



\$499,000

Double Mac Ranch - 2763 FM 155 South WEIMAR, Colorado County

ID: 65352



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



Twice featured in Southern Living magazine (December02, May04) the Double Mac Ranch provides an elegant, warm country getaway for family and friends, country charm and relaxation just ninety minutes from Houston, Austin, and San Antonio.

Primary residence or weekend retreat, spend your days on the screened and covered porch that boasts spectacular sunrise and sunset views. The yard is landscaped and irrigated for ease of maintenance, showcasing a dozen species of trees along with native Texas plants and shrubs. Lock spur is the first to sprout in the waning days of winter. Entertaining is a breeze with the patio and entertainment area. Fire pit, outdoor cooking area, pebble paths, and wisteria arbor add ambiance to any outdoor event. Forty eight acres of the Double Mac are densely wooded with trails and seasonal streams winding throughout. Wildlife abounds for the naturalist or hunter. Metal barn on concrete slab with bath and wood burning stove was installed in 2008. Barn cats and ranch dog, "BOOTS", included.

The Double Mac Ranch is an exceptional property. Call for an appointment TODAY!!

Adjoining 53 acres available to purchase at \$7,500.00/acre...

Improvements

3 Bedrooms
2 Bathrooms
Approx. 1680 Sq F
Const. Type: Manufactured
Single Floor
Vinyl Exterior
Metal Roof
Year Built: 1998
Age Range: Over 20 Yrs
Well
Septic

Land Features

Approx. 54.61 Acres
Maint. Fees: \$0
Paved Road Frontage
Farm to Market Road
Frontage
Agricultural Lease
Agricultural Exemption
Mineral Lease -
Minerals Conveyed:
Negotiable
Partially Wooded

Other

Residential (Farm-Ranch)
Status: Active
School District: Weimar
Taxes: \$1,179.45
Tax ID: 20784/20783/20811

Financing

Cash
Conventional

Fireplace
CHA
Barns

Rolling
Sandy Soil

Directions: from the intersection of IH-10 and FM 155, go south on FM 155, 8.2 miles. property on east side of FM 155. look for BJRE sign

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Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville TX 77418

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

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

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

www.bjre.com

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HOME LISTING

Address of Home:	2763 FM 155 S, Weimar, Texas	Listing #: 65352
Location of Home:	8 miles south of I-10 on FM 155 S	
County or Region:	Colorado County	For Sale Sign on Property? ☒ YES ☐ NO
Subdivision:		Property Size: 54.608 ac
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO
Listing Price:	\$499,000.00	
Terms of Sale	Home Features	
Cash: ☒ YES ☐ NO	☒ Ceiling Fans No. 8	
Seller-Finance: ☐ YES ☒ NO	☐ Dishwasher	
Sell.-Fin. Terms:	☐ Garbage Disposal	
Down Payment:	☐ Microwave (Built-In)	
Note Period:	☒ Kitchen Range ☐ Gas ☒ Electric	
Interest Rate:	☐ Other	
Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.	Items Specifically Excluded from The Sale: LIST:	
Balloon Note: ☐ YES ☐ NO	All Sellers personal property	
Number of Years:		
Size and Construction:	Heat and Air:	
Year Home was Built: 1988 CCAD	☒ Central Heat Gas ☐ Electric ☒	
Lead Based Paint Addendum Required if prior to 1978: ☐ YES	☒ Central Air Gas ☐ Electric ☒	
Bedrooms: 3 Bath: 2	☐ Other:	
Size of Home (Approx.) 1,680 CCAD Living Area	☒ Fireplace(s)	
Foundation: ☐ Slab ☒ Pier/Beam ☐ Other	☐ Wood Stove	
Roof Type: metal Year Installed: 1998	☒ Water Heater(s): ☐ Gas ☒ Electric	
Exterior Construction: vinyl on wood frame	Utilities:	
Room Measurements: APPROXIMATE SIZE:	Electricity Provider: Fayette Electric Coop	
Living Room: 17x17	Gas Provider:	
Dining Room: 14x16	Sewer Provider:	
Kitchen: 9x13	Water Provider:	
Family Room:	Water Well: ☒ YES ☐ NO Depth: Unknown	
Utility 5x10	Year Drilled: 1988	
Bath: 5x8 ☒ Tub ☒ Shower	Average Utility Bill: Monthly: \$150.00	
Bath: ☐ Tub ☐ Shower	Taxes: 2010 Year	
Mstr Bath: 10x10 ☒ Tub ☒ Shower	School: \$836.32	
Mstr Bdrm: 13x18	County: \$330.44	
Bedroom: 12x13	FM/Rd/Br:	
Bedroom: 12x13	GWCD: \$12.69	
Office	City:	
Other: dry bar	Taxes: \$1,179.45	
Barn: ☒ Carport: ☒ No. of Cars: multiple/3- 10' doors	School District: Weimar	
Size: 45x45 15x45 ☐ Attached ☒ Detached	Additional Information:	
Porches:	large outdoor patio/entertainment area	
Front: Size: 5x9 covered	windmill with well, depth unknown	
Side: Size:	landscaping with irrigation system to all beds, trees, and	
Deck: Size: 1204sf, screened ☒ Covered	garden area	
Deck: Size: ☐ Covered	bath area and wood heater in barn	
Fenced Yard: yes		
Outside Storage: ☒ Yes ☐ No Size:		
Construction:		
TV Antenna ☒ Dish ☐ Cable ☐	internet available	

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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LOT OR ACREAGE LISTING

Location of Property: 8 miles south of I-10 on FM 155 near Weimar, Tx Listing #: 65352
 Address of Property: 2763 FM 155 S, Weimar, Texas Road Frontage: 29.97 ft
 County: Colorado Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: Lot Size or Dimensions: 54.608 ac
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 54.6080**Price per Acre (or)****Total Listing Price:** \$499,000.00**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: \$ 836.32
 County: \$ 330.44
 FM/Rd/Br.:
 GWCD: \$ 12.69
 City: \$1,179.45
 TOTAL:

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

Seller believes 50%on 48ac 0%on 6acres *Minerals
 to own: 50%on 48ac 0%on 6acres *Royalty
 Seller will negotiable Minerals
 Convey: negotiable Royalty

* Current title commitment to reflect mineral and royalty reservations *

Leases Affecting Property:Oil and Gas Lease: ☒ Yes ☐ No

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☒ Yes ☐ No

Lessee's Name: Carole Halla

Lease Expiration Date: month to month

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

Pipeline: none

Roadway: none

Electric: Fayette Electric Coop

Telephone:

Water:

Other:

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

Buildings:

Barns: 45X45 metal barn on slab with 15X45 hangover
 has water,electricity, bath,wood heater
 Others: 12X27 workshop with 5X27 overhang
 6x6 pumphouse

Approx. % Wooded: 80%

Type Trees: Oak, Cedar, Pecan, var fruit,

Fencing: Perimeter ☒ YES ☐ NO

Condition: good

Cross-Fencing: ☒ YES ☐ NO

Condition: Good

Ponds: Number of Ponds: none

Sizes:

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

1

Year Drilled: 1988 Depth unknown

Community Water Available: ☐ YES ☐ NO

Provider:

Electric Service Provider (Name):

Fayette Electric Coop

Gas Service Provider (Name):**Septic System(s): How Many:**

1

Year Installed: 1988

Soil Type: sandy clay**Grass Type(s):** native**Flood Hazard Zone:** See Seller's Disclosure or to be

determined by survey.

Nearest Town to Property: Weimar

Distance: 8 miles north

Driving time from HOU, SA, Austin 1.5 hr

Items specifically excluded from the sale:

all sellers personal property

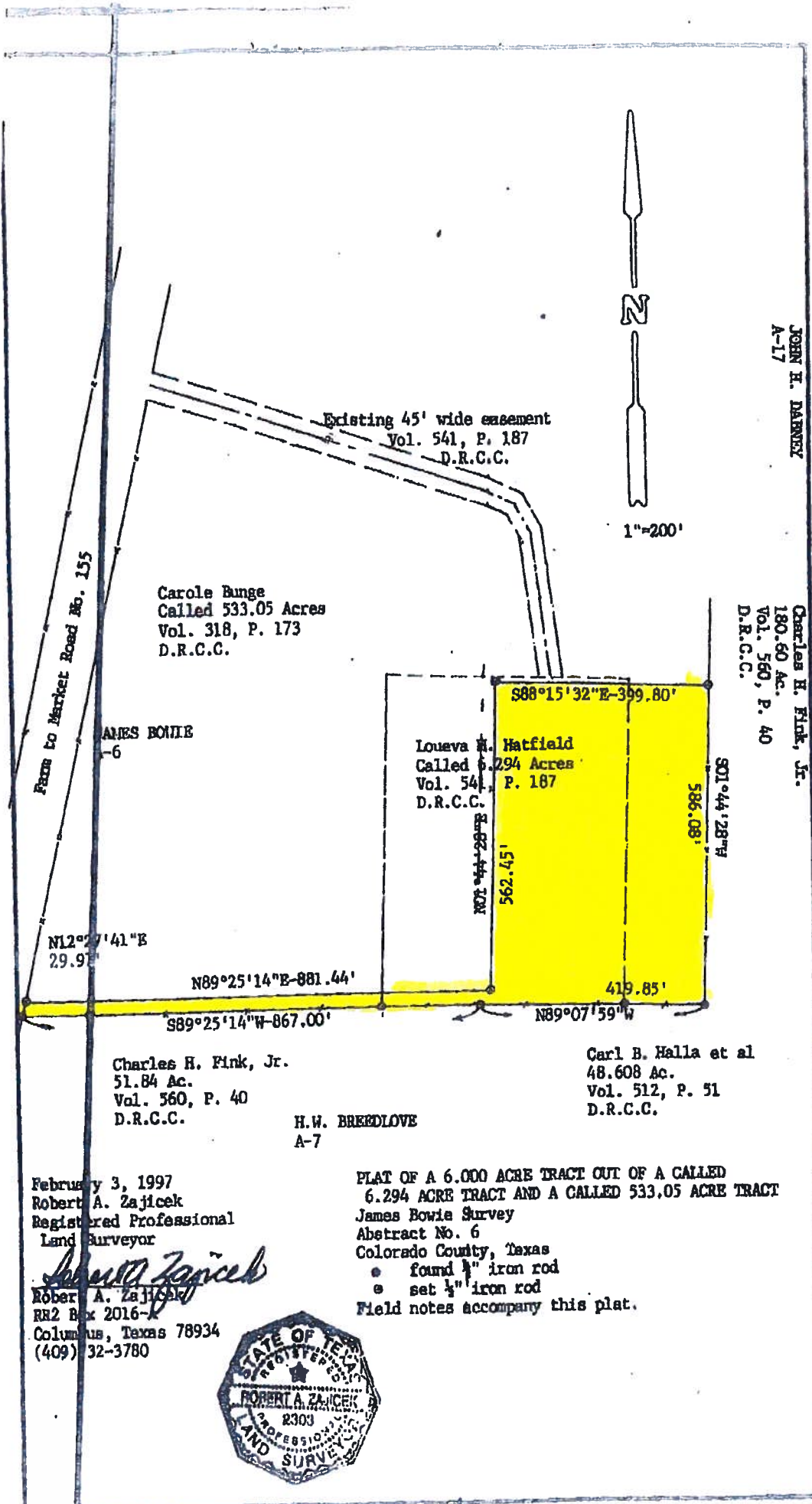
Additional Information:

irrigation system for yard, beds, orchard, and garden

large back yard patio/entertainment area

internet available

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JOHN H. DARNLEY
A-17

Charles H. Fink, Jr.
180.60 Ac.
Vol. 560, P. 40
D.R.C.C.

AMES BOWIE

Farm to Market Road No. 155

Existing 45' wide easement
Vol. 541, P. 187
D.R.C.C.

Carole Bunge
Called 533.05 Acres
Vol. 318, P. 173
D.R.C.C.

Loueva M. Hatfield
Called 6.294 Acres
Vol. 541, P. 187
D.R.C.C.

Charles H. Fink, Jr.
51.84 Ac.
Vol. 560, P. 40
D.R.C.C.

H.W. BREEDLOVE
A-7

Carl B. Halla et al
48.608 Ac.
Vol. 512, P. 51
D.R.C.C.

February 3, 1997
Robert A. Zajicek
Registered Professional
Land Surveyor

Robert A. Zajicek
Robert A. Zajicek
RR2 Box 2016-A
Columbus, Texas 78934
(409) 32-3780



PLAT OF A 6.000 ACRE TRACT OUT OF A CALLED
6.294 ACRE TRACT AND A CALLED 533.05 ACRE TRACT
James Bowie Survey
Abstract No. 6
Colorado County, Texas
• found 1/2" iron rod
• set 1/2" iron rod
Field notes accompany this plat.

Carl Holle

S 89° 07' 59" E
420.06'

S 89° 11' 25" E
325.33'

1272.88'

Victor
D.
Strunk

S 00° 07' 35" W

48.608
AC.

2851.32'

N 00° 00' 20" E

1567.49'

Joe F.
Stavino

S 00° 06' 07" E

S 89° 59' 54" W

745.57'

N

HIGHWAY NO. 180

Victor D. Strunk
6184 Ac.

