



1205 S Madison St., Madisonville, TX 77864

Property Description:

Madisonville - 4/2/2/2CPT home on 1.971 acres. Paved frontage on Madison St./Hwy 90. Features a formal living room with 11' ceiling, gas log fireplace, & built-in custom shelving. Den adjoins the living with tile flooring & backyard deck access. Lovely formal dining adjoins a spacious country kitchen with lots of cabinetry, a breakfast area, & a custom china cabinet. Utility room can hold a freezer, washer, & dryer. 9' ceilings, wood accents, & crown mouldings throughout! Outside: 14x28 metal building, 2 hay sheds, 10x20 greenhouse, & plenty of room on acreage for a few animals!

\$139,995 Agent: David Companik (936)827-4130

Directions:

From I-45: Take Exit #142 and head West on Hwy 21 (toward Bryan/College Station) for 2.2 miles. Turn Left at the red light onto Madison St./Hwy 90 and go 0.8 miles to property on left. Sign Posted.



Single-Family ML #: **1432006** Status: **A** LP: **\$139,995**
 County: **MADISON** Tax Acc #: **18190** SP/SF: **\$0.00** LP/SF: **\$ 58.33**
 Also For Lease: Area: **62 - Madison** Location: **122 -**
No County **Other Counties in** KM: **999z**
Texas
 Addr: **1205 S Madison**  City: **Madisonville** Zip: **77864-**
 Sub: **N/A** State: **Texas** Country: **United States**
 Listing Firm: **DBL Real Estate** Master Planned
 Community: **No/**
 Mkt Area: **East-Legal: A-10, JOB S COLLARD, TRACT** Sec #: **N/A**
Central Texas 916-1, ACRES 1.971
 SqFt: **85857/Appraisal** Year Built: **1940/Seller**
2400/Seller District
 SchDist: **99 -** Elem: **Madisonville** Middle: **Madisonville** High: **Madisonville**
Other
SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD INDEPENDENTLY VERIFY.

