area



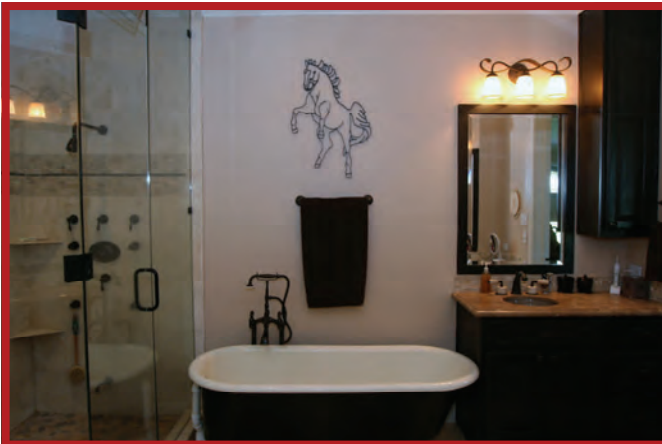
Dining Room Area



Master Bedroom



Master Shower



Master Tub



Guest Bedroom



Guest Bedroom



Guest Bath



Horse Barn



Horse Stalls



Multi Use Building



View of Buildings



Pond



Horse Pasture



Price:	\$875,000
Type:	Residential (Farm-Ranch)
Address:	7205 Adams Flat Rd
City/County:	Brookshire, Waller County
Bed/Bath:	3 Bed, 4.5 Bath
Size/Acreage:	~4,228 Sq. Ft., ~11.03 Acres
ID No.:	72916
Status:	Active

Escape down a winding country road to the serenity of the secluded 11.03 acre tract in Wolf Branch Estates in Waller County, Texas. This elegantly landscaped property features the custom built home that holds the award for being the 2009 National Framing Building Association Building of the Year, which was built by Morton Building, Inc. for the current owner. The living area of the custom building is 4,228 square foot and it features 3 bedrooms, 3 and ½ baths, gourmet kitchen, formal dining room, an upstairs multi-use loft, an office area, lots of storage, and wonderfully covered back porch areas. As you enter into the living room area, through the large double solid wood doors, you instantly appreciate the quality and attention to detail that went into this home. The beautiful warm walnut stained concrete flooring, cozy fireplace, and cathedral ceilings with heavy beams for a dramatic impact immediately catch your eye as you enter the home. Both the living room and dining room boast French doors and plenty of windows that open to the covered 10 foot deep porches and are perfect for bringing the outdoors in. The home and porches are wired for audio throughout. The large kitchen is perfect for entertaining guests, but yet it is still efficient and functional. The stainless steel appliances are all built-in and they include a Jenn-Air refrigerator, Jenn-Air double ovens, Jenn-Air warming drawer, a six burner Wolf gas cooktop with warming area, built-in microwave, dishwasher, ice maker, wine cooler, and trash compactor. The kitchen also features a fabulous walk-in pantry with spice racks, custom shelving, and drawers. The large island features granite countertop and ample storage space. The remaining limestone countertops are accented with tile backsplashes and a raised bar area that separates the kitchen from the living and dining areas. Off of the kitchen you will find the formal dining room area with cathedral ceilings. The etched and stained concrete immediately under the dining room table and chairs, is designed to look like an area rug. As you enter the mudroom area from the covered carport, you are greeted with a half bath. As you continue, you enter between the kitchen and the dining area which leads into the oversized laundry room and to the two additional bedrooms that each contain their own separate baths. The master suite is cozy and inviting with its own rock fireplace and its own private French doors that open to the covered porch area. The master bath includes a huge tile walk in shower with glass enclosure, "his and her" vanities, a claw foot tub for long relaxing baths and a huge walk-in dressing room closet with built in dressers and shelves. As you walk out the backdoor to the covered back porch areas, you immediately see the beautifully landscaped backyard that rolls into the rest of the property. The large covered back porch areas are perfect for entertaining family and friends or just to sit out in the rocking chairs and unwind in the evenings with your favorite summertime beverage. Additional improvements of the property include a multi-use 40' x 40' metal building with a 20' lean-to off the back and feature a full bath and concrete flooring. The other 40' x 40' metal horse barn includes 6 (12'X12') stalls, tack room with a swing out wall, and an area to store hay or feed. Now for the gorgeous land! There is a perfect mix of woods, scattered trees and pastures. The property has been fenced and cross fenced. The pasture has underground piped water to keep the troughs full, 12' gates, trees for shade, improved pasture. Not far from the house is your very own pond for skipping rocks. One must see this property to truly appreciate all it has to offer!! Call Bill Johnson and Associates to schedule your appointment today. (979) 865-5466. ***BILL JOHNSON &

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

[Please click here to View Virtual Tour.](#)





Improvements	Land Features	Other
3 Bedrooms 4.5 Bathrooms Approx. 4228 Sq F Multi-level Floor Metal Exterior Metal Roof Age Range: 0-5 Yrs Well Septic Formals Fireplace Garage/Carport CHA Barns Horse Stalls	Restricted Gravel Road Frontage Private Road Frontage Minerals Conveyed: None Pond Partially Wooded Mostly Flat Sandy Soil Improved Pasture	School District: Brookshire Taxes: \$9,091.84 Financing Cash Conventional
Directions: From BROOKSHIRE: Take FM 359 north for about 7 miles to Adams Flat Road. Turn RIGHT on Adams Flat Road and travel about 1.5 miles to 7205 Adams Flat Road on the left. Look for Bill Johnson & Associates Real Estate sign. From BELLVILLE: Take FM 529 for about 14.5 miles to FM 359. Turn right on FM 359 and travel about 4 miles to Adams Flat Road. Turn LEFT on Adams Flat Road and travel about 1.5 miles to 7205 Adams Flat Road on the left. Look for Bill Johnson & Associates Real Estate sign.		

[Map of Brookshire](#)
[Contact the Agent](#)
[Email this Listing](#)

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**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: FM 359 and Adams Flat Road Listing #: 72916
 Address of Property: 7205 Adams Flat Road, Brookshire, TX Road Frontage: 425.84
 County: Waller Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: Wolf Branch Estates Lot Size or Dimensions: 11.03
 Subdivision Restricted: ☒ YES ☐ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 11.0347 acres - 1.0347 in road way**Price per Acre (or)****Total Listing Price:** \$875,000.00**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:	\$ 6,258.88
County:	\$ 2,315.93
FM/Rd/Br.:	\$ 125.38
ESD 200	\$ 391.65

TOTAL: \$ 9,091.84

Agricultural Exemption: ☐ Yes ☒ No**School District:** ROYAL 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: NONE

Roadway: _____

Electric: SAN BERNARD ELECTRIC COOP.

Telephone: A T & T

Water: WELL

Other: _____

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

Buildings: 40' x 40' with 20' lean to-Utility building with Full Bath

Barns: 40' x 40' Horse barn-6 stalls with tack room

Others: _____

Approx. % Wooded: 5%

Type Trees: Cedar and Oaks

Fencing: Perimeter ☒ YES ☐ NO

Condition: Good

Cross-Fencing: ☒ YES ☐ NO

Condition: Good

Ponds: Number of Ponds: One

Sizes: 1/2 acre

Creek(s): Name(s): NONE**River(s):** Name(s): NONE**Water Well(s): How Many?** ONE

Year Drilled: 2006 Depth 240'

Community Water Available: ☐ YES ☒ NO

Provider: _____

Electric Service Provider (Name):

San Bernard Electric Cooperative

Gas Service Provider

Local propane provider

Septic System(s): How Many: One**Soil Type:** loam to clay**Grass Type(s):** native and bermuda**Flood Hazard Zone:** See Seller's Disclosure or to be**nearest Town to Property:****Nearest Town to Property:** BROOKSHIRE

6 MILES

Driving time from Houston 35 minutes

Items specifically excluded from the sale:

ROUND PEN AND INVISIBLE FENCING FOR DOGS

ALL SELLER'S PERSONAL PROPERTY.

Additional Information:

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

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HOME LISTING

Address of Home: 7205 Adams Flat Road, Brookshire, TX Listing 72916
 Location of Home: Adams Flat Road and FM 359
 County or Region: Waller For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: Wolf Branch Estates Property Size: 11.0347 acres
 Subdivision Restricted: ☒ YES ☐ NO Mandatory Membership in Property Owners' Assn. ☒ YES ☐ NO
Listing Price: \$875,000.00
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: _____

Size and Construction:

Year Home was Built: 2009
 Lead Based Paint Addendum Required if prior to 1978: ☐ YES
 Bedrooms: 3 Bath: 3 1/2
 Size of Home (Approx.) 4,228 Living Area
 6,178 Total
 Foundation: ☒ Slab ☐ Pier/Beam ☐ Other
 Roof Type: Metal Year Installed: 2009
 Exterior Construction: Metal and Rock

Room Measurements: APPROXIMATE SIZE:

Living Room: 23' 0" x 24' 7"
 Dining Room: 15' 10" x 25' 8"
 Kitchen: 21' 3" x 14' 4"
 Upstairs Loft: 28' 9" x 24' 8"
 Laundry: 8' 5" x 12' 6"
 Half Bath: 8' 6" x 8' 1"
 Bath 1: 8' 6" x 8' 1" Jetted Tub ☒ Tub ☐ Shower
 Bath 2: 8' 6" x 8' 1" ☐ Tub ☒ Shower
 Master Bath: 13' 9" x 12' 1" ☒ Tub ☒ Shower
 Master Bdrm: 15' 9" x 24' 7" with fireplace
 Bedroom 1: 12' 1" x 17' 6"
 Bedroom 2: 12' 1" x 17' 6"
 Pantry: 8' 5" x 5' 2"
 Office: 17' 7" x 10' 7"
 Garage: ☐ Carport: ☒ No. of Cars: Two
 Size: 24' x 24' ☒ Attached ☐ Detached

Porches:

Front: Size: 55' x 6'
 Back: Size: 42' x 12' ☒ Covered
 Back: Size: 32' x 12' ☒ Covered
 Fenced Yard: _____
 Outside Storage: ☐ Yes ☐ No Size: _____
 Construction: _____
 TV Antenna ☐ Dish ☒ Cable ☐

Home Features

☒ Ceiling Fans No. 10
☒ Dishwasher
☒ Garbage Disposal
☒ Microwave (Built-In)
☒ Gas Cooktop (Built-In) ☒ Gas ☐ Electric
☒ Refrigerator

Items Specifically Excluded from The Sale: LIST:

All seller's personal property.

Heat and Air:

☒ Central Heat Gas ☒ Electric ☐
☒ Central Air Gas ☐ Electric ☒
☐ Other: _____
☒ Fireplace(s)
☐ Wood Stove
☒ Water Heater(s): ☒ Gas ☐ Electric

Utilities:

Electricity Provider: San Bernard
 Gas Provider: Local LP-Propane
 Sewer Provider: On-Site
 Water Provider: Water Well
 Water Well: ☒ YES ☐ NO Depth: 240'
 Year Drilled: 2008
 Average Utility Bill: Monthly: \$250.00

Taxes:

2011 Year
 School: \$6,258.88
 County: \$2,315.93
 FM/Rd/Br: \$125.38
 ESD 200 \$391.65
 Taxes: \$9,091.84
 School District: ROYAL I. S. D.

Additional Information:

Home is constructed out of two Morton Buildings with a concrete slab.
 Building 1: 80' x 26' with a 12' porch
 Building 2: 70' x 26' with a 12' porch

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TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

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

CONCERNING THE PROPERTY AT 7205 Adams Flat Road
Pattison, TX 77466

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: ☐ sump ☐ grinder			✓
Rain Gutters	✓		
Range/Stove	✓		
Roof/Attic Vents	✓		
Sauna			✓
Smoke Detector	✓		
Smoke Detector - Hearing Impaired	✓		✓
Spa			✓
Trash Compactor	✓		
TV Antenna	✓		
Washer/Dryer Hookup	✓		
Window Screens	✓		
Public Sewer System			✓

Item	Y	N	U	Additional Information
Central A/C	✓			☒ electric ☐ gas number of units: <u>3</u>
Evaporative Coolers		✓		number of units: _____
Wall/Window AC Units	✓	✓		number of units: <u>1</u> In outside office
Attic Fan(s)		✓		if yes, describe: _____
Central Heat	✓			☐ electric ☒ gas number of units: <u>2</u> Propane
Other Heat				if yes, describe: _____
Oven <u>Dbl w/ warmer</u>	✓			number of ovens: <u>2</u> ☒ electric ☐ gas ☐ other: _____
Fireplace & Chimney <u>(2)</u>	✓			☒ wood ☒ gas logs ☐ mock ☐ other: <u>Propane</u>
Carport	✓			☒ attached ☐ not attached
Garage		✓		☐ attached ☐ not attached
Garage Door Openers		✓		number of units: _____ number of remotes: _____
Satellite Dish & Controls	✓			☒ owned ☐ leased from _____
Security System <u>(not used)</u>	✓			☐ owned ☐ leased from _____
Water Heater	✓			☐ electric ☐ gas ☐ other: <u>Propane</u> number of units: <u>2</u>
Water Softener	✓			☒ owned ☐ leased from _____
Underground Lawn Sprinkler	✓			☒ automatic ☐ manual areas covered: <u>Front, Back & Side yard</u>
Septic / On-Site Sewer Facility	✓			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 9-01-11

Initialed by: Seller JPC ISA 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: Metal Age: _____ (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		☒
Ceilings		☒
Doors		☒
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

Item	Y	N
Floors		☒
Foundation / Slab(s)		☒
Interior Walls		☒
Lighting Fixtures		☒
Plumbing Systems		☒
Roof		☒

Item	Y	N
Sidewalks		☒
Walls / Fences		☒
Windows		☒
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		☒
Asbestos Components		☒
Diseased Trees: ☐ oak wilt ☐ _____		☒
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 Fires		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒

Condition	Y	N
Previous Foundation Repairs		☒
Previous Roof Repairs		☒
Other Structural Repairs		☒
Radon Gas		☒
Settling		☒
Soil Movement		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks		☒
Unplatted Easements		☒
Unrecorded Easements		☒
Urea-formaldehyde Insulation		☒
Water Penetration		☒
Wetlands on Property		☒
Wood Rot		☒
Active infestation of termites or other wood destroying insects (WDI)		☒
Previous treatment for termites or WDI ^{new} construction		☒
Previous termite or WDI damage repaired		☒
Termite or WDI damage needing repair		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒

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): _____

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

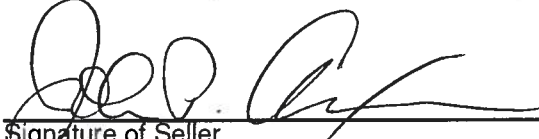
Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____

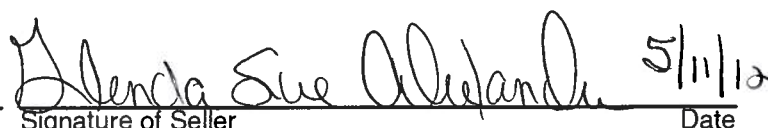
Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☐ unknown ☐ no ☒ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**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.


Signature of Seller
Printed Name: John P. Alexander

 5/11/12
Date Signature of Seller
Printed Name: Glenda Sue Alexander

Concerning the Property at _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric: San Bernard Elec.
Sewer: Ace Environmental
Water: _____
Cable: Dish Network
Trash: Country Waste Mgt
Natural Gas: _____
Phone Company: Consolidated Communication
Propane: LP Gas

phone #: 979-865-3171
phone #: 979-826-8444
phone #: _____
phone #: _____
phone #: 979-865-3555
phone #: _____
phone #: 866-981-2256
phone #: 281-391-0108

- (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 _____
Printed Name: _____

Signature of Buyer _____ Date _____
Printed Name: _____



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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

7205 Adams Flat Road
Pattison, TX 77466

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Aqua Aire ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: See Attached ☐ Unknown
Between House and Barn Driveway Side
- (4) Installer: Ace Environmental ☐ Unknown
- (5) Approximate Age: 11/4 5 1/2 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: Ace Environmental
Phone: 979-826-8444 contract expiration date: 11/12
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? Never
- (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.

(TAR-1407) 1-7-04

Initialed for Identification by Buyer

[Signature]

and Seller

[Signature]

Page 1 of 2

Bill Johnson & Associates 420 E. Main Bellville, TX 77418
Phone: 979.865.5969

Fax: 979.865.5500

Brooke Schrader

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026

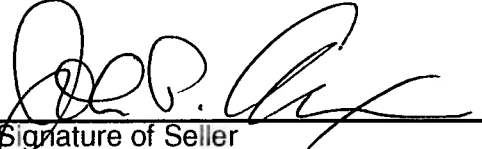
www.zipLogix.com

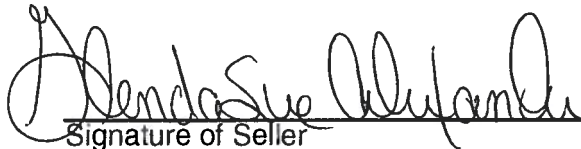
Alexander

- 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.


Signature of Seller
John P. Alexander
5/13/12
Date


Signature of Seller
Glenda Sue Alexander
5/11/12
Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

MEMORY TRANSMISSION REPORT

TIME : 09-28-'06 08:58
FAX NO.1 : 9798267673
NAME : WALLER COUNTY R & B

FILE NO. : 449
DATE : 09.28 08:52
TO : 898263283
DOCUMENT PAGES : 2
START TIME : 09.28 08:58
END TIME : 09.28 08:58
PAGES SENT : 0
STATUS : 0050

*** TX FAILURE NOTICE ***

CK# 1019

**WALLER COUNTY
ROAD AND BRIDGE DEPT.**

Homeowner present
Read homeowner education

PERMIT TO CONSTRUCT SEPTIC SYSTEM

Date: 9.27.06

Permit#: 5023

JOHN ALEXANDER
5361 PRINCETON DRIVE
KATY, TX 77493

Property Location: 7205 Adams Flat

Dear MR ALEXANDER

From data on your application for private sewage facility license, the County Inspector has determined your minimum requirements to be a septic tank capacity of 750 PT gallons with an absorption trench or spray area required of 3000 square feet. 3606 sq. ft.

Tank must be a two compartment tank or two tanks in series.

Permit to Construct Septic System is valid for one year from date of issuance.

Yours truly,

Charles Hurley
Charles Hurley
Septic System Administrator

DATE: 8/29/06
SCALE: 1" = 50'

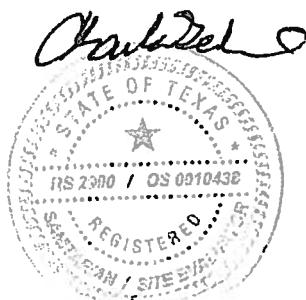
WILLIAM SLATER SUR.
A 251, TR. 4, 10.00 AC.
WALLER CO. TX.

