



BILL JOHNSON AND ASSOC. REAL ESTATE CO.

420 E. Main St., Bellville
FM 1094 at Cedar St., New Ulm
Bellville - New Ulm, TX 77418 - 78950
Phone: Bellville (979) 865-5466 New Ulm (979) 992-2636
Fax: Bellville (979) 865-5500 New Ulm (979) 992-2637
Email: billjohnson@bire.com

5973 Hwy. 36 North



[More Photos](#)

ID: 67303
Type: Residential (Farm-Ranch)
Status: Active
City: BELLVILLE
County: Austin
Price: \$335,000
Acreage: 8.84
School Dist: Bellville I. S. D.
Taxes: \$5,237.86
Financing: Cash - Conventional -

[Map of BELLVILLE](#)

[Contact the Agent](#)

[Email this Listing](#)

This beautiful 3 bedroom, 2-1/2 bath home features an open living, kitchen and dining area with high ceilings and stained concrete floors. The custom kitchen includes Pecky Cypress cabinets and a commercial oven and cooktop. Master bath features include a walk-in shower and separate garden tub with double vanity sinks. Upstairs has 2 large bedrooms, gameroom, full bath and an additional 11' x 14' room that just needs carpet to finish it out for a 4th bedroom. Property is approximately 40% wooded with nice oak trees, is perimeter fenced, has well/septic, sandy soil and a 38' x 48' pole barn (roof only). BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT AT ALL PROPERTY SHOWINGS.

Improvements:

3 Bedrooms - 2.5 Bathrooms - Approx. 2603 Sq Ft - Multi-level Floor - Brick Exterior - Composition Roof - Age Range: 5-20 Yrs - Well - Septic - Fireplace - CHA - Barns -

Land Features:

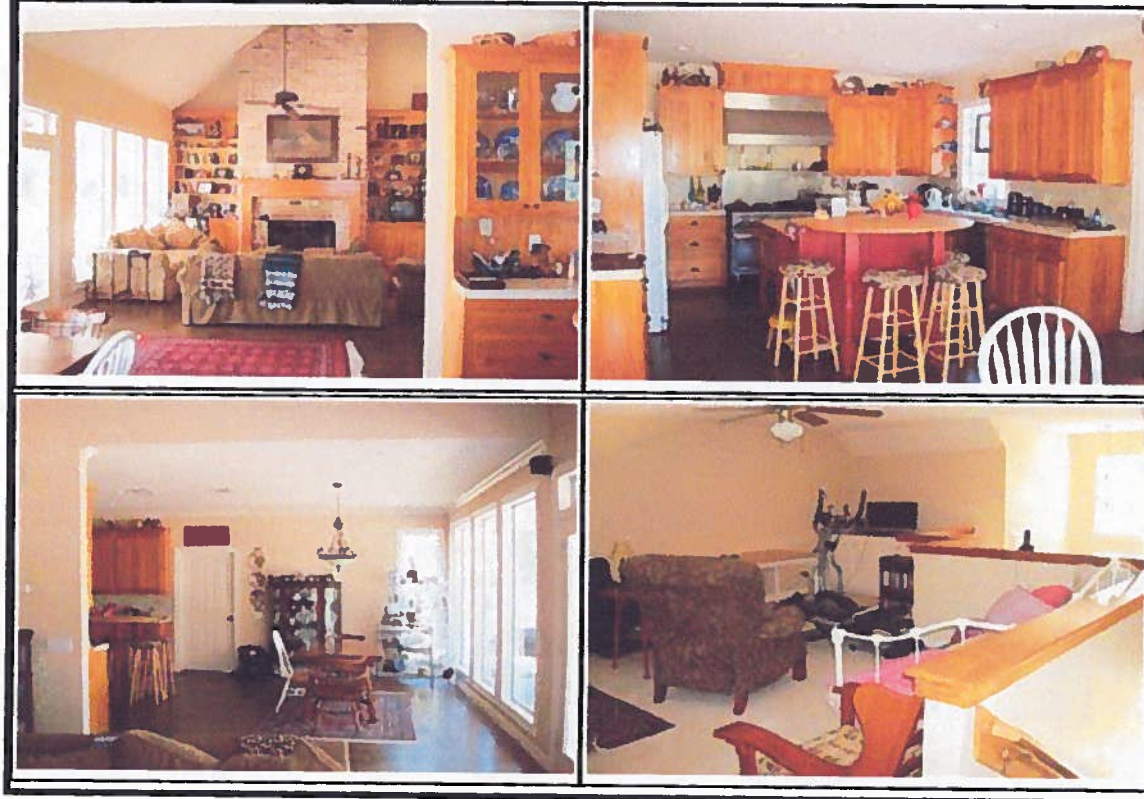
Maint. Fees: \$0 - Paved Road Frontage - Highway Road Frontage - Partially Wooded - Sandy Soil -

Directions: Bellville - Hwy. 36 North 4.5 miles to property on the left.

