

Bill Johnson Real Estate Company



| | |
|---------------|------------------------------|
| Price: | \$115,000 |
| Type: | Residential (Farm-Ranch) |
| Address: | 3518 Oil Field Rd |
| City/County: | Bellville, Austin County |
| Bed/Bath: | 3 Bed, 1 Bath |
| Size/Acreage: | ~1,164 Sq. Ft., ~13.14 Acres |
| ID No.: | 69358 |
| Status: | Active |

13+ unrestricted acres at the corner of Lake and Oilfield Roads (FM 331). Restorable antique home and farm buildings, including shell of old Cotton Gin, ready for your creative touch. Nice regular shape for pasture or cultivation with proper cooperation of the weather. Minutes from Bellville, Hempstead, Sealy, and FM 529 for easy access to Katy/Houston area. ***BILL JOHNSON & ASSOCIATES REAL ESTATE COMPANY WILL CO BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT AT ALL PROPERTY SHOWINGS.***

WWW.BJRE.COM





| Improvements | Land Features | Other |
|--|---|---|
| 3 Bedrooms 1 Bathrooms Approx. 1164 Sq F Single Floor Wood Exterior Composition Roof Age Range: Over 20 Yrs Well Septic Garage/Carport Barns Pens | Paved Road Frontage County Road Frontage Farm to Market Road Frontage Mineral Lease - Minerals Conveyed: None Mostly Flat | School District: Bellville Taxes: \$818.71 Financing Cash Conventional |
| Directions: from intersection of FM 529 and FM 331, go north on FM 331, 5.62 miles to property on west side of FM 331 (Oilfield Rd) at intersection of FM 331 and Lake Rd. | | |

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

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Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville TX 77418

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

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

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

www.bjre.com

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HOME LISTING

Address of Home: 3518 Oilfield Rd, Bellville, Texas Listing #69358
Location of Home: 9.44 miles NE of Bellville at intersection of Lake Rd and FM 331 (Oilfield Rd)
County or Region: Austin

Subdivision: For Sale Sign on Property? ☒ YES ☐ NO
Property Size: 13.114 acres

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

Listing Price: \$115,000.00

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: 1930/ACAD

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

Bedrooms: 3 Bath: 1

Size of Home (Approx.) 1164sf Living Area

1164sf Total

Foundation: ☐ Slab ☒ Pier/Beam ☐ Other

Roof Type: composition Year Installed: 2005

Exterior Construction: wood frame

Room Measurements: APPROXIMATE SIZE:

Living Room: 13x19

Dining Room: 13x13

Kitchen: 11x14

Family Room:

Utility: 5x6

Bath: 6x7 ☒ Tub ☒ Shower

Bath: ☐ Tub ☐ Shower

Bath: ☐ Tub ☐ Shower

Master Bdrm:

Bedroom: 11x15

Bedroom: 9x10

Bedroom: 6x7

Other:

Garage: ☒ Carport: ☐ No. of Cars: 1

Size: 10x18 ☒ Attached ☐ Detached

Porches:

Front: Size: 7x38 covered

Back: Size:

Deck: Size: ☐ Covered

Deck: Size: ☐ Covered

Fenced Yard: yes

Outside Storage: ☒ Yes ☐ No Size: various (8 structures)

Construction:

TV Antenna ☐ Dish ☐ Cable ☐

Home Features

☒ Ceiling Fans No. 2

☐ Dishwasher

☐ Garbage Disposal

☐ Microwave (Built-In)

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

☐ Refrigerator

Items Specifically Excluded from The Sale: LIST:

all seller and tenant 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 Elec Coop

Gas Provider: private propane tank

Sewer Provider: on site septic

Water Provider: well

Water Well: ☒ YES ☐ NO Depth: unknown

Year Drilled: unknown

Average Utility Bill: Monthly:

Taxes: 2010 Year

School: \$552.27

County: \$172.43

FM/Rd/Br: \$64.25

Hosp: \$29.76

City:

Taxes: \$818.71

School District: Bellville

Additional Information:

12x21 wood shed

8x18 wood shed

8x10 shed(chicken coup)

9x39 shed

21x27 shed

7x9 shed

15x27shed

16x36 and 21x45 shell of old cotton gin

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

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LOT OR ACREAGE LISTING

Location of Property: 9.44 miles NE of Bellville at intersection of FM331 and Lake Rd Listing #: 69358
 Address of Property: 3518 Oilfield Rd, Bellville, Texas 77418 Road Frontage: 1175 ft
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: Lot Size or Dimensions:
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 13.1440**Price per Acre (or)****Total Listing Price:** \$115,000.00**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: \$ 552.27
 County: \$ 172.43
 FM/Rd/Br.: \$ 64.25
 Hospital: \$ 29.76
 GCD:
 TOTAL: \$ 818.71

Agricultural Exemption: ☐ Yes ☒ No**School District:** Bellville 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: unknown
 Lease Expiration Date: unknown

Surface Lease: ☒ Yes ☐ No

Lessee's Name: Jesus Saucedo-Perez

Lease Expiration Date: 30 day notice

Oil or Gas Locations: ☐ Yes ☒ No**Easements Affecting Property:** Name(s):

Pipeline:

Roadway:

Electric: San Bernard Elec Coop

Telephone: AT&T

Water:

Other:

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

Buildings: 8 farm structures

Barns:

Others:

Approx. % Wooded: 1%

Type Trees:

Fencing: Perimeter ☒ YES ☐ NO

Condition: fair

Cross-Fencing: ☒ YES ☐ NO

Condition: fair

Ponds: Number of Ponds: none

Sizes:

Creek(s): Name(s): none**River(s):** Name(s): none**Water Well(s): How Many?** 1

Year Drilled: unknown Depth: unknown

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name):

San Bernard Elec Coop

Gas Service Provider

private propane provider

Septic System(s): How Many: 1**Soil Type:** mostly clay loam (USDA report provided)**Grass Type(s):** native**Flood Hazard Zone:** See Seller's Disclosure or to be**nearest Town to Property:****Nearest Town to Property:** Bellville

Distance: 9.44 miles

Driving time from Houston 1 hour

Items specifically excluded from the sale:

all seller and tenant 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.

