



★ ARROWHEAD TRAIL RANCH HOUSE ★



GREAT LOCATION, FILLED WITH CHARACTER
Killeen, Burnet County, Texas • 6.84 Acres • \$199,000



512-756-7718 / INFO@TXRANCHBROKERS.COM / TXRANCHBROKERS.COM

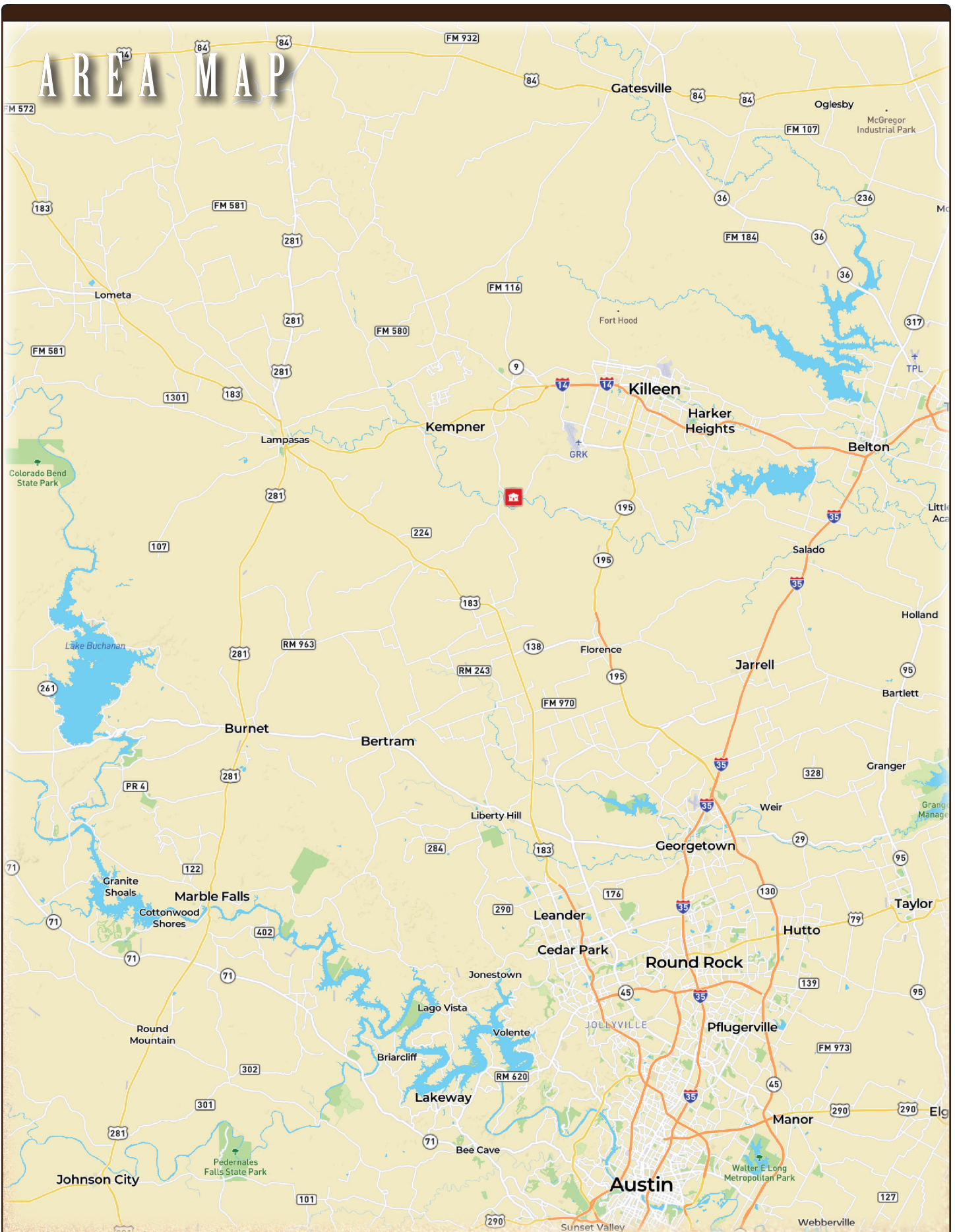


The Arrowhead Trail Ranch House is located around 45 minutes from Austin, Leander, and Cedar Park, on the Burnet and Bell County line. The ranch house fronts paved CR 221, just off of FM 2657. Nearby Copperas Cove provides grocery shopping, medical facilities, and restaurants. Killeen is around 20 minutes away and has mall shopping, restaurants, and a hospital. The Killeen-Fort Hood Regional Airport is about 15-20 minutes away and offers direct, non-stop flights to Dallas, Fort Worth, and Houston. From these hub airports, passengers can fly to any destination in the world without changing airlines. Overall tree cover is good, providing excellent habitat for game. The home is a nice 3-1 brick home (1,747 sq. ft). It is deed restricted and it is in very good condition and is well suited for a weekend home or residence. The Arrowhead Trail Ranch House has loads of character and offers a multitude of possibilities: from recreation, home place, or future development. This one is worth a look! By Appointment Only.

