

## **PRESENTING 13869 BUNDIC RD, NORTH ZULCH**



BEAUTIFUL HOME W/ 2839 SF, 4 BEDROOM/2.5 BATH, DETACHED GARAGE, BUILT IN 2005 W/ HIGH CEILINGS, ENGINEERED HARDWOOD FLOORS, EXECUTIVE HOME OFFICE, & MASTER BEDROOM W/ WOOD BURNING FIRE PLACE

111.951 ACRES OFFERS EVERYTHING YOU COULD WANT & MORE! WOODED AREAS FOR HUNTING, OPEN AREAS FOR RECREATION. POOL & SPA OFFER IMPECCABLE ENTERTAINING SPACE. CABIN IN THE WOODS WITH FRONT PORCH. PROPERTY ALSO HAS BARN & POOL HOUSE.



FROM I-45N @ EXIT #142 IN MADISONVILLE: TURN (L) ONTO HWY 21 & GO 14.9 MILES, TURN (R) ONTO FM 39S & GO 2/10 MILE, CONTINUE ON W CENTRAL FOR 0.3 MILE, TURN (L) ONTO BUNDIC RD, SIGN POSTED



## Country Homes/Acreage

County: **MADISON**

Area: **62 - Madison  
County**

Addr: **13869 BUNDIC**

Sub: **NONE**

Listing Firm: **DBL Real Estate**

Mkt Area: **MKTAR**

SqFt: **2839/Appraisal  
District**

SchDist: **99 - Other**

ML #: **36911946**

Status: **A**

LP: **\$595,000**

Tax Acc #: **21515**

SP/ACR: **\$0.00**

LP/ACR: **\$  
5314.83**

Location: **108 -  
Other Area**

Sec #:

KM: **999z**

City: **NORTH  
ZULCH**

Zip: **77872-**

State: **Texas**

Country:  
**United States**

Also for Lease:  
**No**

Miles: **119**

Legal: **A-109, JAMES M HARBOUR, TR 19,  
111.951 ACRES**

House: **Yes**

Year Built: **2005/Appraisal  
District**

Elem: **NORTH  
ZULCH**

Middle:  
**NORTH  
ZULCH**

High: **NORTH  
ZULCH**

**SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD  
INDEPENDENTLY VERIFY.**

## General, Property, Utilities and Additional Information

Style: **Traditional**

Main Dwell Extr:

Acreage: **50 or more Acres**

Road Surface: **Dirt, Gravel**

Road Front: **County Maintained**

Topography: **Sloped**

Land Use: **Cattle Ranch, Horse Farm, Horses Allowed, Leisure Ranch, Mobile Home Allowed** Mineral Rights:

Improve: **Barn, Fenced, Guest House, Spa/Hot Tub**

Energy: **Ceiling Fans**

Green/Energy Certifications:

Access/Lockbox:

Dir: **From I-45N Exit #142 @ Madisonville: Turn (L) onto Hwy 21 & go 14.9 mi, turn (R) onto FM 39S & 2/10 mi, continue onto W Central for 0.3 mi, turn (L) onto Bundic Rd, sign posted.**

Physical Property Description - Public: **Madison County - 4/2.5/2 Split floor plan w/ high ceilings custom home w/ 2839 SF (per CAD). Engineered hardwood floors, Executive home office, master bedroom w/ all the extras including fireplace. Spacious kitchen opens to large Great Room w/ fireplace overlooking salt-water in-ground pool & spa. Lush landscaping surrounds pool & spa to offer impeccable entertaining space. 111+ acres has wooded areas perfect for hunting, open areas, trails, pond, barn & cabin in the woods. Asking \$595,000**

Living: **18x21**

Den:

GameRm:

Micro: **Yes**

Oven: **Double Oven**

Util Rm: **Utility Rm in House**

Bedrooms: **All Bedrooms Down**

Rooms: **1 Living Area, Breakfast Room, Formal Dining, Quarters/Guest House**

Interior: **Breakfast Bar,  
Drapes/Curtains/Window Cover,  
Fire/Smoke Alarm, High Ceiling,  
Spa/Hot Tub, Tile**

Spcl Condt: **No Special Conditions**

Disclosures: **Sellers Disclosure**

Exclusions:

Maint Fee: **No/\$**

Financing Available: **Cash Sale, Conventional**

# Stories: **1**

Main Dwell Type:

Acres: **111.951**

Waterfront Features:

Access:

Show: **Appointment Required**

New Construction: **No/**

Apprx Comp:

Lot Dim:

Trees: **Clusters**

Access:

Mineral Rights:

Show: **Appointment Required**

# Bedrooms: **4/**

# FB/HB: **2/1**

Garage: **2/Detached**

Garage

Carport: **/**

Gar/Car

Dining: **12x15** 1st Bed: **13x19**

Kitchen: **11x16** 2nd Bed: **11x13**

Breakfast: **11x16** 3rd Bed: **11x13**

Dishwshr: **Yes** Dispsl: **Yes**

Range: **Gas Range**

Connect: **Washer Connections**

Mstr Bath: **Double Sinks, Master Bath + Separate  
Shower**

Flooring: **Carpet, Tile,  
Wood**

Defects: **No Known Defects**

Fireplace: **2/Wood Burning  
Fireplace**

Countertops:

Occupant: **Owner**

Taxes w/o Exemptions/Yr: **\$  
3,916/2010**

Extra Rm: **13x13**

Study/Library:

Sep Ice Mkr: **Yes**

Cmpctr: **Yes**

Area Pool: **Yes**

Frnt Door Faces:

Foundation: **Slab**

Heat: **Central Gas**

Cool: **Central Electric**

Water/Swr: **Other  
Water/Sewer**

Util Dist:

Tax Rate: **1.95**

13869 BUNDIC

MLS#: 36911946

List Price: \$595,000



Dramatic Front Entrance to your home & 111+ acre ranch!



The Great Room



Kitchen & breakfast nook



Small office area off the breakfast nook



Formal Dining



Executive office - entrance to the office has glass-front french doors

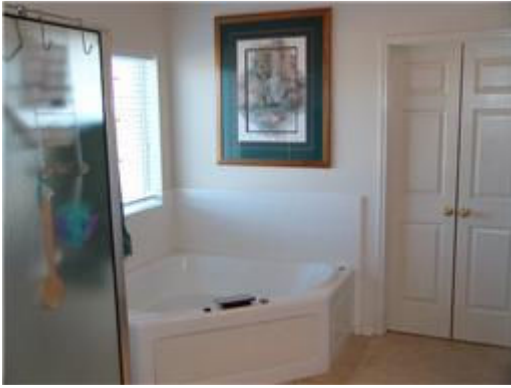


Master Bedroom



Master bedroom fireplace





Master bathroom



Salt-water pool



Enclosed porch overlooking pool & hot tub



Barn



View of the home & open pasture



Pond



Cabin



Wooded area & trails



The placemark has been deleted. [Undo](#)

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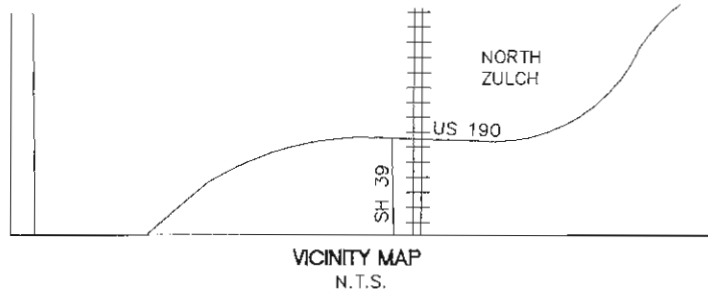
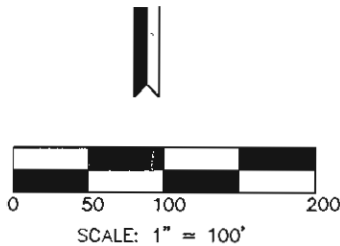


11.95  
acres

**DBL DISCLAIMER**

MEASUREMENTS ARE APPROXIMATED





**Field Notes for 30 Acres & House Only**

**NOTES:**

1. This survey was prepared without the benefit of a Title Commitment or Report; therefore, easements, rights-of-way or setbacks of record affecting the subject property, if any, may not be shown hereon.
2. Bearing Basis shown hereon is based on the centerline of County Road 431 having a bearing of S81°07'E as described in that certain called 111.951 acre tract of land as recorded in Vol. 636, Pg. 67 of the D.R.M.C.T.
3. No improvements were located on the subject tract, except as shown.