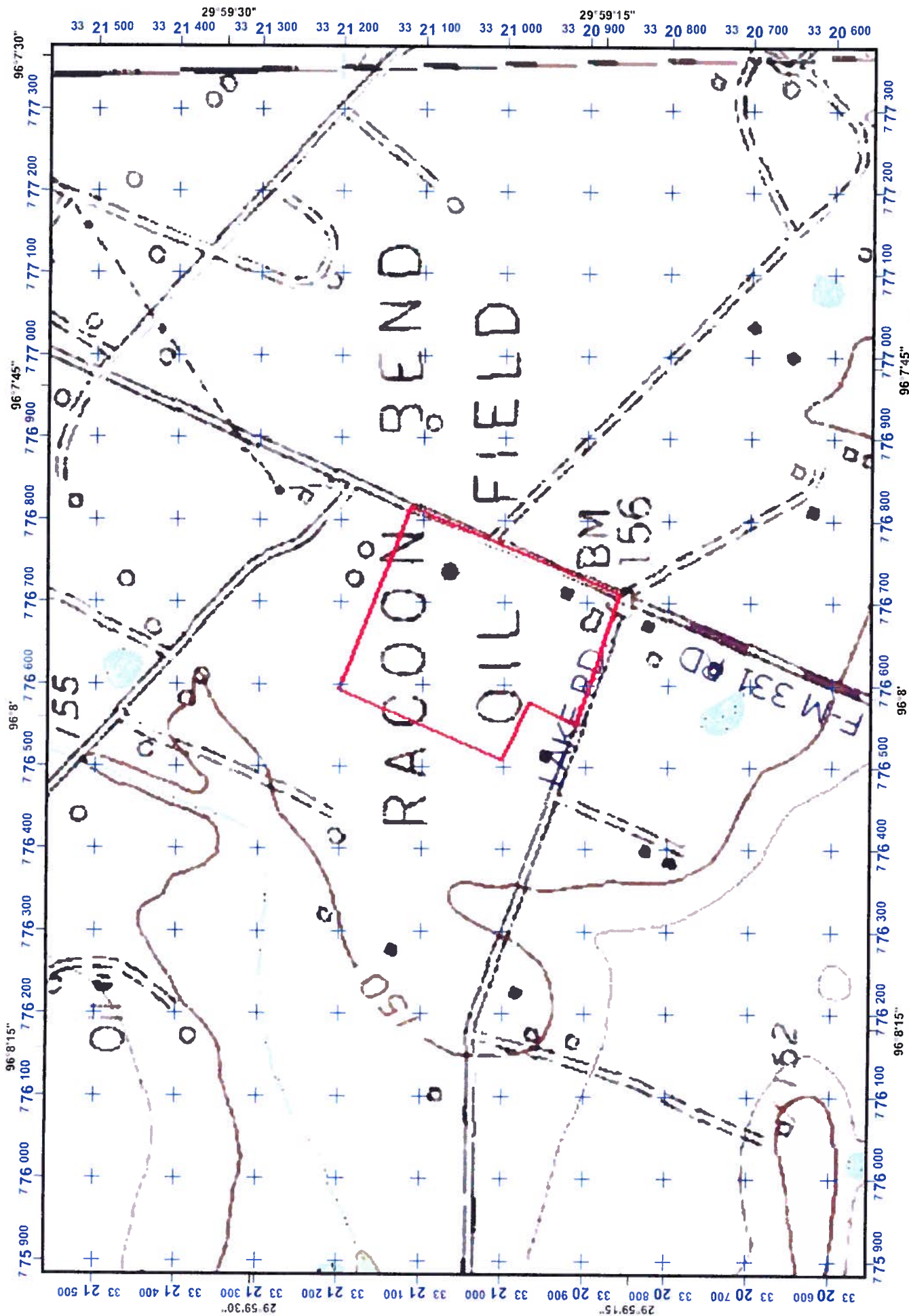


1:10000 Scale

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



Map was digitized on 11-06-2011
 on March 17, 2011



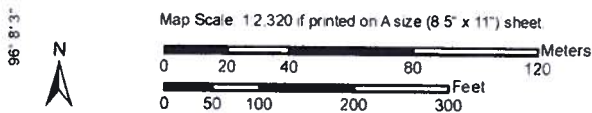
Universal Transverse Mercator (UTM) Projection Zone 14
 North American Datum of 1983
 100 meter UTM - USNG - MGRS
 Grid Zone Designation 14K
 100 000 m Squares QU

1:6000 SCALE
 0 100 200 300 400 500 600 700 800 900 1000
 Meters



Map was digitized from a hard copy of map
 on March 17, 2001

Soil Map—Austin and Waller Counties, Texas
(Blankenburg 13.144 acres)



Map Unit Legend

| Austin and Waller Counties, Texas (TX600) | | | |
|---|---|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| MaA | Mabank fine sandy loam, 0 to 1 percent slopes | 2.6 | 20.0% |
| TaC | Tabor fine sandy loam, 1 to 5 percent slopes | 0.1 | 0.5% |
| WA | Wilson clay loam, 0 to 1 percent slopes | 9.9 | 74.7% |
| WB | Wilson clay loam, 1 to 3 percent slopes | 0.6 | 4.7% |
| Totals for Area of Interest | | 13.2 | 100.0% |



48015C0225E
UNINCORPORATED AREAS
AUSTIN COUNTY
48473C0225E

(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 AG 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

