

Bill Johnson Real Estate Company



Price:	\$235,000
Type:	Residential (Farm-Ranch)
Address:	1821 Granada Road
City/County:	SEALY, Austin County
Bed/Bath:	3 Bed, 2 Bath
Size/Acreage:	~1,840 Sq. Ft., ~1.96 Acres
ID No.:	68387
Status:	Active

Just completed in 2011, this beautiful energy efficient country home is located on 1.96 acres of land. It features granite counter tops in the kitchen and in both baths, custom-built cabinets, an open floor plan, tile and carpet flooring. The huge bonus room could be utilized as a 4th bedroom, game room, etc. The property has a well, aerobic septic, a 30' x 40' metal shop with concrete foundation, is fenced and cross-fenced, has sidewalks, a gravel drive and no restrictions. PLEASE CONTACT EITHER OF OUR OFFICES FOR AN APPOINTMENT.

New Ulm: 979-992-2636 or Bellville: 979-865-5466

Please visit our website: www.bjre.com





Improvements	Land Features	Other
3 Bedrooms 2 Bathrooms Approx. 1840 Sq F Single Floor Other Exterior Composition Roof Age Range: 0-5 Yrs Well Septic Formals Garage/Carport CHA Barns	Maint. Fees: \$0 Gravel Road Frontage County Road Frontage Minerals Conveyed: None Mostly Flat	School District: Sealy I. S. D. Financing Cash Conventional FHA
Directions: Sealy-Hwy. 36N 4 miles, right on Grubbs Road, right on Granada Rd., 1.3 miles to property on the left. Watch for Bill Johnson Real Estate sign.		

[Map of SEALY](#) [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

www.bjre.com

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LOT OR ACREAGE LISTING

Location of Property: Sealy-Hwy. 36N 4 mi. Rt. on Grubbs Rd., Rt. on Granada Rd. 1+ mile to property on left Listing #: 68387
 Address of Property: 1821 Granada Road, Sealy, TX 77474 Road Frontage: 215.35 feet
 County: Austin Co. Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: None Lot Size or Dimensions: 1.96 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 1.96 Acres**Price per Acre (or)****Total Listing Price:** \$235,000.00**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: \$ 250.21
 County: \$ 78.12
 FM/Rd/Br.: \$ 29.12
 Hospital: \$ 13.90
 City:
 TOTAL: \$ 371.35 * See Additional Information

Agricultural Exemption: ☐ Yes ☒ No**School District:** Sealy I.S.D.**Minerals and Royalty:**

Seller believes None *Minerals
 to own: None *Royalty
 Seller will None Minerals
 Convey: None 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: Old Ocean & Texas Southeastern Gas

Roadway: None

Electric: Houston Lighting and Power

Telephone: None

Water: None

Other: None

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

Buildings: Detached Shop/Garage (1,200 sq.ft.) on cement slab with 2 garage doors.

Barns:

Others:

Approx. % Wooded: Open property

Type Trees: Few scattered trees

Fencing: Perimeter ☒ YES ☐ NO

Condition: Good

Cross-Fencing: ☒ YES ☐ NO

Condition: Good

Ponds: Number of Ponds: None

Sizes:

Creek(s): Name(s): None**River(s):** Name(s): None**Water Well(s): How Many?** One

Year Drilled: 2008 Depth: 144 feet

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name): Reliant**Gas Service Provider** None**Septic System(s): How Many:** One

Year Installed: 2008 approx.

Soil Type: Clayish loam**Grass Type(s):** Native**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey.**Nearest Town to Property:** Sealy

Distance: 4 miles

Driving time from Houston 45 minutes

Items specifically excluded from the sale: All of Seller's personal property located in and on said 1.96 acres**Additional Information:** * Taxes shown do not reflect any of the improvements.