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5973 Hwy. 36 North[Previous Page](#)



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: Bellville, Hwy. 36 North 4.5 to property on the left Listing #: 67303
Address of Property: 5973 Highway 36 N, Bellville, TX 77418 Road Frontage: 486.83'
County: Austin County Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: No Lot Size or Dimensions: 8.838 Acres
Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 8.838 Acres

Price per Acre (or)

Total Listing Price: \$335,000.00

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:	\$ 3,506.21
County:	\$ 1,145.86
FM:	\$ 233.60
Hospital:	\$ 158.79
Rd./Bridge:	\$ 193.40
TOTAL:	\$ 5,237.86

Agricultural Exemption: ☐ Yes ☒ No

School District: Bellville I.S.D.

Minerals and Royalty:

Seller believes 75% *Minerals
to own: 75% *Royalty
Seller will All that he owns Minerals
Convey: All that he owns Royalty

Leases Affecting Property:

Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

Oil or Gas Locations: ☐ Yes ☒ No

Easements Affecting Property: Name(s):

Pipeline: None

Roadway: None

Electric: San Bernard Electric

Telephone: Southwestern Bell

Water: Austin Co. Water Supply

Other:

Improvements on Property:

Home: ☒ YES ☐ NO See HOME listing if Yes

Buildings:

Barns: Pole Barn - 38' x 48' - Roof Only

Others:

Approx. % Wooded: 40%

Type Trees: Oak

Fencing: Perimeter ☒ YES ☐ NO

Condition: Good

Cross-Fencing: ☐ YES ☒ NO

Condition:

Ponds: Number of Ponds: None

Sizes:

Creek(s): Name(s): None

River(s): Name(s): None

Water Well(s): How Many? One

Year Drilled: 2000 Depth Approx. 300'

Community Water Available: ☒ YES ☐ NO

Provider: Austin Co. Water Supply Co.

Electric Service Provider (Name): San Bernard

Electric Coop.

Gas Service Provider Propane

Septic System(s): How Many: One

Year Installed: 2000

Soil Type: Sandy

Grass Type(s): Native

Flood Hazard Zone: See Seller's Disclosure or to be determined by survey.

Nearest Town to Property: Bellville

Distance: 4.5 miles

Driving time from Houston 1 hour

Items specifically excluded from the sale: All of Seller's personal property located on and in said 8.838 Acres

Additional Information:

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

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HOME LISTING

Address of Home:	5973 Highway 36 N, Bellville, TX 77418		Listing	67303
Location of Home:	Bellville-Hwy. 36 N. 4.5 miles to property on the left			
County or Region:	Austin County	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	No	Property Size:	8.838 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:	\$335,000.00			
Terms of Sale				
Cash:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		
Seller-Finance:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		
Sell.-Fin. Terms:				
Down Payment:				
Note Period:				
Interest Rate:				
Payment Mode:	<input type="checkbox"/> Mo.	<input type="checkbox"/> Qt.	<input type="checkbox"/> S.A.	<input type="checkbox"/> Ann.
Balloon Note:	<input type="checkbox"/> YES	<input type="checkbox"/> NO		
Number of Years:				
Size and Construction:				
Year Home was Built:	2002			
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES			
Bedrooms:	3	Bath:	2 1/2	
Size of Home (Approx.)	2,603	Living Area		
	3,195	Total		
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:	Composition Year Installed: 2002			
Exterior Construction:	Brick and Hardi-siding			
Room Measurements:	APPROXIMATE SIZE:			
Living Room:	15' x 20'			
Dining Room:				
Kitchen/Bkf.Rm	14' x 25'			
Family Room:				
Utility:	10' x 10'			
Bath:	9' x 10'	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Half Bath:	3-1/2' x 6'	<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	
Master Bath:	11' x 11'	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Master Bdrm:	13' x 9'			
Bedroom:	13' x 15' - upstairs			
Bedroom:	13' x 14' - upstairs			
Game Room:	14' x 16' - upstairs			
Study:	10' x 14'	Storage:	11' x 14' - upstairs	
Garage:	<input type="checkbox"/> Carport:	No. of Cars:	None	
Size:	<input type="checkbox"/> Attached <input type="checkbox"/> Detached			
Porches:				
Front: Size:	8' x 37'			
Back: Size:	8' x 37'			
Deck: Size:	<input type="checkbox"/> Covered			
Deck: Size:	<input type="checkbox"/> Covered			
Fenced Yard:	No			
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Size:		
Construction:	Pole Barn - Roof Only - 36' x 48'			
TV Antenna	<input type="checkbox"/> Dish <input checked="" type="checkbox"/>	Cable	<input type="checkbox"/>	

