

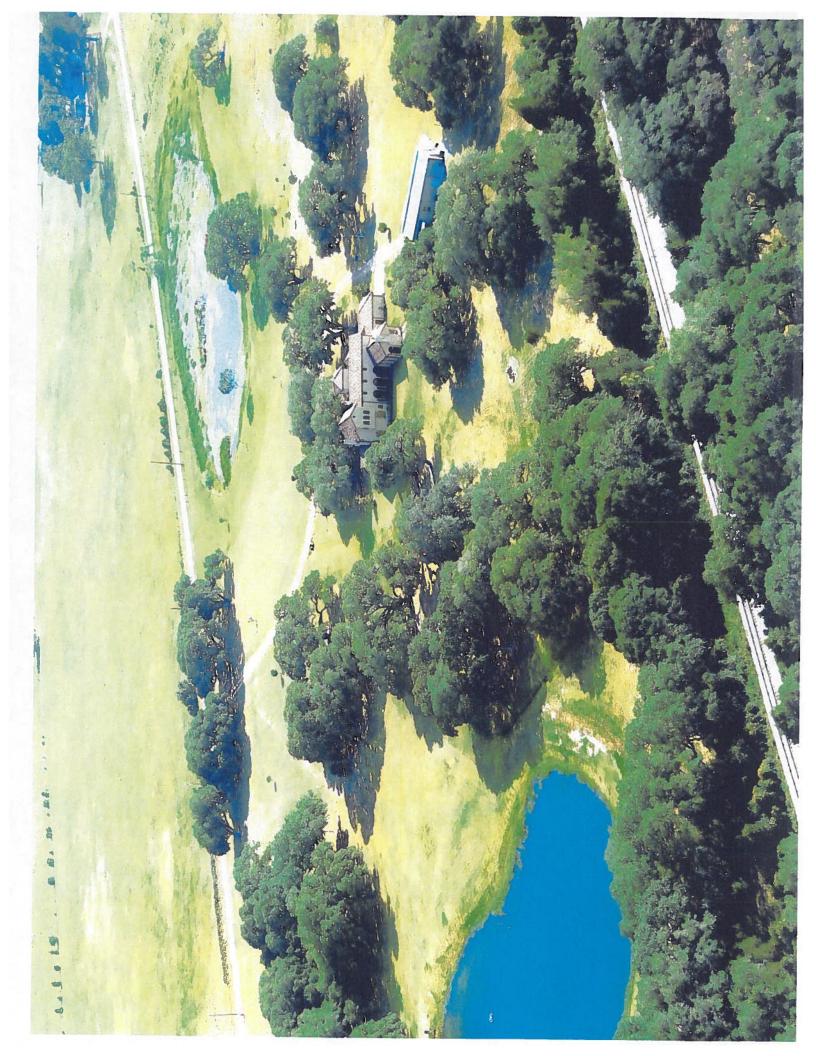
13660 Newberg Road Cat Spring, Texas

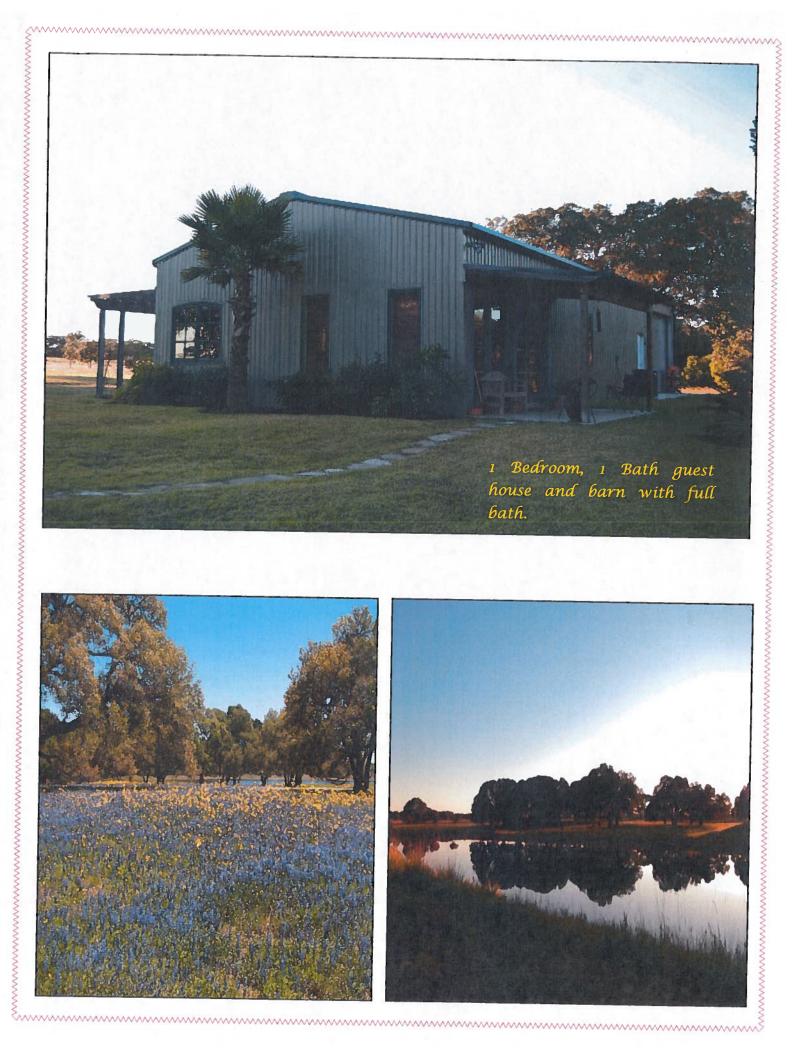
Located minutes from much desired Cat Spring, this exceptional 39 acres of manicured property is an easy commute to Houston and provides the setting for one of the most stunning homes in the area. Surrounded by majestic, ancient live oak trees for which this area of Austin County is known, the stucco and stone custom home, with four bedrooms and four and one-half baths, will take your breath away! Built in 2006 by a noted builder for his personal residence, there has been no detail spared. Entertaining in the loggia enjoying the warmth of the stone fireplace or the convenience of the summer kitchen, welcomes family and friends to gather all through the year. Inside the spacious home, high ceilings and large casement windows provide soothing natural light and views of the lush, shaded grounds. Convenient to the study is the media room and the wine storage area with a cigar humidor. Custom lighting, stereo speakers and specialty texture and painting add to the detail offered with this extraordinary home.