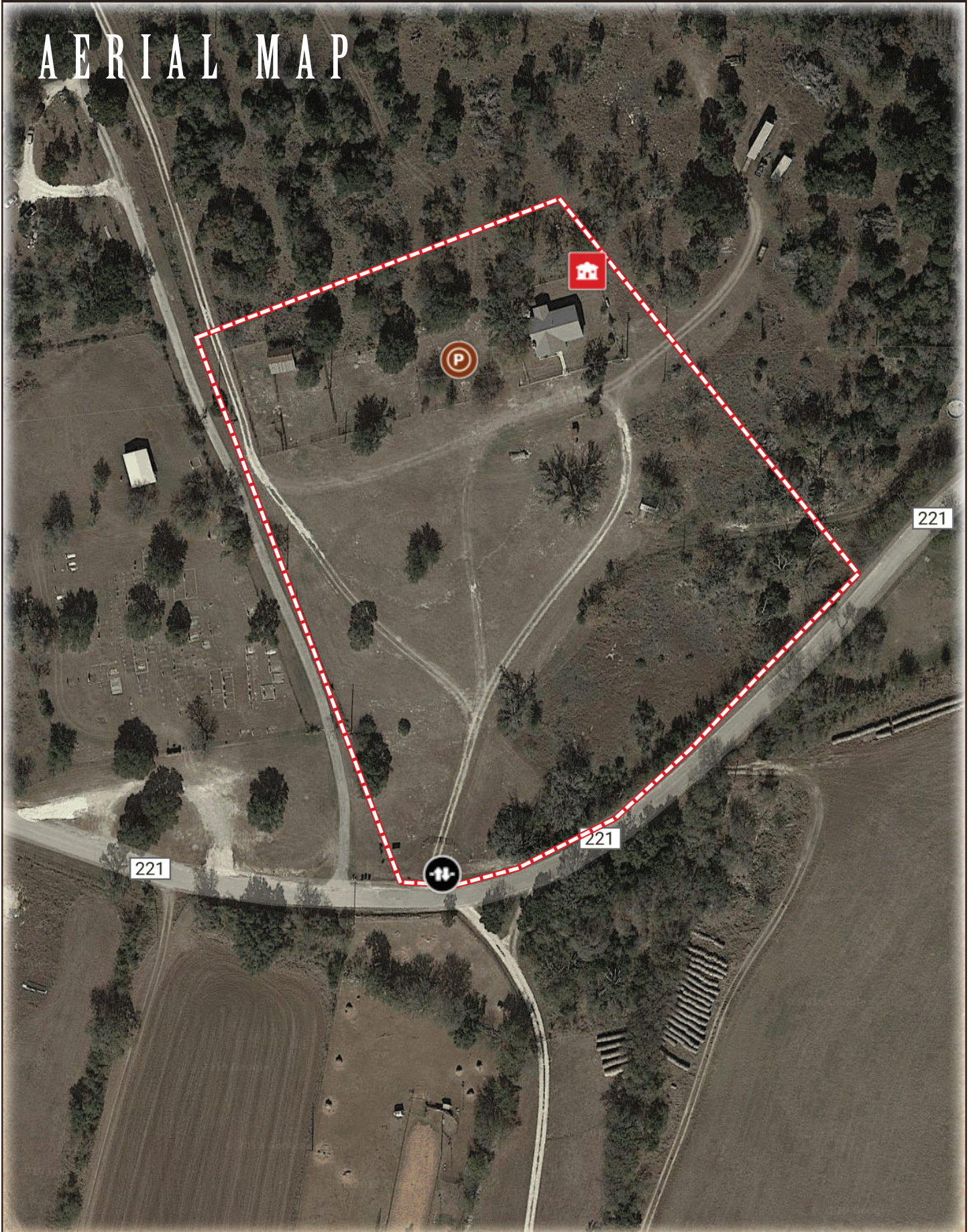
Directions: From Austin take Hwy 183 north toward Lampasas. At Briggs, right on FM 2657. After crossing the Lampasas River (approx. 10 miles), right on CR 221, go approx. 1/2 mile. Property is on the left.