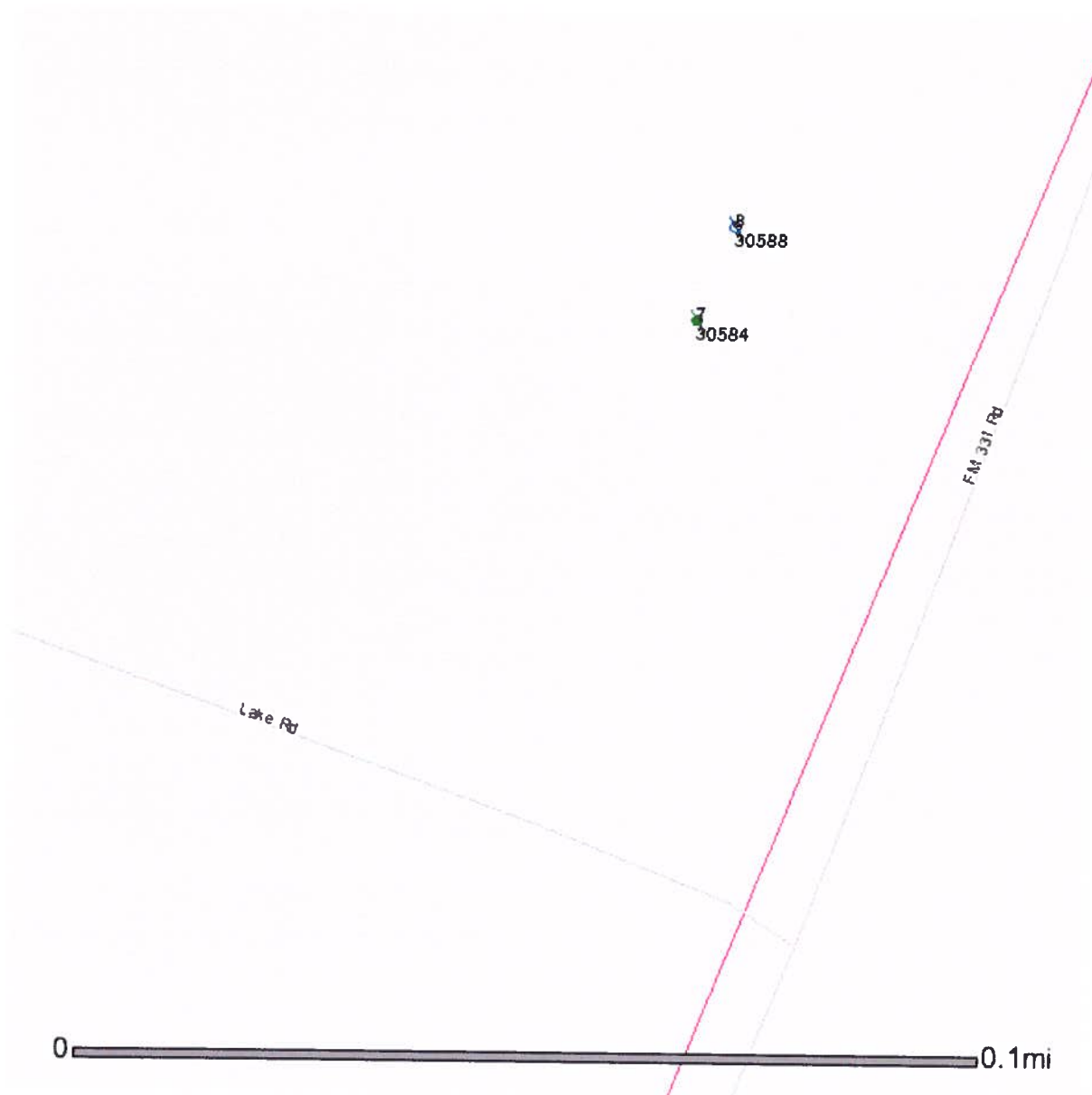
Other information Jurisdictions Cross sections FIRMs LOMs

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

©2010 Google

Eye alt 2003 ft

29°59'15.89"N 96°08'01.80"W elev 152 ft





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 3518 Oilfield Rd
Bellville, Tx 77418

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 | | | <input checked="" type="checkbox"/> |
| Carbon Monoxide Det. | | | <input checked="" type="checkbox"/> |
| Ceiling Fans | | | <input checked="" type="checkbox"/> |
| Cooktop | | | <input checked="" type="checkbox"/> |
| Dishwasher | | | <input checked="" type="checkbox"/> |
| Disposal | | | <input checked="" type="checkbox"/> |
| Emergency Escape Ladder(s) | | | <input checked="" type="checkbox"/> |
| Exhaust Fans | | | <input checked="" type="checkbox"/> |
| Fences | <input checked="" type="checkbox"/> | | |
| Fire Detection Equip. | | | <input checked="" type="checkbox"/> |
| French Drain | | | <input checked="" type="checkbox"/> |
| Gas Fixtures | | | <input checked="" type="checkbox"/> |
| Natural Gas Lines | | | <input checked="" type="checkbox"/> |

| Item | Y | N | U |
|-------------------------|-------------------------------------|---|-------------------------------------|
| Liquid Propane Gas: | | | <input checked="" type="checkbox"/> |
| -LP Community (Captive) | | | <input checked="" type="checkbox"/> |
| -LP on Property | | | <input checked="" type="checkbox"/> |
| Hot Tub | | | <input checked="" type="checkbox"/> |
| Intercom System | | | <input checked="" type="checkbox"/> |
| Microwave | | | <input checked="" type="checkbox"/> |
| Outdoor Grill | | | <input checked="" type="checkbox"/> |
| Patio/Decking | | | <input checked="" type="checkbox"/> |
| Plumbing System | <input checked="" type="checkbox"/> | | |
| Pool | | | <input checked="" type="checkbox"/> |
| Pool Equipment | | | <input checked="" type="checkbox"/> |
| Pool Maint. Accessories | | | <input checked="" type="checkbox"/> |
| Pool Heater | | | <input checked="" type="checkbox"/> |

