



1701 Robinson Ln, Madisonville, TX 77864

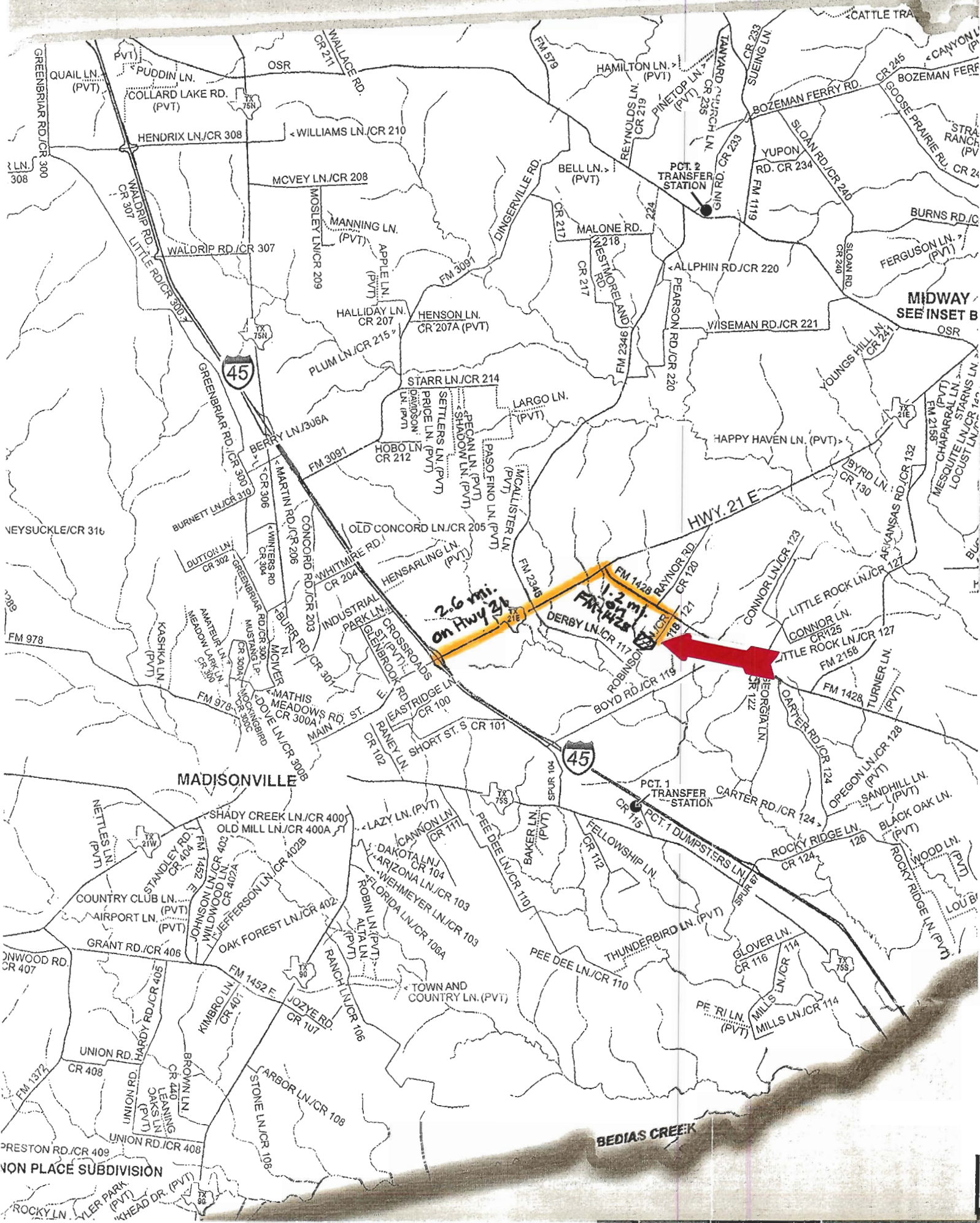
Property Description:

Madison Co. - 3/2.5/2CPT Home on 25.901 acres- full-time residence or weekend retreat! 1.5-story 1855 SF home features an attached 2348 SF horse stable with tack room, 8 stalls (tongue & groove wood construction), ventilation fan, and front & rear door access.