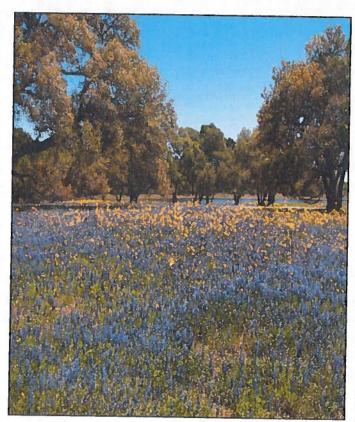
A comfortable distance from the main residence, one finds a spacious one bedroom, one bath guest home with features that complement the main home, a storage area/barn with three roll-up doors, and a full bath.

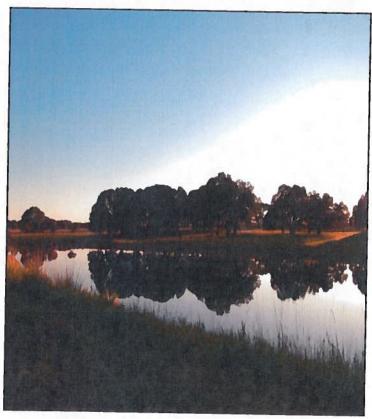
Two stocked lakes allow ample recreational opportunity and wildlife can be found throughout the property.

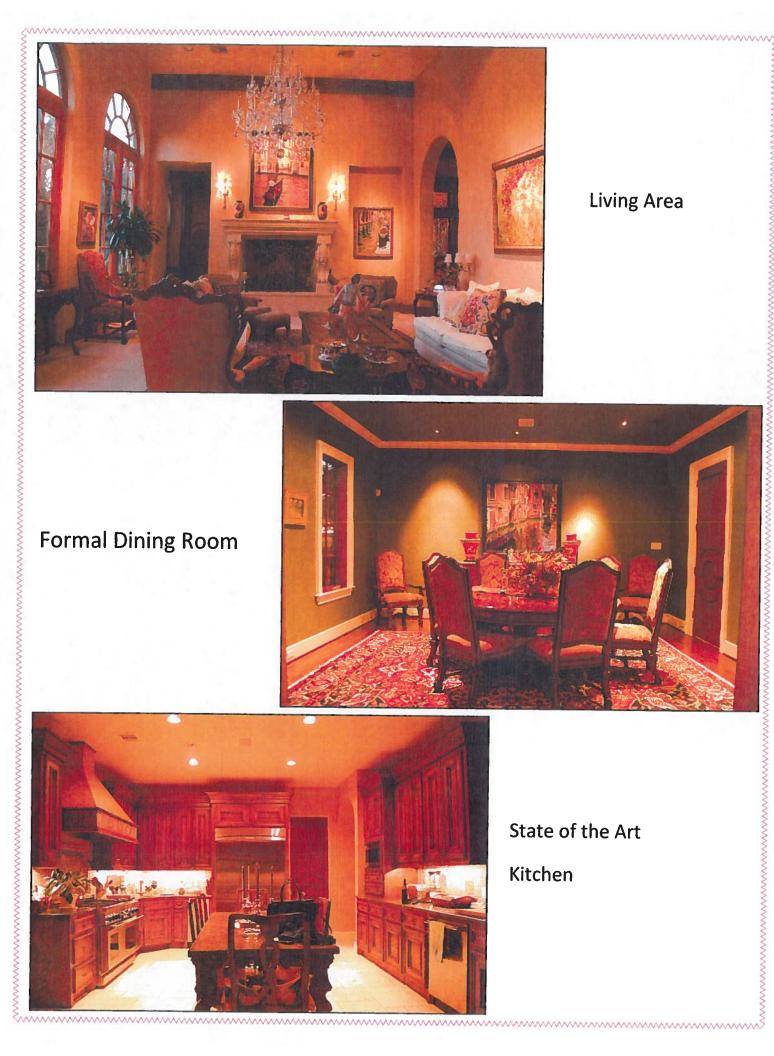
We invite you to make an appointment to see this truly one-of-a-kind offering.