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

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

(TAR-1406) 9-01-11

Initialed by: Seller: AS RB and Buyer: _____

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Bill Johnson & Associates Real Estate 450 E Main Bellville, TX 77418
Jan Bader

Phone: 979.845.9436 Fax: 979.865.5500
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Blankenburg, Craig

Concerning the Property at 3518 Oilfield Rd
Bellville, Tx 77418

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: Composition Age: 5 YEARS (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 | | <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 | | <input checked="" type="checkbox"/> |
| 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): _____

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

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

| Condition | Y | N |
|--|-------------------------------------|-------------------------------------|
| Previous Foundation Repairs | | <input checked="" type="checkbox"/> |
| Previous Roof Repairs | <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 | | <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"/> |

(TAR-1406) 9-01-11

Initialed by: Seller: CS, AD and Buyer: _____

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Blankenburg, Craig

Concerning the Property at _____

3518 Oilfield Rd
Bellville, Tx 77418

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): _____

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

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

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

(TAR-1406) 9-01-11

Initialed by: Seller: AB, AB and Buyer: _____

Page 3 of 5

Concerning the Property at _____

3518 Oilfield Rd
Bellville, Tx 77418

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): WERE INSTALLED IN 2007, HAVE NOT BEEN IN HOUSE SINCE THEN.

*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: Craig Blankenburg

9-4-11
Date


Signature of Seller

Printed Name: Robin Blankenburg

9-5-11
Date

(TAR-1406) 9-01-11

Initialed by: Seller: CB , RB and Buyer: _____

Page 4 of 5

Concerning the Property at _____

**3518 Oilfield Rd
Bellville, Tx 77418**

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: _____ | 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: _____ | |

(TAR-1406) 9-01-11

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Page 5 of 5
Blankenburg, Craig



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

CONCERNING THE PROPERTY AT

3518 Oilfield Rd
Bellville, Tx 77418

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: FIELD LINES ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: STRAIGHT OUT
BEHIND HOUSE ☐ 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? ☐ 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? 2005
- (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 CB AB Page 1 of 2

Bill Johnson & Associates Real Estate 420 E Main Bellville, TX 77418

Phone: 979.885.9436

Fax: 979.865.5500

Ian Bader


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Blankenburg, Craig

- 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.

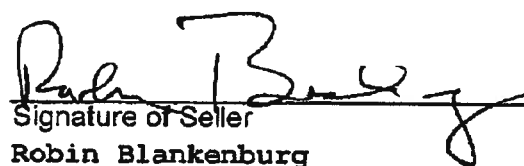
| <u>Facility</u> | <u>Usage (gal/day) without water- saving devices</u> | <u>Usage (gal/day) with water- saving devices</u> |
|---|--|---|
| Single family dwelling (1-2 bedrooms; less than 1,500 sf) | 225 | 180 |
| Single family dwelling (3 bedrooms; less than 2,500 sf) | 300 | 240 |
| Single family 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
Craig Blankenburg
9-4-11

Date



Signature of Seller
Robin Blankenburg
9-5-11

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



APPROVED BY THE TEXAS REAL ESTATE COMMISSION
**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
AS REQUIRED BY FEDERAL LAW**

02-09-2004

CONCERNING THE PROPERTY AT 3518 Oilfield Rd Bellville
(Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____

☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.

2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):

☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____

☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

☒ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.

☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

☐ 1. Buyer has received copies of all information listed above.

☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____ Seller Craig Blankenburg 9-4-11 Date _____

Buyer _____ Date _____ Seller Robin Blankenburg 9-5-11 Date _____

Other Broker _____ Date _____ Listing Broker _____ Date _____

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No 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) 456-6544 (<http://www.trec.state.tx.us>)

(TAR-1906) 2-9-2004

01A TREC No. OP-L

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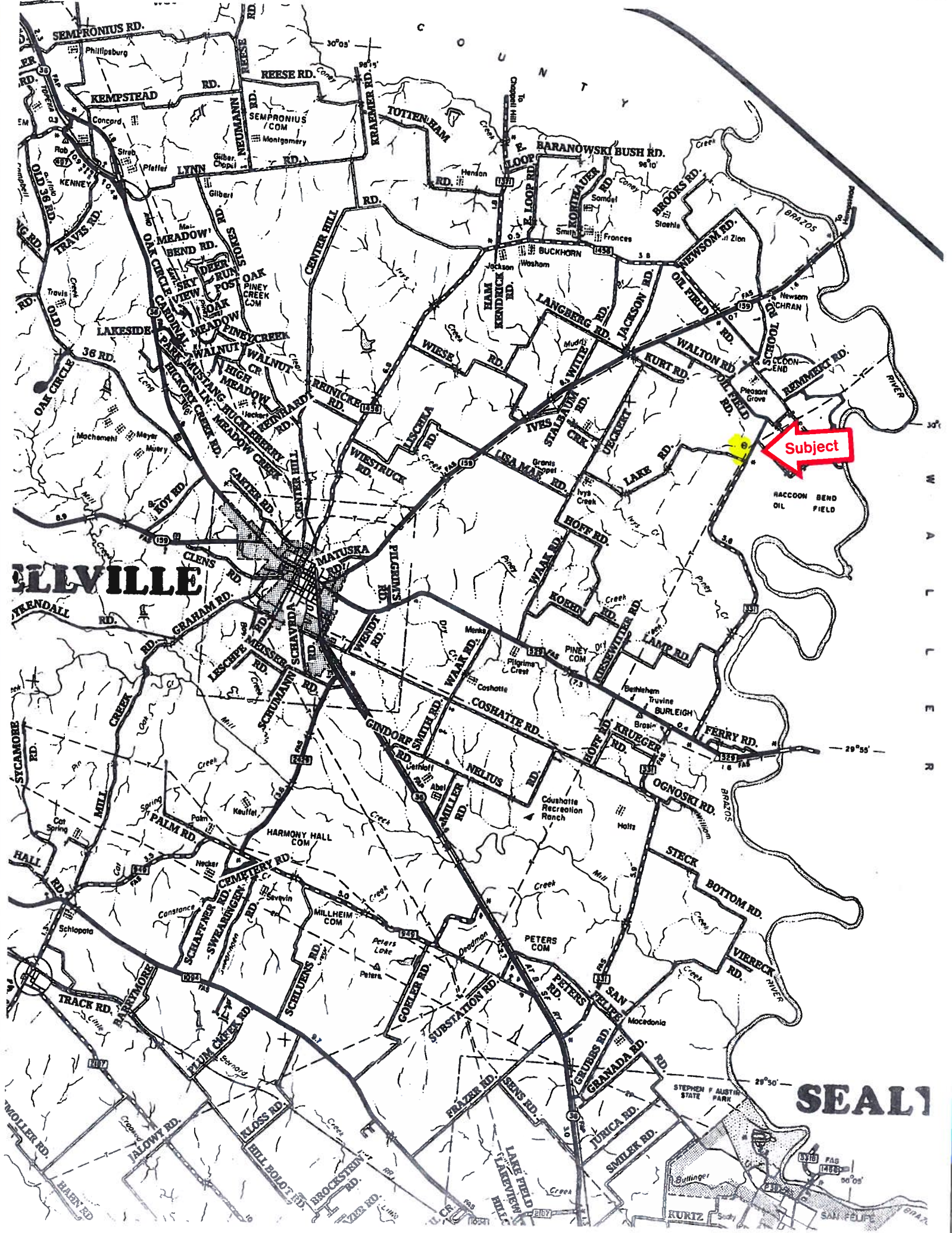
Bill Johnson & Associates Real Estate 420 E. Main Bellville, TX 77418
Ian Bader

Phone: 979.885.9435

Fax: 979.865.5300

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Blankenburg, Craig



Subject

ELLVILLE

SEAL

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 12189, Austin, Texas 78711-2189 or 512-465-