JOHN ALEXANDER
7205 ADAMS FLAT RD.
BROOKSHIRE, TX. 77423

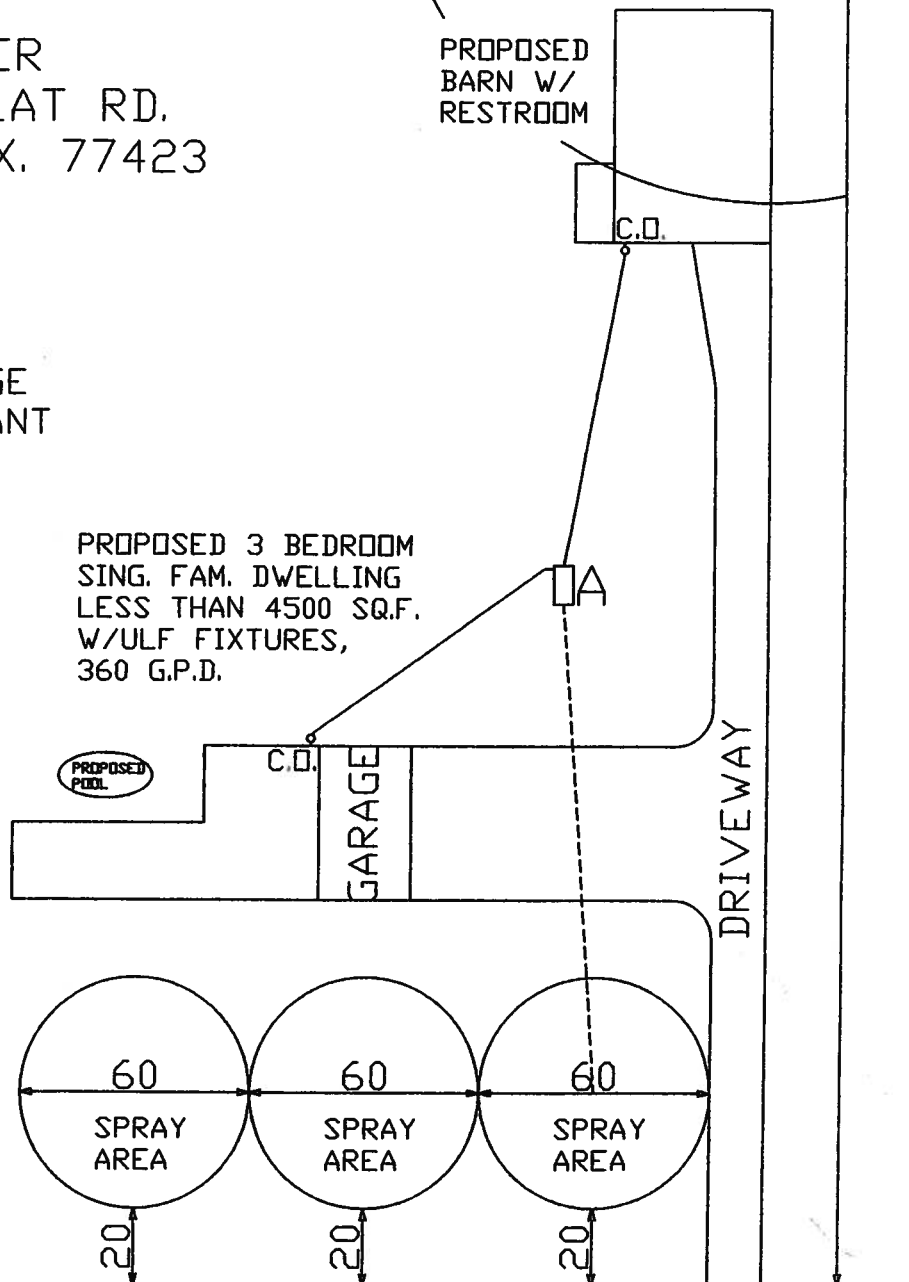
TANK A
AQUA AIRE
MODEL AA500
AEROBIC SEWAGE
TREATMENT PLANT
OR EQUAL

SUPPLY LINE
1 IN. SCH. 40
PVC

PROPOSED 3 BEDROOM
SING. FAM. DWELLING
LESS THAN 4500 SQ.F.
W/ULF FIXTURES,
360 G.P.D.



CHARLES GERLAND R.S.
P.O. BOX 1202
CALDWELL, TX. 77836
979/218/2042
RS 2990 OS0010438
JOB NO. 4390806 d76



Ace Environmental

P.O. Box 1534
Waller, Texas 77484
979-826-8444

Ace Environmental will operate and maintain the sewage treatment spray system owned by

Customer Name John Alexander
located at 7205 Adams Flat City _____ Zip _____
For a period of 2 year(s) beginning 11-06 and
ending 11-08 Permit number: 5073

During that period, we will conduct a total of 6 visual inspections, one every 4 months. These inspections will consist of test for residual chlorine and pH. We will visually inspect the treatment plant for effluent quality, color, turbidity, odor, sludge, and scum buildup. A mechanical visual inspection will include aerator, irrigation pump, lines and fittings, alarm tests, and electrical control conditions. We will visually inspect the irrigation pump station, spray heads, pressure lines, other tanks, pumps, filters, and appurtenances.

This agreement will not cover cost of service call, labor, or materials due to the misuse or abuse of the system; warranty work due to manufacture defect; failure to maintain electrical power to the system; sewage flows exceeding the hydraulic/organic design capabilities; disposal of non-biodegradable materials, chemicals, solvents, grease, oil, paint, and so on, or any usage contrary to the requirements listed in the owner's manual or as advised by an authorized service representative.

The service provider has 48 hours from the time of personal notification to respond to questions or demands for service or maintenance. The owner is responsible for:

- Providing chlorine and filling the disinfectant devices with chlorine as necessary.
- Maintaining all vegetation and grass growth around spray heads and in the spray area.
- Preventing ants from nesting in the system and electrical components of the system.

The required annual BOD and TSS laboratory sample collection will be included in this contract if required by the licensing authority.

All testing and reporting is required by Waller County. Copies of this contract and all reports will be submitted to the appropriate County office.