**METES AND BOUNDS DESCRIPTION**

BEING 30.039 ACRES OF LAND OUT OF THE JAMES M. HARBOUR SURVEY, ABSTRACT NO. 109, SITUATED IN MADISON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 111.951 ACRE TRACT OF LAND CONVEYED TO JONATHON L. PALMER AND WIFE, DARLENE J. PALMER BY DEED OF RECORD IN VOLUME 636, PAGE 67 OF THE DEED RECORDS OF MADISON COUNTY, TEXAS; SAID 30.039 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 90D NAIL SET IN THE CENTERLINE OF COUNTY ROAD 431 (A PRESCRIPTIVE ROAD), BEING THE NORTHWESTERLY CORNER OF SAID PALMER TRACT, BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN CALLED 111.951 ACRE TRACT OF LAND CONVEYED TO CLORISE COLEMAN BARR AND CLORISE COLEMAN BARR AS TRUSTEE FOR RONALD VANCE HOWARD, RACHEL NATALIE HOWARD, AND LA DONNA ELIZABETH HOWARD THOMASSON BY PARTITION DEED OF RECDRD IN VOL. 304, PG. 466 OF SAID DEED RECORDS;

THENCE, SOUTH 81°07'00" EAST, 949.00 FEET ALONG THE CENTERLINE OF COUNTY ROAD 431, BEING THE NORTHERLY LINE OF SAID PALMER TRACT TO A 90D NAIL SET FOR CORNER;

THENCE SOUTH 21°21'24" EAST, 1,596.00 FEET TO A 5/8-INCH IRON ROD WITH "GS" CAP SET FOR CORNER;

THENCE NORTH 81°07'00" WEST, 949.00 FEET TO A FENCE POST IN THE WESTERLY LINE OF SAID PALMER TRACT, BEING THE EASTERLY LINE OF SAID PARTITION TRACT;

THENCE NORTH 21°21'24" WEST, 1,596.00 FEET ALONG THE WESTERLY LINE OF SAID PALMER TRACT, BEING THE EASTERLY LINE OF SAID PARTITION TRACT AND ALONG A FENCE LINE TO THE POINT OF BEGINNING AND CONTAINING 30.039 ACRES (1,308,503 SQUARE FEET) OF LAND.