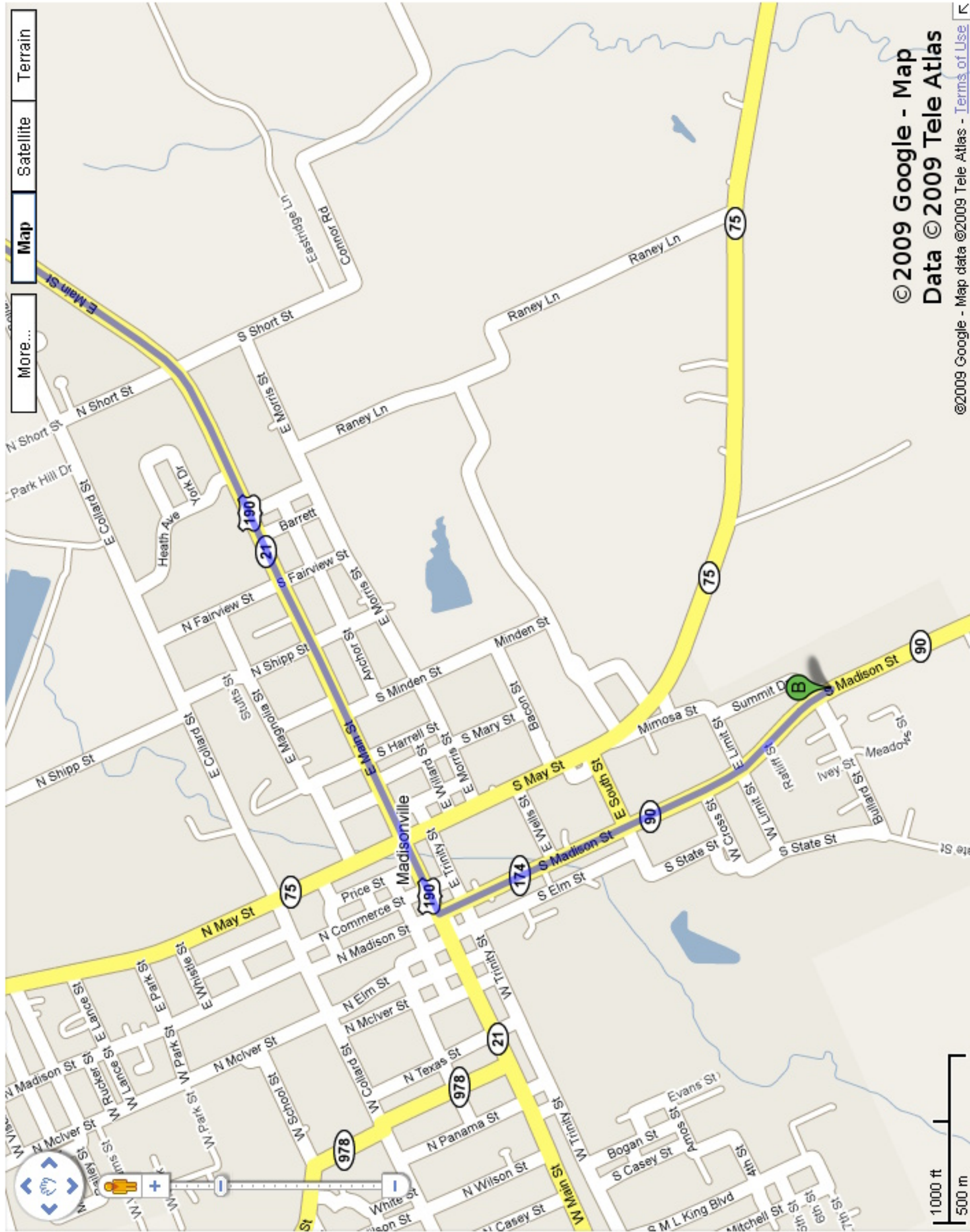
Description and Room Dimensions

Style: **Traditional** # Stories: **1** New Construction: **No/** Builder Name: # Bedrooms: **4 /**
 Type: **Free Standing** ApproxComplete: Access: #FB/HB: **2/0**
 LotSize: **85857/Appraisal** LotDim: Acres: **1 Up to 2 Acres** Utility Rm: **6x15** Garage: **2/Detached Garage**
District Dining: **14x13** 1st Bed: **16x15** 4th Bed: **16x16** Carport: **2/Detached Carport**
 Living: **22x15** Kitchen: **12x11** 2nd Bed: **12x10** 5th Bed: FrntDoorFaces: **West**
 Den: **23x10** Brkfst: **11x9** 3rd Bed: **16x12** Gar/Car: **Auto Garage Door Opener, Circle**
 Game Rm: ExtraRm: Media: Show: **Appointment Required**
 Study: Dir: **From I-45: Take Exit #142 and head West on Hwy 21 (toward Bryan/College Station) for 2.2 miles. Turn Left at the**
red light onto Madison St./Hwy 90 and go 0.8 miles to property on left. Sign Posted.

Physical Property Description - Public: **4/2/2/2CPT home on 1.971 acres. Features a formal living room w/ 11' ceiling, gas log fireplace, & built-in custom shelving. A den adjoins the living w/ tile flooring & backyard deck access. Lovely formal dining adjoins a spacious country kitchen w/ lots of cabinetry, a breakfast area, & a custom china cabinet. Utility room can hold a freezer, washer, & dryer. 9' ceilings, wood accents, & crown mouldings throughout! Outside: 14x28 metal bldg, 2 hay sheds, 10x20 greenhouse, & room for a hobby!**

Interior, Exterior, Utilities and Additional Information

Microwave: **No**Dishwasher: **Yes**Cmpctr: **No**Dispsl: **Yes** SepIceMkr: **No** Oven: **Freestanding Oven, Gas**OvenRange: **Gas Range**
 Fireplace: **1/Gaslog Fireplace** UtilRm: **Utility Rm in House**
 Connect: **Electric Dryer Connections, Washer Connections** Bedrooms: **All Bedrooms Down**
 Energy: Rooms: **Breakfast Room, Den, Formal Dining, Formal Living**
 Interior: **Breakfast Bar, Country Kitchen, High Ceiling, Tile** Flooring: **Carpet, Tile,** Countertops: **Formica**
 Master Bath: **Tub with Shower** Vinyl
 Exter Constr: **Vinyl** Prvt Pool: **No/** AreaPool:
 Extr: **Greenhouse, Partially Fenced, Patio/Deck, Satellite Dish, Storage Shed** Roof: **Composition**
 Lot Desc: **Cleared** Foundation: **Block & Beam**
 Waterfront Features: St Surf: **Asphalt** Utility Dist:
 Golf Course Name: Heat: **Central Gas** Cool: **Central Electric** Wtr/Swr **Public Sewer, Public Water**
 Restrictions: **Restricted** Defects: **Has Known Defects**
 Disclosures: **Sellers Disclosure** Exclusions:
 Management Co./HOA Name: **No / /**
 Maint Fee: **No/\$/**
 Tax w/o Exempt/Yr: **\$3071/2008** Tax Rate: **2.2689**



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1205 S Madison

MLS#: 1432006

List Price: \$139,995



Lots of paved frontage on Hwy 90!



