



\$120,000

Somerville Retreat - 17756 CR 473 Somerville, Burleson County

ID: 69815



BILL JOHNSON AND ASSOC. REAL ESTATE CO.

420 E. Main St., Bellville - FM 1094 at Cedar St., New Ulm Bellville - New
Ulm, TX 77418 - 78950

Phone: Bellville (979) 865-5466 New Ulm (979) 992-2636 Fax: Bellville (979)
865-5500 New Ulm (979) 992-2637

Email: billjohnson@bjre.com



Looking for that special weekend retreat in the country or a location to build your dream home? Relax the moment you drive onto this secluded 10 acre hideaway located just minutes from Lake Somerville, Brenham, and College Station. Enjoy the furnished luxury 5th wheel RV that has lots of storage, entertainment center, 2 roof top A/C units, washer/dryer, and refrigerator. For the hobbyist there is the 16x24 air conditioned workshop for those fun projects. About 2 acres have been cleared near the center of the property for future construction. Call today for an appointment!!!!

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

...

Improvements

1 Bedrooms
1 Bathrooms
Const. Type: Manufactured
Single Floor
Metal Exterior
Metal Roof
Well
Septic
CHA

Land Features

Approx. 10.00 Acres
Paved Road Frontage
County Road Frontage
Seasonal Creek
Heavily Wooded
Mostly Flat
Sandy Soil

Other

Residential (Farm-Ranch)
Status: Inactive
School District: Somerville
Taxes: \$894.06
Tax ID: 35770

Financing

Cash
Conventional

Directions: from Somerville go north on FM 1361 about 4 miles to intersection with CR 473 (it shows as PR 4003 on most maps). go east on CR 473 about a mile to property on left with BJRE sign

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

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424 Cedar St., New Ulm, TX 78950

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

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

www.bjre.com

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LOT OR ACREAGE LISTING

Location of Property: 6 miles NW of Somerville, Texas on CR 473 Listing #: 69815
 Address of Property: 17756 CR 473, Somerville, Texas 77879 Road Frontage: 379'
 County: Paved Road: ☐ YES ☐ NO For Sale Sign on Property? ☐ YES ☐ NO
 Subdivision: Lot Size or Dimensions: 10.00 acres +/-
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 10.00+/-**Price per Acre (or)****Total Listing Price:** \$120,000.00**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:

		2010
School:	\$	568.98
County:	\$	233.61
FM/Rd/Br.:	\$	37.36
Hospital:	\$	54.11
GCD:		
TOTAL:	\$	894.06

Agricultural Exemption: ☐ Yes ☒ No**School District:** Somerville 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 on property

Roadway: private easement

Electric: _____

Telephone: _____

Water: _____

Other: _____

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

Buildings: 16x24 airconditioned skid building

Barns: _____

Others: 5th wheel RV trailer
 King of the Road Crown Marquis

Approx. % Wooded: 80%

Type Trees: Oak, Juniper, Yaupon

Fencing: Perimeter ☒ YES ☐ NO

Condition: good

Cross-Fencing: ☐ YES ☒ NO

Condition: _____

Ponds: Number of Ponds: none

Sizes: _____

Creek(s): Name(s): seasonal**River(s):** Name(s): _____**Water Well(s): How Many?** 1

Year Drilled: unknown Depth: unknown

Community Water Available: ☐ YES ☒ NO

Provider: _____

Electric Service Provider (Name): _____

Entergy

Gas Service Provider _____

none

Septic System(s): How Many: 1**Soil Type:** fine sandy loam**Grass Type(s):** St Augustine and native**Flood Hazard Zone:** See Seller's Disclosure or to be**nearest Town to Property:****Nearest Town to Property:** Somerville

Distance: 6 miles

Driving time from Houston 1.5 hr

Items specifically excluded from the sale:

sellers personal property

Additional Information: _____

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HOME LISTING

Address of Home: 17756 CR 473, Sommerville, Texas 77879 Listing 69815

Location of Home: 6 miles NE of Sommerville, Texas on CR 473

County or Region: Burleson For Sale Sign on Property? ☒ YES ☐ NO

Subdivision: Property Size: 10.00 ac +/-

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

Listing Price: \$120,000.00

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: 5th wheel RV trailer

Year Home was Built: _____

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

Bedrooms: 1 Bath: 1

Size of Home (Approx.) _____ Living Area _____ Total _____

Foundation: ☐ Slab ☐ Pier/Beam ☒ Other

Roof Type: Metal Year Installed: _____

Exterior Construction: Metal

Room Measurements: APPROXIMATE SIZE:

Living Room: 9x13

Dining Room: _____

Kitchen: 10x11

Family Room: _____

Utility: _____

Bath: 6x7 ☐ Tub ☒ Shower

Bath: ☐ Tub ☐ Shower

Bath: ☐ Tub ☐ Shower

Master Bdrm: 7x10

Bedroom: _____

Bedroom: _____

Bedroom: _____

Other: _____

Garage: ☐ Carport: ☐ No. of Cars: _____

Size: ☐ Attached ☐ Detached

Porches:

Front: Size: 8x11 covered

Back: Size: _____

Deck: Size: _____ ☐ Covered

Deck: Size: _____ ☐ Covered

Fenced Yard: _____

Outside Storage: ☒ Yes ☐ No Size: 16x24

Construction: wood frame/metal covering on skids

TV Antenna ☐ Dish ☐ Cable ☒

Home Features

☒ Ceiling Fans No. 1

☐ Dishwasher

☒ Washer/Dryer

☒ Microwave (Built-In)

☒ Kitchen Range (Built-In) ☒ Gas ☐ Electric

☒ Refrigerator

Items Specifically Excluded from The Sale: LIST:

sellers personal porperty

RV comes furnished

Heat and Air:

☒ Central Heat Gas ☒ Electric ☐

☐ Central Air Gas ☐ Electric ☐

☒ Other: 2 roof-top A/C units

☐ Fireplace(s)

☐ Wood Stove

☒ Water Heater(s): ☐ Gas ☒ Electric

Utilities:

Electricity Provider: Entergy

Gas Provider: none

Sewer Provider: on-site facility

Water Provider: well

Water Well: ☒ YES ☐ NO Depth: unknown

Year Drilled: unknown

Average Utility Bill: Monthly: \$100.00

Taxes:

2011 Year

School: \$568.98

County: \$233.61

FM/Rd/Br: \$37.36

Hospital: \$54.11

City: _____

Taxes: \$894.06

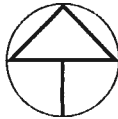
School District: Somerville

Additional Information:

RV comes furnished except for seller personal items

King of the Road Crown Marquis

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NORTH

ERVIN B. FLENCHEER, JR.
427/106
40 ACRES

ERVIN B. FLENCHEER, JR.
427/106

11372.04 sq ft
0.2611 acres
LIES WITHIN
COUNTY ROAD

N 89°04'26" E. 1151.89'

435600 sq.ft
10.0000 Acres

MANUFACTURED
HOUSE

S 89°04'26" W 1152.33'

ERVIN B. FLENCHEER, JR.
427/106

BURLESON COUNTY ROAD 431
(60' R.O.W.)
(60' EASEMENT)
VOL. 474, PG. 100

Caperton & Towslee Title Co. G. F. # 22,209

Items listed in Schedule B, No's 16-20 recorded in Vol. 289, Pgs. 762-765,
Vol. 285, Pgs. 627-629, Vol. 297, Pgs. 389-395, Vol. 300, Pgs. 681-685,
Vol. 356, Pgs. 629-630, Vol. 356 and Pgs. 612-613, do not directly affect
the property as to the pipeline itself.

Item No. 21, Vol. 412 Pgs. 685-687 is a Blanket Easement.

File name: 03140.DWG
Plot date: 03/13/03 at 11:02
Revised date: 03/21/03 at 12:15

NOTE: BEARINGS ARE BASED ON
PREVIOUS DEED
ALL CORNERS ARE 5/8" IRON RODS
SET UNLESS OTHERWISE NOTED.

300 0 300 600 900 Feet

The bearing basis of this survey is the SOUTH line of
the previous survey as recorded in Volume 474, Page 100,
of the Deed Records of Burleson County, said bearing being
S 89°04'26" W

Said lot is not under the 100 year flood plain, as identified
by the Federal Emergency Management Agency on Community
Panel No. 481169 0200 C.