**SURVEYOR'S CERTIFICATE**

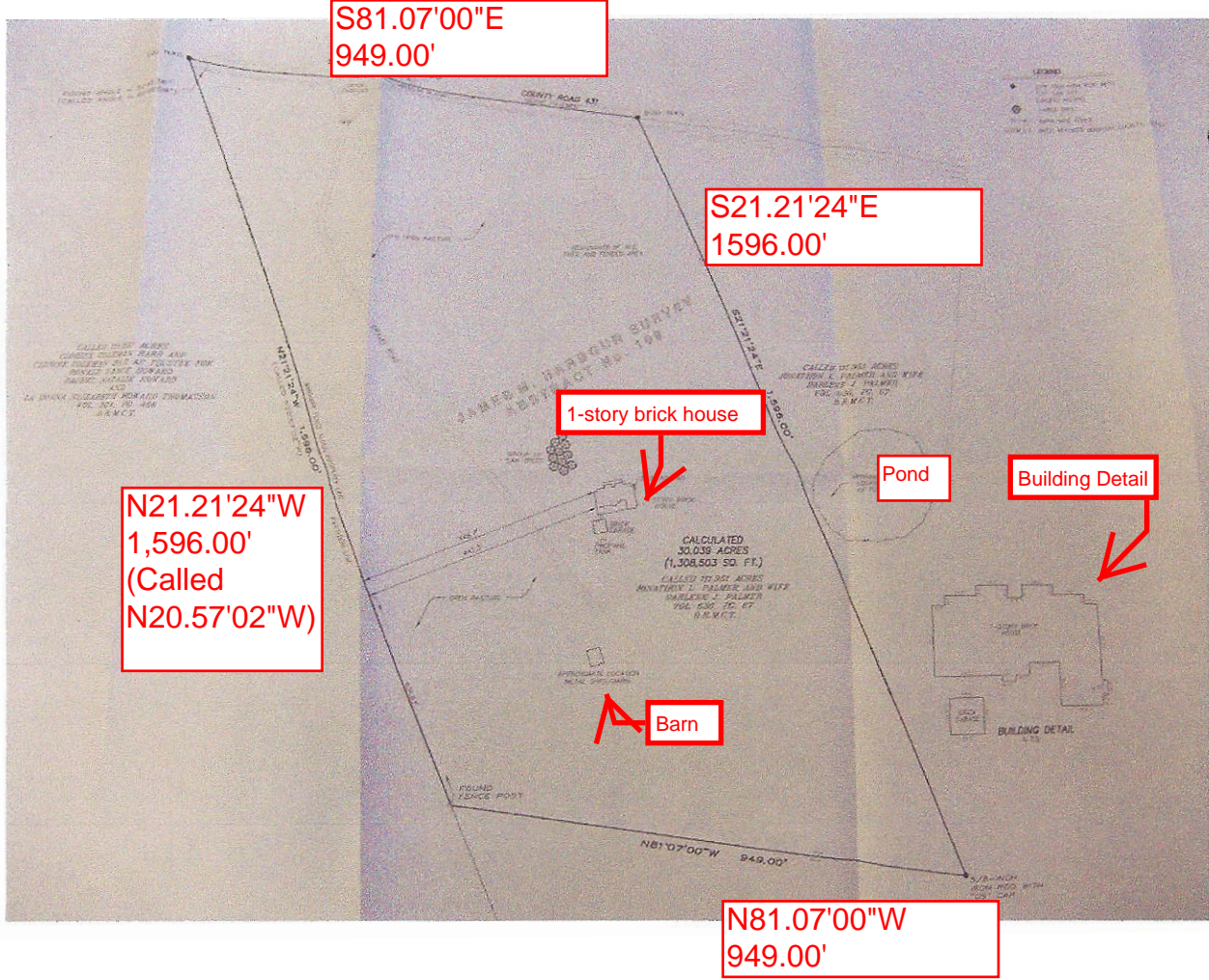
I hereby certify that this survey was made on the ground and completed on April 2, 2005 and that this drawing correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition III Survey.

*Mary Chruszczak*  
 Mary Chruszczak  
 RPLS No. 4968



This certification is revoked and this survey is null and void if this document is altered in any manner, used or relied upon by anyone other than the parties addressed above, or does not bear an original signature and seal of the Surveyor.

Photo of the plat  
for 30 Acres &  
Home





# 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.

13869 BUNDIC RD  
CONCERNING THE PROPERTY AT NORTH ZULCH, TX 77872

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intercom System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Grill	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rain Gutters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Range/Stove	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof/Attic Vents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Smoke Detector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Detector - Hearing Impaired	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2</u>
Evaporative Coolers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: _____
Wall/Window AC Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: _____
Attic Fan(s)	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> electric <input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of units: <u>1</u> number of remotes: <u>1</u>
Satellite Dish & Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>DIRECTV</u>
Security System	<input type="checkbox"/>	<input checked="" 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: <u>1</u>
Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler	<input type="checkbox"/>	<input checked="" 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) 1-01-10

Initialed by: Seller: JP and Buyer: \_\_\_\_\_

Page 1 of 5



Concerning the Property at \_\_\_\_\_

Water supply provided by: ☐ city ☐ well ☒ MUD ☐ co-op ☐ unknown ☐ other: \_\_\_\_\_Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: COMPOSITION Age: 5 (approximate)

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

☐ yes ☒ no ☐ unknownAre you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): \_\_\_\_\_**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

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

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

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

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

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

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

Concerning the Property at \_\_\_\_\_

NORTH ZULCH , TX 77872

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 13869 BUNDIC RD  
NORTH ZULCH, TX 77872

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 12/03/2010 Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_

(TAR-1406) 1-01-10

Initialed by: Seller: JP and Buyer: \_\_\_\_\_

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

The undersigned Buyer acknowledges receipt of the foregoing notice.

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





# 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

13869 BUNDIC RD  
NORTH ZULCH, TX 77872

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: SPRINKLERS ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: FRONT YARD ☐ Unknown
- (4) Installer: TEXAS JET ☐ Unknown
- (5) Approximate Age: 5 YEARS ☐ 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: TEXAS JET  
Phone: 936-394-2307 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? ☐ 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.





*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

**B**efore 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.

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.



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