Home Features

- ☒ Ceiling Fans No. 7
- ☒ Dishwasher
- ☒ Garbage Disposal
- ☒ Microwave (Built-In)
- ☒ Kitchen Range (Built-In) ☒ Gas ☐ Electric
- ☒ Refrigerator

Items Specifically Excluded from The Sale: LIST:

All of Seller's personal property located in and on said
8.838 Acres

Heat and Air:

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

Utilities:

Electricity Provider: San Bernard Electric Co-op.

Gas Provider: Propane

Sewer Provider: Septic

Water Provider: Well

Water Well: ☒ YES ☐ NO Depth: 300' approx.

Year Drilled: 2000

Average Utility Bill: Monthly: \$200.00

Taxes:

2010 Year

School: \$3,506.21

County: \$1,145.86

FM: \$233.60

Hospital: \$158.79

Rd./Bridge: \$193.40

Taxes: \$5,237.86

School District: Bellville I. S. D.

Additional Information:

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5973 Hwy 36 N, Bellville, TX 77418

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Jan 28 2011

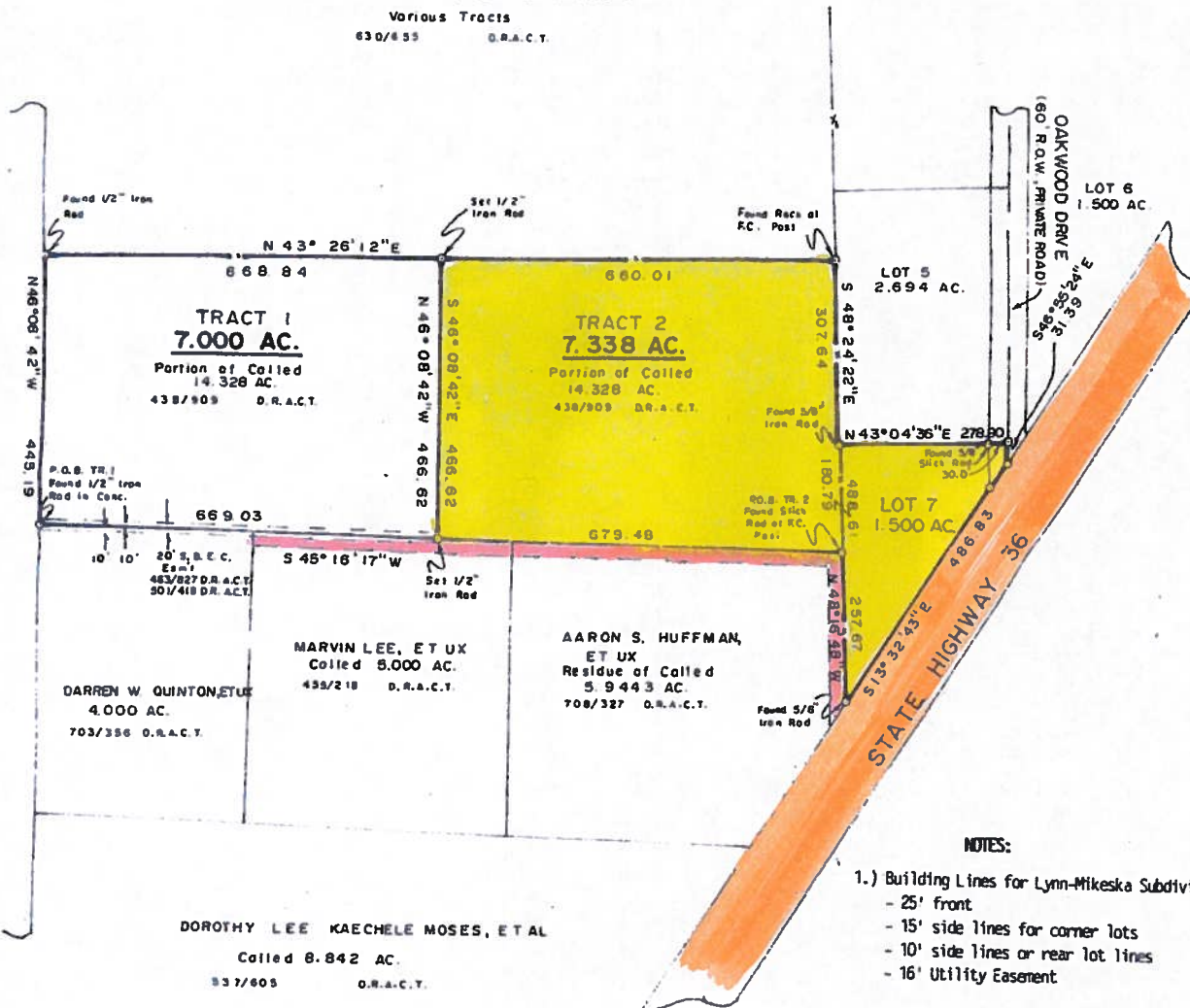
30°00'15.50"N 96°18'25.40"W elev 636 ft

©2010 Goo

Eye at:

LYNN - MIKESKA
SUBDIVISION
VOL. 1, PG. 121 P.R.A.C.T.

PALMER HUTCHESON, JR., ET UX
Various Tracts
630/635 D.R.A.C.T.



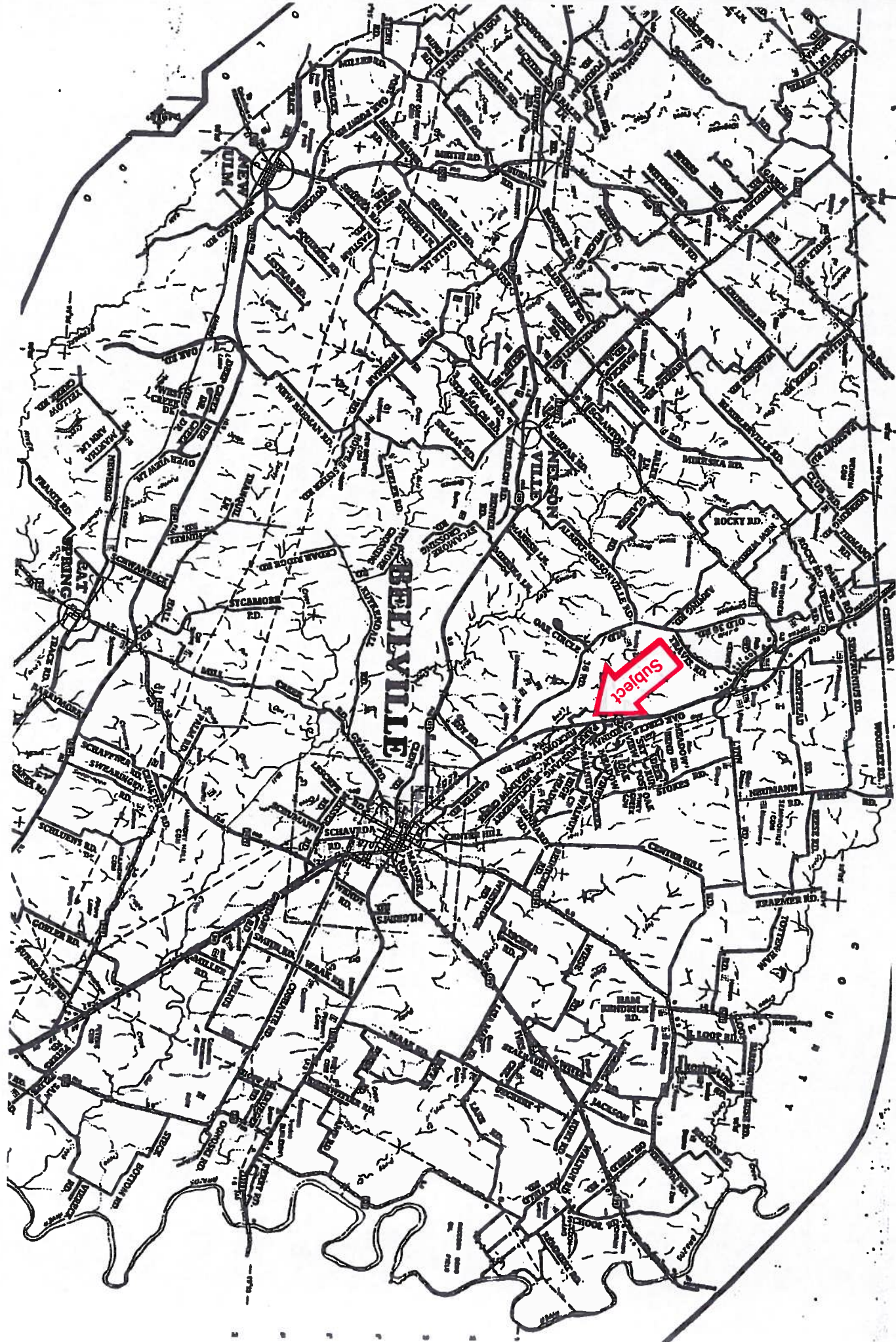
Alexander, Registered Professional Land Surveyor, do hereby certify that the plat and/or the description shown hereon represents the results of an on the ground survey made in accordance with the provisions of the Texas Surveying Act and supervision on January 6, 1999. There are no encroachments, intrusions, easements and/or right of ways upon the ground and/or of record, based upon this survey and title information abstracted and furnished by the ABSTRACT COMPANY, except as noted hereon.

This survey was performed in connection with the transaction described in the No. 22,178 of BELLVILLE ABSTRACT

NO SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE MADE AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR THE RESULTS THEREFROM.

Alexander - Registered Professional Land Surveyor, #4194

<p>ROSE AMY MIKESKA, ET AL</p> <p>ALEXANDER SURVEYING</p> <p>36 S. Front Street • P.O. Box 386 Bellville, Texas 77418 409/865-9145</p>		
Glen S. Alexander	County AUSTIN	Field Crew R.E.
R.P.S. No. 4194	Survey ARTHUR LOIT, A-254	Computations G.A.
Date Jan. 6, 1999	City	Drafting D.C.
Update	Addition	A.C. VOL. 30, PG. 12 Work Order 2644



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 5973 Hwy 36 N., 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Det.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Escape Ladder(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exhaust Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Detection Equip.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
French Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item	Y	N	U
Gas Lines (Nat/LP)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patio/Decking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Maint. Accessories	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Sewer System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

(TAR-1406) 7-2-07

Initialed by: Seller: [Signature] and Buyer: [Signature]

Page 1 of 5

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

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48036 www.zipform.com

Phone: (979) 865-5466

Fax: (979) 865-5500

Seller's Disc

Concerning the Property at 5973 Hiway 36 N. 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: _____ Age: _____ (approximate)

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

☐ yes ☒ no ☐ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

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

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

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

Item	Y	N
Sidewalks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Walls / Fences	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Windows	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Structural Components	<input checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>
Asbestos Components	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fault Lines	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous or Toxic Waste	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Improper Drainage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Intermittent or Weather Springs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Landfill	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Encroachments onto the Property	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Improvements encroaching on others' property	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Located in 100-year Floodplain	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Present Flood Insurance Coverage (If yes, attach TAR-1414)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Flooding into the Structures	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Flooding onto the Property	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Fires	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Foundation Repairs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Condition	Y	N
Previous Roof Repairs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Structural Repairs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Radon Gas	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Settling	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Soil Movement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Subsurface Structure or Pits	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Underground Storage Tanks	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Unplatted Easements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Unrecorded Easements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Water Penetration	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Wetlands on Property	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Wood Rot	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Active infestation of termites or other wood-destroying insects (WDI)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Previous treatment for termites or WDI	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Termite or WDI damage needing repair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(TAR-1406) 7-2-07

Initialed by: Seller: [Signature] and Buyer: _____

Concerning the Property at 5973 Hiway 36 N. Bellville TX 77418

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):

Concerning the Property at 5973 Hiway 36 N., 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:

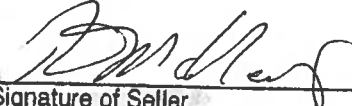
- ☒ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

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): _____

**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.


Signature of Seller

Printed Name: _____

Date


Signature of Seller

Printed Name: _____

Date

Concerning the Property at 5973 Highway 36 N., 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 seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:
Electric: SAN BERNARD Sewer: SEPTIC
Water: WELL Cable: DIRECT
Trash: AK Waste Natural Gas: _____
Local Phone: ATT Propane: FAYETTEVILLE 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 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.



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 5973 Highway 36 No Bellville

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ Conventional
- (2) Type of Distribution System: _____ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown
Behind house
- (4) Installer: David Galle ☐ 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? _____
- (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.

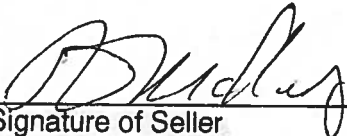
Information about On-Site Sewer Facility concerning

5973 Honey St. N. Belleville

- 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

Date


Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

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

Information About Brokerage Services

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

IF THE BROKER REPRESENTS THE OWNER:

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

IF THE BROKER REPRESENTS THE BUYER:

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

IF THE BROKER ACTS AS AN INTERMEDIARY:

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

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

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

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

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

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

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

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

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