Downstairs floor plan includes living/dining area, kitchen, utility, den, & master bedroom. 2 bedrooms & 1 full bath upstairs. Property is complete with two stocked ponds, creek, perimeter fencing, scattered hardwoods, & rolling hunting/recreation brushland. Put the horses out to graze, grab a fishing pole, and relax by the pond while the deer stroll by. Great country getaway!

Directions:

From I-45: Take Exit #142 and head East on Hwy 21 for 2.6 miles, turn Right on FM-1428, go 1.2 miles, turn Right on Robinson Ln., go 0.4 miles. Road ends at property gate.



**DBL Real Estate
PROPERTY DATA SHEET**

ACREAGE: 25.901 Acres. Lot/Survey A-30 John Talbert, TR. 28-2, 25.901 Acres

PRICE: \$209,500 Reduced! \$199,500 Terms Cash or Conventional Loan

MINERALS: Seller reserves the following mineral, royalty, timber or other interests: None. Seller owns no Mineral Rights or Royalties to reserve.
Reserved by prior owners All of Record. To be determined by title commitment.

ACCESS: Subject property has ingress and egress via:
(☒) Public road Robinson Ln.
() Deed easement _____ wide _____
() Subject property is land-locked with no deeded easement.

TITLE COMPANY: (☒) A. Title policy issued by Landmark Title Company in Madisonville, TX

SURVEY: () A. No survey is required.
() B. Seller shall furnish to Buyer Seller's existing survey of the property dated _____, _____.
(☒) C. New survey required.
() D. Other Terms: _____

WATER: Water Supply Company: N/A (Water Well)
() Seller agrees to convey ownership to the water meter with all fees paid. Proration of the water bill shall be made on the basis of the bill of the previous month.
() All transfer fees will be paid by the buyer.

LAND TYPE: (☒) Pasture Native Grass & Forage, 80 % +/- _____
(☒) Wooded Hardwoods & Native Brush, 20 % +/- _____
(☒) Creek Branch from Pooles Creek (☒) Ponds 2 Stocked Ponds
(☒) Soil See attached soil survey map.

IMPROVEMENTS: Land presently used for: (☒) Home (☒) Residential
() Cabin (☒) Recreation/Hunting
(☒) Horse Ranching () Mobile Home
() Crop Farming () Double Wide Mobile Home
() Commercial

Approx. heated/cooled sq. ft. 1855 PER APPRAISAL Year Built: 1983 PER APPRAISAL
Total Rooms 8 Living Room Size 14x11 Total Baths 2.5
Total Bedrooms 3 #1 Size: 11x13 #2 Size: 10x14 #3 Size: 25x9

(<input checked="" type="checkbox"/>) Air Cond	CENT. ELECTRIC	(<input checked="" type="checkbox"/>) Dining	<u>13x15</u>	() Brick
(<input checked="" type="checkbox"/>) Heat	CENTRAL ELECTRIC	(<input checked="" type="checkbox"/>) Office/Den	<u>10x11</u>	(<input checked="" type="checkbox"/>) Frame
(<input checked="" type="checkbox"/>) Water Well		(<input checked="" type="checkbox"/>) Living Room	<u>14x11</u>	(<input checked="" type="checkbox"/>) Slab
(<input checked="" type="checkbox"/>) Electricity	SYNERGY	(<input checked="" type="checkbox"/>) Kitchen	<u>12x9</u>	() Pier & Beam
(<input checked="" type="checkbox"/>) Telephone	AT&T	(<input checked="" type="checkbox"/>) Utility Room	<u>11x8</u>	(<input checked="" type="checkbox"/>) 8-Stall Stable
() City Gas		() Other		<u>2348 SF</u>
() Propane		() Fireplace		(<input checked="" type="checkbox"/>) Well House
() Sewer		() Garage		<u>10x12</u>
(<input checked="" type="checkbox"/>) Septic Tank – THREE (3)		(<input checked="" type="checkbox"/>) Carport 2-CAR DETACHED		() Corrals
500 GAL. TANKS w/ PUMP-FED LINE				() Other
				(<input checked="" type="checkbox"/>) Perimeter Fencing

SCHOOL DISTRICT: Madisonville CISD

TAXES (Per CAD 2009): With HS exemption & AG Use: County \$ 437.25 + School \$ 786.90 = Total: \$ 1,224.15
Without HS exemption: County \$ 437.25 + School \$ 969.90 = Total: \$ 1,407.15

NOTE: All information furnished concerning this property has been obtained from sources deemed reliable and is believed to be correct, but no responsibility is assumed therefore and no warranty or representation is made as to the accuracy thereof; and the same is submitted subject to errors, omissions, prior sale or withdraw from the market without notice. All information must be verified independently by buyer.

