

TEXAG Real Estate Services, Inc.
404 W. 9th Street, Suite 201
Georgetown, Texas 78626
Phone: 512-930-5258
Fax: 512-930-5348
www.texag.com



BROKER:

Larry D. Kokel – Cell 512-924-5717
info@texag.com

SALESMAN:

Ron Leps – Cell 512-869-6766
ron@texag.com

PROPERTY FOR SALE: ±97.13 ACRES
531 CR 127
Williamson County - Georgetown, Texas

LOCATION:

Tract is located northeast of Highway 29 at Jonah, on CR 127.

LEGAL:

Land described in Volume 311, Page 125, Williamson County deed records. Being out of Joseph Wood and Silas Palmer surveys.

FRONTAGE:

The subject contains approximately ± 2,450 feet of road frontage along County Road 127.

UTILITIES:

The subject property has a Jonah Water Special Utility District water meter. Sewer would require a septic system.

SCHOOL DISTRICT:

Georgetown ISD

TAXES:

2018 taxes – Approximately \$2,155 based on 2018 WCAD values and tax rates. The subject property is under Ag Valuation. (R321448, R040871, R040459).

MINERALS:

Subject to title review, all owned will convey.

FLOOD PLAIN:

Based on data obtained from the FEMA National Flood Insurance Digital Flood Insurance Rate maps for Williamson County, Texas, the tract does not contain land area within the 100-year floodplain area (Note attached map).

RESTRICTIONS:

No existing restrictions known of record. No mobile homes or modular homes will be placed in the property deed at closing.



Contact: TEXAG Real Estate Services, Inc. www.texag.com **Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717**
Ron Leps Ph: 512-930-5258 Cell# 512-869-6766

The information contained herein is from sources deemed reliable by the broker, but not guaranteed. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. In accordance with the rules promulgated by the Texas Real Estate License Act (TRELA), you are notified that the information "About Brokerage Services" form is provided herein. TexAg Real Estate Services, Inc. represents the Sellers of this property. This property is offered for sale without regard to race, color, creed, familial status, national origin, religion or handicap status.

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COMMENTS:

The tract is located north of the Jonah community within Georgetown ISD. The area surrounding the tract is predominantly farming with this tract in row crop production. Land is currently under a crop share farming lease with possession after harvest of growing crops. The current home site is on an elevated hill side offering views and is surrounded by trees.

The house offers minimal value in its current condition without extensive renovations. House and out-buildings sold “As-Is” without warranty or representation on condition. House may be inspected when under contract.

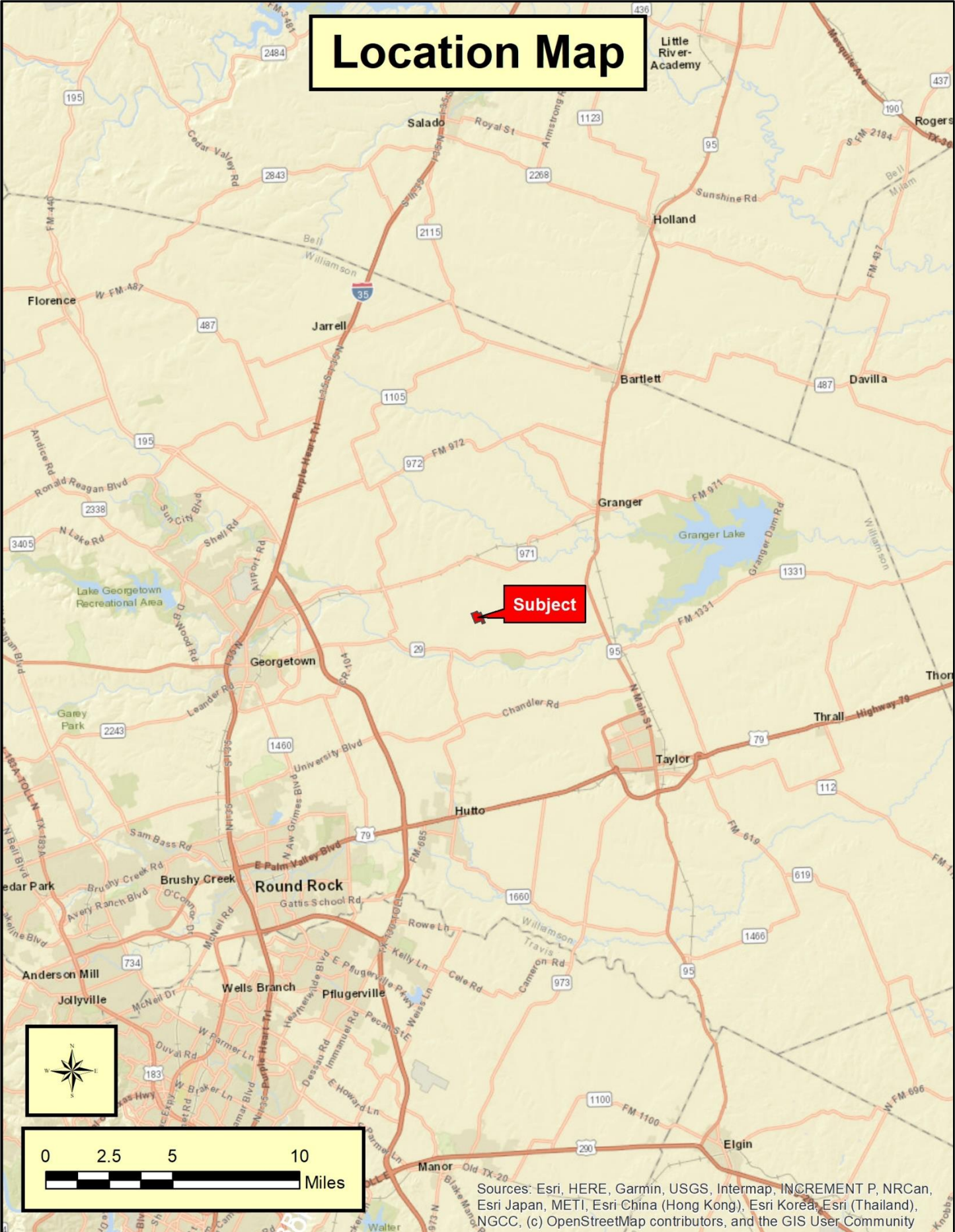
PRICE: \$925,000.00 or \$9,523.32 per surveyed acre.

COMMISSION: 3% to Buyer’s Broker provided Broker is identified by prospective Buyer at first showing.

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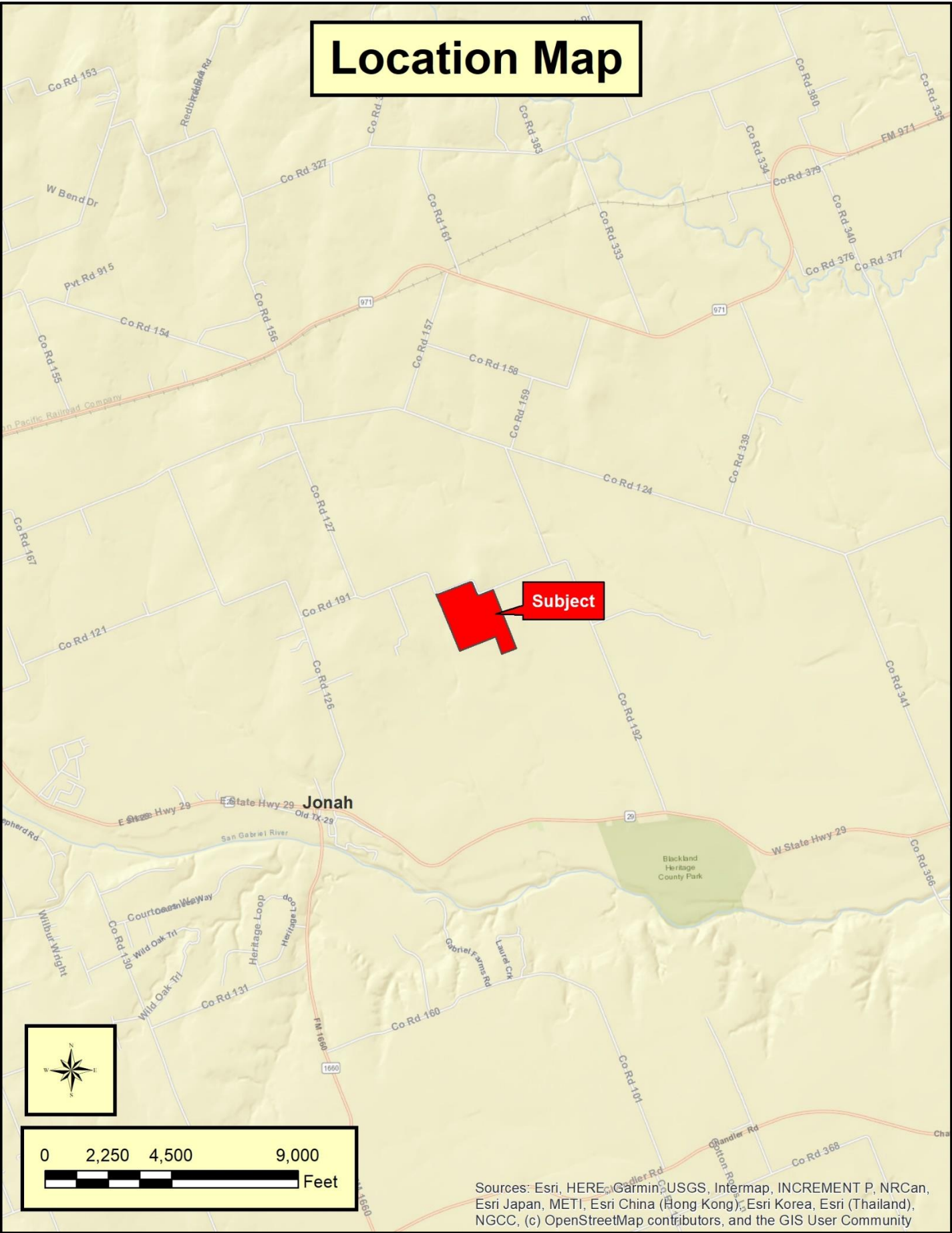
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Location Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Location Map



Aerial Map

Approximate location of
State Highway 29 Realignment
based on TxDot Preliminary
Feasibility Study subject to
final approval and funding.
For more information go to
www.txdot.gov

Pecan Branch

Big House Branch

CR 124

CR 192

CR 121

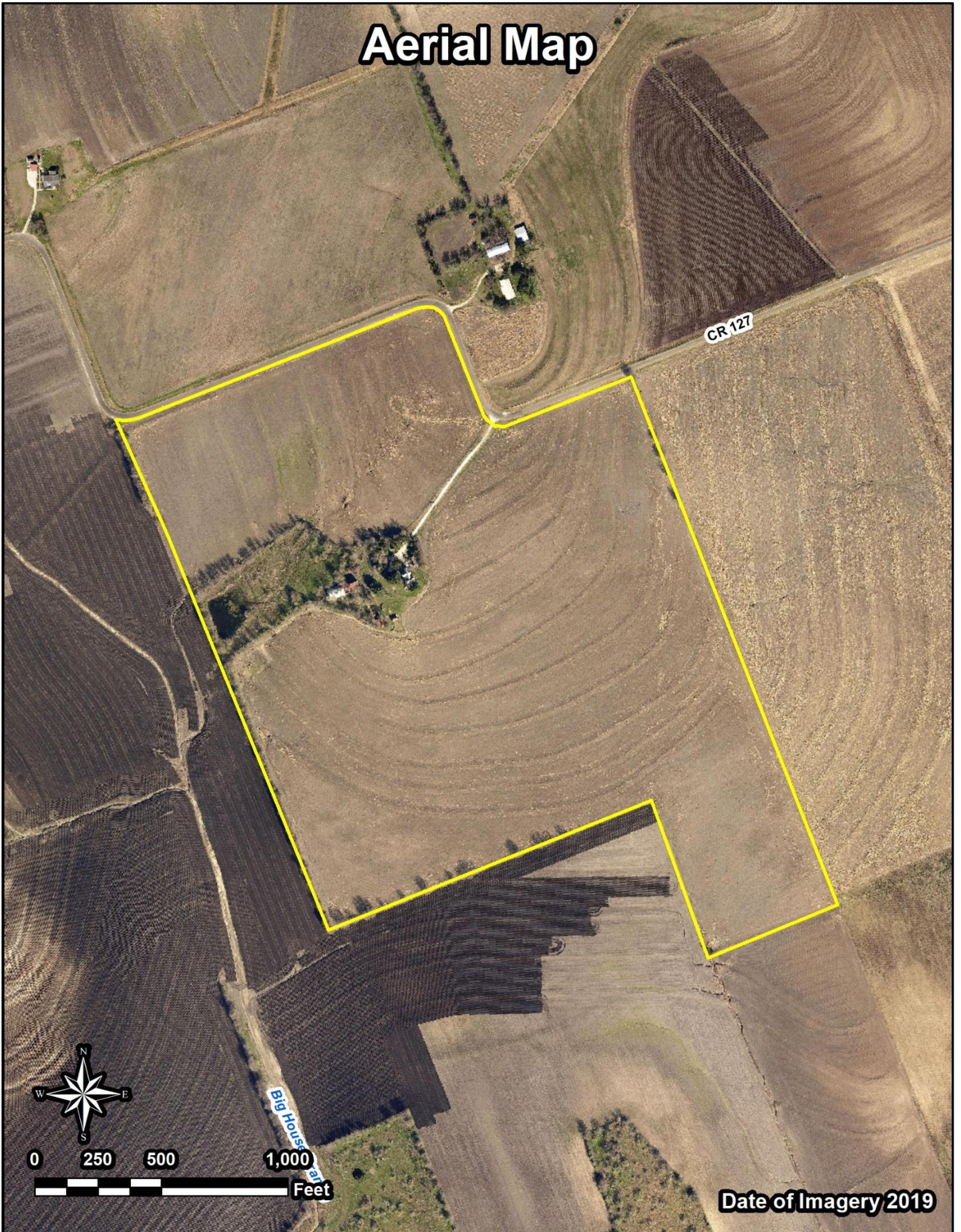
CR 191



0 500 1,000 2,000 Feet

Date of Imagery 2019

Aerial Map



Date of Imagery 2019

Flood Map

Pecan Branch

Co Rd 192

Co Rd 127

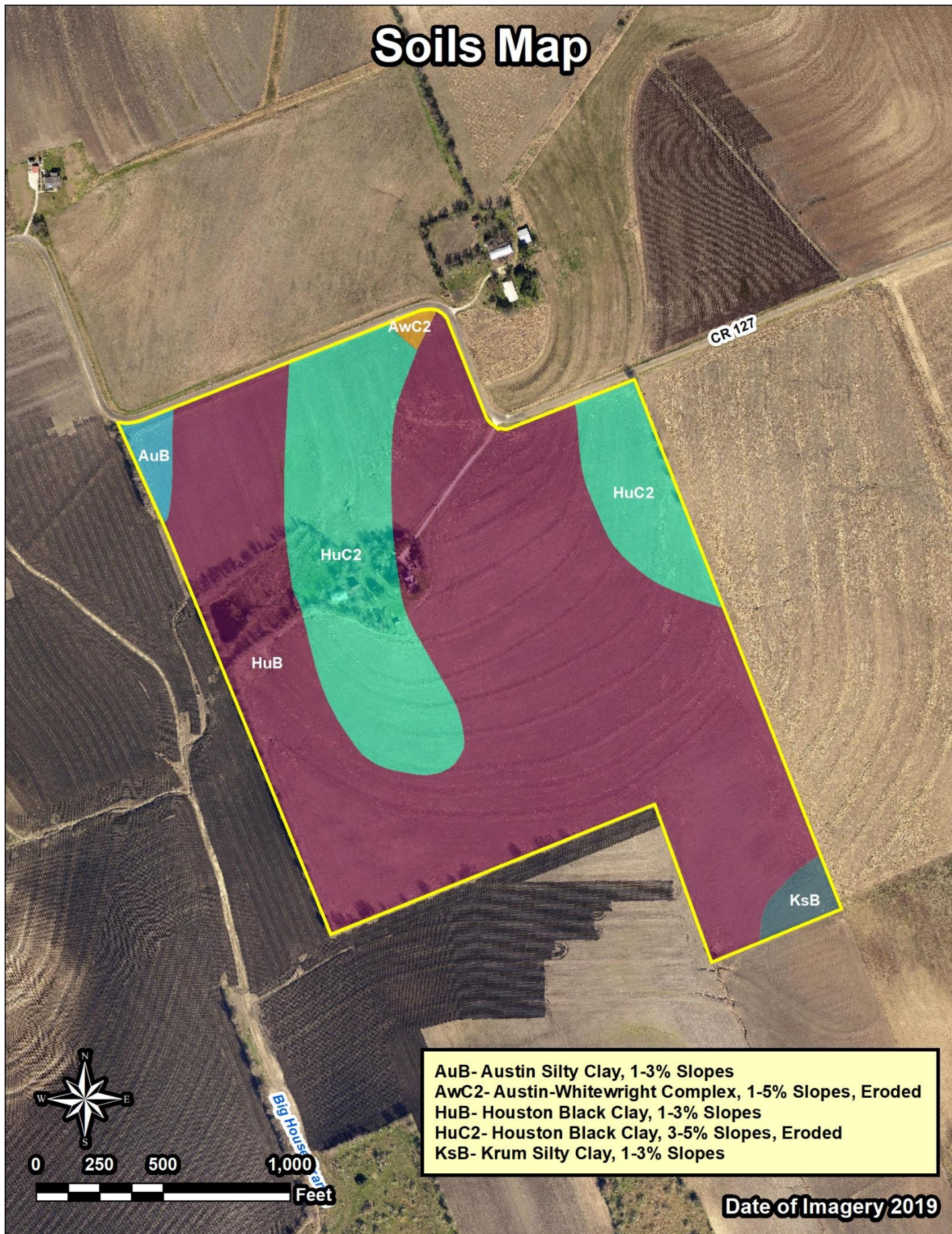
Big House Branch



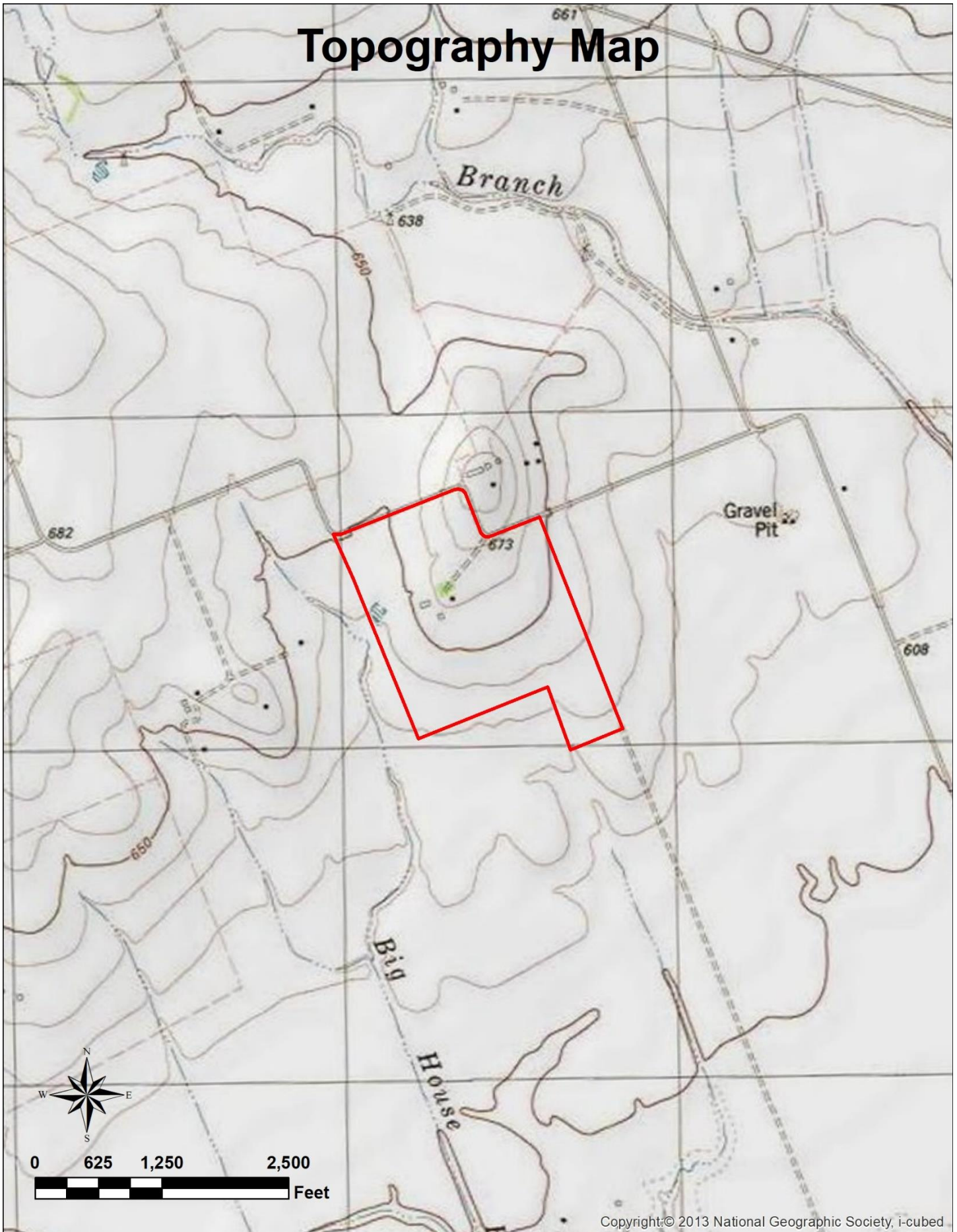
0 500 1,000 2,000 Feet

Date of Imagery 2019

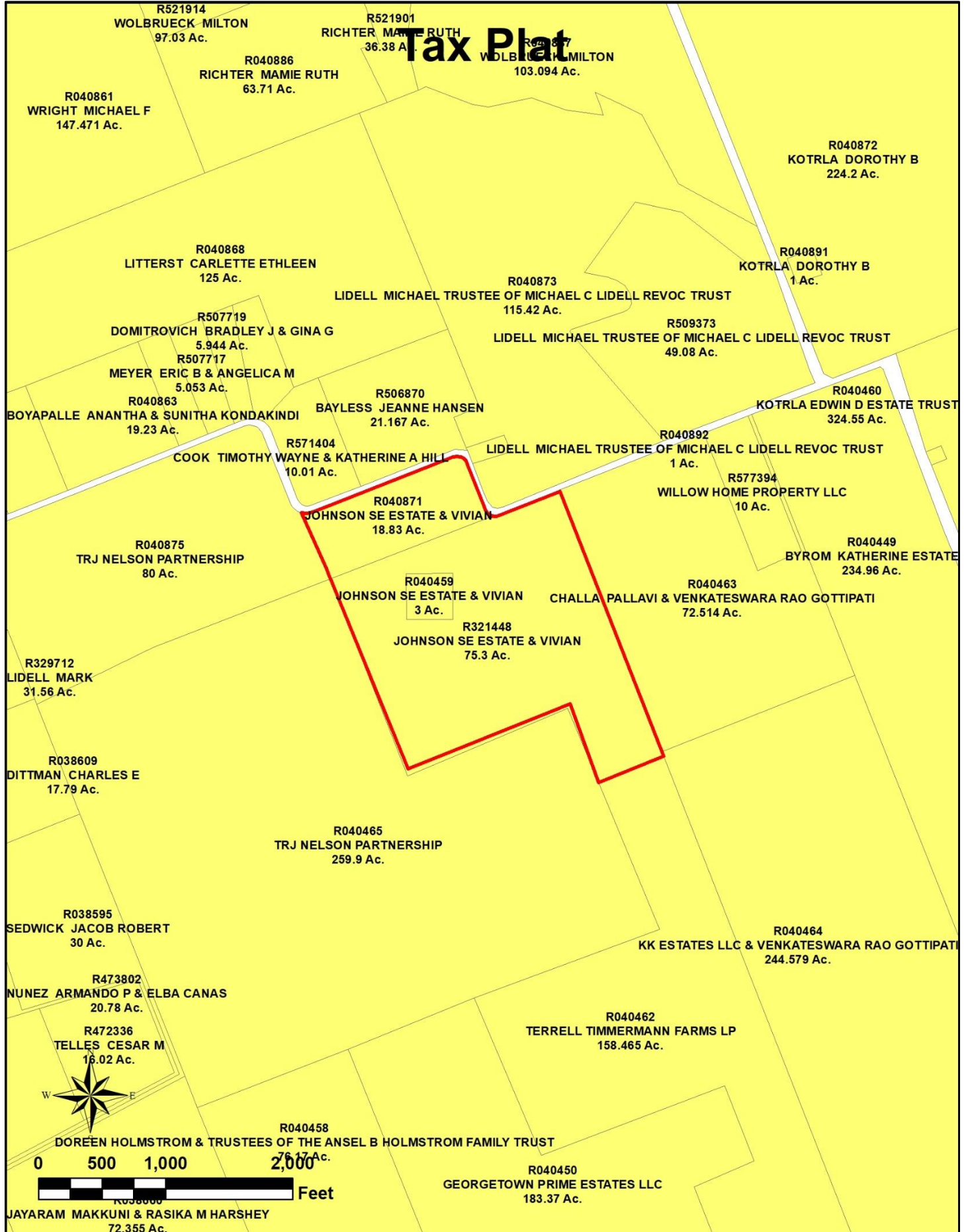
Soils Map



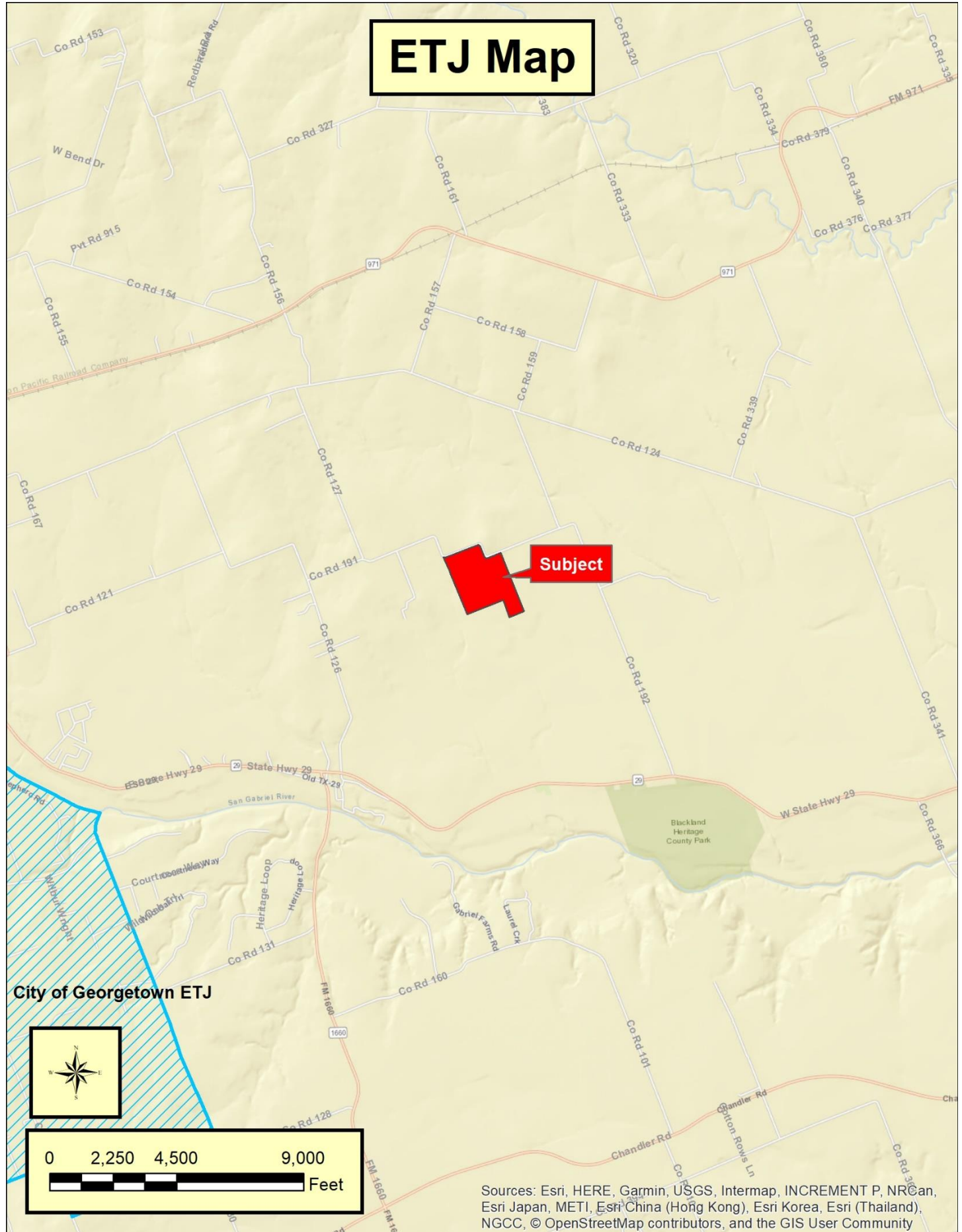
Topography Map



Tax Plat

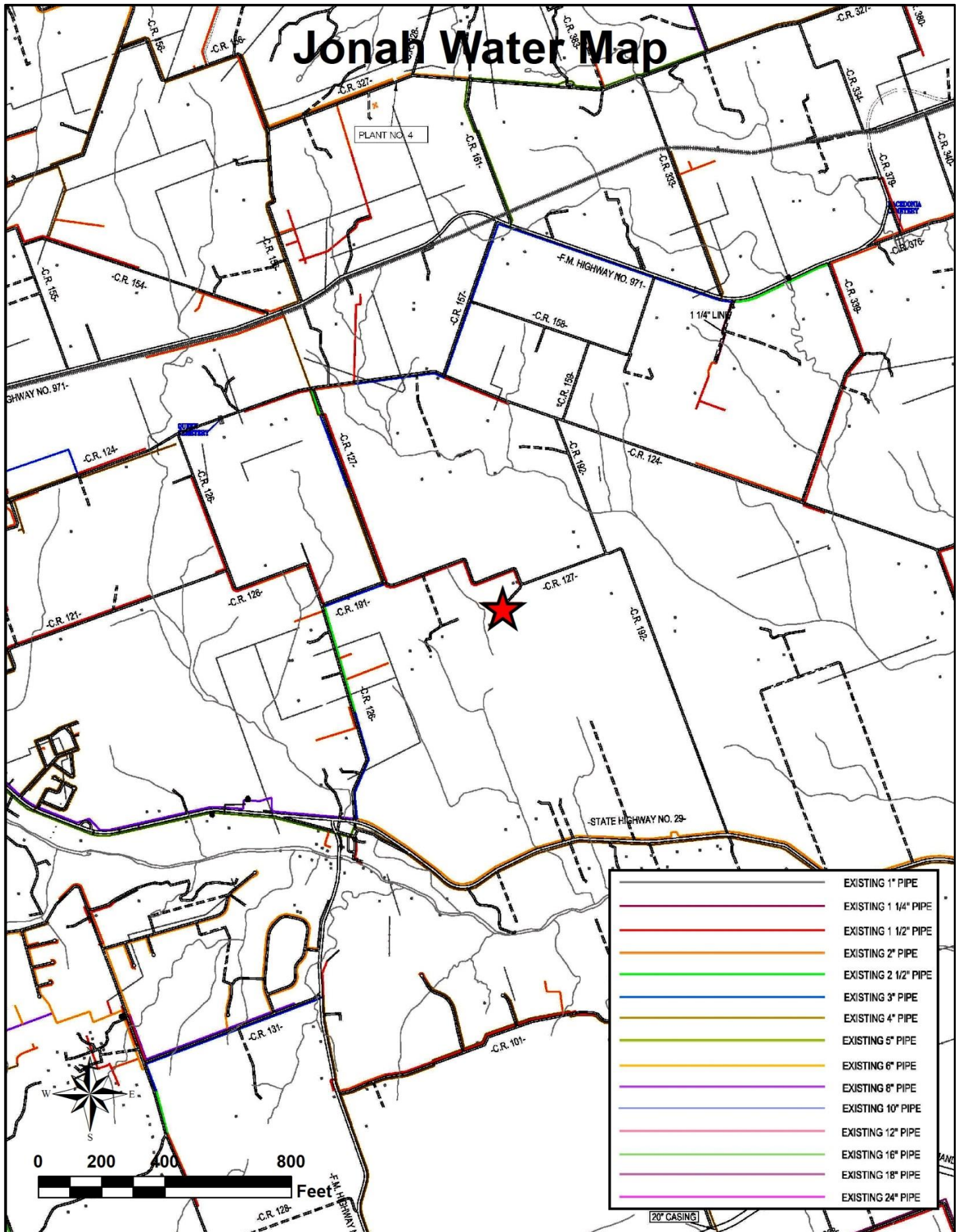


ETJ Map



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Jonah Water Map



HILMA V. JOHNSON

TO DEED

SIGURD E. JOHNSON,
ET UX

02714
THE STATE OF TEXAS, }