[Signature]
Owner Signature

9-7-06
Date

H# 281-391-6341 C# 281-615-6583
Owner Phone Number

W# 281-615-6583

R. Thibodeaux
Maintenance Operator's Signature

11-17-06
Date

R. Thibodeaux
Class D Wastewater Treatment Operator
License Number: WW0030960

mod AAS00 Flukinger
Plant # _____ Installer
ser AA016295

MAIN BUILDING WALKDOOR/WINDOW
LOCATION DIMENSIONS



SUBJECT

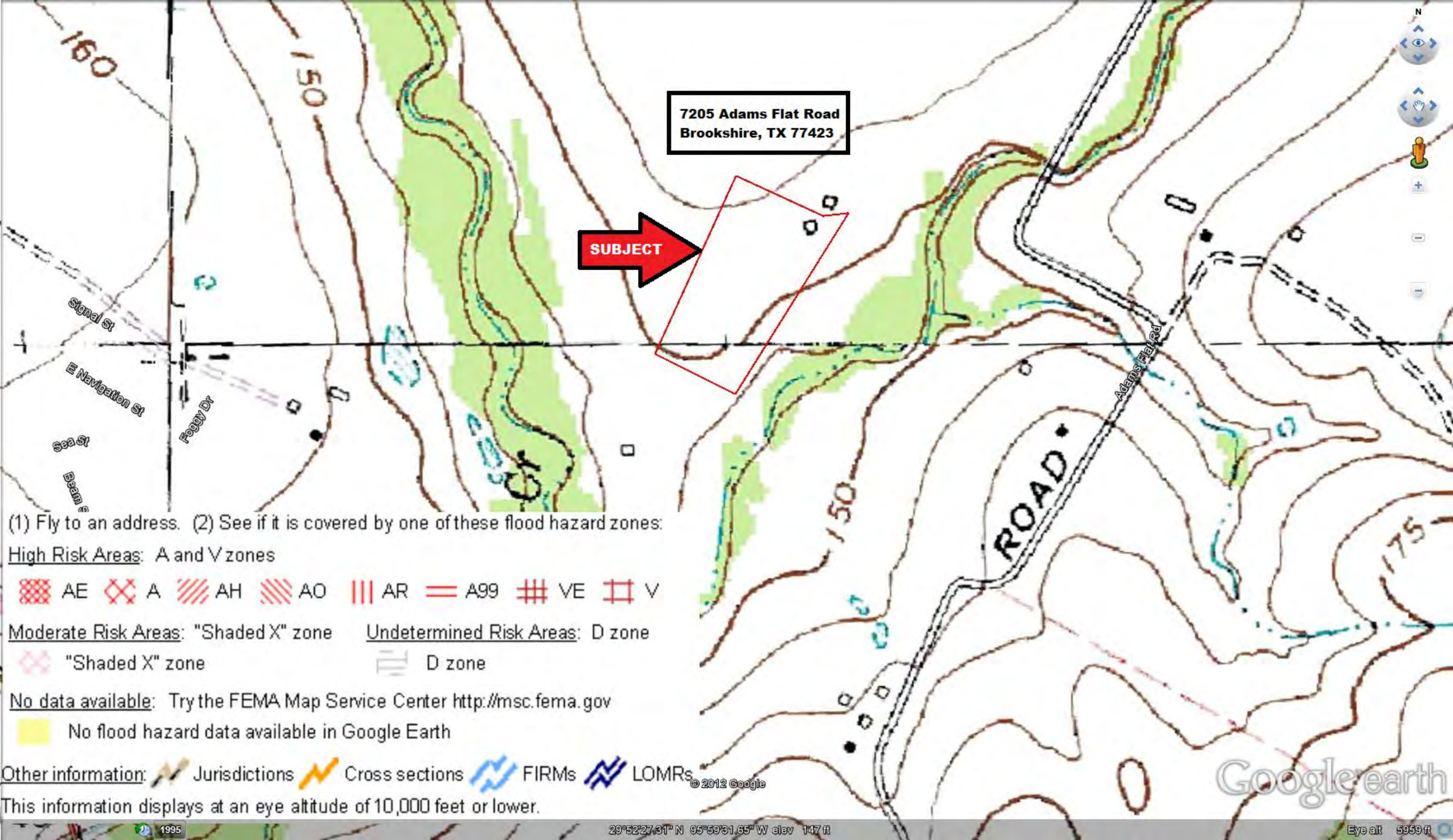
© 2012 Google

Google earth

Imagery Date: 1/27/2011 1995

29°52'34.03" N 95°59'32.08" W elev 152 ft

Eye alt 2613 ft



7205 Adams Flat Road
Brookshire, TX 77423



SUBJECT

(1) Fly to an address. (2) See if it is covered by one of these flood hazard zones:

High Risk Areas: A and V zones

AE A AH AO AR A99 VE V

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

"Shaded X" zone D zone

No data available: Try the FEMA Map Service Center <http://msc.fema.gov>

No flood hazard data available in Google Earth

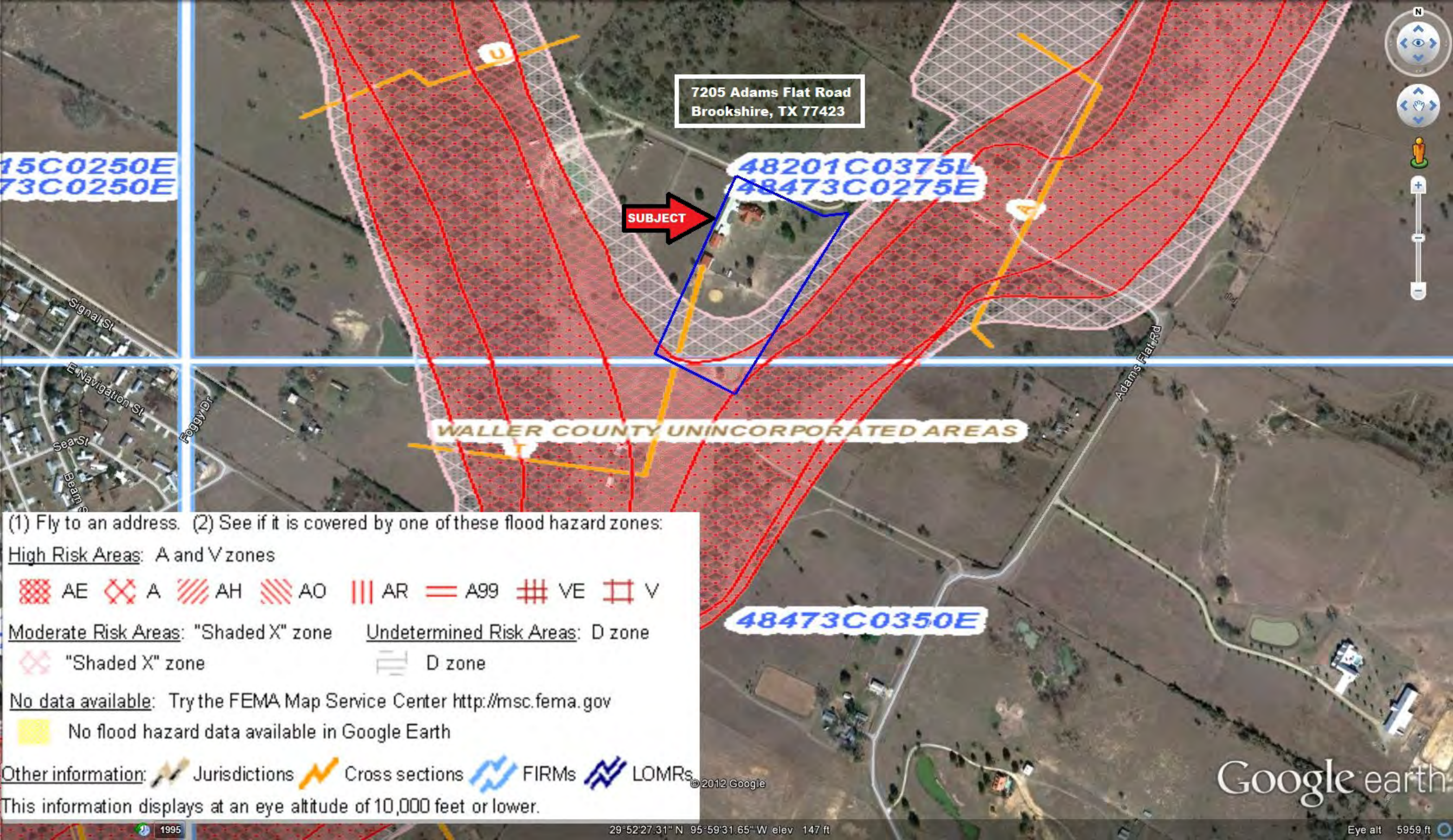
Other information: Jurisdictions Cross sections FIRMs LOMRs

This information displays at an eye altitude of 10,000 feet or lower.