All corners are represented by  and are
5/8" iron rods found unless otherwise noted.

I, Dante Carlomagno, Registered Professional Land Surveyor No.
1562, do hereby certify that the above survey is a true and
accurate representation of an actual on the ground survey made
under my supervision and that there are no encroachments or
overlaps unless otherwise shown.

Dante Carlomagno
Registered Professional
Land Surveyor, Number 1562

JOHN PETERSON
VOLUME 474, PAGES 96-102, B.C.D.R.
10.00 ACRES
JAMES J. DeWITT SURVEY, A-19
BURLESON COUNTY, TEXAS

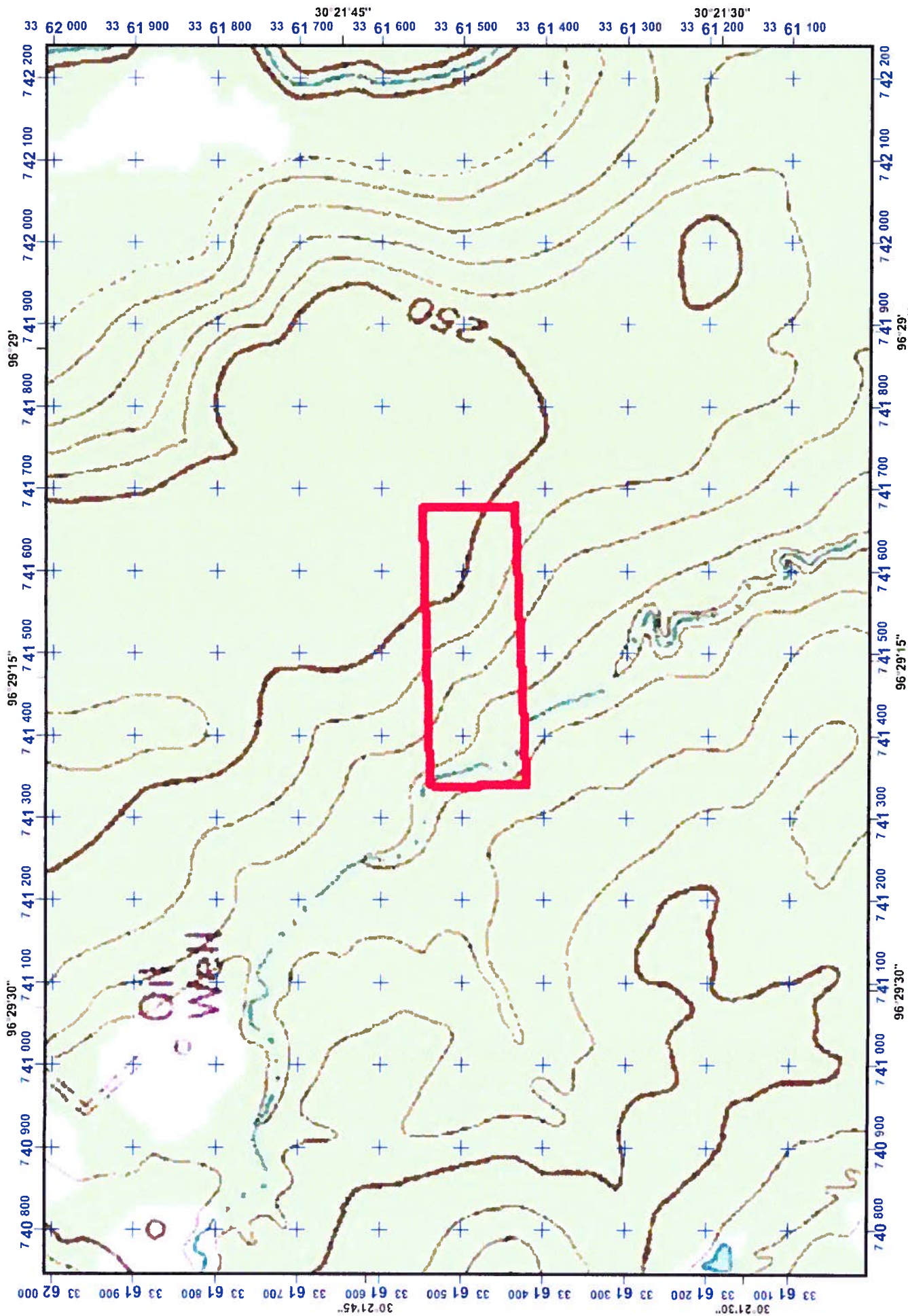
CARLOMAGNO Surveying Inc.

2714 Finfeather Road, Bryan, Texas 77801

CAPERTON & TOWSLEE TITLE CO.

DRAWN BY: K.D. SCHILLER
DRAWING #: 03140



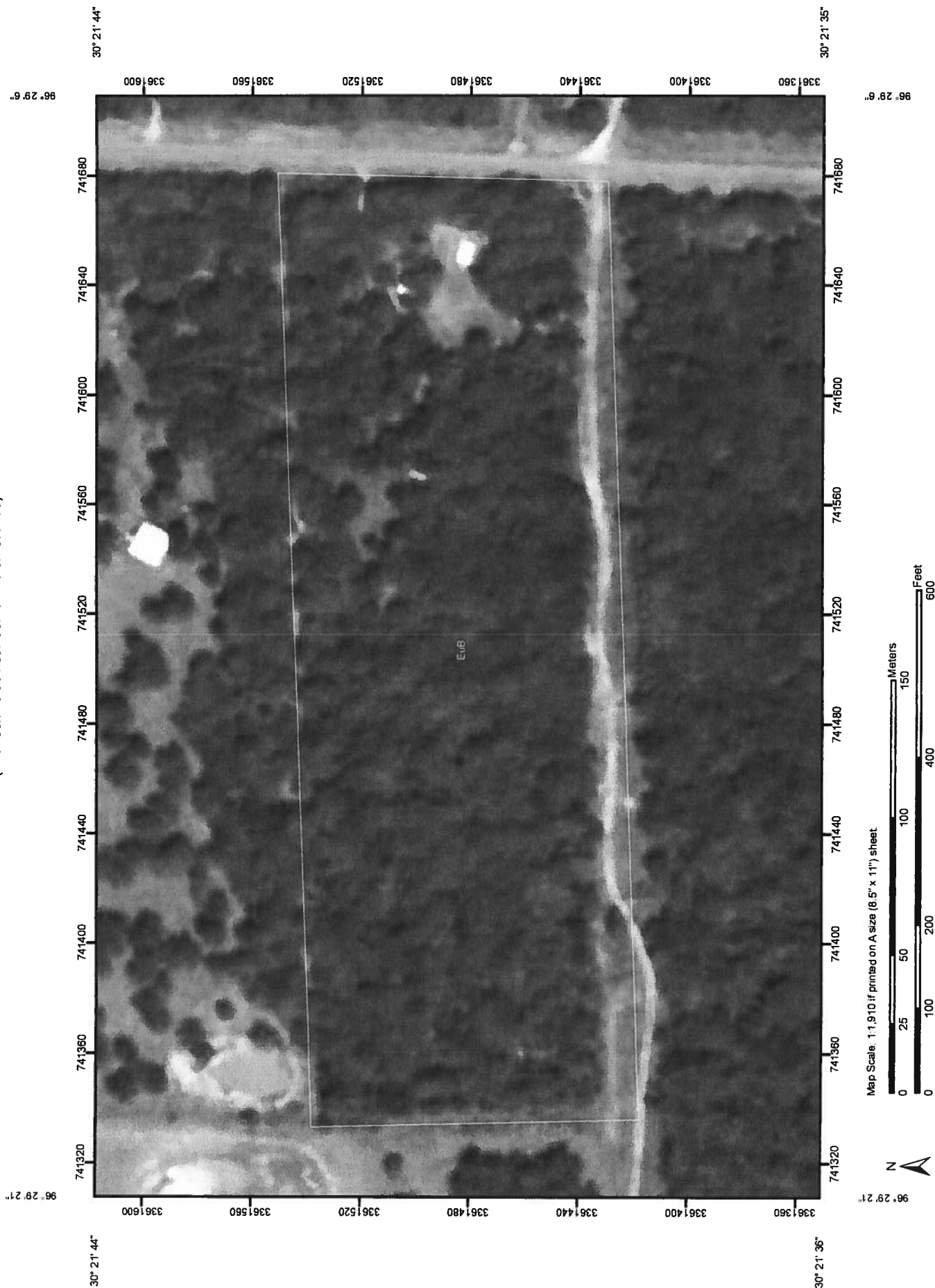


Universal Transverse Mercator (UTM) Projection Zone 14
