

1800 Van Zandt County Road 1512
Van, Texas 75790
Reduced Price: \$999,000



PREMIRE COUNTRY ESTATE & EQUINE FACILITY 60 MILES EAST OF DALLAS

VAN ZANDT COUNTY, TEXAS

Gabriel Quarter Horses, located in Beautiful East Texas, 60 minutes east of Dallas, is home to the late AQHA World champion stallion, Clu Heir. Numerous World Champions, Reserve World Champions, Circuit Champions, Congress Champions, and Futurity Champions have been bred and raised at this facility. The location, one mile north of "Interstate 20" gives easy access to clientele from all areas.

Stately Oaks and Pecan trees, Improved Coastal pastures, large pond, and white pipe on pipe fencing, are the prefect back drop for this classic 6100+/- Sq. ft. Austin Stone Manor, the main residence for this renowned 32+/- acre breeding facility. The home has deep open porches both front and back and walls of windows in every room to take in the spectacular views. Distressed wood floors, vaulted beamed ceilings and extensive use of granite and stone through out add a touch of "Old World" ambiance, as well as a somewhat masculine, inviting warmth to the interior. Home amenities include: Great room with stone fireplace on one end and built-in entertainment on other; dining room with built in hutch; gourmet kitchen with granite counters and commercial grade appliances; 2 large guest suites with sitting areas and private baths; study with full bath; huge game room with bar area; craft room; powder bath; Master suite with 2 separate luxurious baths with outside access, private porches, and giant closets.

The horse facilities with a 9700 square foot barn complex under one roof includes: heated 3 stall stallion barn, 6 stall foaling barn, 30 stall mare motel, 2 staff apartments, business center, video security monitor, vet lab, tack room, breeding dummy, two wash areas, and oversized garage and equipment area. There are also 4 loafing sheds, 3 paddocks, 3 large pastures and equipment barn with area for tour bus & bulk shavings. Very rare opportunity to own this first time offered property. 50 additional acres are also available.

Home Features:

Austin Stone Exterior
Lifetime Metal Roof
6145 Square Feet
3 bed/5.5 bath
Study
Game Room
3 car garage
Commercial Grade Appliances
His & Her Master Baths
Walls of glass overlooking 32 acres
Extensive use of granite & stone
Distressed Hardwood plank floors

Beautiful low maintenance
Landscaping

Horse Facility Features:

9700 square foot Barn Complex
3 Stall Stallion Barn
6 stall Foaling Barn
30 Stall Mare Motel
Business Center with Restroom
2 staff apartments
Gated Entrance
Equipment barn for Touring Bus
Vet Lab-monitored Stalls
3 paddocks-3 large pastures

Lot Features:

Improved Coastal pastures, Bale quality
Large pond
Giant Oak and Pecan Trees
Private separate Entrance for residence
Circular Drive & 3 Car Garage
Pipe on Pipe fencing

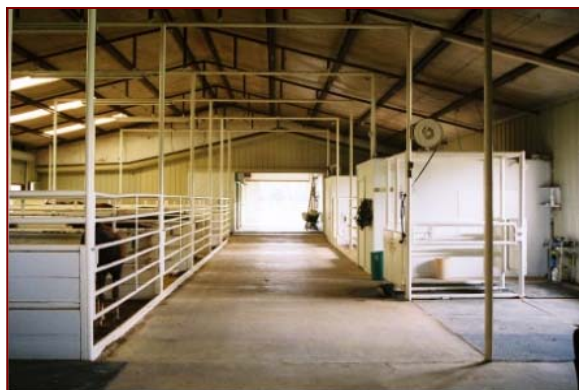


1800 VCZR 1512

Van, TX 75790

\$999,000

(60 miles east of Dallas)



Luxury Ranch Estate

6125 sq. ft. per tax

3 bedroom/5.5 Bath/3Car garage

Formal Dining, Study,

Craft Room

Master Suite with

His & Her Master Bath

Chef's Kitchen with

Commercial Grade Appliances

Quality Cabinetry & Wood Floors

Stone Wood burning Fireplace

Horse Facilities

32+/- acres (more available)

9700 sq. ft of barn complex

Stallion-Foaling-Mare motel

Business Center-Vet Lab

Security monitored stalls

2 apartments & equipment bay

Gated Entrance

Pipe & Cable Fencing

Storage Barn For Touring Bus

4 Loafing sheds

Babs Holder Exclusive Properties, Inc.

Web Site: www.babsholder.com

email: babs@babsholder.com

972-250-6666

MLS# 10794410		Active	1800 VZ COUNTY ROAD 1512		VAN*	75790-2846*	LP: \$999,000					
					Category: Residential		Type: Farm/Ranch	Orig LP: \$1,399,000				
					Area: 36/1* Map: OT/9999/none		Also For Lease:	Low:				
					Subdv: RURAL		Lst \$ / SqFt: \$ 228.41					
					County: VAN ZANDT		Plan Dvlpmnt:					
					Parcel ID:		Legal: ACRES: 1.000 ABST: 20 SUR:					
					0650020040000010000							
					Lot:	Blk:	Multi Prcl: Yes	MUD Dst: No	Unexempt Taxes:			
									\$10,487			
					Bedrooms: 3		Tot Baths: 5.1		Liv Areas: 2	Dining Area: 1	Story: 2	Pool: No
					Fireplaces: 1		Full Baths: 5		Levels-1st: 3		2nd: 2	3rd: Bsm:
Sec Sys: No		Half Baths: 1		Levels-1st: 1		2nd: 3rd: Bsm:						
SqFt: 6,125* / Tax		Yr Blt: 2004 / Preowned		HdcpAm: No								
# Gar Spaces: 3		Gar Size: 20X30		# Carport Spaces: 0		Cvrd Park: 3						
Acres: 32.000		Lot Dimen:		Will Subdiv: No								
Media: 10 / 0 / 2		HOA: None		HOA Dues: \$ /								
PAR: Y												
School Dist: VAN ISD		Living 1: 30X27 / 1		F Dining: 18X13 / 1		Mstr BR: 22X17 / 1						
Bus: Type: E	Name: RHODES	Living 2:		Breakfast:		Bedroom 2: 22X18 / 2						
Bus: Type: I	Name: VAN	Living 3:		Kitchen: 18X15 / 1		Bedroom 3: 14X14 / 2						
Bus: Type: H	Name: VAN	Study:		Other Rm:		Bedroom 4:						
Bus: Type:	Name:	Utility:		Other Rm:		Bedroom 5:						
Housing Type	Mineral Rights	Built-ins		Fullsize W/D Area		Hay Barn						
Farm/Ranch House	Unknown	Double Shower		Room for Freezer		Living Quarters						
Style of House	Construction	Garden Tub		Separate Utility Room		Loaf Shed(s)						
Ranch	Rock/Stone	Linen Closet		Sink In Utility		Mare Motel						
Southwestern	Foundation	Separate Shower		Utility Closet		Show Barn						
Lot Size/Acreage	Pier & Beam	Separate Vanities		Flooring		Stable(s)						
10 Acres to 100	Piered Beam Slab	Sitting Area in Master		Carpet		Tack Room						
Acres	Roof	Split Bedrooms		Ceramic Tile		Temperature						
Lot Description	Metal	Walk-in Closets		Stone		Controlled						
Acreage	Type of Fence	Specialty Rooms		Wood Floor		Wash Rack						
Corner	Pipe	Exercise Room		Heating/Cooling		Water to Barn						
Creek	Rock/Stone	Gameroom		Additional Water		Crops/Grasses						
Horses Permitted	Parking/Garage	Library/Study		Heaters		Coastal Bermuda						
Lrg. Backyard Grass	Attached	Second Master		Zoned		Improved Pasture						
Pasture	Circle Drive	Fireplace Type		Energy Features		Miscellaneous						
Some Trees	Oversized	Masonry		Ceiling Fans		Corrals						
Tank/Pond	Side	Kitchen Equipment		Insulated Doors		Fenced for Horses						
Exterior Features	Swing Drive	Built-in Microwave		Thermo Windows		Other Utilities						
Arena	Street/Utilities	Built-in Refrigerator/Freezer		Tinted Windows		Propane Gas						
Balcony	All Weather Road	Convection Oven		Assumption Info		Present Use						
Covered Porch(es)	Asphalt	Cooktop-Gas		Not Assumable		Equine						
Equestrian Center	Outside City Limits	Dishwasher		Proposed Financing		Residential Single						
Guest Quarters	Septic	Disposal		Cash		Road Frontage Desc						
Patio Covered	Underground Utilities	Double Oven		Conventional		County						
Patio Open	Well	Vent Mechanism		Possession		FM Road						
RV/ Boat Parking	Interior Features	Water Line to Refrigerator		Negotiable								
Satellite Dish	Decorative Lighting	Kitchen Other		Showing								
Sprinkler System	Dry Bar	Breakfast Bar		Agent Or Owner								
Stable/Barn	Multiple Staircases	Granite/Granite Type		Present								
Storage Building	Sound System	Countertop		Special								
Wood Deck	Wiring	Island		Barn Information								
Soil	Vaulted Ceilings	Utility Room		Barn(s)								
Sandy Loam	Bed/Bath Features	Drip/Dry Area		Breeding Barn								
				Equipment Barn								
Ranch Name:		Ranch Type:		\$ / Acre:		\$ 43718.00						
Residences:		Pasture Acres		Barn 1 - Stalls/Size:								
Stock Tanks:		Cultivated Acres		Barn 2 - Stalls/Size:								
Barns:		Bottom Land Acres		Barn 3 - Stalls/Size:								
Lakes:		Irrigated Acres		Road Frontage:								
Property Description: Lush coastal pastures, large pond, white pipe & cable fencing, and stately oaks, are the prefect back drop for this classic 32+ acre Austin Stone Estate. Amenities: Covered porches, walls of windows, distressed wood floors, vaulted ceilings, granite & stone, Master suite with 2 luxurious baths & giant closets. Equestrian Paradise: Heated 3 stall stallion barn, 6 stall foaling barn, mare motel, 2 apartments & office, More acres available.												
Directions: I-20 EAST FROM CANTON TO FM 773. GO NORTH 1 MILE TO VZ COUNTY ROAD 1512. PROPERTY STARTS ON NORTH EAST CORNER OF 773 AND 1512												
LO: BABS01 Babs Holder Exclusive Prop				LA: 0253047 Babs McDonald								