**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:	1821 Granada Road, Sealy, TX 77474		Listing	68387
Location of Home:	Sealy-Hwy. 36N 4 mi. right on Grubbs Rd., right on Granada Rd. 1.3 miles to property on left.			
County or Region:	Austin County	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	No	Property Size:	1.46 Acres	
Subdivision Restricted:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Listing Price:	\$235,000.00			
Terms of Sale	Home Features			
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> Ceiling Fans	No.	5
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> Dishwasher		
Sell.-Fin. Terms:		<input checked="" type="checkbox"/> Garbage Disposal		
Down Payment:		<input checked="" type="checkbox"/> Microwave (Built-In)		
Note Period:		<input checked="" type="checkbox"/> Kitchen Range (Built-In)	<input type="checkbox"/> Gas	<input type="checkbox"/> Electric
Interest Rate:		<input type="checkbox"/> Refrigerator		
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	Items Specifically Excluded from The Sale: LIST:		
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	All of Seller's personal property located in and on said		
Number of Years:		property		
Size and Construction:	Heat and Air:			
Year Home was Built:	2011	<input checked="" type="checkbox"/> Central Heat	Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/>
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> Central Air	Gas <input type="checkbox"/>	Electric <input checked="" type="checkbox"/>
Bedrooms: 3 or 4	Bath: 2	<input type="checkbox"/> Other:		
Size of Home (Approx.)	1,840	<input type="checkbox"/> Fireplace(s)		
		<input type="checkbox"/> Wood Stove		
		<input checked="" type="checkbox"/> Water Heater(s):	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric
Foundation: <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other		Utilities:		
Roof Type: Composition	Year Installed: 2011	Electricity Provider:	Reliant	
Exterior Construction:	Hardi Plank Siding	Gas Provider:	None	
Room Measurements:	APPROXIMATE SIZE:	Sewer Provider:	Private Septic	
Living Room	15-1/2 x 18'10" with coffered ceiling	Water Provider:	Private Water Well	
Breakfast Room/Kitchen:	10'10" x 18'5"	Water Well: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth:	144 feet
Bonus Room:	12' 4" x 19'8"	Year Drilled:	April, 2008	
Family Room:		Average Utility Bill:	Monthly:	\$20.00 (not occupied)
Utility:	5'10" x 5'4"	Taxes:	2010 Year	
Bath:	15-1/2 x 5'10" <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	School:	\$250.21	
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower	County:	\$78.12	
Master Bath:	14'10" x 15'6" <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	FM/Rd/Br:	\$29.12	
Master Bdrm:	14'10" x 15'6"	Fire Dist.	\$13.90	
Bedroom:	11' x 10'10"	City:		
Bedroom:	10'3" x 10'	Taxes:	\$371.35 *	
Bedroom:		School District:	Sealy I. S. D.	
Other:		Additional Information:	* Taxes shown do not reflect any improvements.	
Garage: <input type="checkbox"/> Carport: <input type="checkbox"/> No. of Cars: 4		Sidewalks, exterior lighting, wired for cable/dish service		
Size: 1200 Sq. Ft. <input type="checkbox"/> Attached <input type="checkbox"/> Detached				
Porches:				
Front: Size: 20' x 6' Covered				
Back: Size: None				
Deck: Size: None <input type="checkbox"/> Covered				
Deck: Size: None <input type="checkbox"/> Covered				
Fenced Yard: No				
Outside Storage: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size:				
Construction:				
TV Antenna <input type="checkbox"/> Dish <input type="checkbox"/> Cable <input type="checkbox"/>				

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

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

1821 Granada Road

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			✓

Item	Y	N	U
Gas Lines (Nat/LP)		✓	
Hot Tub		✓	
Intercom System		✓	
Microwave	✓		
Outdoor Grill		✓	
Patio/Decking		✓	
Plumbing System		✓	
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	
Public Sewer System		✓	

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	✓		

Item	Y	N	U	Additional Information
Central A/C	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1
Evaporative Coolers		✓		number of units: _____
Wall/Window AC Units		✓		number of units: _____
Attic Fan(s)		✓		If yes, describe: _____
Central Heat	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1
Other Heat		✓		If yes, describe: _____
Oven	✓			number of ovens: 1 <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney		✓		<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other:
Carport	✓			<input type="checkbox"/> attached <input checked="" type="checkbox"/> not attached
Garage		✓		<input type="checkbox"/> attached <input type="checkbox"/> no 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	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: 1
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) 7-2-07

Initialed by: Seller: sm sm and Buyer: _____

Page 1 of 5

Concerning the Property at 1821 Granada RoadWater 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: under 1 year (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

☐ yes ☒ no ☐ unknownAre 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"/>
Present Flood Insurance 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 Foundation Repairs		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Roof Repairs		<input checked="" type="checkbox"/>
Other Structural Repairs		<input checked="" type="checkbox"/>
Rackin 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"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

(TAR-1406) 7-2-07

Initialed by: Seller: mw AL and Buyer: _____

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Seller's Disc

Concerning the Property at 1821 Granada Road

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

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.