Listing # 1897DC

MLS # 85701971



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USDA Farm Service Agency,
Map data © 2009 Tele Atlas

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DBL Disclaimer: Measurements are Approximated

Soil Types on Property

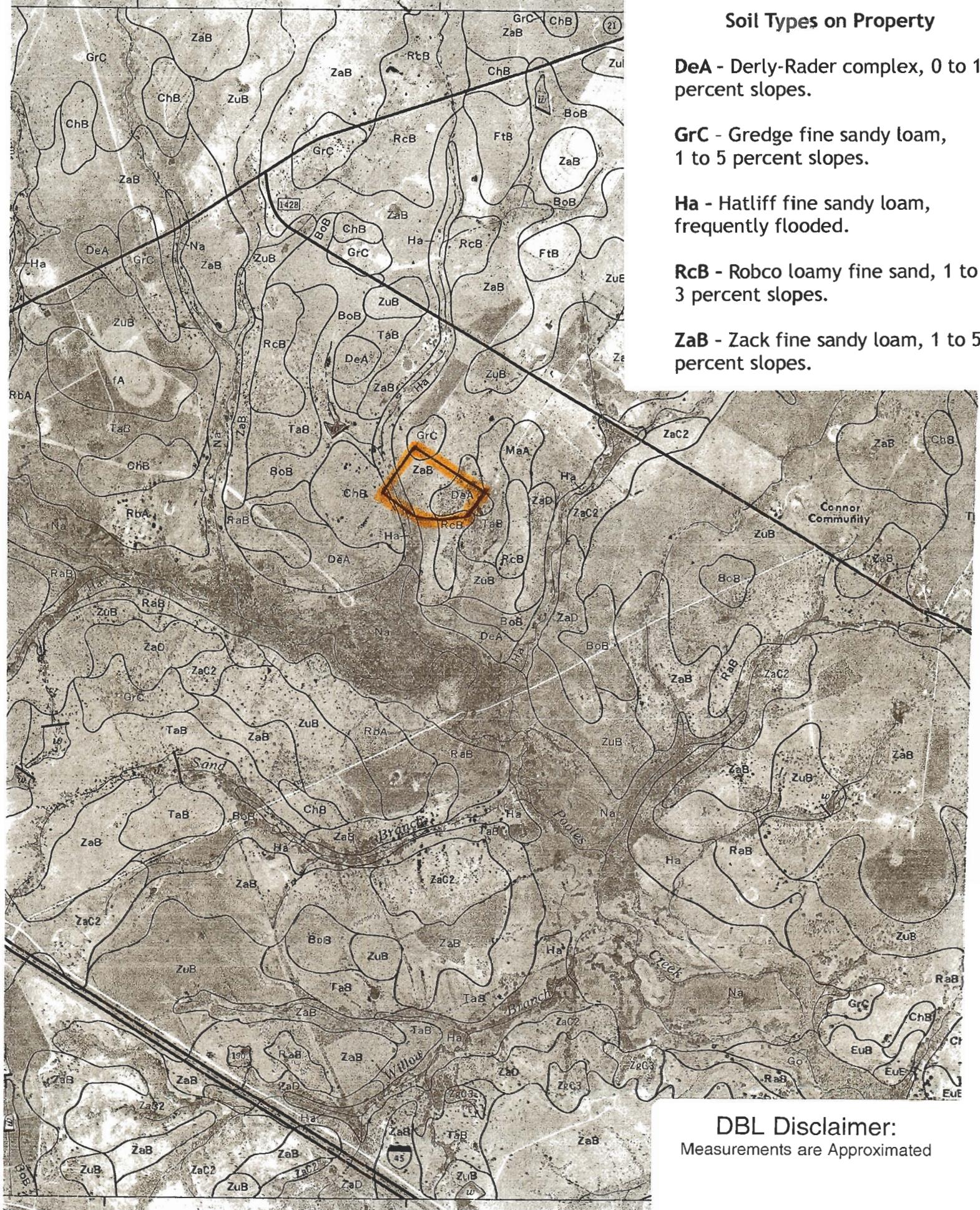
DeA - Derly-Rader complex, 0 to 1 percent slopes.