Set back from the road to offer peaceful seclusion on almost 2 acres! Plenty of room to enjoy a hobby and develop the landscape.



The back of the house. A deck can be seen on the right side with an entrance into the house through the den.



Fencing in the back yard to keep a few animals.



14x28 metal storage building.



Another fenced area for a few animals!



14x13 Formal Dining - Kitchen & Living Room Access.



22x15 Formal Living - 11' ceilings, adjoining den, gaslog fireplace, custom wood shelving.



23x10 Den - Tile flooring, backyard deck access, entry into master bedroom, living room, and utility room.



12x11 Kitchen - Custom wood accents, lots of cabinets, breakfast area, & plenty of counter space!



11x9 Breakfast Area - Glass-front china cabinet and lots of extra cabinet space!



16x15 Master Bedroom with full bathroom and walk-in closet.



Guest Bathroom.



4th 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

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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 1205 S MADISON ST.
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	<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"/>		
Emergency Escape Ladder(s)			<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"/>	
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"/>
Pool Heater			<input checked="" type="checkbox"/>
Public Sewer System	<input checked="" type="checkbox"/>		

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		<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"/>
Smoke Detector	<input checked="" type="checkbox"/>		
Smoke Detector – Hearing Impaired			<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>1</u>
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units: _____
Wall/Window AC Units		<input checked="" type="checkbox"/>		number of units: _____
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>1</u>
Other Heat		<input checked="" type="checkbox"/>		if yes, describe: _____
Oven	<input checked="" type="checkbox"/>			number of ovens: _____ <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	<input checked="" type="checkbox"/>			<input type="checkbox"/> wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport	<input checked="" type="checkbox"/>			<input type="checkbox"/> attached <input checked="" type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>			<input type="checkbox"/> attached <input checked="" type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="checkbox"/>			number of units: <u>2</u> number of remotes: <u>2</u>
Satellite Dish & Controls	<input checked="" type="checkbox"/>			<input checked="" 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 checked="" 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 type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility		<input checked="" type="checkbox"/>		if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 7-16-08

Initialed by: Seller: hsk, NS and Buyer: _____

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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: 9 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): ONLY NOT WORKING

CENTRAL HEAT NEEDS REPAIR

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):

CRACKS & FOUNDATION AFFECTED BY SETTLING

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"/>

(TAR-1406) 7-16-08 Initialed by: Seller: MS and Buyer: _____

Concerning the Property at _____

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

HOUSE UNFURLED TWICE, NEW ROOF, INTERIOR REMODEL, SOME SATINING

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 _____

Section 6. Seller ☐ has ☐ has not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☐ no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- ☒ Homestead ☒ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

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

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

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

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

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

Signature of Seller

Date

Signature of Seller

Date

Printed Name: _____

Printed Name: _____

(TAR-1406) 7-16-08

Initialed by: Seller: LS , MS 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. 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: ENTERGY 1 (800) 368-3749 Sewer: CITY OF MADISONVILLE 936-348-2748
Water: CITY OF MADISONVILLE 936-348-2748 Cable: Dish Network 1-888-825-2557
Trash: CITY OF MADISONVILLE 936-348-2748 Natural Gas: ATMOS 1 (800) 460-3030
Local Phone: AT&T (800) 288-2020 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: _____		Printed Name: _____	

**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
AS REQUIRED BY FEDERAL LAW**CONCERNING THE PROPERTY AT 1205 S MADISON ST.MADISONVILLE

(Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____

☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.

2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):

☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____

☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

☐ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.

☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

☐ 1. Buyer has received copies of all information listed above.

☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____	Date _____	Seller _____	Date <u>2/3/09</u>
Buyer _____	Date _____	Seller 1 _____	Date <u>2/3/09</u>
Other Broker _____	Date _____	<u>David Boncompagni</u> Listing Broker	Date <u>2/3/09</u>
		DBL REAL ESTATE	

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)

Madisonville City Zoning Ordinances

RES-SF1

Sec. 01.06.001 Purpose

The SF-1, Large Single Family Residential District is intended to be composed of detached dwelling units on lots of not less than eight thousand (8,000) square feet. Detached dwelling units are designed primarily for residential use and do not easily lend themselves to other types of nonresidential uses. Other uses may be permitted in this district which are compatible to residential uses and occupy structures designed for their intended use and do not infringe upon the residential uses.

