

VALLEY VISTA RANCH

12098 Vista Oaks Lane
Hearne, TX 77859

Secluded, Rolling acreage with a Custom Home, Barns and Distant Views



Conveniently located between Hearne and Bryan/College Station in Robertson County. Enjoy peaceful country living, distant views, amazing sunsets and all the privacy this property has to offer. This custom, rock home was built with efficiency and comfort in mind.



Built in 2002 the home features a stone veneer, standing seam metal roof with energy saving reflective decking. A cozy 1,800sf heated (2,630 sf total under roof) three bedroom, two bath with a large, well designed utility/mudroom area and an office with lots of built-ins for storage and organization.

Inside the home features stained and etched concrete floors, with carpet in the bedrooms, Custom Kent Moore cabinets, wood blinds and ceiling fans throughout, there is a ceiling high rock fireplace and vaulted ceilings with beautifully stained accent beams. The living area is bright and open with lots of windows to enjoy the outdoor beauty. A covered patio out back offers a place for relaxation and outdoor entertaining, while viewing the Deer that frequently make backyard visits.



It has 2 AC units zoned, insulated garage door with electric opener, home alarm system, fluorescent lighting, lawn sprinkler system, aerobic septic system and high speed wireless internet. The home is situated on a hilltop overlooking the Brazos River Valley, Mumford and Valley Junction. The ranch is partially open with improved Coastal Bermuda pastures and partially wooded with lots of wildlife activity. The ranch features many other improvements in addition to the home.



Three spacious bedrooms and 2 comfortable baths feature solid surface countertops and enclosures. The master suite features a tiled walk-in shower and a large walk-in closet. With a split floor-plan the guest rooms share a hall bath and each have their own closets.



The insulated and sheet rocked garage enters through the mud/utility room. Great for cleaning up after a hard days work. This room features built-in cabinets and a freezer space for additional storage; plus the office at one end is quiet and private for getting your paperwork work done.





There is a large 60 x 50 workshop, with concrete flooring, 3 overhead doors, one pass through door and a dropped level, concreted RV garage, and a side equipment/livestock apron.



Another garage with overhead door is used for additional storage or parking next to the large barn.



Additionally, there is a hay/feed/tack storage room with pass through doors on each side for feeding convenience.



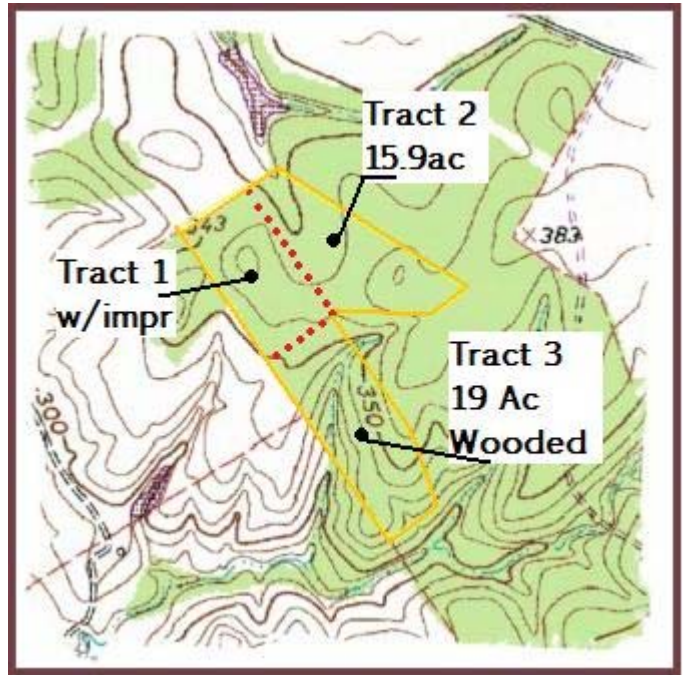
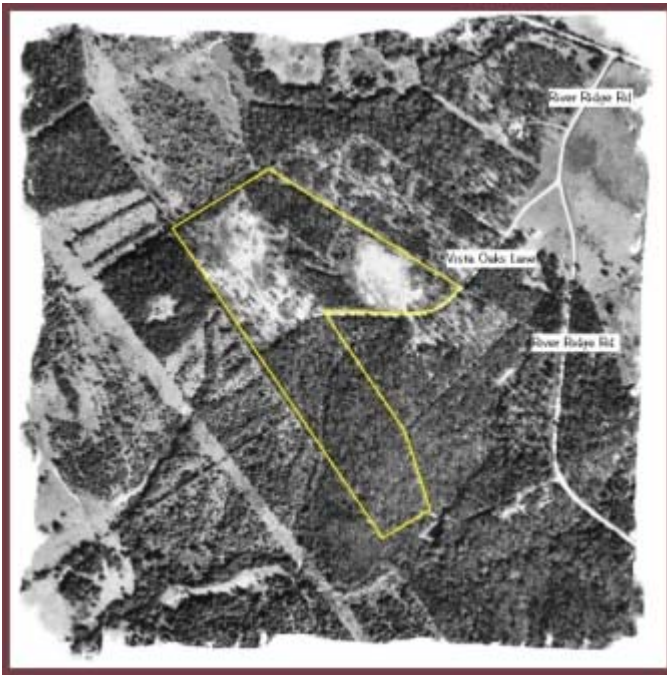
Several smaller livestock barns and shelters, pens and cross-fencing are located throughout the property for your livestock maintaining convenience.