Prepared By: Babs McDonald / Babs Holder Exclusive Prop

----- Information herein deemed reliable but not guaranteed. -----

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1800 CR 1512
Van Texas, 75790



LUXURY RESIDENCE WITH
STONE EXTERIOR AND METAL
ROOF WITH QUALITY
CONSTRUCTION AND SUPERB
FINISHOUT OVERLOOKING
PRISTINE PASTURES.



GREATROOM WITH VAULTED
CEILING AND DISTRESSED WOOD
FLOORS AND MASSIVE STONE
FIREPLACE WITH WINDOWS AND
COVERED PORCHES ON BOTH
SIDES OVERLOOKING
BREATHTAKING PASTURES WITH
MASSIVE TREES.



GREAT ROOM ALSO HAS BUILT
IN ON ONE END WITH LARGE
SCREEN TV AND SOUND SYSTEM



GOURMET KITCHEN WITH
PROFESSIONAL COMMERCIAL
GRADE APPLIANCES, GRANITE
TOPS, AND A BREAKFAST BAR
THAT OVERLOOKS PASTURES
AND LAKE

Babs Holder Exclusive Properties, Inc.

9122 Cr 628 Blue Ridge TX 75424

Phone: 972-250-6666 Fax: 1-972-752-5428



VERY LARGE DINING ROOM WITH STORAGE CABINET, ART NICH ,ACCENT LIGHTING AND WALL OF GLASS OVERLOOKING GROUNDS



HUGE MASTER SUITE WITH FABULOUS VIEWS OF PROPERTY AND HIS & HER BATHS WITH OUTSIDE PORCH AND ENTRANCE FROM HIS.



JUST A SAMPLE OF THE VIEWS! GREAT FISHING LAKE. ALL PASTURES ARE IMPROVED COASTAL, 'CLEAN AS A WHISTLE' AND PRODUCE GREAT HAY!