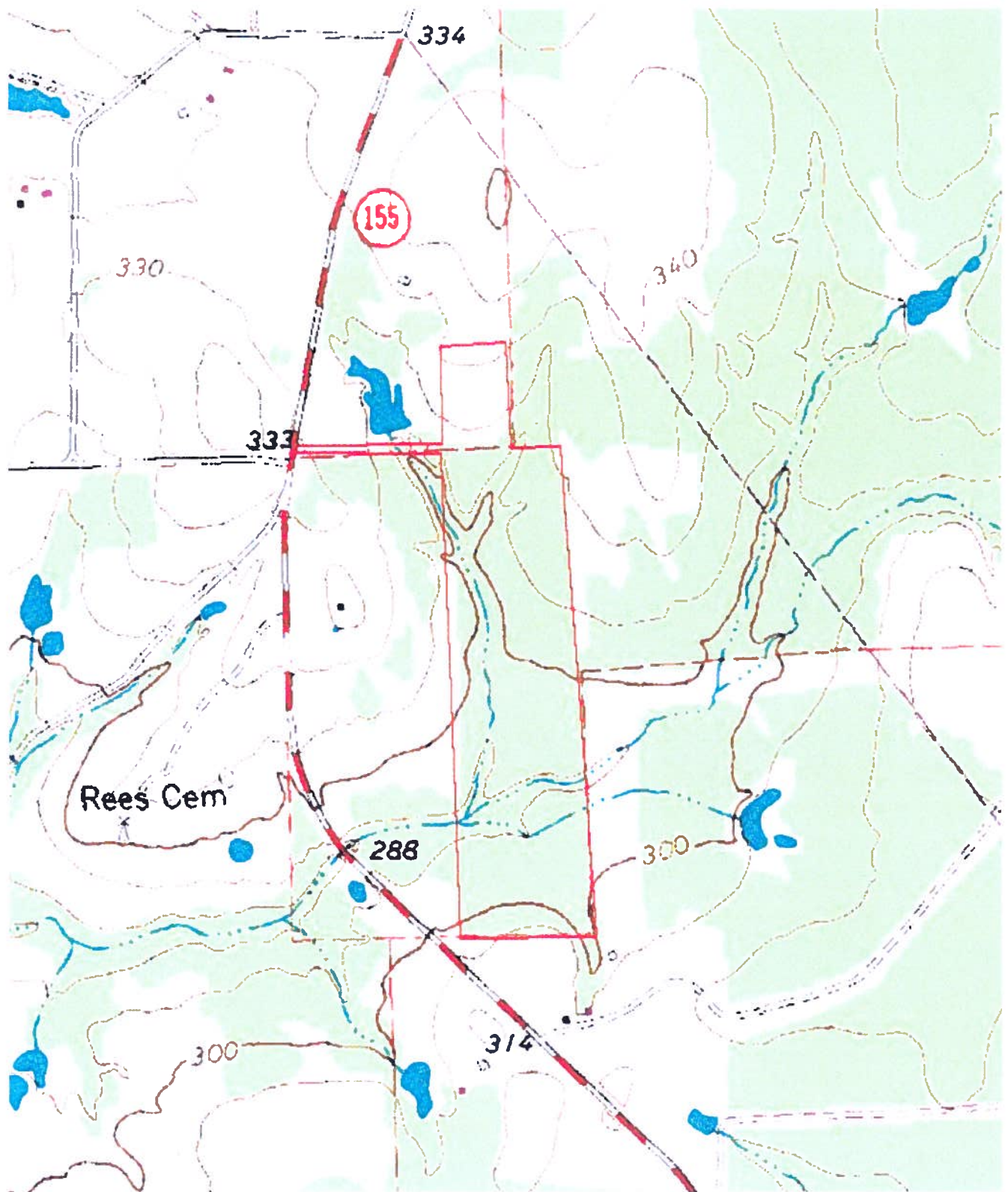
PLAT OF A SURVEY OF A 48.608 ACRE TRACT OF LAND BEING ALL
THAT CERTAIN 49.50 ACRES OF LAND DESCRIBED IN A DEED TO
ED RABEL, RECORDED IN VOLUME 116, PAGE 395 - DEED REC-
ORDS OF COLORADO COUNTY, TEXAS.