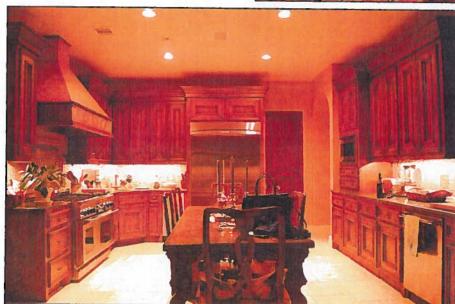




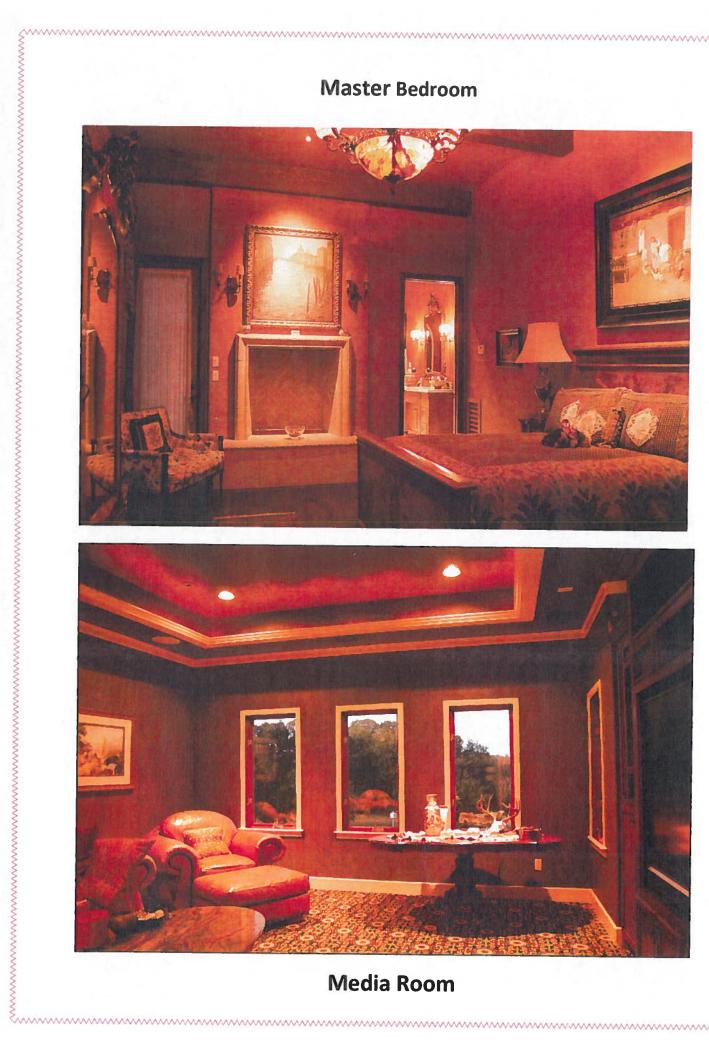








Master Bedroom





Media Room



Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville, TX 77418 424 Cedar St., New Ulm, TX 78950 979-865-5969 or 281-463-3791 - Bellville 979-992-2636 or 281-220-2636 - New Ulm

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1				<u>ACREAG</u>							
Location o		Bellville: H	wy 36S-R on FM	12429-R on FM	949-R on	Newbe	erg Rd. to prop.	List	ing #:	60277	
Address of	Property:	13660 Newb	erg Rd, Cat Spring	TX 78933			Road Fronta			on Newbe	era Rd
County:		Austin		Paved Road:	. ☑ YES	□NO	For Sale Sign on Pro	perty?	☑ YES	□NO	
Subdivision:	: n Restricted:	None			<u> </u>	Lot	Size or Dimensio	ns: 39.2	259 Acr	es	
		☑ YES	□NO	Mandatory	/ Members	ship in P	Property Owners' Assn.	ØΥ	ES	□NO	
Number of		39.259 Ac	res				nts on Property:				
Price per /					Home:	Q.	YES □NO	See	HOME lis	ting if Yes	
Total Listi		\$1,875,000	0.00		Buildin	qs:	Implement Barn i			-	4r-
Terms of S					1	•	head doors. 1Be	droom/1	Bath C	Quest Hou	se.
	Cash:		☑ YES	□NO	Barns:					AUGO:	50.
	Seller-Finance:		□YES	□NO							
	SellFin. Tern				Others:						
	Down Payme										
	Note Period:						Д				
	Interest Rate				Approx			20%	+/-		
	Payment Mo		□Qt. □S.	.A. □Ann.	Type Ti						
	Balloon Note		□NO		<u>Fencin</u>	<u>g:</u>		☑YES	□ N	0	
		NU	umber of Years	s:			Condition:	Goo	d		
Dronorty T							Cross-Fencing: [☑YES		0	
Property T. School:				2009			Condition:	Goo		<u></u> _	
School: County:	\$				Ponds:		Number of Ponds				
Hospital:	\$			2,464.54		Sizes:	A 1 Acre and a 2				
FM Rd.:	\$			386.50	Creek(s	<u>s):</u>	Name(s):	None)		
SpRd/Brg:	Ф			504.03] ,						
TOTAL:	\$				River(s	<u>):</u>	Name(s):	None)		
	Exemption:	☑ Yes	□ Ale	12,193.12	18/-40 × V	44-11/-i	11110				
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Convey:	Negotiable			_Minerals Royalty	San Ber	nard E	Electric Cooperativ	<u>re</u>		 	
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ease Expiratio	on Date:						2 Miles	Car	ping		
Oil or Gas L	Locations:		Yes	☑No	Driving tim	_		Annro	x. 1 ho	112	
asements	Affecting Pro		Name(s):				lly excluded from t	he eale.		arious	
ipeline:	None						andeliers, speakers				
• •	None						and all personal prop				
lectric:	San Bemard I	Electric Cod	perative, Inc.		ADDITIO					e located ir	n tho
	Southwestern				county roa		- Pro-				
/ater:	None						id property is located	in the fl	ond haz	ard zone.	City.
	None			'	* Property	is rest	tricted.				
BII	LL JOHNSON	V AND AS	SOCIATES R	FAI ESTAT	F COM	DANV	WILL CO-BRO	VED II	BUV	ED IC	

ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



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MAIN HOME LISTING 13660 Newberg Rd., Cat Spring TX 78933 Address of Home: Listing 60277 Bellville: Hwy 36S-R on FM2429-R on Newberg Rd. to property on right. Location of Home: County or Region: Austin For Sale Sign on Property? **7**1 YES NO Subdivision: Norris Ranch Subdivision **Property Size:** 39.259 Acres Subdivision Restricted: ✓ YES ☐ NO Mandatory Membership in Property Owners' Assn. YES **Listing Price:** \$1,875,000.00 **Home Featues Terms of Sale** Ø Ceiling Fans Cash: v YES NO v Dishwasher Seller-Finance: YES [] \Box NO Garbage Disposal Sell.-Fin. Terms: 1 Microwave (Built-In) Down Payment: v Kitchen Range (Built-In) ✓ Gas Electric Note Period: v Refrigerator Interest Rate: Items Specifically Excluded from The Sale: LIST: Payment Mode: Mo. Qt. S.A. Various sconces, chandeliers, speakers and electronics Balloon Note: YES NO in Media Room and all personal property. Number of Years: Heat and Air: Size and Construction: Ø Central Heat Gas 🗌 Electric -Unit(s) Year Home was Built: 7 2006 Central Air Gas 🗌 Electric < Unit(s) Lead Based Paint Addendum Required if prior to 1978: YES Other: Bedrooms: Bath: 4.5 V Fireplace(s) 3 Woodburning Size of Home (Approx.) 5,089 Living Area Wood Stove 6,772 Total v Water Heater(s): ✓ Gas Electric Foundation: Slab Pier/Beam Other Roof Type: Terra Cotta Tile Year Installed: 2006 **Utilities: Exterior Construction:** Stucco and Stone **Electricity Provider:** San Bernard Electic Co-Op Gas Provider: Private-Fayetteville Propane **Room Measurements: APPROXIMATE SIZE:** Sewer Provider: Private-Septic Living Room: 27' x 19' with fireplace Water Provider: Private-Water Well Dining Room: 16' x 15' Water Well: YES NO Depth: Unknown Kitchen: 25' x 15' Year Drilled: 2006 Family Room: Average Utility Bill: Monthly: Unknown Bath: Tub 7 Shower Bath: Tub 7 Shower Taxes: 2009 Year Bath: 1 7 Tub Shower School: \$8,421.53 Master Bath: Tub County: \$2,464.54 23' x 15' with fireplace and mesquite floors Master Bdrm: Hospital: \$386.50 Bedroom: 14' x 14' FM Road: \$504.03 15' x 13' Bedroom: SpRd/Brg: \$416.52 Bedroom: 15' x 11' Taxes: \$12,193,12 15' x 14' Study: **School District:** Bellville ISD Garage: 🗸 Carport: No. of Cars: Size: Attached Detached Additional Information: Porches: Media room, wet bar, and wine room with cigar humidor are all Front: Yes (covered) convenient to the study. Back: Size: None Loggia:Size: 21' x 28' fireplace and summer kitchen Covered There is a powder room convenient to the loggia. Deck: Size: None Covered Fenced Yard: NO Outside Storage: V Yes No Size: In attached barn Construction:

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

Cable [





TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE ©Texas Association of REALTORS®, inc. 2007 College of residential property of not more than one dweller

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 PROP THIS NOTICE IS A DISCLO DATE SIGNED BY SELLE MAY WISH TO OBTAIN. I' AGENT.	E AND IS	OELLI	R'S KNOW	LEDGE OF T	H#)CON	DITION OF THE P	ROPERTY A	S.O	H THE	
	Seller Sis I is not occu	apying the	Property or	v. If unoccup	ied (by Seller), how lon	ng since Seller has	occupied the	Pro		
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	Cooktop	1//	Micro	om System			Range/Stove		V		
	Dishwasher			or Grill			Roof/Attic Vents	S	7		
	Disposal	F++			V		Sauna		1		
	Emergency Escape			Decking	V		Smoke Detector	r	1		
	Ladder(s)		FIGHT	ing System			Smoke Detector	r – Hearing	+		
	Exhaust Fans	r	Pool		V		Impaired	١	-	XI	
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	French Drain			laint. Access	sories		TV Antenna		1		
	Gas Fixtures	-	Pool H				Washer/Dryer H	ookup	1		
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- [Central A/C		1			Addition	al Information				
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	Septic / On-Site Sewer Facility			if yea, attac	h Information	About Or	n-Site Sewer Facili	WALL TO		-	
	AR-1406) 7-2-07	Initialed	by: Selle	r:	an	d Buyer:	THE DEVIGE FACIL		-		
Will	Johnson P. O. Box 294 Bellville, TX 77418 liam Johnson			(4)			5466 Fax: (979) 865 - 5	_ Page	1 0		

Concerning the Property	(7.1	A 1 1	r lie	NQ.	(1/ A)	1101			
Concerning the Property	y at	266	D New		/	NEL.	1 // .1	DOMAG AV		
Concerning the Property Water supply provided b Was the Property built b	ov: 🗖 o	ity 🕅	Well CIA	מוווי			·	Spirited 1x		
III VES COMPLETE CO	IMP OP	d 04661	- TAD 400	^						
Roof Type: _ +ile	.g.,	- 411401	17111130	0 001	Aaa	ing lead-ba	ised pair	nt hazards).		
Is there an overlay roof	coverin	a on th	e Property	(chi	_ Age			nt hazards). 3 1/2 years aced over existing shingles or r	(appro	xima
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need of renair?	Many o	i il ile ile	alasailea I	n thi	s Sec	tion 1 that	are not	in working condition, that have o	lefects	or a
	BUILD	i ii yes	, describe	(atta	ch ad	lditional sh	eets if ne	ecessary):		_
Section 2. Are you (Se	eller) av	ware o	f any defe	cts (or ma	lfunctions	in any	of the following?: (Mark Yes		
aware and No (N) if you	are no	t awar	e.)				· · · · · · · · · · · · · · · · · · ·	of the following ?: (wark yes	Y) if y	ou a
Item	Υ	N	Item				2012			
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Driveways		\	Lighting					Windows		>
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Exterior Walls		X	Roof	gOy	Sterrik	3	X			
if the enewer to an afti										
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Seller's Discl

	rning the Property at 10660 Newberg Rd., Cat Spring
If the a	nswer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
Section	
which necessa	n 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of reparts and been previously disclosed in this notice? yes no If yes, explain (attach additional sheets are):
Section not awa	5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you a
	Room additions, structural modifications, or other alterations or repairs made without necessary permits or no compliance with building codes in effect at the time.
户观	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
	Manager's name: Phone: Phone:
	Fees or assessments are: \$ per and are: \(\begin{align*} \mathrew{\text{mandatory}} \mathrew{\text{voluntary}} \\ Any unpaid fees or assessment for the Property? \(\begin{align*} \mathrew{\text{yes}} \) \(\begin{align*} \mathrew{\text{mandatory}} \mathrew{\text{voluntary}} \\ If the Property is in more than one association, provide information about the other associations below attach information to this notice.
J X	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interes 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
	Any lawsuits or other legal proceedings directly or indirectly affecting the Property.
1 2	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
1 2/	Any condition on the Property which materially affects the health or safety of an individual.
J 75K	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).
the answ	er to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
AR-1406)	7-2-07 Initialed by: Seller: and Buyer: Page 3 of 5
	Page 3 of 5

