



10430 PLESS ROAD
CAT SPRING, TX 78933



A UNIQUE OFFERING

This property is creating a lot of Buzz! Being 79.372 acres in size and located in the Cat Spring community, Austin County, the property features a Main Ranch Home, Guest Cottage, Barndominium with full living quarters, two custom built old wood barns, swimming pool with water fall, 4.66 acre stocked lake and dynamic views. The property is being offered to include most all furnishings within the three homes, furnishings and most of the equipment in the barns, ATV, Gator, a few horses, deer and fish feeders and MORE! Simply Speaking!! This is a "Pitch Me The Keys Deal".



PROPERTY IMPROVEMENTS

Main Ranch Home: The main ranch home exterior is constructed of stone and hardiplank. Being approximately 2,888 sq.ft. of living area, the home's interior features an enjoyable, open floor plan with three bedrooms, 2-1/2 baths, dining room, breakfast area, sun porch opening onto the patio/pool/fire pit area overlooking dynamic views of the rolling ranch land. Inlaid wood flooring, custom white knotty pine cabinetry, and Saltillo tile countertops and floors in the island kitchen are but of a few of the many top of the line features.

Guest Cottage: A short distance from the main ranch home, guests will relax in a quaint one bedroom, one bath fully equipped and furnished guest cottage. Front and back porches give visitors a choice of views from enjoyable sunsets to horses galloping across the ranch lands. This little cottage is a real favorite with family and friends.

Barndominium: The Morton barndominium is a 74' x 100' metallic structure built on a larger concrete slab. Inside the barn is a furnished 1 bedroom, 1 bath living quarters, complete with washer and dryer, granite countertops, dishwasher and central heat and air. Four large double sliding doors are placed on each of the barn's four sides, which when open provide a very spacious entertainment area. There is also a half-bath and 220 electrical service in the barn. A large overhang on one side of the barn allows the party to come outside under the cover of the roof.



**PROPERTY IS
BEING OFFERED BY**

BILL JOHNSON AND ASSOCIATES REAL ESTATE
BELLVILLE NEW ULM
979-865-5969 979-992-2636



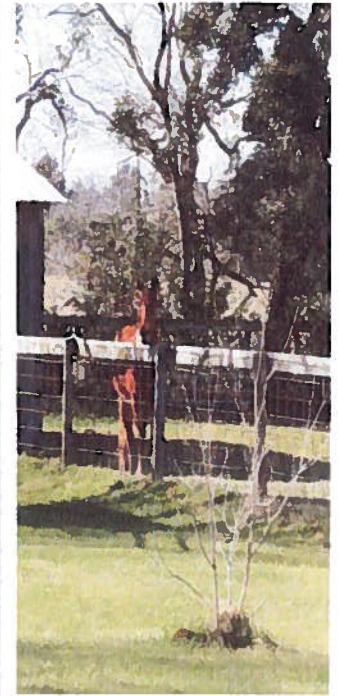
10430 PLESS ROAD
CAT SPRING, TX 78933



79.377 ACRES OF OUTSTANDING VIEWS



10430 PLESS ROAD
CAT SPRING, TX 78933



WOOD BARN WITH STALLS, TACK ROOM, LOFT AND PENS



QUAINT FRAME GUEST HOME



BARNDOMINIUM

10430 PLESS ROAD
CAT SPRING, TX 78933



ZERO ENTRY POOL AND ROCK WATERFALL



LOTS OF ROAD FRONTAGE

10430 PLESS ROAD
CAT SPRING, TX 78933



OPEN LIVING AREAS



SPACIOUS CUSTOM KITCHEN

10430 PLESS ROAD
CAT SPRING, TX 78933



IN-LAID WOOD FLOORS IN DINING ROOM



REFRIGERATED WINE STORAGE



BRIGHT SUNROOM OFFERS ENDLESS USEFUL POSSIBILITIES

10430 PLESS ROAD
CAT SPRING, TX 78933



CHARMING GUEST HOME

10430 PLESS ROAD
CAT SPRING, TX 78933



PICTURE YOURSELF HOME ON 79 ACRES IN CAT SPRING



**Bill Johnson and Associates Real Estate Co.**

420 E. Main St., Bellville, TX 77418

424 Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville

979-992-2636 or 281-220-2636 - New Ulm

www.bjre.com

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN
OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED

LOT OR ACREAGE LISTING

Location of Property: Bellville-36S to FM 949, turn right, continue to Cat Spring; L Pless Rd; 3/10 mi to prop Listing #: 76600
 Address of Property: 10430 Pless Rd Cat Spring TX 78933 Road Frontage: Approx. 250 feet
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: N/A Lot Size or Dimensions: 79.377 Acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 79.3770**Price per Acre (or)****Total Listing Price:** \$1,795,000.00**Terms of Sale:**

Cash: ☒ YES ☐ NO
 Seller-Finance: ☐ YES ☒ NO
 Sell.-Fin. Terms: _____
 Down Payment: _____
 Note Period: _____
 Interest Rate: _____
 Payment Mode: ☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.
 Balloon Note: ☐ YES ☐ NO
 Number of Years: _____

Property Taxes:

		2012
School:	\$	5,675.81
County:	\$	1,841.61
FM Road:	\$	374.90
SpRd/Brg:	\$	310.54
Other:		\$0.00
TOTAL:	\$	8,202.86

Agricultural Exemption: ