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1821 Century Farms Rd/Burton, TX **\$1,180,000**

Expansive hilltop that affords gorgeous views of rolling countryside and custom built home. Property is conveniently located just outside of the historic town of Burton, Texas, on 101.15 acres. Home has 2,053 sqft, per Washington CAD, with 3 bedrooms and 2 bathrooms. You'll enjoy the wonderful kitchen with it's custom cabinetry, large serving bar/work space, and great natural light.

Other custom features of this home include: cut glass side transoms at the front entry door, decorative arched windows, cathedral ceilings in the master suite and living room, granite countertops and much more. For more information or to schedule an appointment to view this property call Susan Kiel at 979-251-4078/979-289-2159 or Roger Chambers at 979-830-7708/979-836-9600.

CALLED 115 AC. MORE OR LESS
DESCRIBED AS SECOND TRACT
IN DEED TO JERRY LEE SCHULTZ
VOL 787, PG. 136 O.R.W.C.

CALLED 100 ACRES MORE OR LESS
DESCRIBED AS FIRST TRACT A DEED
TO JERRY SCHULTZ, ET UX VOL 787
PG 36 ET SEQ O.R.W.C.

9.73 ACRES RESERVED BY JOYCE
OELFKE TRUSTEE & JOYCE OELFKE
INDIVIDUALLY AS SET OUT IN A DEED
TO JERRY LEE SCHULTZ AND DINELL
SCHULTZ OF RECORD IN VOL. 787
PG 136 O.R.W.C.

JERRY SCHULTZ, ET UX
TO NICOLE M. HARMEL
VOL. 935, PG. 537 O.R.W.C.

10.932 AC.
OF WHICH 0.24
IS IN COUNTY
ROAD

SEMPLE PIPELINE EASEMENT
VOL. 416, PG. 533 O.R.W.C.
VOL. 675, PG. 40 O.R.W.C.

FOR DWELLING LOCATION
SEE MAP SHEET 2 OF 2

1/2" STEEL ROD
SET BRS. N42°14'10"E
25.83 FT.

1/2" STEEL ROD SET
BRS. N42°14'10"E 25.83 FT.

S48°22'30"E 698.58 FT (REC. 5472)

18.66 AC DALE MATTHIES ET UX
VOL 418, PG 337 O.R.W.C.

CENTURY FARMS COUNTY ROAD

18.66 AC. DAVID MATTHIES
VOL 409, PG 408 O.R.W.C.

MAP KEY

1/2 INCH STEEL ROD SET BY SURVEY MADE MAY 20, 1999

CORNER MARKED BY REFERENCE

PIPE LINE ROUTE

PINKED LINE

SINGLE PHASE ELECTRIC LINE

NOTE: THE SUBJECT 10.932 ACRE TRACT SHOWN HEREON, IS DESCRIBED IN A DEED FROM JERRY SCHULTZ, ET UX,
NICOLE M. HARMEL, OF RECORD IN VOLUME 935, PAGE 537 IN THE OFFICIAL RECORDS OF WASHINGTON
COUNTY, TEXAS.

NOTE: THIS MAP SHOWS AN ON THE GROUND SURVEY, MADE ON MAY 20, 1999, AND DOES NOT REPRESENT A
CURRENT SURVEY.



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 1821 Century Farms Rd., Burton, TX

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.		N	
Ceiling Fans	Y		
Cooktop	Y		
Dishwasher	Y		
Disposal		N	
Emergency Escape Ladder(s)		N	
Exhaust Fans	Y		
Fences	Y		
Fire Detection Equip.	Y		
French Drain		N	
Gas Fixtures		N	

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

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

Item	Y	N	U	Additional Information
Central A/C	Y			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Evaporative Coolers		N		number of units: _____
Wall/Window AC Units		N		number of units: _____
Attic Fan(s)		N		if yes, describe: _____
Central Heat	Y			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Other Heat		N		if yes, describe: _____
Oven	Y			number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney		N		<input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		N		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	Y			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	Y			number of units: <u>1</u> number of remotes: <u>2</u>
Satellite Dish & Controls	Y			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System		N		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	Y			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>2</u>
Water Softener		N		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler		N		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility	Y			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 7-2-07

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

Page 1 of 5

Concerning the Property at 1521 Century Farms Rd., Burton, TX

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: Shingles Age: 7 yrs (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 <u>N/A</u>		
Ceilings		<u>Y</u>
Doors		<u>Y</u>
Driveways		<u>Y</u>
Electrical Systems		<u>Y</u>
Exterior Walls		<u>Y</u>

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

Item	Y	N
Sidewalks		<u>Y</u>
Walls / Fences		<u>Y</u>
Windows		<u>Y</u>
Other Structural Components		<u>Y</u>

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

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

Concerning the Property at 1821 Century Farms Rd., Burton, TX

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 | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: <input type="checkbox"/> mandatory <input type="checkbox"/> voluntary
Any unpaid fees or assessment for the Property? <input type="checkbox"/> yes (\$ _____) <input type="checkbox"/> no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, describe: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any condition on the Property which materially affects the health or safety of an individual. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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 1821 Century Farms Rd., Burton, TX

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:



- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Homestead | <input type="checkbox"/> Senior Citizen | <input type="checkbox"/> Disabled |
| <input type="checkbox"/> Wildlife Management | <input checked="" type="checkbox"/> Agricultural | <input type="checkbox"/> Disabled Veteran |
| <input type="checkbox"/> Other: _____ | | <input type="checkbox"/> Unknown |

Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____

Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☒ unknown ☐ no ☐ yes. If no or unknown, explain. (Attach additional sheets if necessary): _____

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

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

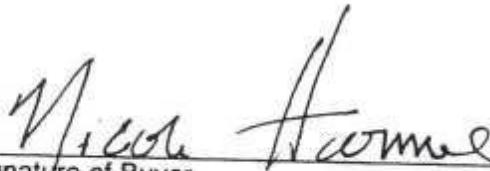

			
Signature of Seller	Date	Signature of Seller	Date
Printed Name: <u>Nicole Harmel</u>		Printed Name: <u>Chris Harmel</u>	

Concerning the Property at 1821 Century Farms Rd., Burton, TX

ADDITIONAL NOTICES TO BUYER:

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

The undersigned Buyer acknowledges receipt of the foregoing notice and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.

			
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: <u>Nicole Harmel</u>		Printed Name: <u>Chris Harmel</u>	



LINES ARE AN APPROXIMATION
OF BOUNDARIES