COLORADO COUNTY, TEXAS
H. W. BREEDLOVE
ABSTRACT NO. 7
SCALE 1" = 200'
MAY 1, 1985

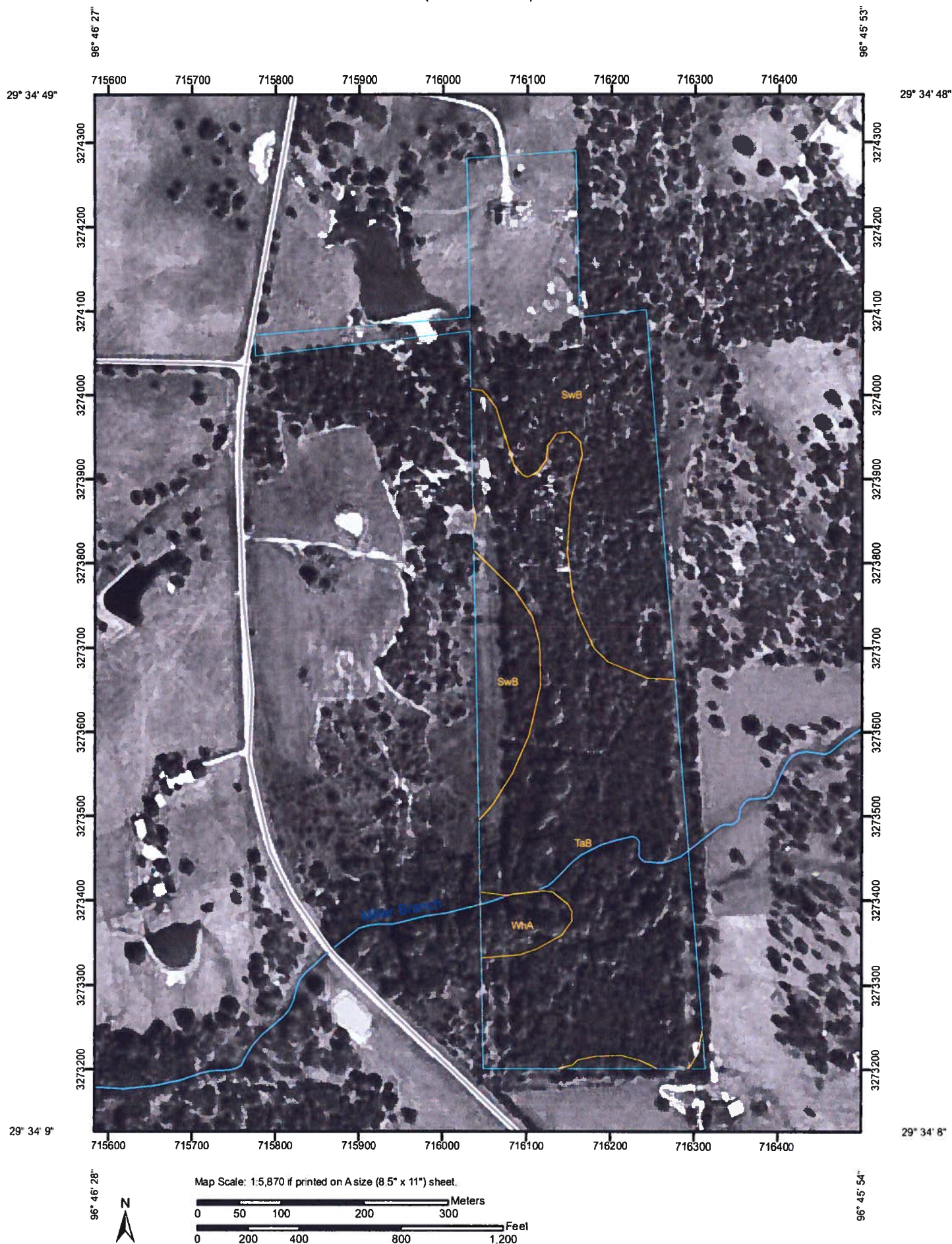
NOTE: ALL CORNERS MARKED WITH 1/2 INCH IRON PINS.



LEONARD W. FRANK
COUNTY SURVEYOR OF COLORADO COUNTY, TEXAS
REGISTERED PUBLIC SURVEYOR
REGISTRATION NO. 1669



Soil Map—Colorado County, Texas
(McNeil 54 acres)



Map Unit Legend

Colorado County, Texas (TX089)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
SwB	Straber loamy fine sand, 1 to 3 percent slopes	27.0	44.9%
TaB	Tabor fine sandy loam, 1 to 3 percent slopes	31.4	52.2%
WhA	Whitesboro sandy clay loam, 0 to 1 percent slopes, occasionally flooded	1.7	2.9%
Totals for Area of Interest		60.1	100.0%

he Flood Insurance Study report for this jurisdiction.
ce is available in this community, contact your insurance
d Insurance Program at 1-800-638-6620.



MAP SCALE 4" = 1 MILE



PANEL 0375D

FIRM
FLOOD INSURANCE RATE MAP
COLORADO COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 375 OF 700
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
COLORADO COUNTY 480144 0375 D

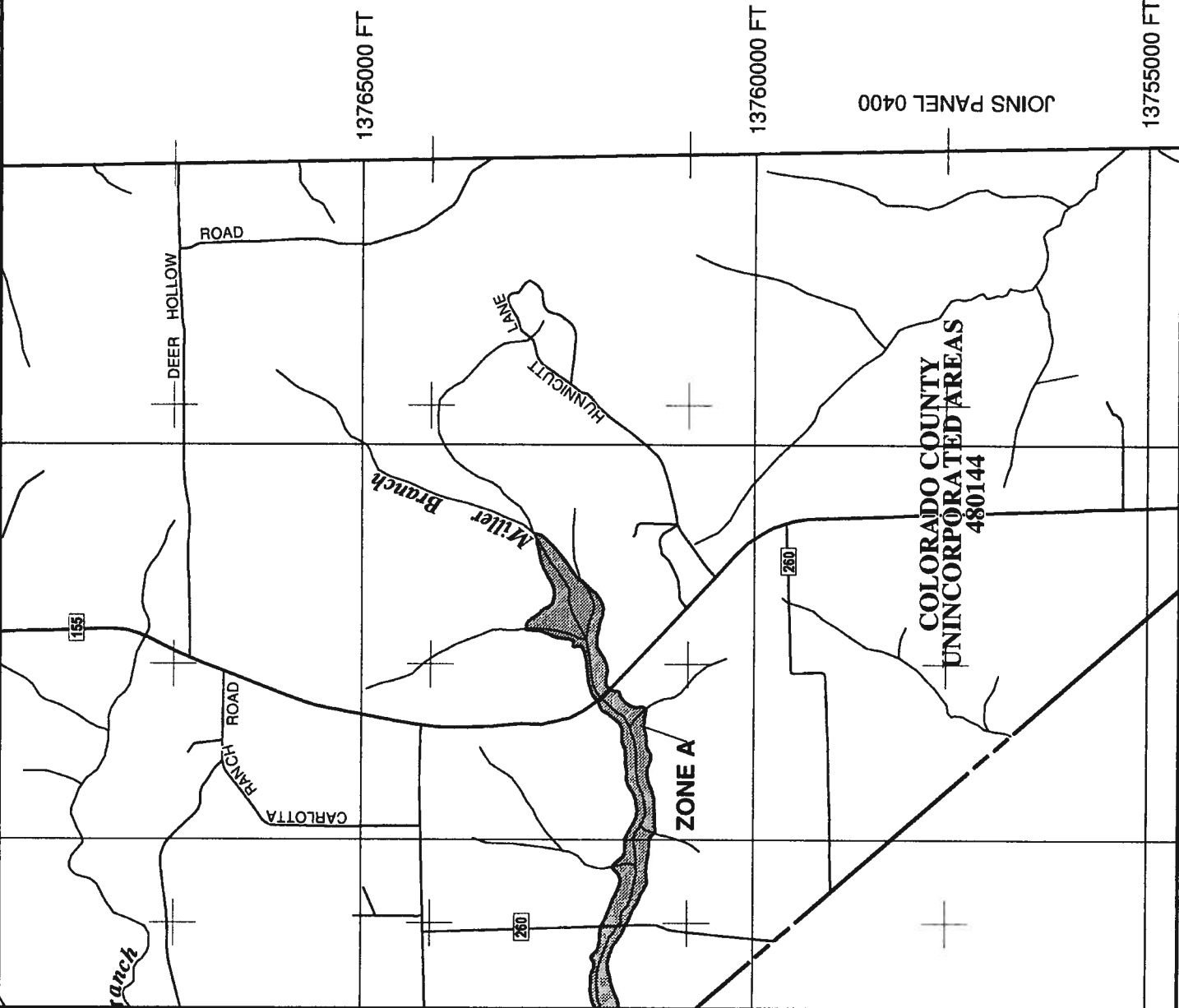
Notice to User: The Map Number shown below should be used when ordering a map. The Community Number shown above should be used on insurance applications for the subject community.