All of which have water in place. The improved pasture areas are well maintained and there is a pond for your fishing pleasure. There are also two water wells, a separate sprinkler system for the pecan grove, water lines running to the pond, three electric meters in place and water and electricity to the front gate.



There is a paved driveway from the commercial gated entry and a small helipad near the front of the large workshop. There is an additional pad site set up with water, power and septic, previously for a mobile home, that could now be used as an RV site or to build a guest cabin.





Shown By Advance Appointment Only

Purchase Options Available

- ** 1) Home & Improvements on Tract 1- 13.6 Acres
\$ 349,000.00
- ** 2) Home & Improvements on Tracts-1 & 2- 29.5 Acres
\$ 430,000.00
- ** 3) Home, Improvements and all 48.9 Acres
\$ 495,000.00

For More Information:

info@cunninghamrealestate.com

www.CunninghamRealEstate.com

(979) 279-2757 or (800) 345-2757

Recap of Improvements

LAND

3 Barns

- 1 steel metal building 60x50 with concrete floor with livestock/eqt apron, Plus a concreted, dropped level RV garage on the opposite side
- 1 Wood framed, metal sided garage with overhead and a side pass through door
- 1 livestock shelter, plus numerous smaller individual livestock shelters
 - Paved drive
 - 2 cattle guards
 - Pipe, metal entrance
- Commercial gate opener at entry with free exit, remotes and keypad
 - Appx 80% is new fencing with cross-fencing
 - Appx 70% of the fences are in metal posts
 - Irrigated Pecan Orchard with paper shell pecans
 - 2 water wells 1 @ 250'(Barn) and 1 @ 800'(House)
 - 3 electric meters
 - RV or Mobile Home site with water, power & septic
 - Pond with water lines running to it
 - Water and Electricity run to the front gate

Home

- Built in 2002
- Standing seam metal roof w/ reflective decking
 - Stone veneer
 - 2 AC units - Zoned
- 100% fluorescent lighting throughout the home
- Custom Kent Moore cabinets, wood blinds and ceiling fans
 - Wireless HS internet
 - Tiled message shower in master suite
- Home alarm system with fire alarm on water heater, plus CO alarm
 - Low utility bills
- Insulated garage door with electric opener
 - Aerobic Septic system
 - Fenced yard with sprinkler system
- Covered back patio with great views !!