Concerning the Property at	13660 N	Swberg Rd., C	at Spring, TX
Section 6. Seller has	has not attached a survey of	lwberg Rd., C. of the Property.	7 7/ 1
Section 7. Within the last regularly provide inspection	A voore have were	oceived any written inspection	
Inspection Date Type	Name of Inspector		
5.00			No. of Pages
N B V			
		eports as a reflection of the cu ns from inspectors chosen by	
Homestead	emption(s) which you (Seller) Senior Citizen	currently claim for the Proper Disabled	ty:
Wildlife Management	☐ Agricultural	5 D : 11	
L) Other:		_ Unknown	
*Chapter 766 of the Hea	olth and Safaty Code		
Which the dwelling is local	ted, including performance, location your ar	one-family or two-family dwelling ements of the building code in e ation, and power source requirer ea, you may check unknown abo	effect in the area in
eller acknowledges that the state oker(s), has instructed or influer	ements in this notice are true to nced Seller to provide inaccurat	the best of Seller's belief and the e information or to omit any mate	at no person, including the erial information.
gnedure of Seller	5.17-10 Date Sig		
	Date Sig	mature of Soller	
	Pri	nted Name:	Date
	Pri Pri	nted Name:	Date
·R-1406) 7-2-07 In	Pri	nted Name:	
	Pri	nted Name: and Buyer:,	Page 4 of 5

Seller's Discl

3660 Newberg Pd., Cat Spring

ADDITIONAL NOTICES TO BUYER:

- 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
- 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 ordina

	authority over construction adjacent to public beaches	or improvements. Contact the local government with ordinance for more information.
(3)	If you are basing your offers on square footage, independently measured to verify any reported information	measurements, or boundaries, you should have those items
(4)	The following providers currently provide service to the	property:
	Electric: <u>San Bernard</u>	Sewer:Private
	Water: Private well	Cable: Hughes Net
	Trash: Country Waste	Natural Gas: Neme
	Local Phone:	Propane: Fayetteville Propan
(5)	This Seller's Disclosure Notice was completed by Selle as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE P	er as of the date signed. The brokers have relied on this notice
The osmok detections with (undersigned Buyer acknowledges receipt of the forego te detector requirements of Chapter 766, Health and Sa stor requirements of Chapter 766, the buyer waives the Chapter 766.	oing notice and acknowledges the property complies with the afety Code, or, if the property does not comply with the smoke buyer's rights to have smoke detectors installed in compliance
	ture of Buyer Date d Name:	Signature of Buyer Date Printed Name:



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

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

Guest House

Address of Home:	13660 Newberg Rd., Cat Spri	ng TX 78	933		Listing #: 602	277
Location of Home:	Bellville: Hwy 36S-R on FM2429-R	on FM949-	R on Newb	erg Rd to pro	perty on right.	
County or Region:	Austin			on Property?		NO
Subdivision:	Norris Ranch Subdivision		Property		39.259 Acres	S
Subdivision Restricted:	✓ YES □ NO Mandatory N	/lembership i	in Property C	wners' Assn.	✓ YES	□ NO
Listing Price:	\$1,875,000.00	Home Fe				
Terms of Sale:			Ceiling Fa	ans #	None	
Cash:	✓ YES □ NO		Dishwash	ner		
Seller-Finance:	YES NO		Garbage	Disposal		
SellFin. Terms:			Microwave	(Built-In)		
Down Payment:		 ✓	Kitchen Ran	ige	✓ Gas 🗌	Electric
Note Period:		☑	Other		Refrigerator	
Interest Rate:				from The Sale		
Payment Mode:	Mo. Qt. S.A. Ann.	All Sellers	personal p	roperty loca	ted on said 39	.259 acres.
Balloon Note:	YES NO					
Number of Years:						
Cinc and Constructions		Heat and				
Size and Construction: Year Home was Built:	0000		Central Hea		Electrid	1 Unit
	2006		Central Air	Gas	Electric	1 Unit
Lead Based Paint Addendum Red Bedrooms: 1			Other:	(=)		
Size of Home (Approx.)	Baths: 1 900 Living Area		Fireplace			
oize of Florie (Approx.)	900 Total	l H	Wood Sto		7 c	
Foundation: Slab Pie	er/Beam Other		Water Hea	iter(s):	∠ Gas	Electric
Roof Type: Metal	Year Installed: 2006	Utilities:				
Exterior Construction	Metal	Electricity	Provider:		San Bernard Ele	etrio Co On
		Gas Provi			Private-Fayettev	
		Sewer Pro			Private-Septic	ille i Toparie
		Water Pro			Private-Well	
		Water Well:		NO Depth:		nown
				Year Drilled:		006
DE	SCRIPTION	Average U	Jtility Bill:	Monthly:	Unknown	
Guest house is a comfortab	ble 1 bedroom, 1 bath of metal	Taxes:		2009	_Year	
	living room, bedroom and full bath.	School:				\$8,421.53
	. ft. of living area and features many	County:				\$2,464.54
	e main home. The storage area/barning equipment and it also has a full	Hospital:				\$386.50
	red porch shaded by giant live oaks.	FM Road: SpRd/Brg:				\$504.03
batti. There is a siriali cover	red poich shaded by giant live daks.	Taxes:	·			\$416.52
			District:		Bellville ISD	\$12,193.12
		0011001	pistrict.		Delivine 13D	•
		Additional	I Informati	on:		
				-5, 10-5		
Front: Size: None						
Back: Size: Yes (covered)						2019
Deck: Size: None	Covered			THE		
Deck: Size: None	☐ Covered					
Fenced Yard: No		7-16				
Outside Storage: Yes	No Size: in barn					
Construction:	Diah III					
	Dish					
	AND ASSOCIATES REAL ESTAT					RIS
ACCO	MPANIED BY HIS OR HER AGE	NT AT AL	L PROPE	RTY SHOV	VINGS.	