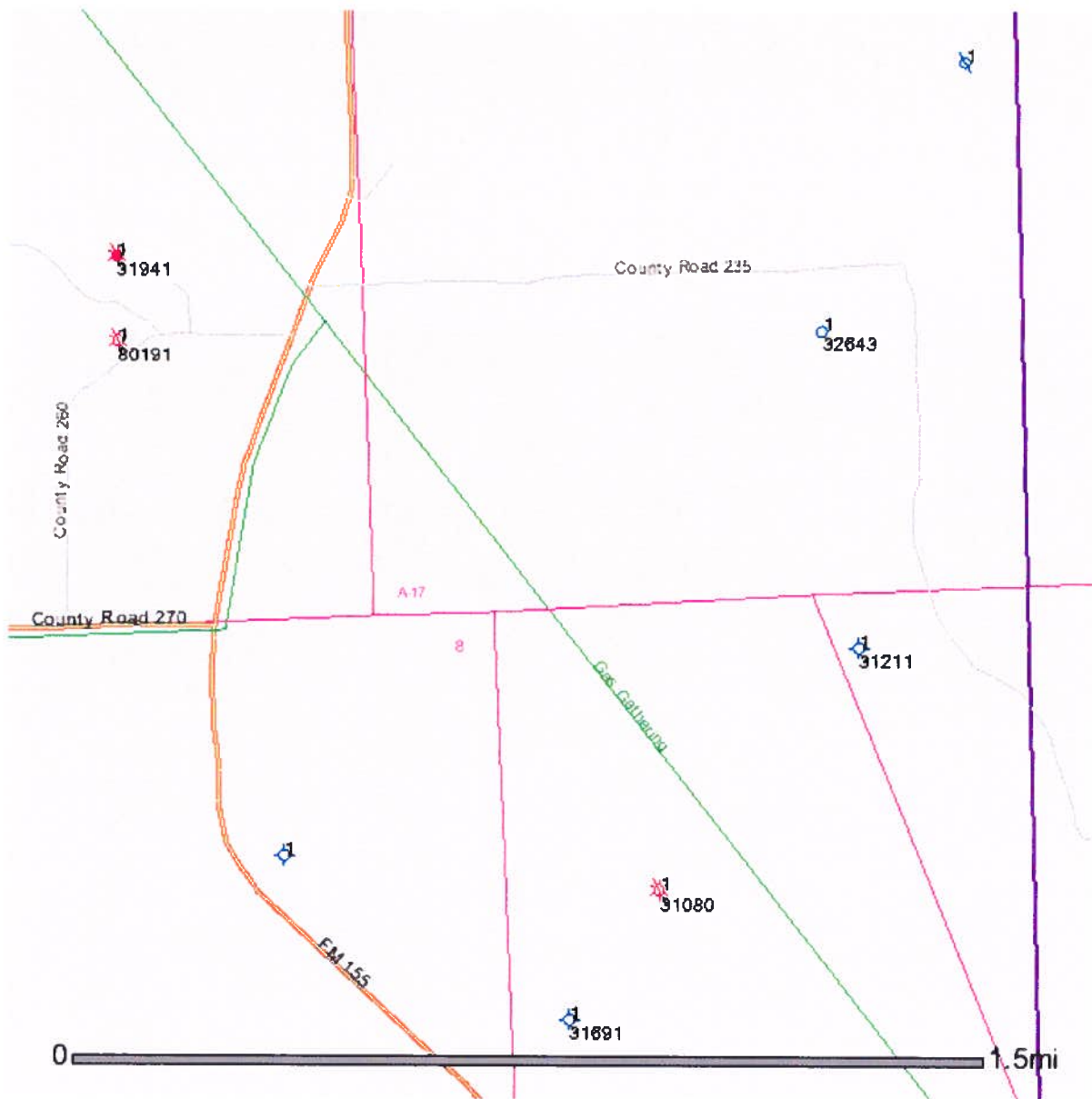


MAP NUMBER
48089C0375D
MAP REVISED
FEBRUARY 4, 2011

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov







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

2763 FM 155 S

Weimar, Tx 78962

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: ☐ sump ☐ 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	☒			☒ electric ☐ gas number of units: _____
Evaporative Coolers				number of units: _____
Wall/Window AC Units				number of units: _____
Attic Fan(s)	☒			if yes, describe: _____
Central Heat	☒			☐ electric ☐ gas number of units: _____
Other Heat	☒			if yes, describe: _____
Oven	☒			number of ovens: 1 ☒ electric ☐ gas ☐ other: <i>forming</i>
Fireplace & Chimney	☒			☒ wood ☐ gas logs ☐ mock ☐ other: <i>as above</i>
Carport	☒			☒ attached ☐ not attached
Garage	☒			☒ attached ☐ not attached
Garage Door Openers	☒			number of units: 1 number of remotes: 2
Satellite Dish & Controls				☐ owned ☐ leased from _____
Security System				☐ owned ☐ leased from _____
Water Heater	☒			☒ electric ☐ gas ☐ other: _____ number of units: _____
Water Softener				☐ owned ☐ leased from _____
Underground Lawn Sprinkler	☒			☒ automatic ☐ manual areas covered: _____
Septic / On-Site Sewer Facility	☒			if yes, attach information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 1-01-10

Initialed by: Seller: *pm* and Buyer: _____

Page 1 of 5

Concerning the Property at 2763 FM 155 S
Weimar, Tx 78962

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		☒
Ceilings		☒
Doors		☒
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

Item	Y	N
Floors		☒
Foundation / Slab(s)		☒
Interior Walls		☒
Lighting Fixtures		☒
Plumbing Systems		☒
Roof		☒

Item	Y	N
Sidewalks		☒
Walls / Fences		☒
Windows		☒
Other Structural Components		☒

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

Condition	Y	N
Previous Foundation Repairs		☒
Previous Roof Repairs		☒
Other Structural Repairs		☒
Radon Gas		☒
Settling		☒
Soil Movement		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks		☒
Unplatted Easements		☒
Unrecorded Easements		☒
Urea-formaldehyde Insulation		☒
Water Penetration		☒
Wetlands on Property		☒
Wood Rot		☒
Active infestation of termites or other wood- destroying insects (WDI)		☒
Previous treatment for termites or WDI		☒
Previous termite or WDI damage repaired		☒
Termite or WDI damage needing repair		☒

(TAR-1406) 1-01-10

Initialed by: Seller: John and Buyer: _____

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Page 2 of 5
 McIntel, Georgia

Concerning the Property at 2763 FM 155 S
Weimar, TX 78962

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. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- ☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- ☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.
- ☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
 If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

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

Concerning the Property at 2763 FM 155 S
Weimar, Tx 78962

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.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller

Date

Signature of Seller

Date

Printed Name: Georgana McNeil

Printed Name: _____

(TAR-1406) 1-01-10

Initialed by: Seller: gdm

and Buyer: _____

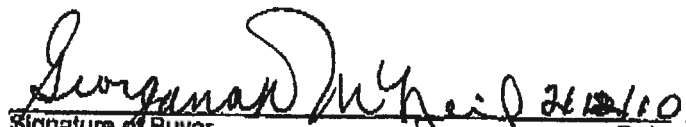
Page 4 of 5

Concerning the Property at 2763 FM 155 S
Weslmar, Tx 78962

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:
- | | |
|-----------------------------------|----------------|
| Electric: <u>Fayette Electric</u> | phone #: _____ |
| Sewer: _____ | phone #: _____ |
| Water: _____ | phone #: _____ |
| Cable: _____ | phone #: _____ |
| Trash: _____ | phone #: _____ |
| Natural Gas: _____ | phone #: _____ |
| Phone Company: <u>Col. Valley</u> | phone #: _____ |
| Propane: _____ | phone #: _____ |
- (5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

	
Signature of Buyer	Date
Printed Name: <u>GEORGANA D. MCNEIL</u>	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

2763 FM 155 S
 Weimar, Tx 78962

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: ☐ Unknown
- (4) Installer: Thurley Molar ☐ Unknown
- (5) Approximate Age: 2 yrs ☐ 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 Initialed for Identification by Buyer _____ and Seller _____ Page 1 of 2

Bill Johnson & Associates Real Estate 420 E Main Bellville, TX 77418
 Phone: 281-664-0454 Fax: 281-664-0454

Information about On-Site Sewer Facility concerning 2763 FM 155 S
Weimar, Tx 78962

- 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.