AREA MAP



AERIAL MAP



TOPOGRAPHICAL MAP





INFORMATION ABOUT ON-SITE SEWER FACILITY

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714 CR 221, Killeen, TX 76549

CONCERNING THE PROPERTY AT

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? unknown
- (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.

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____ and Seller _____

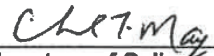
Page 1 of 2

Information about On-Site Sewer Facility concerning _____

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 LSLP Oakalla, LLC	6/22/2019 _____ Date	_____ Signature of Seller	_____ Date
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Receipt acknowledged by:

_____ Signature of Buyer	_____ Date	_____ Signature of Buyer	_____ Date
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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.

714 CR 221, Killeen, TX 76549

CONCERNING THE PROPERTY AT _____

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	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring			<input checked="" type="checkbox"/>	Liquid Propane Gas:	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Pump: sump grinder			
Carbon Monoxide Det.			<input checked="" type="checkbox"/>	-LP Community (Captive)		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Rain Gutters			
Ceiling Fans	<input checked="" type="checkbox"/>			-LP on Property	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Range/Stove	<input checked="" type="checkbox"/>		
Cooktop	<input checked="" type="checkbox"/>			Hot Tub		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Roof/Attic Vents			<input checked="" type="checkbox"/>
Dishwasher		<input checked="" type="checkbox"/>		Intercom System		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sauna		<input checked="" type="checkbox"/>	
Disposal		<input checked="" type="checkbox"/>		Microwave		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke Detector	<input checked="" type="checkbox"/>		
Emergency Escape Ladder(s)		<input checked="" type="checkbox"/>		Outdoor Grill		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Smoke Detector - Hearing Impaired		<input checked="" type="checkbox"/>	
Exhaust Fans			<input checked="" type="checkbox"/>	Patio/Decking	<input checked="" type="checkbox"/>			Spa		<input checked="" type="checkbox"/>	
Fences	<input checked="" type="checkbox"/>			Plumbing System	<input checked="" type="checkbox"/>			Trash Compactor		<input checked="" type="checkbox"/>	
Fire Detection Equip.			<input checked="" type="checkbox"/>	Pool		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	TV Antenna		<input checked="" type="checkbox"/>	
French Drain			<input checked="" type="checkbox"/>	Pool Equipment		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Washer/Dryer Hookup	<input checked="" type="checkbox"/>		
Gas Fixtures			<input checked="" type="checkbox"/>	Pool Maint. Accessories		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Window Screens	<input checked="" type="checkbox"/>		
Natural Gas Lines			<input checked="" type="checkbox"/>	Pool Heater		<input checked="" type="checkbox"/>	<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: <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"/>			electric <input checked="" type="checkbox"/> gas number of units: <u>1</u>
Other Heat	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	If yes, describe: <u>Fireplace</u>
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: <u>1</u>
Water Softener			<input checked="" type="checkbox"/>	owned leased from: _____
Other Leased Items(s)			<input checked="" type="checkbox"/>	If yes, describe: _____

(TXR-1406) 09-01-19

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

Page 1 of 6

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 (TXR-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 TXR-1906 concerning lead-based paint hazards).

Roof Type: Metal Age: Unknown (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 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	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<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	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: oak wilt		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>			

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: Am

Page 2 of 6

Concerning the Property at _____

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 conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- ☒ Present flood insurance coverage (if yes, attach TXR 1414).
- ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☒ Previous flooding due to a natural flood event (if yes, attach TXR 1414).
- ☒ Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- ☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
- ☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☒ Located ☐ wholly ☐ partly in a floodway (if yes, attach TXR 1414).
- ☒ Located ☐ wholly ☐ partly in a flood pool.
- ☒ Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Concerning the Property at _____

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* ☐ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ☐ yes ☒ no If yes, explain (attach additional sheets as necessary): _____

Section 8. 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: Arrowhead

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.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____

Concerning the Property at _____

Section 9. Seller ☐ has ☒ has not attached a survey of the Property.