Guest House



TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE Of the second of the second

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.

			required by th						
CONCERNING THE PROPERTY A	IT 136	060 Newb	era P	d. Cat Soins	T				
DATE SIGNED BY SELLER AND MAY WISH TO OBTAIN. IT IS NO AGENT.	IS NOT A	ER'S KNOWLEDGE (A SUBSTITUTE FOR RANTY OF ANY KINI	OF THE CONI ANY INSPEC D BY SELLER	DITION OF THE PROPERTY. CTIONS OR WARRANTIES TO R, SELLER'S AGENTS, OR A	AS O HE B NY O	F TH BUYE DTHE			
Section 1. The Property has the	items mar	ked below: Mart V	operty			perty			
4:	he items to	be conveyed. The contr	act will determi	or Unknown (U).) ne which items will & will not conve	9 1/				
T IN U	item		YNU	Item		NL			
Carbon Morning		Lines (Nat LP)		Pump: ☐ sump ☐ grinder	+*+	N			
Carbon Monoxide Det. Ceiling Fans	Hot T			Rain Gutters	1.1	`			
Ceiling Fans . V		om System	V	Range/Stove	K/	\rightarrow			
Dishwasher	Micro			Roof/Attic Vents	X	1			
Disposal		oor Grill	V	Sauna	1,	1			
Emergency Escape		Decking		Smoke Detector	1	+			
Ladder(s)	Plumb	oing System		Smoke Detector - Hearing		1			
Exhaust Fans	Deal		M	Impaired		X			
Fences	Pool			Spa		\times			
Fire Detection Equip.		quipment		Trash Compactor	1	1			
French Drain			aint. Accessories TV Antenna			*			
Gas Fixtures	Pool H			Washer/Dryer Hookup	1	+			
State - Intailed	Public	Sewer System		Window Screens		\star			
Item	YNL		A deliate						
Central A/C		☑ electric ☐ gas	Addition	al Information					
Evaporative Coolers		number of units:	number of u	nits;					
Wall/Window AC Units	11.1								
Attic Fan(s)	11/	number of units:							
Central Heat	1./*	if yes, describe:							
Other Heat	11/	electric gas number of units:							
Oven	1.//	if yes, describe:							
ireplace & Chimney	11.1	number of ovens:							
Carport	1 14/	□ wood □ gas logs □ mock □ other:							
Garage	+ ! 		attached						
Garage Door Openers	+ } /		attached						
Satellite Dish & Controls	1.//	number of units: number of remotes:							
Security System	1 1/. 1	owned Dease							
Vater Heater		owned leased	trom	padview Sec.					
Vater Softener	+ +	☐ electric ★gas	☐ other:	number of units:					
nderground Lawn Sprinkler		□ owned □ leased	from			\exists			
eptic / On-Site Sewer Facility	 	automatic manual areas covered:							
D 4 4001	TAI	ιι yes attach Informa	ation About Or	n-Site Sewer Facility (TAR-140	7)				
ohnson P. O. Box 294 Bellville, TX 77418	ed by: Selle	er:	_ and Buyer:		e 1 o	of 5			
		- A. /							

William Johnson

Phone: (979) 865 - 5466 Fax: (979) 865 - 5500
Produced with ZipForm™ by RE FormsNet, LLC 18025 Flitteen Mile Road, Clinton Township, Michigan 48035 www.zipform.com

Concerning the Property a	at 196	60 No	0,,	ريهار	a Pd)	Cat Spring Tx			
Water supply provided by:	Cleity 10	well TM			7 -	(,)	an apras 1)			
Was the Property built bef						nown	other:			
(IT Ves. complete sign	າ and attach	TAR 1006			التحدادة					
Roof Type: Met	al	17411-1500	CON	Vac	iy iead-base	ea pair	1 hazards).			
Is there an overlay roof co	vering on th	e Property	/ehir	nalos i	or roof oour		aced over existing shingles or roo	pprox	im	ate)
☐ yes ☐ no ☐ unknow	vn	o i roperty	(Orill	igies i	DI TOOL COVE	ring pi	aced over existing shingles or roo	f cove	erin	ıg)?
		ma listad i	- Al- 1							
need of renair?	the life	ins listed it	n this	s Sect	ion 1 that a	re not i	in working condition, that have def	ects,	or	are
	n il yes	, describe (απα	ch add	litional shee	ets if ne	ecessary):			
									-	
									_	
Section 2. Are you (Selle aware and No (N) if you are	er) aware o re not awar	f any defec e.)	cts c	or mai	functions i	n any	of the following?: (Mark Yes (Y)	if yo	u a	are
Item	YN	Item			Y	N	Item	1.		
Basement	1	Floors				17	Sidewalks		Y	N
Ceilings		Foundat	ion /	Slab(s)	1(1	Walls / Fences		-	4
Doors		Interior V				 	Windows		-	H
Driveways		Lighting	Fixtu	ures		1/1	Other Structural Components	-+	4	H
Electrical Systems		Plumbing				##	Outer Structural Components		+	H
Exterior Walls		Roof				111		\dashv	+	
If the answer to any of the it	ems in Sact	ion 2 io vos		-l-!- (-44 4 1 14				-4	
		1011 2 13 yes	, CA	piairi (allach addn	iionai s	neets if necessary):			
										_
Section 2 Are you (Selle)									_	
Volume and an additional delies	r) aware of	any of the	foli	lowing	condition	s: (Ma	ark Yes (Y) if you are aware and	No (M	if
	r) aware of	any of the	foli	lowing	condition	s: (Ma	ark Yes (Y) if you are aware and	No (N)	if
Condition	r) aware of	any of the	foli	lowing	condition Condition		ork Yes (Y) if you are aware and	No (7	
Condition Aluminum Wiring	r) aware of	any of the	foli	lowing	Condition	on		No (N)	
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Seller's Discl