North American Datum of 1983
100 meter UTM / USNG / MGRS
Grid Zone Designation 14R
100,000m Squares QU



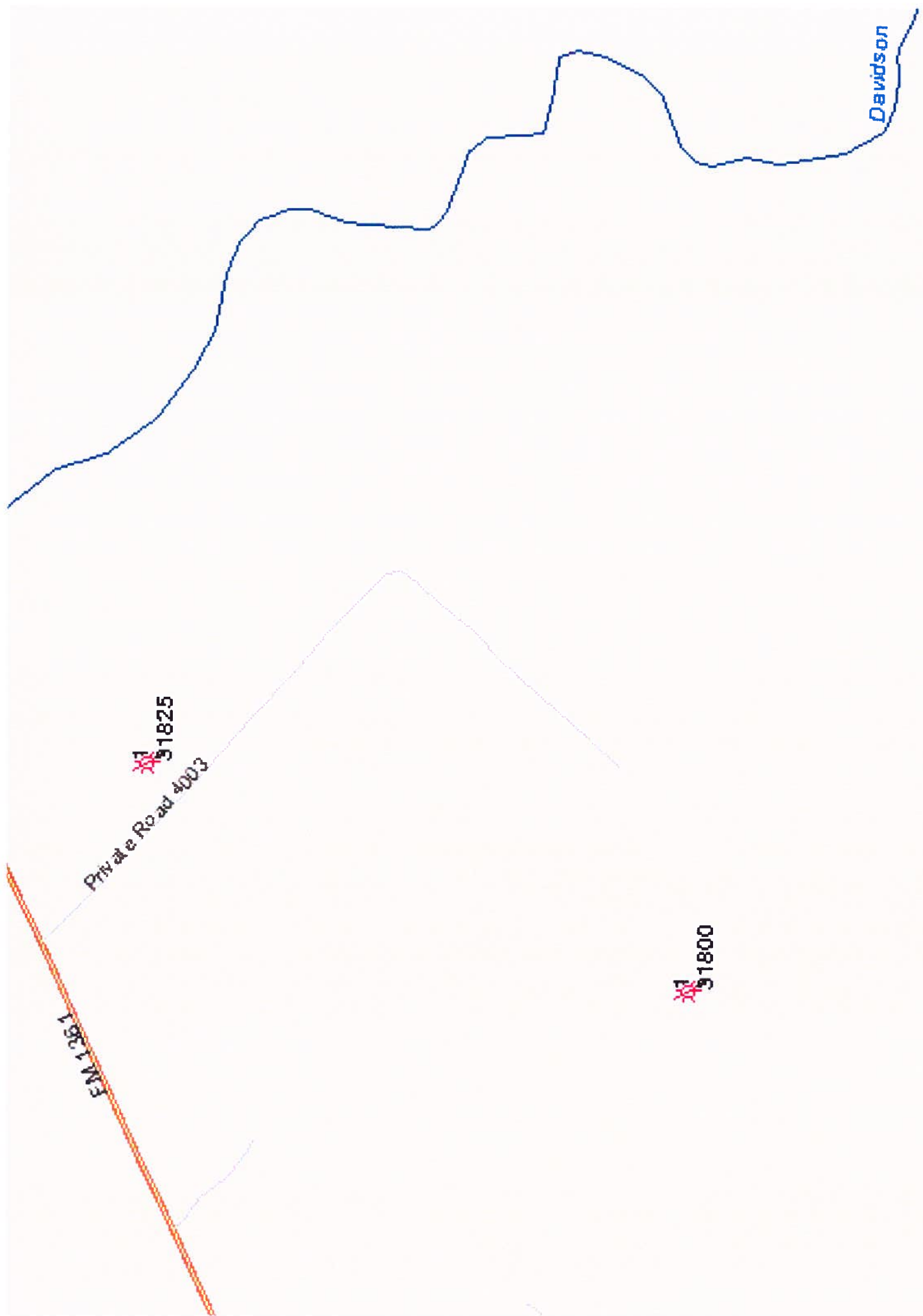
Map is a reproduction of the original map
of March 17, 2011