Section 10. 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 11. 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 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☐ yes ☒ no

Section 13. 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 14. 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: _____

Concerning the Property at _____

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* (TXR 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: <u>PERDARNAL'S ELECTRIC Co.-p.</u>	phone #: <u>888-554-4732</u>
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
Internet: _____	phone #: _____

- (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: _____	

Burnet CAD

Property Search > 54438 LSLP OAKALLA LLC for Year 2019

Tax Year: 2019

Property

Account

Property ID:	54438	Legal Description:	S3071 ARROWHEAD TRAIL RANCH LOT 1, PHASE 1 6.84
Geographic ID:	03071-0100-00001-000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	ARROWHEAD TRAIL KILLEEN, TX 78611	Mapsc0:	
Neighborhood:		Map ID:	2918
Neighborhood CD:			

Owner

Name:	LSLP OAKALLA LLC	Owner ID:	219357
Mailing Address:	665 SIMONDS RD WILLIAMSTOWN, MA 01267	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$110,883	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$4,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$23,360	\$492
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$138,243	
(-) Ag or Timber Use Value Reduction:	-	\$22,868	
<hr/>			
(=) Appraised Value:	=	\$115,375	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$115,375	

Taxing Jurisdiction

Owner: LSLP OAKALLA LLC
 % Ownership: 100.000000000000%
 Total Value: \$138,243

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	\$115,375	\$115,375	\$0.00
ESD8	*EMERG SERV DIST #8 (ESD8)	0.100000	\$115,375	\$115,375	\$115.38
GBU	*BURNET COUNTY	0.358200	\$115,375	\$115,375	\$413.27
RSP	*CO SPECIAL, ROAD & BRIDGE	0.041700	\$115,375	\$115,375	\$48.11
SLA	*LAMPASAS ISD	1.328400	\$115,375	\$115,375	\$1,532.65
WCD	*WATER CONSERV DIST OF CENTRAL TEXAS	0.007400	\$115,375	\$115,375	\$8.54
Total Tax Rate:		1.835700			
Taxes w/Current Exemptions:					\$2,117.95

Improvement / Building

Improvement #1:	RESIDENTIAL	State Code:	E1	Living Area:	1645.0 sqft	Value: \$110,883
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Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	7	B	1968	1645.0
POR	PORCH	7		1968	96.0
BAR	BARN FAIR QUALITY	7		0	540.0
BAR	BARN FAIR QUALITY	7		0	520.0
CAN	CANOPY	7		0	160.0
STG	STORAGE	7		0	200.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	E1	E1	1.0000	43560.00	0.00	0.00	\$4,000	\$0
2	NP	NP	5.8400	254390.40	0.00	0.00	\$23,360	\$492

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$110,883	\$27,360	492	115,375	\$0	\$115,375
2018	\$102,808	\$4,000	0	106,808	\$0	\$106,808
2017	\$90,692	\$3,750	0	94,442	\$0	\$94,442
2016	\$82,618	\$3,750	0	86,368	\$0	\$86,368
2015	\$82,618	\$3,750	0	86,368	\$0	\$86,368
2014	\$78,237	\$3,750	0	81,987	\$0	\$81,987
2013	\$81,647	\$3,750	0	85,397	\$0	\$85,397
2012	\$81,647	\$3,750	0	85,397	\$0	\$85,397
2011	\$86,537	\$15,000	0	101,537	\$0	\$101,537
2010	\$86,537	\$15,000	0	101,537	\$0	\$101,537
2009	\$86,537	\$15,000	0	101,537	\$0	\$101,537
2008	\$86,537	\$15,000	0	101,537	\$2,148	\$99,389
2007	\$86,537	\$10,000	0	96,537	\$6,183	\$90,354
2006	\$80,940	\$1,200	0	82,140	\$0	\$82,140

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/14/2018	WDLIEN	WARRANTY DEED WITH VENDORS LIEN	REAVIS LARRY E, MARVIN W REAVIS, JANE REAVIS FRANTZ	LSLP OAKALLA LLC			201806307
2	11/24/1998	WD	WARRANTY DEED	REAVIS ANNIE BELL LIFE ESTATE	REAVIS LARRY E, MARVIN W REAVIS, JANE REAVIS FRANTZ	827	710	0
3	11/24/1998	WD	WARRANTY DEED	REAVIS TROY ESTATE	REAVIS ANNIE BELL LIFE ESTATE			0