☐ ☒ 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).

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

(TAR-1406) 7-2-07

Initialed by: Seller: mm AW and Buyer: _____

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Concerning the Property at 1821 Granada Road

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.*

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.

Mark Wysocki 7-22-11 Angela Wysocki 7-22-11
 Signature of Seller Date Signature of Seller Date
 Printed Name: Mark Wysocki Printed Name: Angela Wysocki

Concerning the Property at 1821 Granada Road

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 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: Reliant Sewer: Burchfield's Septic
Water: well Cable: _____
Trash: _____ Natural Gas: _____
Local Phone: AT&T Propane: _____
- (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 and acknowledges the property complies with the smoke detector requirements of Chapter 786, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 786, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 786.

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



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED
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CONCERNING THE PROPERTY AT 1821 Granada Road

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: spray ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Front right of property. ☐ Unknown
- (4) Installer: Daniel Burchfield ☐ Unknown
- (5) Approximate Age: 2008 ☐ 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? _____
- (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

Initiated for identification by Buyer _____ and Seller Bill, AW

Page 1 of 2

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

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

William Johnson

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Information about On-Site Sewer Facility concerning 1821 Granack Road

- 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.

Mark Wysocki 7-22-11
Signature of Seller Date

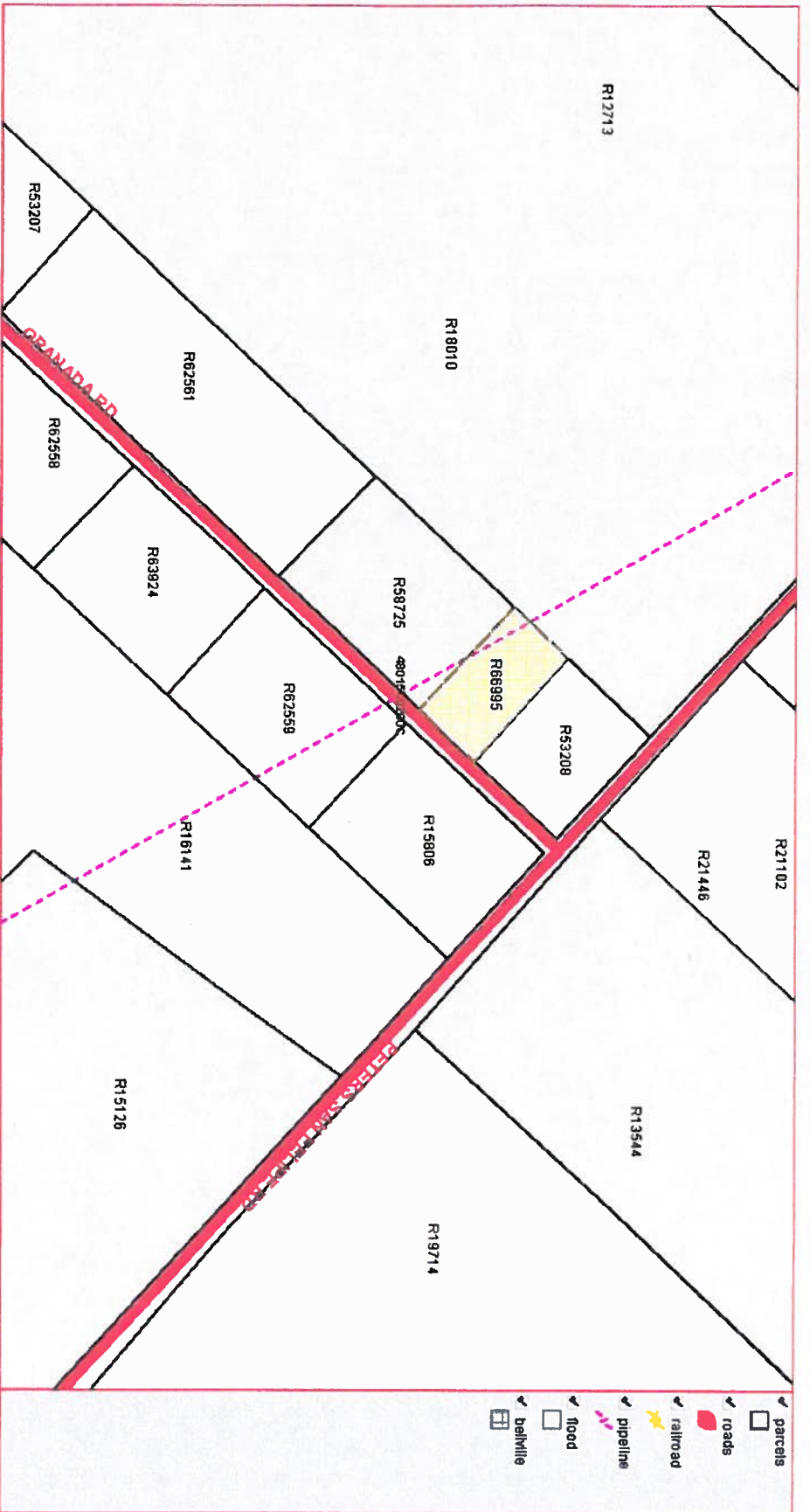
A. Wysocki 7-22-11
Signature of Seller Date