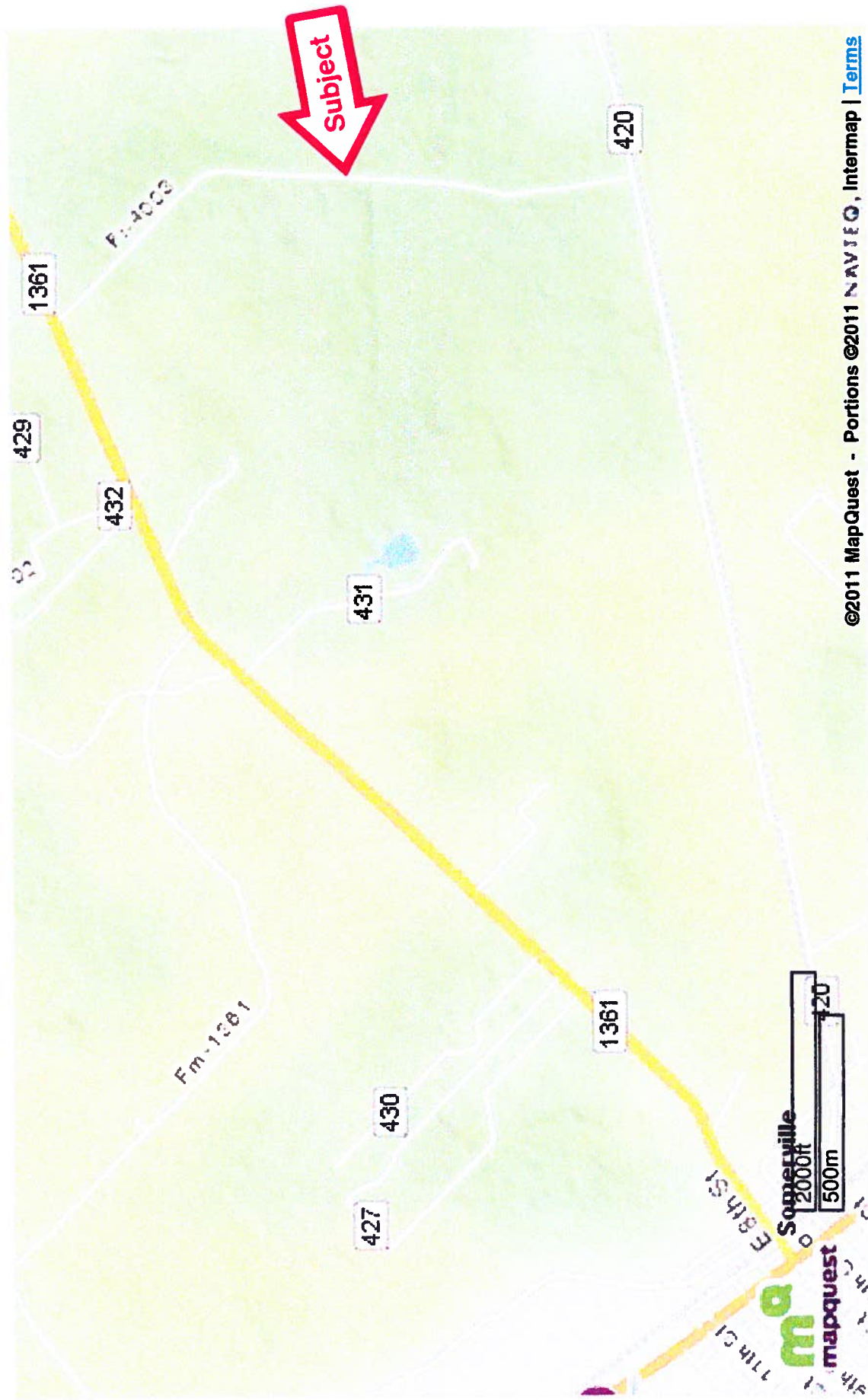
Soil Map—Burleson County, Texas
(Peterson 10 ac near Somerville on CR 473)