Tax Due

Property Tax Information as of 10/16/2019

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amor Due
2019	*EMERG SERV DIST #8 (ESD8)	\$115,375	\$115.38	\$0.00	\$115.38	\$0.00	\$0.00	\$115
2019	*BURNET COUNTY	\$115,375	\$413.27	\$0.00	\$413.27	\$0.00	\$0.00	\$413
2019	*CO SPECIAL, ROAD & BRIDGE	\$115,375	\$48.11	\$0.00	\$48.11	\$0.00	\$0.00	\$48
2019	*WATER CONSERV DIST OF CENTRAL TEXAS	\$115,375	\$8.54	\$0.00	\$8.54	\$0.00	\$0.00	\$8
	2019 TOTAL:		\$585.30	\$0.00	\$585.30	\$0.00	\$0.00	\$585
2018	*EMERG SERV DIST #8 (ESD8)	\$106,808	\$106.81	\$106.81	\$0.00	\$0.00	\$0.00	\$0
2018	*BURNET COUNTY	\$106,808	\$372.01	\$372.01	\$0.00	\$0.00	\$0.00	\$0
2018	*CO SPECIAL, ROAD & BRIDGE	\$106,808	\$44.54	\$44.54	\$0.00	\$0.00	\$0.00	\$0
2018	*WATER CONSERV DIST OF CENTRAL TEXAS	\$106,808	\$8.54	\$8.54	\$0.00	\$0.00	\$0.00	\$0
	2018 TOTAL:		\$531.90	\$531.90	\$0.00	\$0.00	\$0.00	\$0
	LSP OAKALLA LLC TOTAL:		\$1117.20	\$531.90	\$585.30	\$0.00	\$0.00	\$585
2017	*EMERG SERV DIST #8 (ESD8)	\$94,442	\$94.44	\$94.44	\$0.00	\$0.00	\$0.00	\$0
2017	*BURNET COUNTY	\$94,442	\$335.37	\$335.37	\$0.00	\$0.00	\$0.00	\$0
2017	*CO SPECIAL, ROAD & BRIDGE	\$94,442	\$39.48	\$39.48	\$0.00	\$0.00	\$0.00	\$0
2017	*WATER CONSERV DIST OF CENTRAL TEXAS	\$94,442	\$8.03	\$8.03	\$0.00	\$0.00	\$0.00	\$0
	2017 TOTAL:		\$477.32	\$477.32	\$0.00	\$0.00	\$0.00	\$0
2016	*EMERG SERV DIST #8 (ESD8)	\$86,368	\$86.37	\$86.37	\$0.00	\$0.00	\$0.00	\$0
2016	*BURNET COUNTY	\$86,368	\$306.69	\$306.69	\$0.00	\$0.00	\$0.00	\$0
2016	*CO SPECIAL, ROAD & BRIDGE	\$86,368	\$36.10	\$36.10	\$0.00	\$0.00	\$0.00	\$0
2016	*WATER CONSERV DIST OF CENTRAL TEXAS	\$86,368	\$7.86	\$7.86	\$0.00	\$0.00	\$0.00	\$0
	2016 TOTAL:		\$437.02	\$437.02	\$0.00	\$0.00	\$0.00	\$0
2015	*EMERG SERV DIST #8 (ESD8)	\$86,368	\$86.37	\$86.37	\$0.00	\$0.00	\$0.00	\$0
2015	*BURNET COUNTY	\$86,368	\$311.01	\$311.01	\$0.00	\$0.00	\$0.00	\$0
2015	*CO SPECIAL, ROAD & BRIDGE	\$86,368	\$36.62	\$36.62	\$0.00	\$0.00	\$0.00	\$0
2015	*WATER CONSERV DIST OF CENTRAL TEXAS	\$86,368	\$7.86	\$7.86	\$0.00	\$0.00	\$0.00	\$0
	2015 TOTAL:		\$441.86	\$441.86	\$0.00	\$0.00	\$0.00	\$0
