

## **555 Peachtree Ave, Odessa TX 79763**

Custom built and designed by the sellers in 2002, this home is 6847 sq ft per ECAD and features 6 bedrooms, 6 full baths, 1 half bath, gameroom, and several living and dining rooms. Located on 2.18 acres just west of Odessa with prime location to Interstate 20 and the Permian Basin. This property is outside the city limits and offers No restrictions. Therefore, the property could be used for residential, commercial and industrial purposes. Additional acreage is owned by the sellers and could be purchased as well.

Water is supplied by a well that according to the seller can produce approximately 20gpm. The well house is a separate brick building that offers lots of room for storage and has the plumbing to be finished into a pool house or guest house. There is a septic system located to the northeast of the home and has been pumped in 2018. Automatic sprinklers water the acreage and many trees on the property.

Large circle drive in front as well as a driveway, parking pad leading to attached carport offers ample parking.

The home is very detailed and unique in its design and layout. Throughout the home you have wood-tile flooring or large tile flooring with soaring, tiered or inset ceiling designs. All the rooms are spacious with large closets. Most of the bathrooms have skylights, walk-in showers, roomy vanities and private toilets. Several closet doors are positioned through-out the home offering extra storage for luggage, holiday decorations, etc. Several of the bedrooms have their own private suite baths and the rooms upstairs can be accessed thru outside doors leading to the balcony offering privacy for guests. The gourmet kitchen offers everything you could want. Gleaming wood-plank ceilings give it a unique appearance, lots of granite counterspace, custom wood cabinets, island, bar area and plumbed for gas or electric range. Kitchen comes with stainless dishwasher and electric oven, disposal and features a large walk-in pantry. From the kitchen you have three dining areas: breakfast nook, formal dining, and second dining area. Formal dining area features a tiled gas fireplace that could also be used as a den area. Built-in speakers fill most of the rooms in the house. Fantastic large game room is perfect for entertaining, has its own wet bar and entrance to the north side of the yard. The utility room also features two washer/dryer connections, closet and private half bath. Lovely wood blinds, can lighting and crown molding complete this gorgeous, one-of-a-kind home!

**ADDENDUM FOR RESERVATION OF OIL, GAS, AND OTHER MINERALS****ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT****555 N PEACHTREE AVE****ODESSA**

(Street Address and City)

*NOTICE: For use ONLY if Seller reserves all or a portion of the Mineral Estate.*

- A. "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, but DOES include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property.
- B. Subject to Section C below, the Mineral Estate owned by Seller, if any, will be conveyed unless reserved as follows (check one box only):
- ☒ (1) Seller reserves all of the Mineral Estate owned by Seller.
- ☐ (2) Seller reserves an undivided \_\_\_\_\_ interest in the Mineral Estate owned by Seller. *NOTE: If Seller does not own all of the Mineral Estate, Seller reserves only this percentage or fraction of Seller's interest.*
- C. Seller ☐ does ☒ does not reserve and retain implied rights of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals. *NOTE: Surface rights that may be held by other owners of the Mineral Estate who are not parties to this transaction (including existing mineral lessees) will NOT be affected by Seller's election. Seller's failure to complete Section C will be deemed an election to convey all surface rights described herein.*
- D. If Seller does not reserve all of Seller's interest in the Mineral Estate, Seller shall, within 7 days after the Effective Date, provide Buyer with the contact information of any existing mineral lessee known to Seller.

**IMPORTANT NOTICE:** The Mineral Estate affects important rights, the full extent of which may be unknown to Seller. A full examination of the title to the Property completed by an attorney with expertise in this area is the only proper means for determining title to the Mineral Estate with certainty. In addition, attempts to convey or reserve certain interest out of the Mineral Estate separately from other rights and benefits owned by Seller may have unintended consequences. Precise contract language is essential to preventing disagreements between present and future owners of the Mineral Estate. If Seller or Buyer has any questions about their respective rights and interests in the Mineral Estate and how such rights and interests may be affected by this contract, they are strongly encouraged to consult an attorney with expertise in this area.

**CONSULT AN ATTORNEY BEFORE SIGNING:** TREC rules prohibit real estate licensees from giving legal advice. READ THIS FORM CAREFULLY.

Buyer \_\_\_\_\_

Seller  **CARLOS BANUELOS**

Buyer \_\_\_\_\_

Seller  **PILAR BANUELOS**

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 intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 44-2. This form replaces TREC No. 44-1.



TEXAS ASSOCIATION OF REALTORS®  
**INFORMATION ABOUT ON-SITE SEWER FACILITY**

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**CONCERNING THE PROPERTY AT**

**555 N PEACHTREE AVE  
 ODESSA, TX 79763**

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown  
2 tanks
- (2) Type of Distribution System: Drainage lines ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: North east of house ☐ Unknown
- (4) Installer: R+R - Monahan ☐ Unknown
- (5) Approximate Age: 2001 installed ☐ 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? 2018
- (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.

**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 Seller  
**CARLOS BANUELOS**

1/23/19

Date



Signature of Seller  
**PILAR BANUELOS**

1-25-2019

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date