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 12098 Vista Oaks Lane, Hearne, TX 77859

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
☐ _____ or ☐ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	X		
Carbon Monoxide Det.	X		
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)			X
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	X		
French Drain			X
Gas Fixtures	X		

Item	Y	N	U
Gas Lines (Nat <u>LPG</u>)	X		
Hot Tub		X	
Intercom System		X	
Microwave	X		
Outdoor Grill		X	
Patio/Decking <u>concrete</u>	X		
Plumbing System	X		
Pool		X	
Pool Equipment		X	
Pool Maint. Accessories		X	
Pool Heater		X	
Public Sewer System <u>Private</u>	X		

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		X	
Rain Gutters	X		
Range/Stove	X		
Roof/Attic Vents	X		
Sauna		X	
Smoke Detector	X		
Smoke Detector - Hearing Impaired			X
Spa		X	
Trash Compactor		X	
TV Antenna	X		
Washer/Dryer Hookup	X		
Window Screens	X		

Item	Y	N	U	Additional Information
Central A/C	X			<input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>2</u>
Evaporative Coolers		X		number of units: <u>0</u>
Wall/Window AC Units		X		number of units: <u>0</u>
Attic Fan(s)		X		if yes, describe: <u>0</u>
Central Heat	X			<input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>2</u>
Other Heat		X		if yes, describe: _____
Oven	X			number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	X			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	X			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	X			number of units: <u>3</u> number of remotes: <u>3</u>
Satellite Dish & Controls <u>Does not stay</u>	X			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from <u>2 yr contract</u>
Security System	X			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from <u>ADT</u>
Water Heater	X			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>1</u>
Water Softener		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler	X			<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <u>House Fenced Yard</u>
Septic / On-Site Sewer Facility	X			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 7-2-07

Cunningham Real Estate 1205 S Market, Hearne TX 77859
Cunningham Real Estate

Initialed by: Seller: Jane

and Buyer: _____

Phone: (979) 279-2757

Fax: (979) 279-5338

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Page 1 of 5

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Concerning the Property at 12098 Vista Oaks Lane Hearne TX 77859

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: metal standing seam Age: 5 yrs (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

☐ yes ☒ no ☐ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

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 <u>N/A</u>		
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 <u>at Front drive</u>	<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): _____

Sidewalk has Broken corner - I drove motor home over.

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>
Present Flood Insurance Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Roof Repairs		<input checked="" type="checkbox"/>
Other Structural Repairs		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration <u>Barn - motor home storage</u>	<input checked="" type="checkbox"/>	
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood-destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Concerning the Property at 12098 Virta Oaks Lane, Hearn, TX 77859

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

The Barn has a motor Home storage and water will seep after heavy rains.

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.)

- | <u>Y</u> | <u>N</u> | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: <input type="checkbox"/> mandatory <input type="checkbox"/> voluntary
Any unpaid fees or assessment for the Property? <input type="checkbox"/> yes (\$ _____) <input type="checkbox"/> no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, describe: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any condition on the Property which materially affects the health or safety of an individual. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation). |

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

Concerning the Property at 12098 Vista Oaks Lane, Heerne, TX 77859

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
11/16/07	Sewer	Mc Dougald Systems	1

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

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

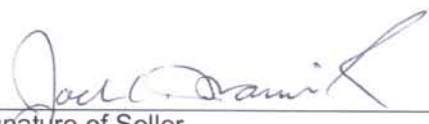
- ☒ Homestead ☐ Senior Citizen ☐ Disabled
☒ Wildlife Management ☒ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

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

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

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

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.

 11/29/07
Signature of Seller _____ Date _____
Printed Name: JACK C. MARINO SR Signature of Seller _____ Date _____
Printed Name: _____

Concerning the Property at 12098 Vista Oaks Lane, Heerne, Tx 77859

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 seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:
Electric: Navasota Valley Electric Sewer: Private Sewer plant
Water: Private water wells (2) Cable: Direct TV
Trash: — Natural Gas: —
Local Phone: ATT (SWB) Propane: Sharp Propane
- (5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.