Facility	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)	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.

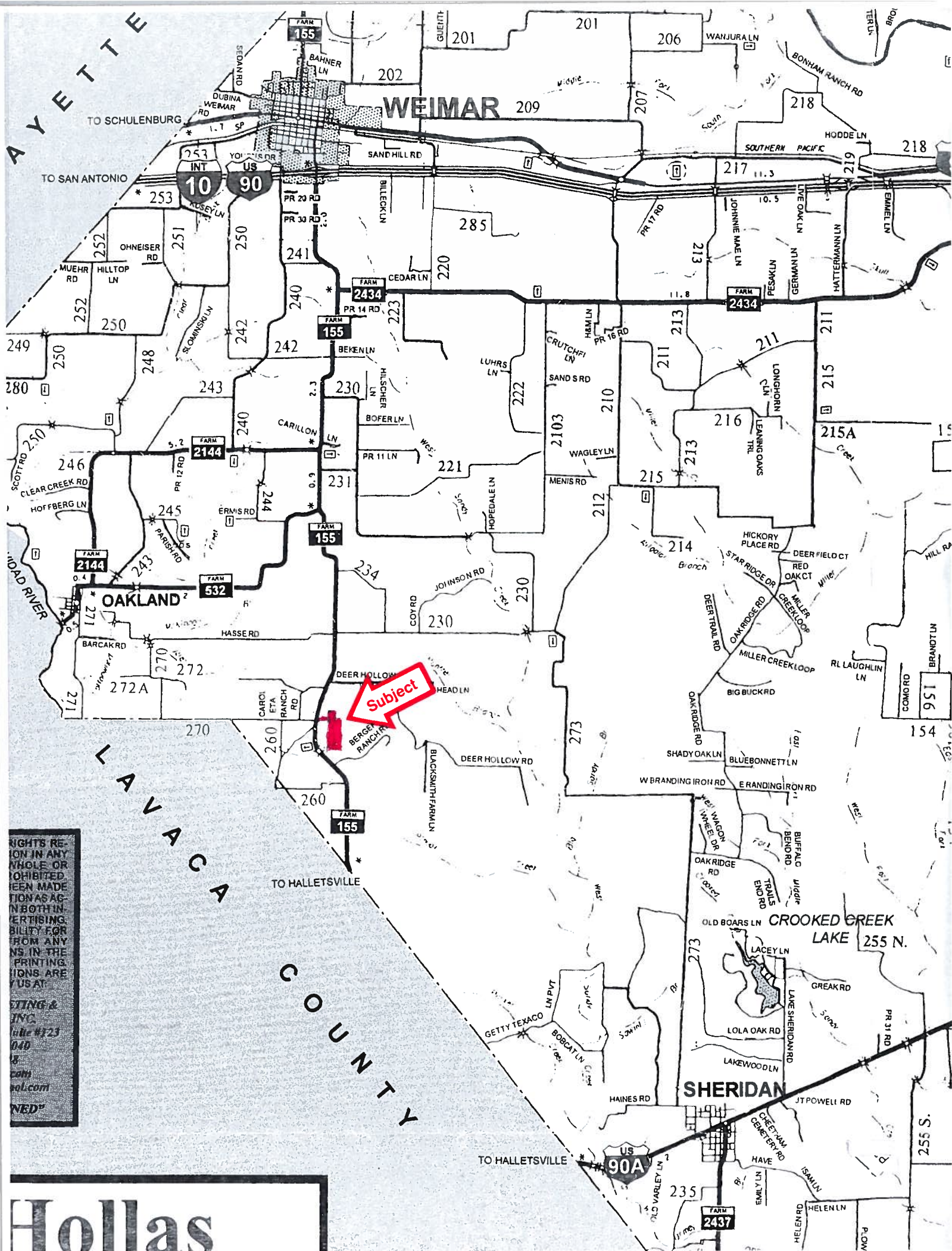
George A McNeil 12/12/10
 Signature of Seller Date
 George A McNeil

 Signature of Seller Date

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date



Subject

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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

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 512-465-3860.



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TREC No. OP-K

Bill Johnson & Associates Real Estate 420 E. Main St., Bellville TX 77418
Phone: 979-865-5446

Fax: 979-865-5500

Bill Johnson and Associates Re

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