Google earth

29°52'27.31" N 95°59'31.65" W elev 147 ft

Eye alt 5959 ft



7205 Adams Flat Road
Brookshire, TX 77423

48201C0375L
48473C0275E

SUBJECT

WALLER COUNTY UNINCORPORATED AREAS

48473C0350E

(1) Fly to an address. (2) See if it is covered by one of these flood hazard zones:

High Risk Areas: A and V zones

AE A AH AO AR A99 VE V

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

"Shaded X" zone D zone

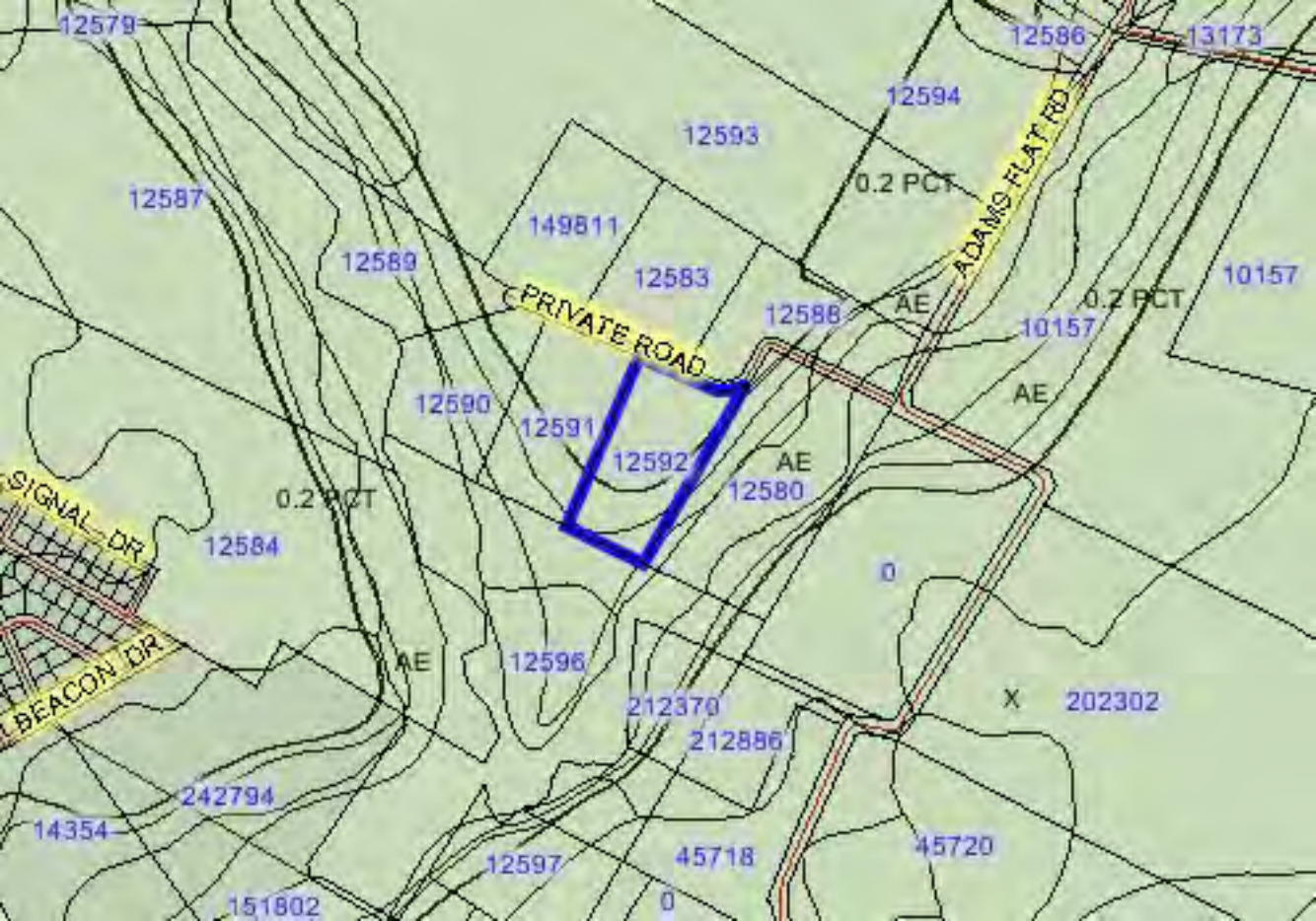
No data available: Try the FEMA Map Service Center <http://msc.fema.gov>

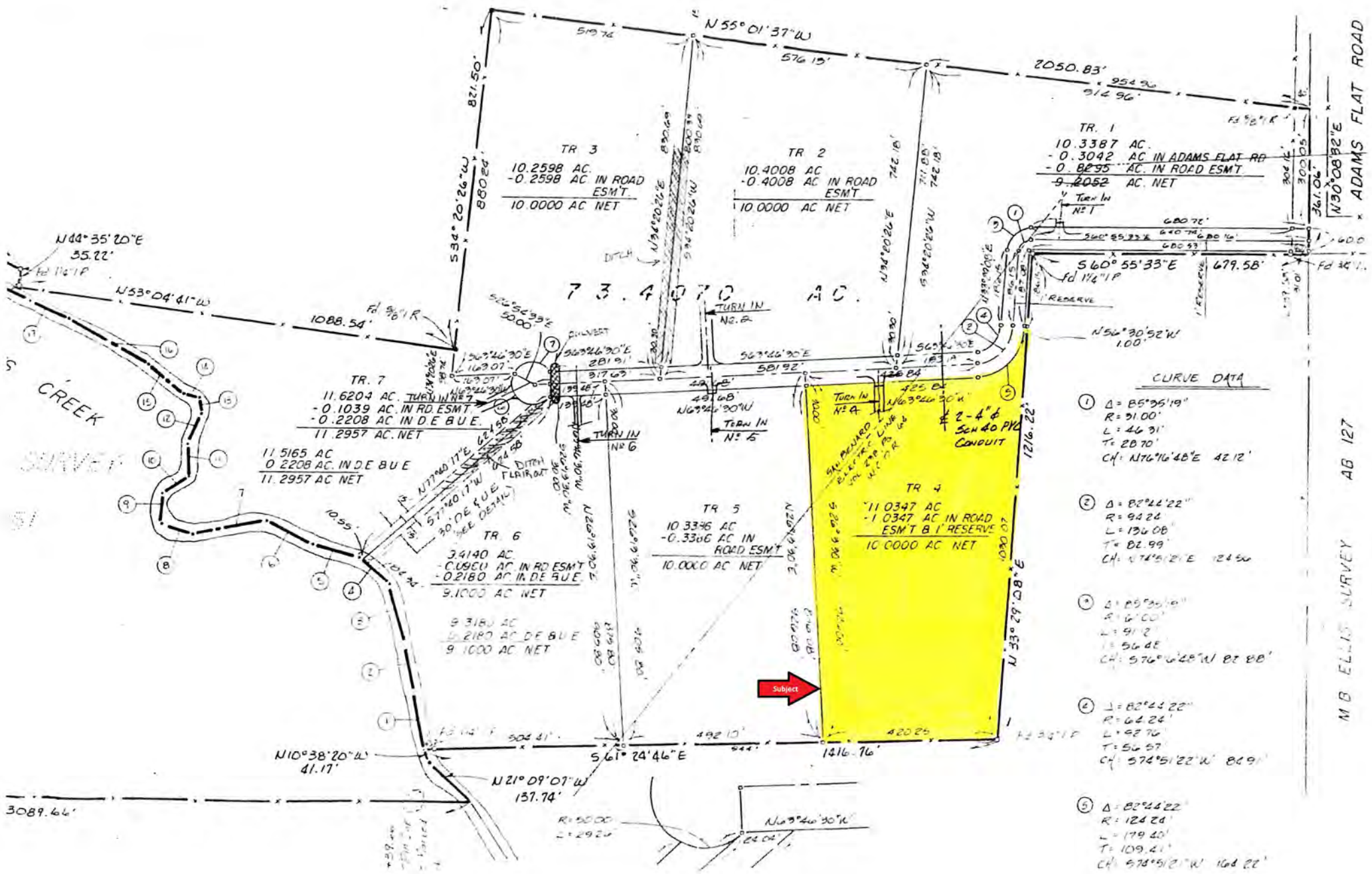
No flood hazard data available in Google Earth