2014	*EMERG SERV DIST #8 (ESD8)	\$81,987	\$81.99	\$81.99	\$0.00	\$0.00	\$0.00	\$0
2014	*BURNET COUNTY	\$81,987	\$303.35	\$303.35	\$0.00	\$0.00	\$0.00	\$0
2014	*CO SPECIAL, ROAD & BRIDGE	\$81,987	\$36.07	\$36.07	\$0.00	\$0.00	\$0.00	\$0
2014	*WATER CONSERV DIST OF CENTRAL TEXAS	\$81,987	\$7.87	\$7.87	\$0.00	\$0.00	\$0.00	\$0
	2014 TOTAL:		\$429.28	\$429.28	\$0.00	\$0.00	\$0.00	\$0
2013	*EMERG SERV DIST #8 (ESD8)	\$85,397	\$85.40	\$85.40	\$0.00	\$0.00	\$0.00	\$0
2013	*BURNET COUNTY	\$85,397	\$301.70	\$301.70	\$0.00	\$0.00	\$0.00	\$0
2013	*CO SPECIAL, ROAD & BRIDGE	\$85,397	\$35.70	\$35.70	\$0.00	\$0.00	\$0.00	\$0
2013	*WATER CONSERV DIST OF CENTRAL TEXAS	\$85,397	\$8.37	\$8.37	\$0.00	\$0.00	\$0.00	\$0
	2013 TOTAL:		\$431.17	\$431.17	\$0.00	\$0.00	\$0.00	\$0
2012	*EMERG SERV DIST #8 (ESD8)	\$85,397	\$85.40	\$85.40	\$0.00	\$0.00	\$0.00	\$0
2012	*BURNET COUNTY	\$85,397	\$300.34	\$300.34	\$0.00	\$0.00	\$0.00	\$0
2012	*CO SPECIAL, ROAD & BRIDGE	\$85,397	\$35.61	\$35.61	\$0.00	\$0.00	\$0.00	\$0
2012	*WATER CONSERV DIST OF CENTRAL TEXAS	\$85,397	\$8.45	\$8.45	\$0.00	\$0.00	\$0.00	\$0
	2012 TOTAL:		\$429.80	\$429.80	\$0.00	\$0.00	\$0.00	\$0
2011	*EMERG SERV DIST #8 (ESD8)	\$101,537	\$101.54	\$101.54	\$0.00	\$0.00	\$0.00	\$0
2011	*BURNET COUNTY	\$101,537	\$338.32	\$338.32	\$0.00	\$0.00	\$0.00	\$0
2011	*CO SPECIAL, ROAD & BRIDGE	\$101,537	\$39.80	\$39.80	\$0.00	\$0.00	\$0.00	\$0
2011	*WATER CONSERV DIST OF CENTRAL TEXAS	\$101,537	\$10.15	\$10.15	\$0.00	\$0.00	\$0.00	\$0
	2011 TOTAL:		\$489.81	\$489.81	\$0.00	\$0.00	\$0.00	\$0
2010	*EMERG SERV DIST #8 (ESD8)	\$101,537	\$101.54	\$101.54	\$0.00	\$0.00	\$0.00	\$0
2010	*BURNET COUNTY	\$101,537	\$335.38	\$335.38	\$0.00	\$0.00	\$0.00	\$0
2010	*CO SPECIAL, ROAD & BRIDGE	\$101,537	\$39.50	\$39.50	\$0.00	\$0.00	\$0.00	\$0
2010	*WATER CONSERV DIST OF CENTRAL TEXAS	\$101,537	\$10.97	\$10.97	\$0.00	\$0.00	\$0.00	\$0
	2010 TOTAL:		\$487.39	\$487.39	\$0.00	\$0.00	\$0.00	\$0
2009	*BURNET COUNTY	\$101,537	\$331.72	\$331.72	\$0.00	\$0.00	\$0.00	\$0
2009	*CO SPECIAL, ROAD & BRIDGE	\$101,537	\$36.55	\$36.55	\$0.00	\$0.00	\$0.00	\$0