	nswer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
	N/A
Section which necessar	n 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of renary):
	N/A
not awa	5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you Room additions, structural modifications, or other alterations or repairs made without necessary permits or in compliance with building codes in effect at the time.
7	Homeowners' associations or maintenant
	Manager's name: Phone:
	Name of association:
	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interception 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 t
	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 the condition of the Property.
X/	Any condition on the Property which materially affects the health or safety of an individual.
M	hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation is a such as a such a
he answ	
he answ	certificate of mold remediation or other remediation). er to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
ne answ	

Concerning the Pro	operty at 134	60 News	erg Pd	L. Cat:	Spring:	TX
Section 6. Seller	has has	s not attached a sui	vey of the Pr	operty.	1 8'	
Section 7. Withir regularly provide	the last 4 year	ars, have you (Seli d who are either lid res, attach copies an	er) received	any written insp	pection reports prwise permitte	from persons well by law to perfo
Inspection Date	Туре	Name of Insp				
	0/					No. of Pages
NON						
Note: A buye	er should not re	ely on the above-cit should obtain inst	ed reports a	s a reflection of	AL .	
			וווטוו פווטטעטי	HISDECHURS COO	COD by the b	ndition of the
Section 8. Check	any tax exempt	ion(s) which you (S	Seiler) current	tly claim for the	Property:	01.
Wildlife Manag		LJ Seriioi CitiZe	∌n	☐ Disabled	· · operty.	
Other:	gernent	☐ Agricultural			eteran	
Douber			Unknown			
Attach additional she	ets if necessary	ve working smoke Health and Safety	Code?*	unknown 🗆 no	ves. If no or	e smoke detecte unknown, explair
which the dwelknow the build local building of building of the acknowledges the building of th	lling is located, in ing code require fficial for more in the statemen	ito in this settle	e, location, an	of the building co nd power source i may check unkno	ode in effect in requirements. If own above or co	the area in you do not ontact your
oker(s), has instructe	e 1	Seller to provide inac	ccurate inform	ation or to omit a	ny material infor	mation.
inature of Seller	-/	Dat	e Signature o	of Colley		
nted Mame: 3A	EK Den.	<u> </u>	0	me:		Date
2		0				
R-1406) 7-2-07	Initiale	d by: Seller:		and Buyer: _		Page 4 of 5

13660 Newberg Rd.,

ADDITIONAL NOTICES TO BUYER:

- 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
- 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
- S

	dune protection permit may be required for repairs of authority over construction adjacent to public beaches	or improvements. Contact the local government with ordinance for more information.
(3)	If you are basing your offers on square footage, independently measured to verify any reported information	measurements, or boundaries, you should have those items
(4)	The following providers currently provide service to the	property:
	Electric: San Bernard	Sewer: Private
	Water: Private Well	_ Cable: Jushes Net
	Trash: Country Waste	Natural Gas: None_
	Local Phone: ATET	Propane: Fayetteville Propane.
(5)	This Seller's Disclosure Notice was completed by Selle as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE P	er as of the date signed. The brokers have relied on this notice
The smok	undersigned Buyer acknowledges receipt of the forego te detector requirements of Chapter 766, Health and Sa stor requirements of Chapter 766, the buyer waives the Chapter 766.	oing notice and acknowledges the property complies with the afety Code, or, if the property does not comply with the smoke buyer's rights to have smoke detectors installed in compliance
Signa Printe	ture of Buyer Date d Name:	Signature of Buyer Date Printed Name:



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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

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۹.	NCERNING THE PROPERTY AT DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:			
	(1) Type of Treatment System: Septic Tank			
	(2) Type of Distribution System: Septic Systems with gravel packed field drain (3) Approximate Location of Drain Field or Distribution System: Dehind homes - 100 from AF Corner of			
	(4) Installer: David Galle (5) Approximate Age: installed Oct., 2006			
	MAINTENANCE INFORMATION:			
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? If yes, name of maintenance contractor: Phone: contract expiration date: Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard" on-site sewer facilities.)			
	(2) Approximate date any tanks were last pumped?Never			
	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility?			
1	(4) Does Seller have manufacturer or warranty information available for review?			
	PLANNING MATERIALS, PERMITS, AND CONTRACTS: (1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation installation 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.			
ohns	407) 1-7-04 Initialed for Identification by Buyer, and Seller, Page 1 of 2 son P. O. Box 294 Bellville, TX 77418 79) 865 - 5466 Fax: (979) 865 - 5500 William Johnson			