Sec. 01.06.002 Permitted Uses

1. Accessory structures (refer to section 01.24.001);
2. Detached Dwelling Units;
3. Essential Municipal Uses;
4. Group Home/Community Home;
5. Government (Federal or State) Owned structures, facilities, and uses;
6. Home Occupations;
7. Place of Worship;
8. Private Utilities (no storage yards);
9. Real estate sales offices during the development of residential subdivisions, but not to exceed three (3) years;
10. Schools;
11. Temporary Structures for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work

Sec. 01.06.003 Conditional Uses

1. Accessory dwelling unit (refer to section 01.24.002)
2. Accessory structure if greater than the standards set forth in Section 01.24.001
3. Bed and Breakfast
4. Boarding (Lodging) House
5. Child Care - Class B
6. Country Club or Golf Course
7. Duplex
8. Funeral Home/Mortuary
9. Neighborhood Services
10. Nursing Home (Retirement Home)
11. Patio Home (Zero Lot Line Dwelling)
12. Police Station
13. Professional Offices
14. Community Center/Recreation Center
15. Townhouses

Sec. 01.06.004 Density Regulations

One (1) principal building is allowed per lot.

Sec. 01.06.005 Height Regulations

The maximum allowable height is thirty-five (35) feet.

Sec. 01.06.006 Setback Regulations

- A. Front Setback shall have a minimum of twenty-five (25) feet.
- B. Side Setback shall have a minimum of ten (10) feet.
- C. Side Setback adjacent to a street shall have a minimum of fifteen (15) feet.
- D. Rear Setback shall have a minimum of ten (10) feet.

Sec. 01.06.007 Lot Regulations

- A. The minimum lot size shall be eight thousand (8,000) square feet.
- B. The minimum lot width shall be sixty (60) feet.
- C. The minimum lot depth shall be one-hundred twenty-five (125) feet.

Sec. 01.06.008 Off-street Parking Regulations

See Article 01.19 for Off-street parking regulations.

Sec. 01.06.009 Building Regulations for Residential Uses

- A. No residential dwelling shall be constructed or moved in which contains less than twelve hundred (1,200) square feet within the living area.
- B. Outside wall areas of a site built or modular residential dwelling shall have a minimum of fifty (50) percent masonry construction consisting of stucco, brick, ledge stone, field stone or native types of stone veneer.
- C. The principal dwelling shall have a fully enclosed two (2) car garage. The garage can be detached or attached as part of the principal building.
- D. Garage conversions are permitted, however, the exterior doors of the garage shall remain intact and in working order to as to retain the appearance of a garage from the street.

Sec. 01.06.010 Building Regulations for Non-residential Uses

- A. Temporary buildings and buildings for agricultural purposes shall be a maximum size of seven hundred fifty (750) square feet.
- B. Non-residential principal buildings shall be a minimum size of twelve-hundred (1,200) square feet.
- C. Outside wall areas of a site built or modular structures shall have a minimum of fifty (50) percent masonry construction consisting of stucco, brick, ledge stone, field stone or native types of stone veneer.
- D. Non-residential uses, in this district, with the exception of parks, shall be located on a corner lot with driveway access directly onto a collector or arterial street.

Sec. 01.06.011 Regulations specific to this district

- A. Domestic animals over the age of six (6) months shall be limited to three (3) per species and a total of six (6) per household.
- B. Livestock associated with approved student projects sponsored by FFA, 4H, and other agricultural education programs.
- C. No temporary structures, such as recreational vehicles, travel trailers, construction trailers, or mobile homes may be used for on-site dwelling purposes.
- D. Open storage is prohibited (except for materials for the resident's personal use or consumption, i.e. firewood, gardening materials, etc.)
- E. Duplex, patio home, and townhouse dwellings permitted conditionally in this district shall conform to standards as specified in Article 01.24.
- F. Professional offices, permitted conditionally in this district shall have one driveway. The minimum dimensions shall be thirty-seven (37) feet long by eighteen (18) feet wide so as to accommodate four (4) vehicles on the site.

Sec. 01.06.012 Landscaping Regulations

See Article 01.20 for landscaping regulations.