2009	*WATER CONSERV DIST OF CENTRAL TEXAS	\$101,537	\$13.30	\$13.30	\$0.00	\$0.00	\$0.00	\$0
2009 TOTAL:			\$381.57	\$381.57	\$0.00	\$0.00	\$0.00	\$0
2008	*BURNET COUNTY	\$99,389	\$325.70	\$325.70	\$0.00	\$0.00	\$0.00	\$0
2008	*CO SPECIAL, ROAD & BRIDGE	\$96,389	\$16.16	\$16.16	\$0.00	\$0.00	\$0.00	\$0
2008	*WATER CONSERV DIST OF CENTRAL TEXAS	\$99,389	\$13.62	\$13.62	\$0.00	\$0.00	\$0.00	\$0
2008 TOTAL:			\$355.48	\$355.48	\$0.00	\$0.00	\$0.00	\$0
2007	*BURNET COUNTY	\$90,354	\$314.25	\$314.25	\$0.00	\$0.00	\$0.00	\$0
2007	*CO SPECIAL, ROAD & BRIDGE	\$87,354	\$16.16	\$16.16	\$0.00	\$0.00	\$0.00	\$0
2007	*WATER CONSERV DIST OF CENTRAL TEXAS	\$90,354	\$13.64	\$13.64	\$0.00	\$0.00	\$0.00	\$0
2007 TOTAL:			\$344.05	\$344.05	\$0.00	\$0.00	\$0.00	\$0
2006	*BURNET COUNTY	\$82,140	\$291.84	\$291.84	\$0.00	\$0.00	\$0.00	\$0
2006	*CO SPECIAL, ROAD & BRIDGE	\$79,140	\$16.16	\$16.16	\$0.00	\$0.00	\$0.00	\$0
2006	*WATER CONSERV DIST OF CENTRAL TEXAS	\$82,140	\$13.58	\$13.58	\$0.00	\$0.00	\$0.00	\$0
2006 TOTAL:			\$321.58	\$321.58	\$0.00	\$0.00	\$0.00	\$0
2005	*BURNET COUNTY	\$89,782	\$336.86	\$336.86	\$0.00	\$0.00	\$0.00	\$0
2005	*CO SPECIAL, ROAD & BRIDGE	\$86,782	\$16.16	\$16.16	\$0.00	\$0.00	\$0.00	\$0
2005 TOTAL:			\$353.02	\$353.02	\$0.00	\$0.00	\$0.00	\$0
2004	*BURNET COUNTY	\$89,782	\$346.29	\$346.29	\$0.00	\$0.00	\$0.00	\$0
2004	*CO SPECIAL, ROAD & BRIDGE	\$89,782	\$16.16	\$16.16	\$0.00	\$0.00	\$0.00	\$0
2004 TOTAL:			\$362.45	\$362.45	\$0.00	\$0.00	\$0.00	\$0
2003	*BURNET COUNTY	\$89,782	\$339.47	\$339.47	\$0.00	\$0.00	\$0.00	\$0
2003	*CO SPECIAL, ROAD & BRIDGE	\$89,782	\$16.16	\$16.16	\$0.00	\$0.00	\$0.00	\$0
2003 TOTAL:			\$355.63	\$355.63	\$0.00	\$0.00	\$0.00	\$0
2002	*BURNET COUNTY	\$89,782	\$328.15	\$328.15	\$0.00	\$0.00	\$0.00	\$0
2002	*CO SPECIAL, ROAD & BRIDGE	\$89,782	\$15.44	\$15.44	\$0.00	\$0.00	\$0.00	\$0
2002 TOTAL:			\$343.59	\$343.59	\$0.00	\$0.00	\$0.00	\$0
2001	*BURNET COUNTY	\$82,688	\$304.95	\$304.95	\$0.00	\$0.00	\$0.00	\$0
2001	*CO SPECIAL, ROAD & BRIDGE	\$82,688	\$13.56	\$13.56	\$0.00	\$0.00	\$0.00	\$0
2001 TOTAL:			\$318.51	\$318.51	\$0.00	\$0.00	\$0.00	\$0
2000	*BURNET COUNTY	\$72,145	\$257.77	\$257.77	\$0.00	\$0.00	\$0.00	\$0
2000	*CO SPECIAL, ROAD & BRIDGE	\$72,145	\$12.63	\$12.63	\$0.00	\$0.00	\$0.00	\$0
2000 TOTAL:			\$270.40	\$270.40	\$0.00	\$0.00	\$0.00	\$0
1999	*BURNET COUNTY	\$67,889	\$239.78	\$239.78	\$0.00	\$0.00	\$0.00	\$0
1999	*CO SPECIAL, ROAD & BRIDGE	\$67,889	\$16.97	\$16.97	\$0.00	\$0.00	\$0.00	\$0
1999 TOTAL:			\$256.75	\$256.75	\$0.00	\$0.00	\$0.00	\$0
1998	*BURNET COUNTY	\$65,761	\$241.41	\$241.41	\$0.00	\$0.00	\$0.00	\$0
1998	*CO SPECIAL, ROAD & BRIDGE	\$65,761	\$23.02	\$23.02	\$0.00	\$0.00	\$0.00	\$0
1998 TOTAL:			\$264.43	\$264.43	\$0.00	\$0.00	\$0.00	\$0
1997	*BURNET COUNTY	\$65,760	\$242.85	\$242.85	\$0.00	\$0.00	\$0.00	\$0
1997	*CO SPECIAL, ROAD & BRIDGE	\$65,760	\$23.02	\$23.02	\$0.00	\$0.00	\$0.00	\$0
1997 TOTAL:			\$265.87	\$265.87	\$0.00	\$0.00	\$0.00	\$0
REAVIS LARRY E,MARVIN W REAVIS, JANE REAVIS FRANTZ TOTAL:			\$3136.26	\$3136.26	\$0.00	\$0.00	\$0.00	\$0
REAVIS ANNIE BELL LIFE ESTATE TOTAL:			\$4680.72	\$4680.72	\$0.00	\$0.00	\$0.00	\$0
GRAND TOTAL (ALL OWNERS):			\$8934.18	\$8348.88	\$585.30	\$0.00	\$0.00	\$585