GrC - Gredge fine sandy loam, 1 to 5 percent slopes.

Ha - Hatliff fine sandy loam, frequently flooded.

RcB - Robco loamy fine sand, 1 to 3 percent slopes.

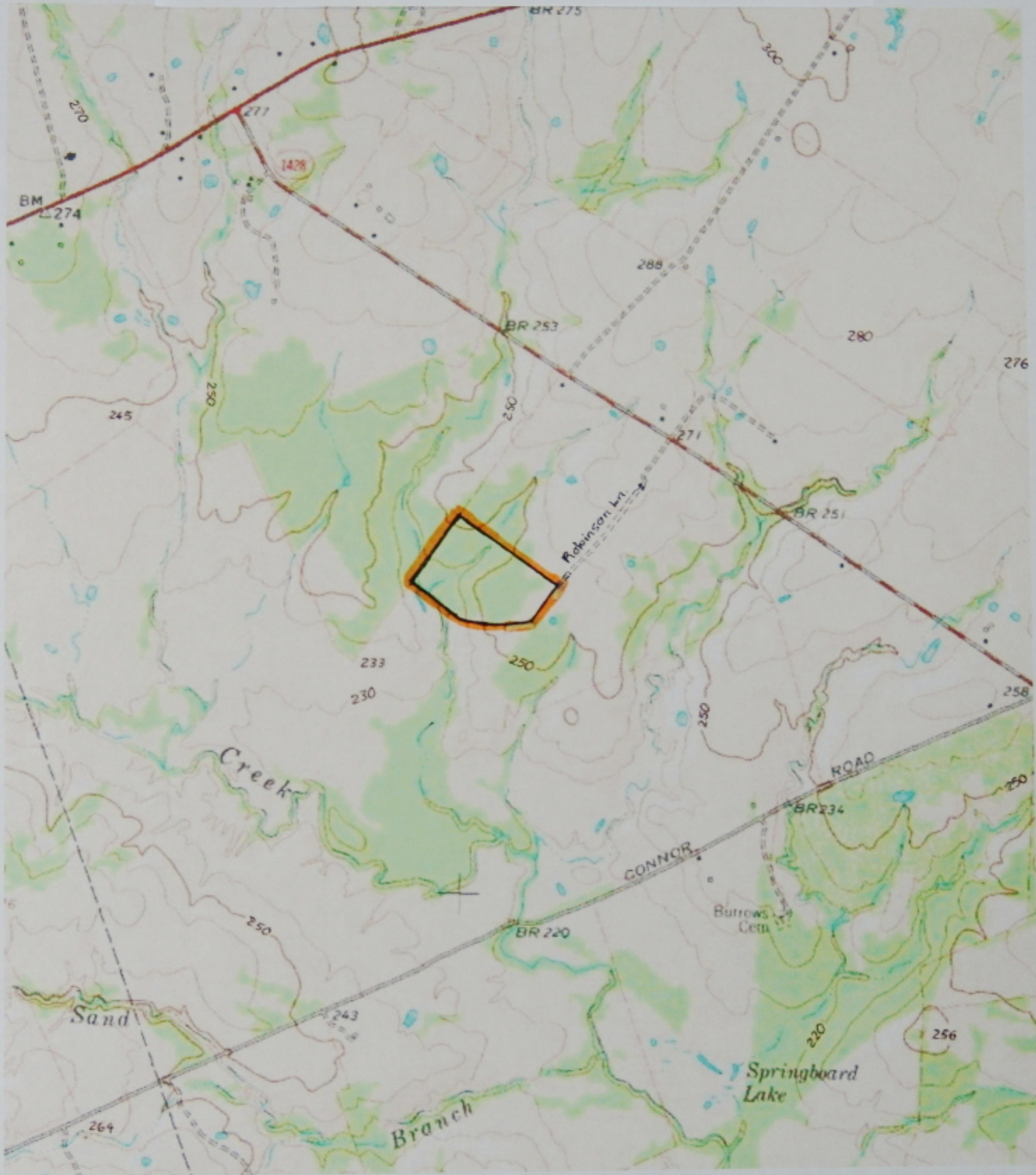
ZaB - Zack fine sandy loam, 1 to 5 percent slopes.