Map Unit Legend

Burleson County, Texas (TX061)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EuB	Eufaula loamy fine sand, 1 to 3 percent slopes	10.3	100.0%
Totals for Area of Interest		10.3	100.0%





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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 17756 Somerville, Tx CR 473

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? weekends & other times.
☐ (P/S) 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) <u>n/a</u>		✓	
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 <u>2 bottles</u>	✓		
Hot Tub		✓	
Intercom System		✓	
Microwave	✓		
Outdoor Grill	✓		
Patio/Decking <u>porch</u>	✓		
Plumbing System	✓		
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	

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

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

(TAR-1406) 9-01-11

Initialed by: Seller: JRP, JLP and Buyer: _____

Page 1 of 5

CR 473

Concerning the Property at 17756 Somerville, TxWater 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: RV has rubber roof covered by metal & wood structure (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): Exhaust fan in kitchen works intermittently. Bathroom exhaust fan needs new fan blade. Sprayer jets in black water tank not functional.

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors	<input checked="" type="checkbox"/>	
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks <u>n/a</u>		
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components	<input checked="" type="checkbox"/>	

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Cracked skylight caused leak in ceiling. Skylight has been replaced. Water damage on floor. Wood was replaced. Some carpet removed.

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

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

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

Concerning the Property at 17756 CR 473
Somerville, Tx

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): ① a few trees dead from drought ② water penetration: have caulked roof, replaced SKYLIGHT & built structure over RV to prevent leaks.

*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): One SLIDEOUT will not close completely (1" gap). One (same) slideout has had partial wall & floor replacement and has not been closed since repairs.

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

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

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

(TAR-1406) 9-01-11

Initialed by: Seller: JPH JLP and Buyer: _____

Page 3 of 5

Concerning the Property at 17756 CR 473
Somerville, Tx

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: _____

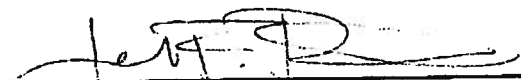
Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☒ unknown ☐ no ☐ yes. If no or unknown, explain.

(Attach additional sheets if necessary): Smoke detectors are installed but we do not know the requirements of Chapter 766.

*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: _____

Date

Signature of Seller

Printed Name: Janis Peterson

Date

(TAR-1406) 9-01-11

Initialed by: Seller: MP

and Buyer: JLP

Page 4 of 5

Concerning the Property at 17756 CR 473
Somerville, Tx

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: <u>Entergy</u>	phone #: <u>800-368-3749</u>
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 REALTORS® AND OTHER MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED BY THE TEXAS ASSOCIATION OF REALTORS®, INC., 2001

CONCERNING THE PROPERTY AT

17756 CR 473
Somerville, Tx

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

East side of septic tank

(4) Installer: ☐ Unknown

(5) Approximate Age: we think about 11 years but not sure ☐ Unknown

B. MAINTENANCE INFORMATION:

(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No

If yes, name of maintenance contractor: _____

Phone: _____ contract expiration date: _____

Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)

(2) Approximate date any tanks were last pumped? Approximately 2007

(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 _____

and Seller JPF JAP

Page 1 of 2

Bill Johnson & Associates Real Estate 120 E. Main Belleville, TN 37013

Phone: 931/325-1136

Fax: 931/325-5390

Jan Haller

Refer to John

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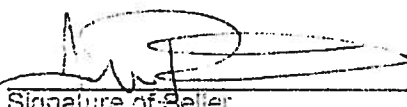
17756 CR 473
Somerville, Tx

Information about On-Site Sewer Facility concerning _____

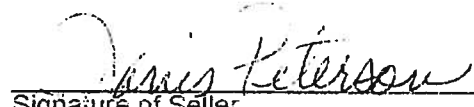
D. **INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater 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 Peterson

10/18/11
Date


Signature of Seller
Janis Peterson

10/18/11
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

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 512-465-8000.