Other information: Jurisdictions Cross sections FIRMs LOMRs

This information displays at an eye altitude of 10,000 feet or lower.

Google earth

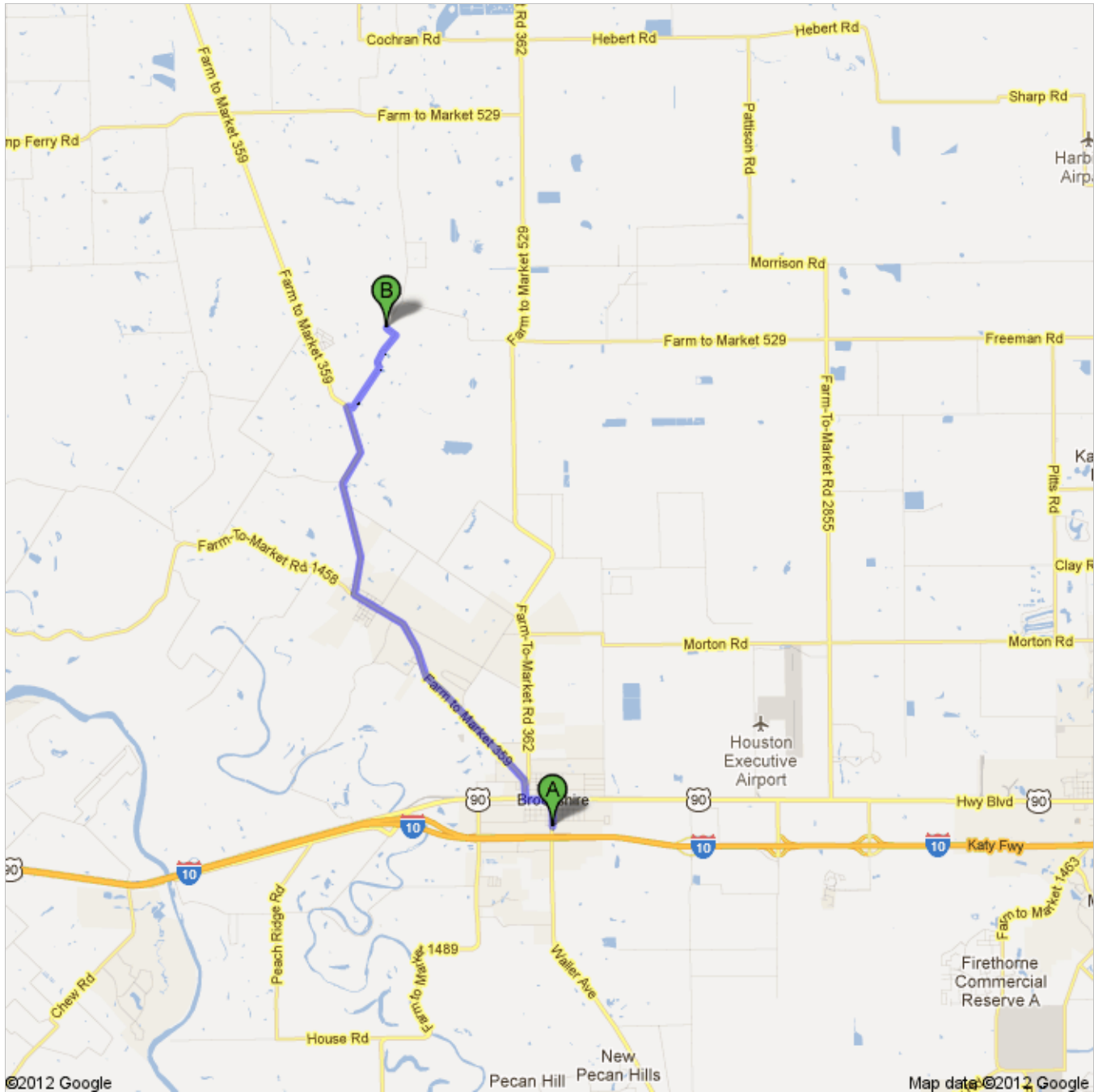




MB ELLIS SURVEY AB 127 ADAMS FLAT ROAD

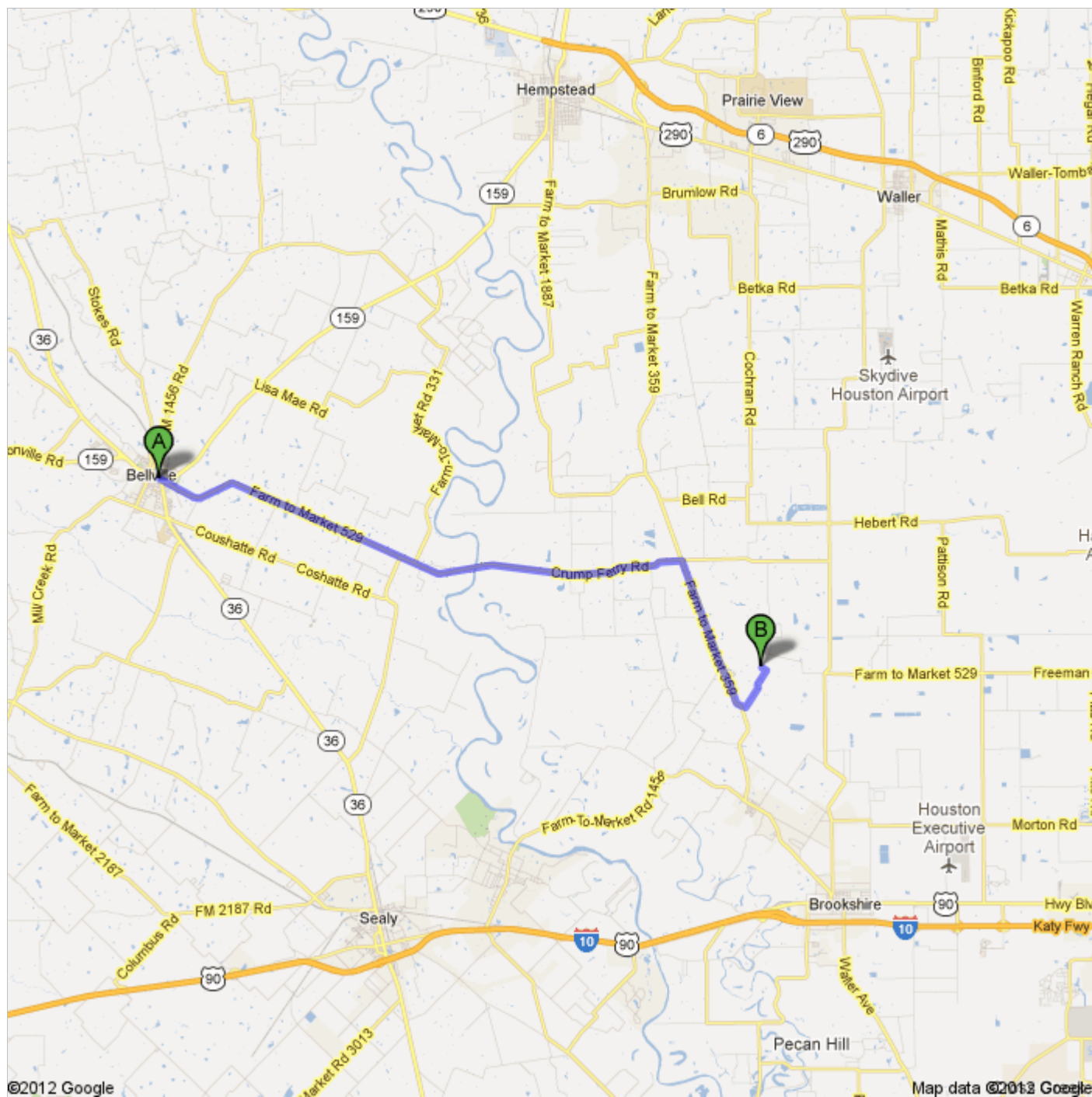


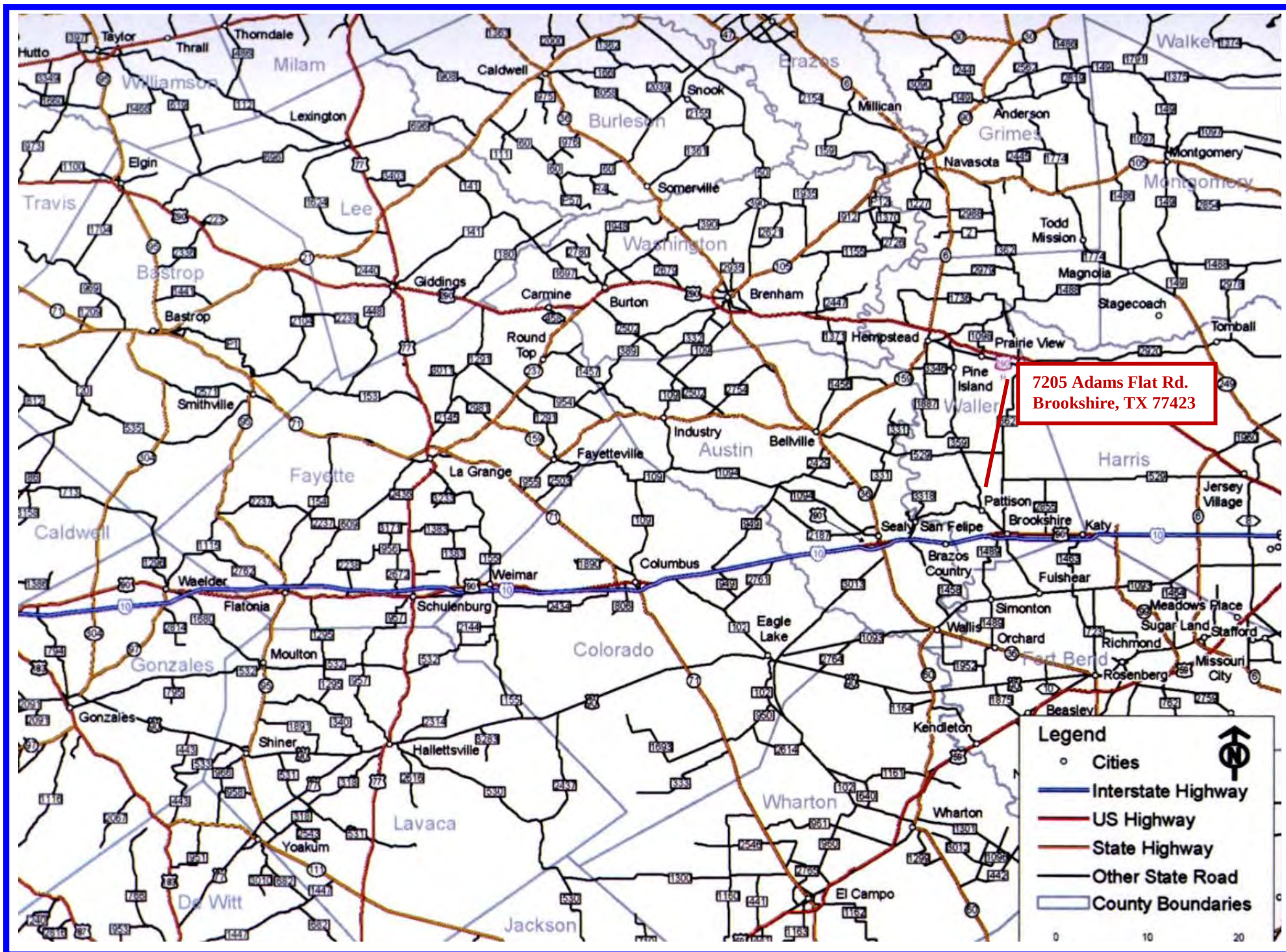
Directions to 7205 Adams Flat Rd, Pattison, TX 77423
8.4 mi – about 15 mins



©2012 Google

Map data ©2012 Google





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

Information About Brokerage Services

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

IF THE BROKER REPRESENTS THE OWNER:

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

IF THE BROKER REPRESENTS THE BUYER:

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

IF THE BROKER ACTS AS AN INTERMEDIARY:

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

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

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

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

If you choose to have a broker represent you,

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

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

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

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

SIGN HERE

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-8888.