COUNTY OF WILLIAMSON.)

That I, Hilma V. Johnson, a widow, of Newsygo County, Michigan, for and in consideration of the sum of Five Thousand Eight Hundred and Thirty-Eight & No/100 (\$5,838.00) Dollars to me paid, and secured to be paid, by Sigurd E. Johnson and wife, Vivian Johnson, as follows:

The sum of \$438.00 in cash, the receipt of which being hereby acknowledged and confessed, and for the remaining \$5,400.00 of said consideration the said Sigurd E. Johnson and Vivian Johnson have made, executed and delivered to the said Hilma V. Johnson their one certain promissory note, of even date herewith, for the principal sum of \$5,400.00, payable to Hilma V. Johnson, or order, at Fremont, Michigan, said note bearing interest from January 1, 1942, at the rate of 4% per annum, the principal and interest of said note being payable in nineteen (19) annual installments in the sum of \$400.00 each, and a final (20th) annual installment in the sum of \$336.00, the first annual installment being due and payable on or before the first day of January, 1943, and another annual installment being due and payable on or before the first day of each succeeding January thereafter until all of said installments have been paid, the said final installment (20th) of \$336.00 being due and payable on or before the first day of January 1962, said note being an Amortization note and it being understood that in the event any of said annual installments are paid previous to the due date above specified then proper calculations shall be made so that the makers of said note shall pay only the principal of said note and interest at the rate of 4% per annum on said note, after having given credit for the portions of such annual installments which are properly chargeable as payments on the principal of said note, said note also providing that all past due installments shall bear interest from the maturity thereof until paid at the rate of 6% per annum, and also containing the usual accelerated maturity and attorney's fees clause, and reciting that same is secured by Vendor's Lien retained in this deed upon the hereinafter described real estate:

Have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Sigurd E. Johnson and Vivian Johnson, of Williamson County, Texas, all those certain tracts, lots or parcels of land situated in Williamson County, Texas, and described as follows, to-wit:

Being all those certain tracts, lots or parcels of land lying and being situated in Williamson County, Texas, and being out of and a part of the Joseph Wood Survey, patented to John H. Alcorn, Assignee, by Patent 785, Volume 9, dated February 20, 1854, Abstract No. 649, and also out of and a part of the Silas Palmer Survey, Patent No. 240, Vol. 7, Certificate No. 159, dated December 20, 1847, Abstract No. 499, and being described in three tracts by metes and bounds as follows, to-wit:

FIRST TRACT: Being out of and a part of said Joseph Wood Survey, and described as follows:

Beginning at the S W corner of a tract of land of 55 3/4ths acres conveyed by W.D. Boydston and wife, Beulah Boydston, to J. C. Boydston, by deed dated November 21, 1901, recorded in Vol. 99, at p. 422, Deed Records of Williamson County, Texas; said beginning corner being 888 1/3 varas N 71 E from the S W corner of said Joseph Wood Survey; thence N 71 E 504 1/2 varas to a stake for the S E corner hereof; thence N 19 W 210.7 varas to a stake for the N E corner of this tract; thence S 71 W 504 1/2 varas to a stake on the West line of said 55 3/4 th acre tract; thence S 19 E 210.7 varas to the place of beginning, containing 18.83 acres of land, more or less, and being the same tract of land which was conveyed to Gustaf Johnson by J. C. Boydston, by deed dated March 29, 1904, recorded in Vol. 109, at p. 90.

Deed Records of Williamson County, Texas.

SECOND TRACT: Being out of and a part of said Silas Palmer Survey, and described as follows:

Beginning at the N E corner of a certain tract of land containing 129 acres, which was conveyed by J. R. Robbins to J. M. Whitley by deed dated September 10, 1870, recorded in Vol. 13, at p. 53, Deed Records of Williamson County, Texas, at an iron stake in the North line of said Palmer Survey, which beginning point is also the N W corner of the third tract described next below; thence S 19 E 579 varas an iron stake, the S E corner hereof; thence S 71 W 487 varas an iron stake, the S W corner hereof; thence N 19 W 579 varas an iron stake in North line of said Palmer Survey, the N W corner hereof; thence N 71 E 487½ varas to the place of beginning, containing 50 acres of land, more or less, and is the same tract of land which was conveyed to Gustaf Johnson by W. M. Snowden and wife, A. J. Snowden, by deed dated April 2, 1902, recorded in Vol. 100, at p. 623, Deed Records of Williamson County, Texas.

THIRD TRACT: Being out of and a part of said Silas Palmer Survey, and described as follows:

Beginning at the N W corner of the M. M. Robbins Old Homestead Place, which was conveyed to her by J. R. Robbins by deed recorded December 30, 1875, in Vol. 16, at p. 684, Deed Records of Williamson County, Texas, which beginning point is the N E corner of the 50 acre tract of land described next above as Second Tract; thence S 19 1/4 E 577½ varas to corner of same; thence N 71 E 5 varas; thence S 19 deg. 10 min. E. 236 varas to an iron stake in the ground for S W corner hereof; thence N 71 E 190½ varas, an iron stake the S E corner hereof; thence N 19 W 813½ varas an iron stake in the North line of said Palmer Survey, the N E corner hereof; thence S 71 W 200 9/10ths varas to the place of beginning, containing 28 3/10ths acres of land, more or less, and being the same real estate which was conveyed to Gust Johnson by Joe M. Robbins, et al, by deed dated January 1, 1911 recorded in Vol. 136, at p. 258, Deed Records of Williamson County, Texas.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Sigurd E. Johnson and Vivian Johnson, their heirs and assigns, forever; and I do hereby bind myself, my heirs executors and administrators, to warrant and forever defend, all and singular the said premises unto the said Sigurd E. Johnson and Vivian Johnson, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

In Testimony whereof, I hereto subscribe my name at Fremont, Michigan, on this the 29th day of November, A D 1941.

\$6.60 U S Revenue Stamps Canceled.
\$5.20 Note Stamps Canceled.

HILMA V JOHNSON

THE STATE OF MICHIGAN)
COUNTY OF NEWAYGO.)

Before me, the undersigned authority, a Notary Public in and for Newaygo County, Michigan, on this day personally appeared Hilma V. Johnson, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, on this the 29th day of November, A D 1941.

(LS)

STELLA M. OETZEL Notary Public, Newaygo County, Michigan

My commission expires 1-23-45

Filed for record December 31, 1941 at 3 o'clock P M.
Recorded January 7, 1942 at 4:40 o'clock P M.

C. O. Beaver, County Clerk in and for Williams County, Texas

By Kathryn Shaw Deputy.