DBL Disclaimer:

Measurements are Approximated

Topographical Map with Elevation Contours



DBL Disclaimer:
Measurements are Approximated



Country Homes/Acreage

ML #: 85701971 Status: **A** LP: \$199,500*
 County: **MADISON** Tax Acc #: 20333 SP/ACR: \$0.00 LP/ACR: \$7702.41
 Area: 62 - Madison County Location: 122 - Other Counties in Texas Sec #: KM: 999Z
 Addr: [1701 Robinson](#) 
 Sub: N/A City: **Madisonville** Zip: 77864-
 State: **Texas** Country: **United States**
 Listing Firm: **DBL Real Estate** Also for Lease: **No** Miles: 99
 Mkt Area: **East-Central Texas** Legal: **A-30 JOHN TALBERT, TRACT 28-2, 25.901 ACRES**
 SqFt: 1855/Appraisal House: **Yes** Year Built: 1983/Appraisal
 SchDist: [99 - Other](#) Elem: **Madisonville** Middle: **Madisonville** High: **Madisonville**

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

General, Property, Utilities and Additional Information

Style: **Traditional** # Stories: **1.5** New Construction: **No/** # Bedrooms: **3/**
 Main Dwell Extr: **Wood** Main Dwell Type: Apprx Comp: # FB/HB: **2/1**
 Acreage: **20 Up to 50 Acres** Acres: **25.901** Lot Dim: Garage: **0/**
 Road Surface: **Asphalt, Gravel** Trees: **Clusters, Hardwood** Carport: **2/Detached Carport**
 Road Front: **County Maintained** Access: Gar/Car **Workshop**
 Topography: **Rolling** Waterfront Features: Mineral Rights: **No**
 Land Use: **Cattle Ranch, Horse Farm, Unrestricted**
 Improve: **Fenced, Stable, Storage Shed** Show: **Appointment Required**
 Energy:
 Green/Energy Certifications:
 Access/Lockbox:
 Dir: **From I-45: Take Exit #142 and head East on Hwy 21 for 2.6 miles, turn Right on FM-1428, go 1.2 miles, turn Right on Robinson Ln., go 0.4 miles. Road ends at subject property gate.**
 Physical Property Description - Public: **3/2.5/2CPT Home on 25.901 acres- full-time residence or weekend retreat! 1.5-story home features an attached 2348 SF horse stable with tack room, 8 stalls (tongue & groove wood construction), ventilation fan, and front & rear door access. Downstairs floor plan includes living/dining area, kitchen, utility, den, & master bedroom. 2 bedrooms & 1 full bath upstairs. Property is complete w/ two stocked ponds, creek, perimeter fencing, scattered hardwoods, & rolling hunting/recreation brushland.**
 Living: **14x11** Dining: **13x15** 1st Bed: **11x13** 4th Bed: Extra Rm:
 Den: **10x11** Kitchen: **12x9** 2nd Bed: **10x14** 5th Bed: Study/Library:
 GameRm: Breakfast: 3rd Bed: **25x9** Sep Ice Mkr: **No** Cmpctr: **No**
 Micro: **No** Dishwshr: **Yes** Disposl: **Yes** Prvt Pool: **No/** Area Pool: **No**
 Oven: **Electric Oven, Freestanding Oven** Range: **Electric Range, Freestanding Range** Fireplace: **0/** Frnt Door Faces: **East**
 Util Rm: **Utility Rm in House** Connect: **Electric Dryer Connections, Washer Connections** Foundation: **Slab**
 Bedrooms: **Master Bed - 1st Floor** Mstr Bath: **Tub with Shower** Heat: **Central Electric**
 Rooms: **Den, Living/Dining Combo** Countertops: **Formica** Cool: **Central Electric**
 Interior: **Breakfast Bar, Country Kitchen, Tile** Flooring: **Carpet, Laminate, Tile** Water/Swr: **Septic Tank, Well**
 Spcl Condt: **No Special Conditions** Defects: **Has Known Defects** Util Dist: **No**
 Disclosures: **Sellers Disclosure** Occupant: **Owner**
 Exclusions:
 Maint Fee: **No/\$** Taxes w/o Exemptions/Yr: **\$ 1,407/2009** Tax Rate: **1.77**

All information concerning this property furnished by DBL Real Estate and its owners, broker, agents, and associates, has been obtained from sources deemed reliable and is believed to be correct, but no responsibility is assumed therefore and no warranty or representation is made as to the accuracy thereof; and the same is submitted subject to errors, omissions, prior sale or withdraw from the market without notice. All information must be verified independently by buyer.