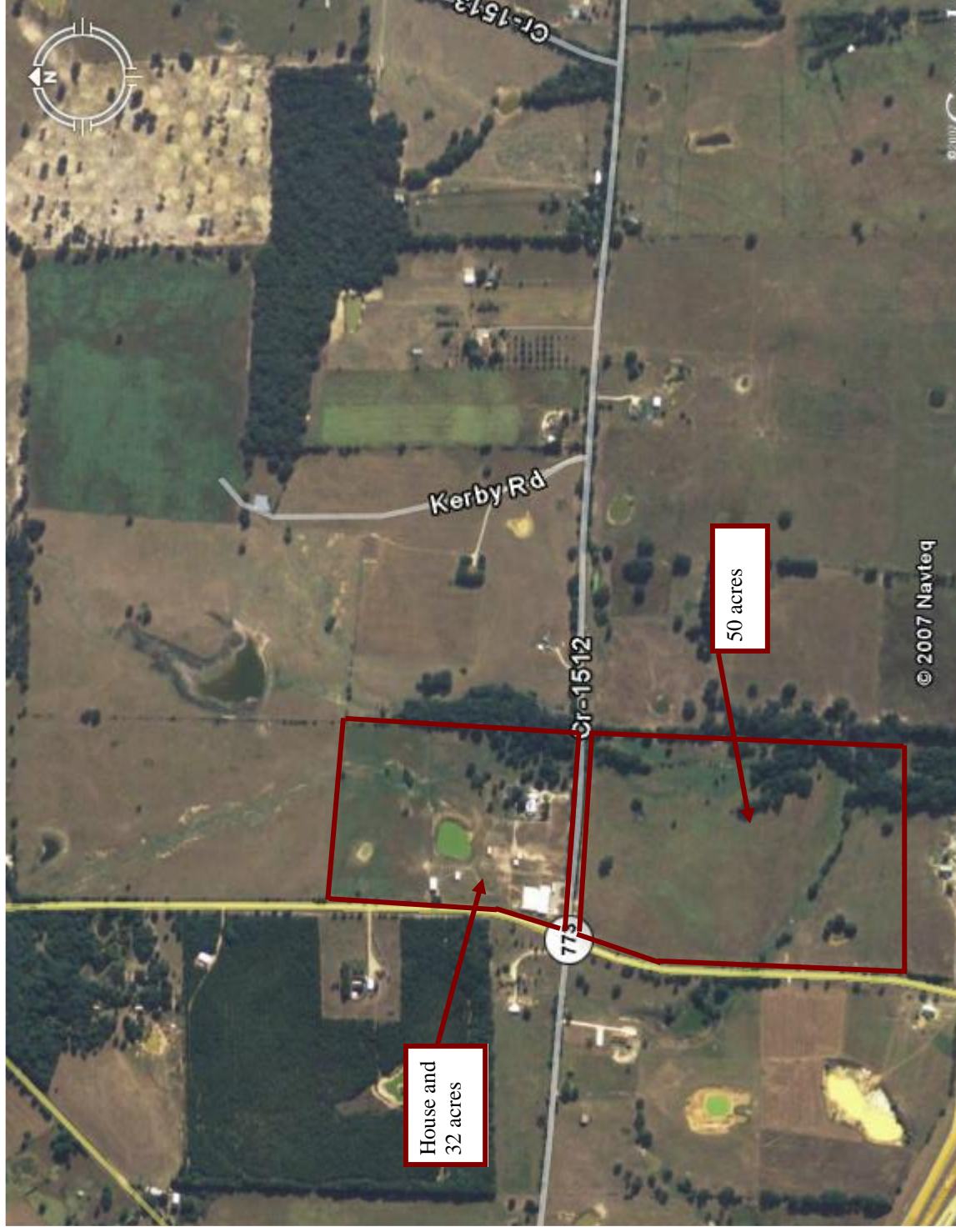
THREE BARNs UNDER ONE ROOF. STALLION-FOALING-MARE MOTEL-MANAGEMENT CENTER- TACK ROOM-VET LAB.



BARN HAS MONITORED SECURITY CAMERAS, 2 APARTMENTS AND LARGE STORAGE AREA FOR EQUIPMENT AND VEHICLES. THERE IS ALSO A SEPARATE BARN FOR SHAVING AND TOURING BUS, AND 4 LOAFING SHEDS.



A GREAT PLACE TO CALL HOME! ENTIRE PLACE IS FENCED AND CROSSED FENCED IN PIPE AND CABLE WITH STONE ENTRANCES. THIS IS TRULY A '1ST CLASS' RESIDENCE & HORSE OPERATION.



1800 Van Zandt CR 1512, Van TX 75790



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 1800 CR 1512
Van, TX 75790

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).)