0 - - - - 0



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 _____

531 CR 127
GEOGETOWN, TX 78626

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? _____ (approximate date) 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"/>
Natural Gas Lines			<input checked="" type="checkbox"/>

Item	Y	N	U
Liquid Propane Gas:	<input checked="" type="checkbox"/>		
-LP Community (Captive)		<input checked="" type="checkbox"/>	
-LP on Property	<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"/>

Item	Y	N	U
Pump: sump 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"/>		
Public Sewer System			<input checked="" type="checkbox"/>

Item	Y	N	U	Additional Information
Central A/C		<input checked="" type="checkbox"/>		electric gas number of units:
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"/>		electric gas number of units:
Other Heat	<input checked="" type="checkbox"/>			if yes, describe:
Oven	<input checked="" type="checkbox"/>			number of ovens: electric gas other:
Fireplace & Chimney		<input checked="" type="checkbox"/>		wood gas logs mock other:
Carport		<input checked="" type="checkbox"/>		attached not attached
Garage		<input checked="" type="checkbox"/>		attached not attached
Garage Door Openers		<input checked="" type="checkbox"/>		number of units: number of remotes:
Satellite Dish & Controls		<input checked="" type="checkbox"/>		owned leased from:
Security System		<input checked="" type="checkbox"/>		owned leased from:
Solar Panels		<input checked="" type="checkbox"/>		owned leased from:
Water Heater		<input checked="" type="checkbox"/>		electric gas other: number of units:
Water Softener		<input checked="" type="checkbox"/>		owned leased from:
Other Leased Items(s)		<input checked="" type="checkbox"/>		if yes, describe:

(TAR-1406) 02-01-18

Initialed by: Buyer: _____

and Seller: _____

Texas Real Estate Services, Inc. 404 West 9th Street Suite 201 Georgetown, TX 78626
Larry Kolbel

Phone: (512)930-5258 Fax: (512)930-5348

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

Page 1 of 5
JOHNSON CR 127

Concerning the Property at _____

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	automatic	manual	areas covered:
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TAR-1407)		

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: Shingle Age: 30 (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		<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: oak wilt		<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 (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Located in Floodway (If yes, attach TAR-1414)		<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"/>
Located in Historic District		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>
Previous 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"/>
Previous Fires		<input checked="" type="checkbox"/>

(TAR-1406) 02-01-18

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

Concerning the Property at _____

531 CR 127
GEOGETOWN, TX 78626

Historic Property Designation			Termite or WDI damage needing repair		
Previous Use of Premises for Manufacture of Methamphetamine			Single Blockable Main Drain in Pool/Hot Tub/Spa*		

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

*A single blockable main drain may cause a suction entrapment hazard for an individual.

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, with unresolved 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. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☒

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).

☒

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

☒

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

☒

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

Concerning the Property at GEOGETOWN, TX 78626

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

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 filed a claim for damage to the Property with any insurance provider? yes no

Section 10. 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 11. 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) 02-01-18

Initialed by: Buyer: _____

and Seller: _____

Page 4 of 5

Concerning the Property at 531 CR 127
GEOGETOWN, TX 78626

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 the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TAR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: Direct Energy
Sewer: _____
Water: Jonah Water
Cable: _____
Trash: CLAWSON
Natural Gas: _____
Phone Company: _____
Propane: Suburban Propane
Internet: RISE Broadband

phone #: 888-305-3828
phone #: _____
phone #: 512-259-1286
phone #: _____
phone #: 512-746-2000
phone #: _____
phone #: _____
phone #: 888-776-7263
phone #: 844-411-7473

- (7) 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.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: _____		Printed Name: _____	



TEXAS ASSOCIATION OF REALTORS®
ADDENDUM REGARDING LEAD-BASED PAINT

For use in the lease of residential property built before 1978.

ADDENDUM TO RESIDENTIAL LEASE CONCERNING THE PROPERTY AT 531 CR 127, GEGETOWN, TX 78626

A. LEAD WARNING STATEMENT: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors (landlords) must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees (tenants) must also receive a federally approved pamphlet on lead poisoning prevention.

B. DISCLOSURE:

(1) Presence of lead-based paint and/or lead-based paint hazards. (Check (a) or (b)).

☐ (a) Landlord knows of the following lead-based paint and/or lead-based paint hazards in the Property:

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

(2) Records and reports available to Landlord. (Check (a) or (b)).

☐ (a) Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property which are listed here:

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

C. TENANT'S ACKNOWLEDGEMENT:

☐ (1) Tenant has received copies of all information listed in Paragraph B.

☐ (2) Tenant has received the pamphlet entitled Protect Your Family from Lead in Your Home.

D. AGENTS' NOTICE TO LANDLORD AND ACKNOWLEDGEMENT:

(1) The brokers and agents to the lease notify Landlord that Landlord must: (a) provide Tenant with the EPA-approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazard in the Property; (d) deliver all records and reports to Tenant pertaining lead-based paint and/or lead-based paint hazards in the Property; and (e) retain a copy of this addendum for at least 3 years.

(2) The brokers and agents to the lease have advised Landlord of Landlord's obligations under 42 U.S.C. 4852d and are aware of his/her responsibility to ensure compliance.

E. CERTIFICATION OF ACCURACY: The undersigned have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and correct.

Vivian Johnson Estate 4/10/19
Landlord Date

Tenant Date

[Signature] 4/10/19
Landlord Date

Tenant Date

Listing Broker/Agent or Property Manager Date

Tenant Date

Other Broker/Agent Date

Tenant Date

(TAR-2008) 10-14-03

TexAg Real Estate Services, Inc. 404 West 9th Street Suite 201 Georgetown, TX 78626
Larry Kokel

Phone: (512)930-5258

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Page 1 of 1
JOHNSON CR 127



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 531 CR 127
GEOGETOWN, TX 78626

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: ☒ Unknown
- (4) Installer: ☒ Unknown
- (5) Approximate Age: ☒ 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:

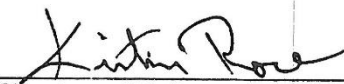
- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information
- (2) "Planning materials" are the supporting materials 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.

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
4/10/19
Date


Signature of Seller
5-3-2019
Date

Receipt acknowledged by:

Signature of Buyer
Date

Signature of Buyer
Date

PHOTOS



PHOTOS



PHOTOS





11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

TexAg Real Estate Services, Inc.	368153	info@texag.com	(512)930-5258
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Larry Don Kokel	216754		
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
RON LEPS	483848	RON@TEXAG.COM	(512)869-6766
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

TexAg Real Estate Services, Inc. 404 West 9th Street Suite 201 Georgetown, TX 78626
Larry KokelProduced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

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