1701 Robinson

MLS#: 85701971

List Price: \$199,500



A view from the front yard looking toward the house & attached stable.



The property gate is at the end of Robinson Ln. One stocked pond with pier visible on left.



Another view of the front pond and grazing area.



A view across the front pond toward the house.



Grazing land with hardwoods scattered throughout.



This area behind the house has been cleared and leveled. Great potential for a riding arena or full-sun garden!



Good recreation & hunting brushland. Lots of rolling terrain!



2nd Stocked Pond.



Back of the house & stable.



10x12 well house & storage building with an attached 20x30 carport or covered work area.



Stable - 2348 sq. ft. Six (6) 12x12 stalls on this north side of the stable. Sturdy tongue & groove wood slats and metal bars used for stall construction.



Stable - 2348 sq. ft. Two (2) 12x12 stalls on this south side of the stable along with a 12x12 gated enclosure and 8x10 tack room.



Country kitchen with tile floor, stove, & dishwasher. Access to office/den on left.



Dining and small office nook with a sliding glass door to the side yard.



Living area with adjoining dining.



Downstairs master bedroom.

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.

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.



01A

TREC No. OP-K

(TAR-2501) 1/1/96

Page 1 of 1

DBL Real Estate 1702 East Main Street, Madisonville TX 77864

Phone: (936) 348-9977

Fax: (936) 348-9979

DBL Real Estate

Pickle to Eage



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 1701 Robinson Lane
Madisonville, TX 77864

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
☐ _____ or ☐ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	✓		
Carbon Monoxide Det.		✓	
Ceiling Fans	✓		
Cooktop	✓		
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)			✓
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain			✓
Gas Fixtures		✓	

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

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

Item	Y	N	U	Additional Information
Central A/C	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Evaporative Coolers		✓		number of units: _____
Wall/Window AC Units		✓		number of units: _____
Attic Fan(s)		✓		if yes, describe: _____
Central Heat	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
Other Heat		✓		if yes, describe: _____
Oven	✓			number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney		✓		<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport	✓			<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers		✓		number of units: _____ number of remotes: _____
Satellite Dish & Controls	✓			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>Dish-Leased</u>
Security System	✓			<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>1</u>
Water Softener		✓		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler		✓		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility	✓			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 7-16-08

Initialed by: Seller: JA 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: METAL Age: 26 (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		X
Ceilings		X
Doors		X
Driveways		X
Electrical Systems		X
Exterior Walls	X	

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

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

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

Ext. Wall some Rot to Hardy Plank Windows- Double Pain Seal + 1 window is cracked

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

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

Concerning the Property at _____

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

• Roof Screws w/ Rubber Seals + Storage Light Fiber Panel Clear-2
• Replaced Existing Pump Storage house Sta on 4A
• Foundation Settled.

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 1701 Robinson Lane
Madisonville, TX 77864

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: 6-6-09 Signature of Seller: _____ Date: 6/6/09
Printed Name: _____ Printed Name: _____
(TAR-1406) 7-16-08 Initialed by: Seller: JA SA and Buyer: _____ Page 4 of 5

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: Synergy Sewer: ON-SITE SEPTIC - SEE ADDENDUM
Water: WELL Cable: _____
Trash: County - Permit Natural Gas: NA
Local Phone: AT&T (800) 288-2020 Propane: NA

- (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 1701 Robinson Lane
Madisonville, TX 77864

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

- (1) Type of Treatment System: ☐ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☒ 3-500 gallon system w/ chlorination & pump
- (2) Type of Distribution System: pump fed line ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: west side of house ☐ Unknown
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 2-3 yrs. Additional tanks added, 26 yrs original tank ☐ 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? UNKNOWN
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☒ Yes ☐ No
If yes, explain: sprinkler heads need to be replaced
- (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 JA JK Page 1 of 2

DBL Real Estate 1702 East Main Street, Madisonville TX 77864
Phone: 9363489977

Fax: (936) 348-9979 Don & Beverly Hatcher

Andrews, Jeffe

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

- 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 Seller6-6-09
Date_____
Signature of Seller6/6/09
Date

Receipt acknowledged by:

Signature of Buyer_____
Date_____
Signature of Buyer_____
Date