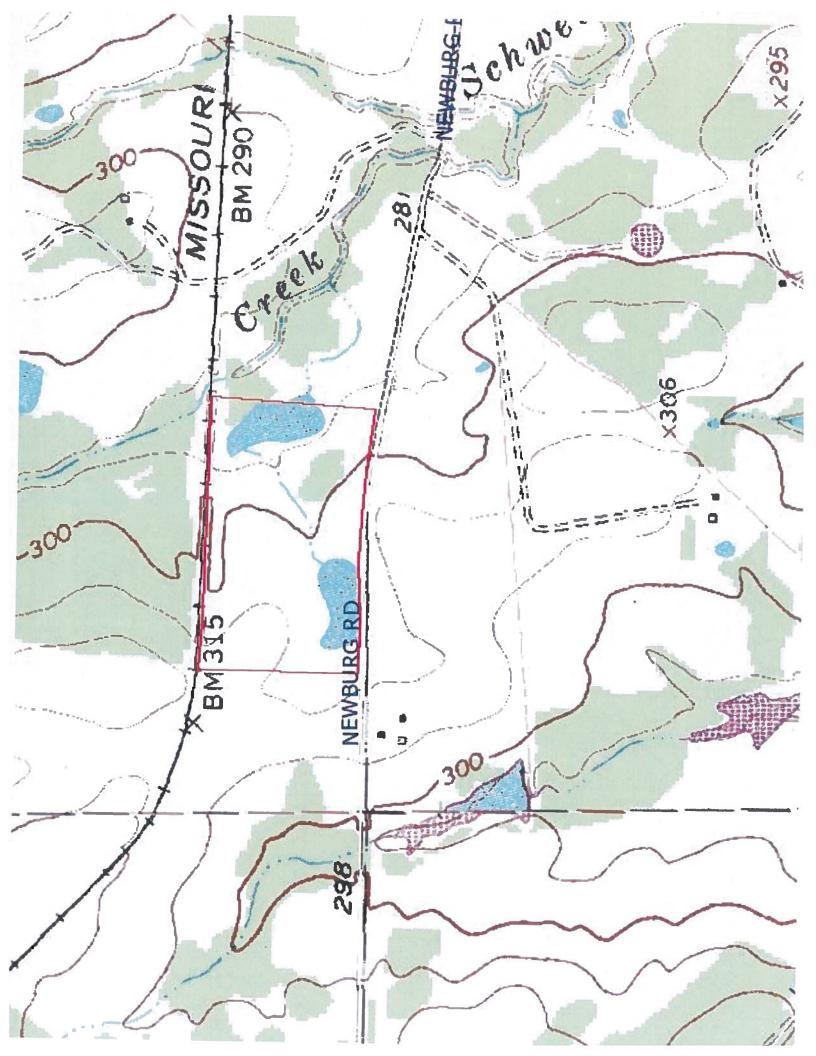
D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater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

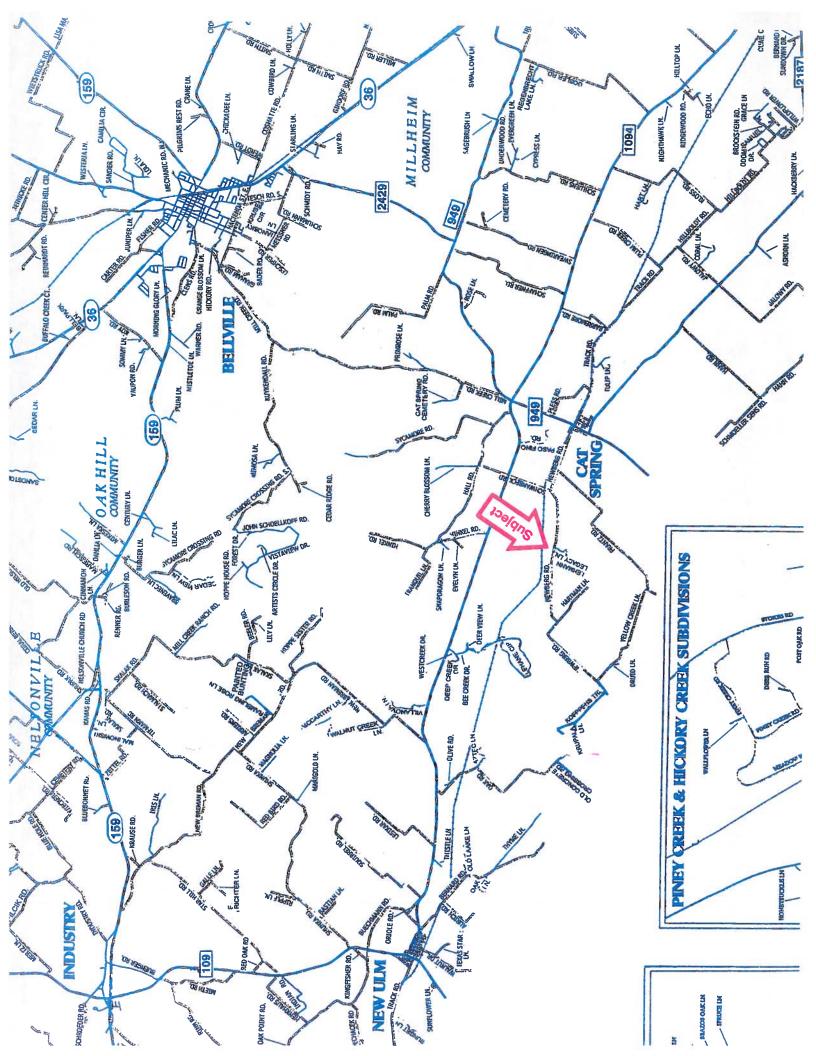
<u>Facility</u>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf) Single family dwelling (3 bedrooms; less than 2,500 sf) Single family dwelling (4 bedrooms; less than 3,500 sf) Single family dwelling (5 bedrooms; less than 4,500 sf) Single family dwelling (6 bedrooms; less than 5,500 sf) Mobile home, condo, or townhouse (1-2 bedroom) Mobile home, condo, or townhouse (each add'l bedroom)	225 300 375 450 525 225 75	180 240 300 360 420 180 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 Receipt acknowledged by:	Date	Signature of Seller	Date
Signature of Buyer	Date	Signature of Buyer	Date

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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