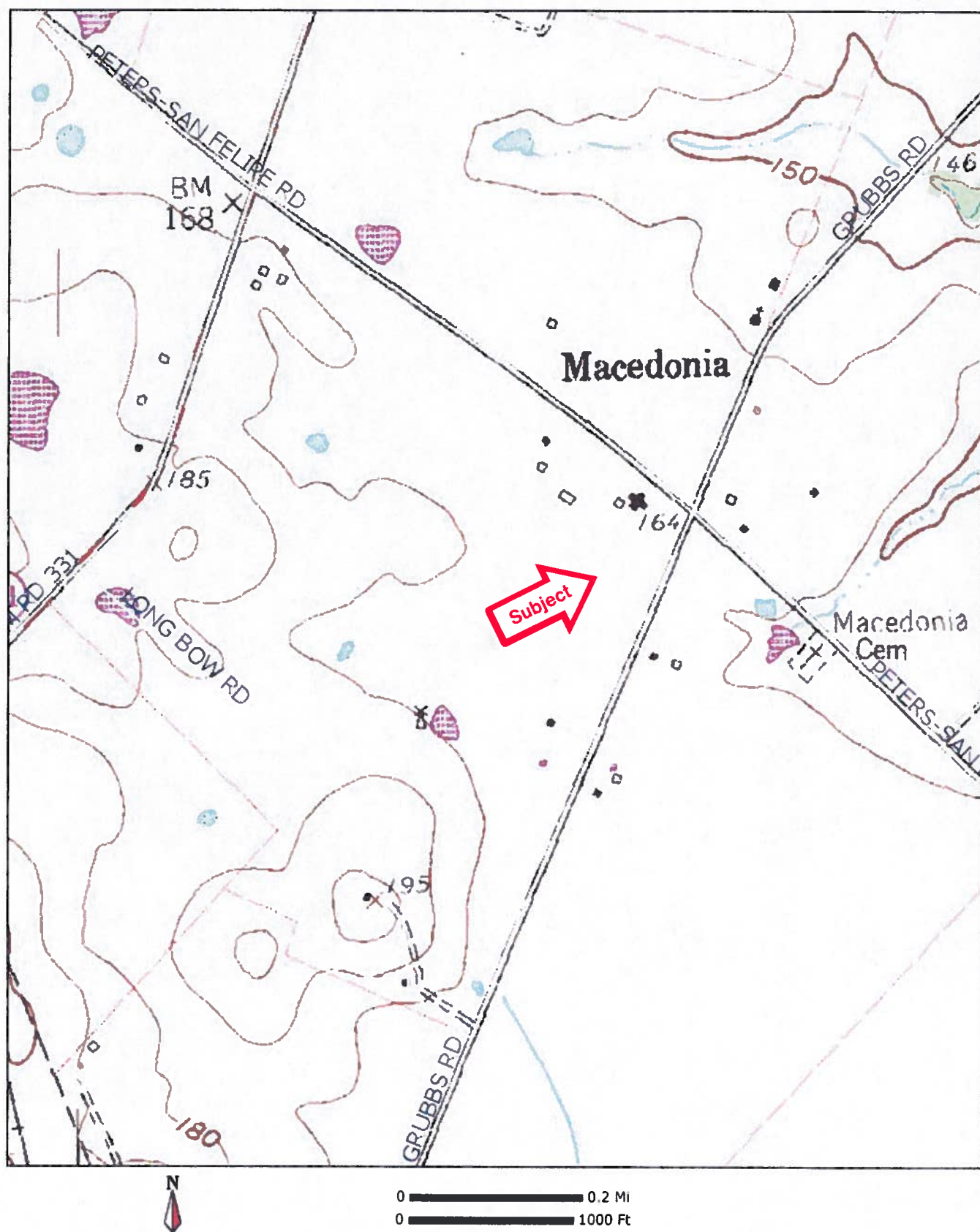
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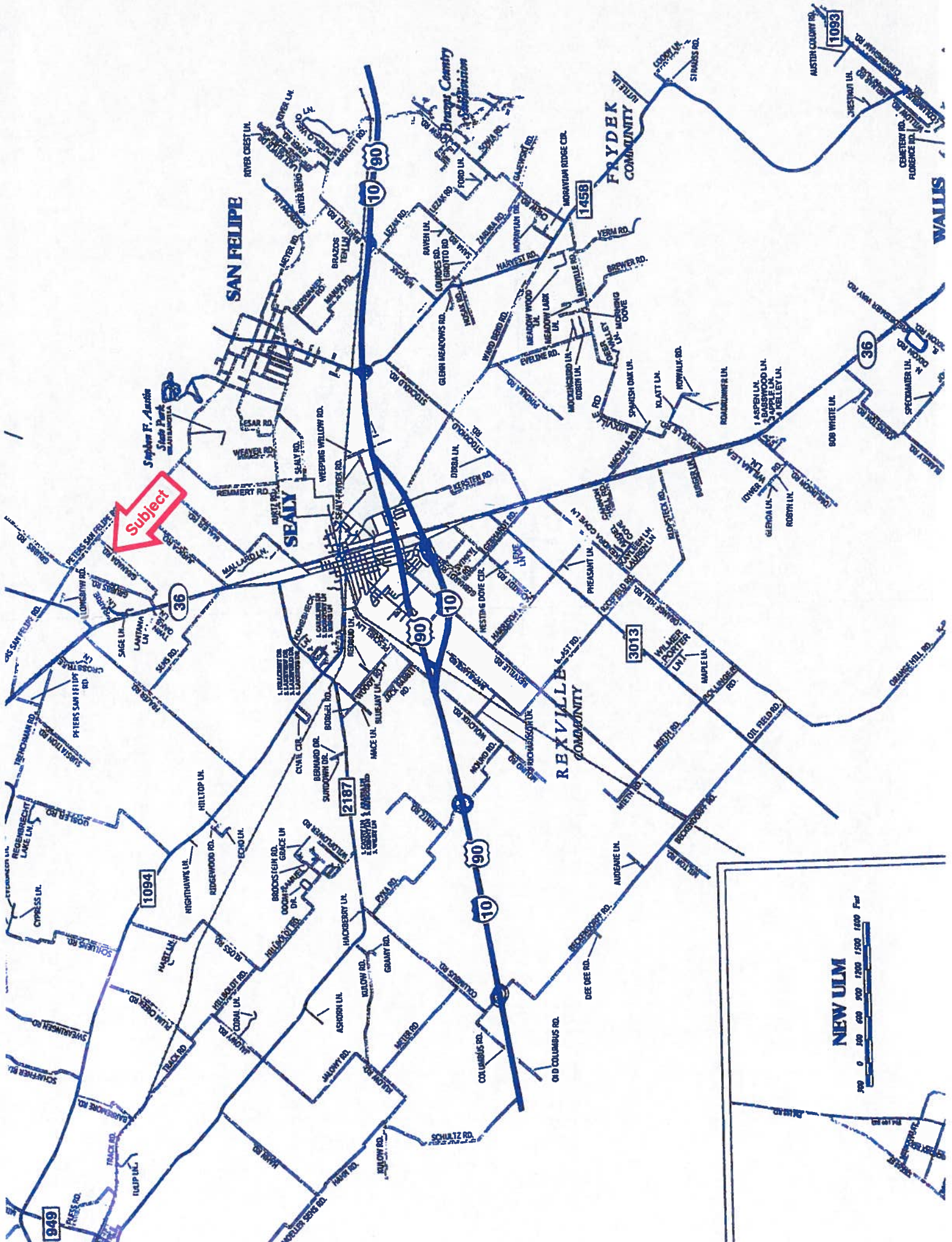
Signature of Buyer Date

Signature of Buyer Date

1821 Granada Rd, Sealy, TX 77474







Subject

NEW ULM

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