Signature of Buyer _____ Printed Name: _____	Date _____	Signature of Buyer _____ Printed Name: _____	Date _____
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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 12098 Vista Oaks Ln Hearne, TX 77859

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

- (1) Type of Treatment System: ☐ Septic Tank ☒ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: sprinkler heads ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: In pasture near tanks. They are marked with concrete rings. ☐ Unknown
- (4) Installer: McDougal Systems, Inc dba Texas Jet Systems Inc ☐ Unknown
- (5) Approximate Age: 8/1996 11 yrs ☐ 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: Texas Jet Systems
Phone: 936-394-2507 contract expiration date: NOV 1, 2008
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? Never
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☒ Yes ☐ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☒ planning materials ☒ permit for original installation ☒ final inspection when OSSF was installed
☒ maintenance contract ☒ manufacturer information ☐ warranty information
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

(TAR-1407) 1-7-04

Initialed for Identification by Buyer _____ and Seller Jcm

Page 1 of 2

Cunningham Real Estate 1205 S Market, Hearne TX 77859
Phone: (979) 279-2757 Fax: (979) 279-5338

Cunningham Real Estate

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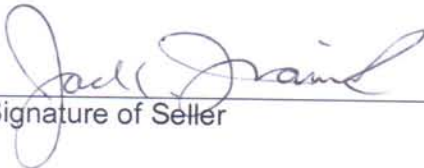
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Information about On-Site Sewer Facility concerning 12098 Vista Oaks Lane, Houston TX 77859

- 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.

 11/28/07
Signature of Seller Date

Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

McDougal Systems

11860 FM 244

Iola, Tx 77861

936-394-2507

SAMPLE TESTING AND REPORTING RECORD

This testing and reporting record shall be completed, signed and dated after each inspection. The system owner will receive one copy of this record as well as an invoice for work performed during inspection. A copy of this record will also be sent to the local permitting authority and the maintenance company will retain a copy.

1. Annual Visits - 3

2. Date of Visit 11/16/07

3. System Inspection:

System Owner: Manno, Jack Sr.
Property Address: 12098 Vista Oak Lane
Hearne, TX 77859
Permit Number: 198107

County: Robertson
Inspector's Initials: RL
Record Destination: Robertson

Inspected Item	Operational	Non-Operational
Aerators	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Filters	<input type="checkbox"/>	<input type="checkbox"/>
Irrigation Pumps	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Recirculation Pumps	<input type="checkbox"/>	<input type="checkbox"/>
Disinfecting Device	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Chlorine Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electrical Circuits	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Distribution System	<input type="checkbox"/>	<input type="checkbox"/>
Sprayfield Vegetation/Seeding	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other as Noted	<input type="checkbox"/>	<input type="checkbox"/>

4. Repairs to System (List components replaced):

5. Test required and results:

Test	Required		Results mg/l, mpn/100ml, or Trace	Test Method
	Yes	No		
BOD (Grab)		<input checked="" type="checkbox"/>		
TSS (Grab)		<input checked="" type="checkbox"/>		
Cl ₂ (Grab)	<input checked="" type="checkbox"/>		<u>6</u>	
Fecal Coliform		<input checked="" type="checkbox"/>		

6. General Comments or Recommendations:

This is a detailed plat map of a portion of Section 36, Township 36N, Range 12E. The map shows several land parcels, each with its owner's name, acreage, and phone number. A green-shaded area is highlighted in the center of the map, encompassing several parcels. The map also includes a north arrow and a scale bar.

Parcel Data:

Parcel Number	Owner Name	Acreage	Phone Number
31	ALFRED C FOSTER	18.0	352-716
32	CONRAD DUEK	23.159	2710-0310
33	OWAYNE RANGER	15.387	364-788
34	MARILYN Y STEINBAUER	22.929	2710-0350
35	ROBERT F GOETHE	19.387	365-694
36	JACK C MARINO SR	34.13.757	2710-0330
37	JACK C MARINO SR	2710-0370	963-204
38	JACK C MARINO SR	15.934	736-175
39	ROY M ACOSTA	17.022	741-115
40	JAMES RUSSELL	12.889	2710-0400
41	RONALD E YOUNG	2710-0410	874-78
42	ELLY FAMILY LP	27-0461	667-301
43	BENJAMIN Y	27-0465	876-715
44	DAVID	27-1030	696-317

Other Information:

- Section 36:** 176.0
- Section 37:** 15.570
- Section 38:** 15.570
- Section 39:** 15.570
- Section 40:** 15.570
- Section 41:** 15.570
- Section 42:** 15.570
- Section 43:** 15.570
- Section 44:** 15.570