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (512) 756-8291

★ WHO WE ARE ★



Our organization got its start in 2011 when our founders, Drew Colvin and Mike Bacon, partnered to form a real estate company that prided itself on honest knowledge and reliable expertise. We've grown since then, but we remain true to those roots of exceptional personal service, integrity, experience and professionalism.

Unlike some larger companies, we specialize in large ranch properties and residential land, so that all our knowledge, expertise, and assistance is relevant and useful for the property you are selling. Together, we have over 58 years of industry experience. If you're looking for quality work by specialized, knowledgeable brokers, look no further than us.

With a sale of this kind, you need a compassionate, professional and accessible team available when you need them. Because we are a small company, we take the time to truly understand our customers' needs and create a plan that takes all aspects of the sale into our capable consideration—from inspecting the property and analyzing data to applying our knowledge to your philanthropic needs.

NO ONE WILL DO MORE TO SELL YOUR PROPERTY THAN US.



★ DREW COLVIN ★



Drew Colvin is a Director and Partner of Texas Ranch Brokers LLC.

Drew was founder of Circle C Properties, a successful real estate company specializing in ranches, land, wildlife and commercial real estate investment properties. A native Texan raised in a ranching community, Drew combines his experience in executive management with his expertise in real estate brokerage throughout Texas and Northern Mexico.

Drew's experience was originally built on 20 years of experience as senior management for several distinguished international insurance brokerage firms whose clientele consisted of Fortune 100 multinationals in the international oil and gas sector.

Building upon this experience and lessons learned, in 2003 Drew and his wife Susan established Circle C Ranch Sales to serve a specialized and select clientele with an exceptional level of personal service, integrity, experience and professionalism.

**EMAIL DREW AT: DREW@TXRANCHBROKERS.COM
CALL DREW AT: 512-755-2078**

★ MIKE BACON ★



Mike Bacon is a Director and Partner/Broker of Texas Ranch Brokers LLC.

Mike established Bacon Investments, Inc. in 1984, whose primary focus was Hill Country and Central Texas land. Mike has enjoyed a great relationship with clients and fellow Brokers over 32+ years.

Mike strives to provide the highest level of service to Buyers, Sellers, and Brokers/Agents. His clientele includes executives, investors, developers, and families looking to purchase “Legacy” ranches for generational enjoyment.

Mike genuinely cares about the people he works with and values the friendships made during his career in land sales. He has a good working relationship with fellow brokers/agents in all parts of Texas. Integrity, loyalty, longevity, knowledge, and confidentiality are the hallmarks of his service. Repeat Buyers, Sellers, and referrals make up a large portion of Mike’s business.

**EMAIL MIKE AT: MIKE@TXRANCHBROKERS.COM
CALL MIKE AT: 512-940-8800**



THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

313 S. Main Street, Burnet TX 78611

512-756-7718 / INFO@TXRANCHBROKERS.COM

TXRANCHBROKERS.COM



DISCLAIMER

The information contained herein has been gathered from sources deemed reliable; however, Texas Ranch Brokers, LLC and its principals, member, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, error, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their own satisfaction. No representation is made as to the possible value of property, type or suitability of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities are subject to many forces and impact whether natural, those cause by man, or otherwise: including, but not limited to, drought or other weather-related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers should investigate any concerns regarding a specific real property to their complete satisfaction. When buying real property, the buyer's agent, if applicable, must be disclosed on first contact with the listing agent and must be present at the initial and all subsequent showing of the listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Texas Ranch Brokers, LLC.

Disclosures: <https://tinyurl.com/y4mbr8kt> & <https://tinyurl.com/y6qo4o5w>



Information About Brokerage Services

11/2/2015

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 confidential 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.

Texas Ranch Brokers LLC	9003375	info@txranchbrokers.com	(512)756-7718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Mike Bacon	273134	mike@txranchbrokers.com	(830)940-8800
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Drew Colvin	202616	drew@txranchbrokers.com	(512)755-2078
Sales Agent/Associate's Name	License No.	Email	Phone
	<i>202616</i>	<i>01-25-19</i>	
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

TAR-2501

Circle C Ranch Sales, P.O. Box 1338 Burnet TX 78611
John Colvin

Information available at www.trec.texas.gov

IABS 1-0 Date

Joe and Wanda

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