*Note: This notice does not establish which items will or will not be conveyed.
The terms of a contract will determine which items will and will not be conveyed.*

Item	Y	N	U
Cable TV Wiring			<input checked="" type="checkbox"/>
Carbon Monoxide Det.			<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>		
Cooktop	<input checked="" type="checkbox"/>		
Dishwasher	<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>		
Exhaust Fans	<input checked="" type="checkbox"/>		
Fences	<input checked="" type="checkbox"/>		
Fire Detection Equip.	<input checked="" type="checkbox"/>		
French Drain			<input checked="" type="checkbox"/>
Gas Fixtures			<input checked="" type="checkbox"/>

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

Item	Y	N	U
Pool Heater		<input checked="" type="checkbox"/>	
Public Sewer System		<input checked="" type="checkbox"/>	
Rain Gutters		<input checked="" type="checkbox"/>	
Range/Stove	<input checked="" type="checkbox"/>		
Roof/Attic Vents	<input checked="" type="checkbox"/>		
Sauna		<input checked="" type="checkbox"/>	
Spa		<input checked="" type="checkbox"/>	
Trash Compactor		<input checked="" type="checkbox"/>	
TV Antenna		<input checked="" type="checkbox"/>	
Washer/Dryer Hookup	<input checked="" type="checkbox"/>		
Window Screens		<input checked="" type="checkbox"/>	

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>4</u>
Wall/Window AC Units		<input checked="" type="checkbox"/>		number of units: _____
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe: _____
Evaporative Coolers				number of units: _____
Central Heat	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Other Heat		<input checked="" type="checkbox"/>		if yes, describe: _____
Fireplace & Chimney	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> woodburning (no.) <input type="checkbox"/> mock (no.) other: _____
Carport		<input checked="" type="checkbox"/>		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="checkbox"/>			number of units: <u>2</u> number of remotes: _____
Satellite Dish & Controls	<input checked="" type="checkbox"/>			<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System		<input checked="" type="checkbox"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	<input checked="" type="checkbox"/>			<input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____
Water Softener		<input checked="" type="checkbox"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <u>lawn</u>
Septic / On-Site Sewer Facility				if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 4-28-04

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

Page 1 of 4

Baba Holder Exclusive Properties, Inc. 9122 CR 628, Blue Ridge TX 75424

Phone: 972-250-6666

Fax: 972-752-5428

GABRIEL LISTON

1800 CR 1512
Van, TX 75790

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: STANDING SEAM TYPE Age: 2 YR. OLD (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 in 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"/>
Present Flood Insurance 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 Foundation Repairs		<input checked="" type="checkbox"/>

Condition	Y	N
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"/>

(TAR-1406) 4-26-04

Initialed by: Seller: _____ and Buyer: _____

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Page 2 of 4
GABRIEL LISTIN

1800 CR 1512

Concerning the Property at Van, TX 75790

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

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

- ☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.
- ☐ ☒ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
 Name of association: _____
 Manager's name: _____ Phone: _____
 Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary
 Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☐ no
 If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- ☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
 Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____
- ☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- ☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property.
- ☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- ☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.
- ☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
 If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

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

Section 6. Do you (Seller) have a survey of the Property available for review?: ☐ yes ☒ no If yes, a copy of the survey ☐ is ☐ is not attached.

(TAR-1406) 4-26-04

Initialed by: Seller:  and Buyer: _____

Page 3 of 4

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GABRIEL LISTEN

Concerning the Property at 1800 CR 1512
Van, TX 75790

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

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.

☐ ☒ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____ Phone: _____

Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary

Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☐ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____

☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property.

☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.

☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

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

Section 6. Do you (Seller) have a survey of the Property available for review? ☐ yes ☒ no If yes, a copy of the survey ☐ is ☐ is not attached.

(TAR-1406) 4-26-04

Initialed by: Seller: _____

and Buyer: _____

Page 3 of 4

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GABRIEL LISTEN

Signature of Buyer

Date

Signature of Buyer

Date

Printed name: _____

Printed name: _____

(TAR-1406) 4-26-04

Initialed by: Seller: _____

and Buyer: _____

Page 4 of 4

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GABRIEL LISTEN



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

1800 CR 1512
Van, TX 75790

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: YES ☐ Unknown
- (4) Installer: YES ☐ Unknown
- (5) Approximate Age: 2-125 & 17-25 ☐ 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

Babs Holder Exclusive Properties, Inc. 9122 CR 628, Blue Ridge TX 75424

Phone: 972-250-6666

Fax: 972-752-5428

Barbara H. McDonald

GABRIEL LISTIN

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Information about On-Site Sewer Facility concerning _____

1800 CR 1512
Van, TX 75790

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.

 6-4-07

Signature of Seller Date
RON GABRIEL

Signature of Seller Date
LANA GABRIEL

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date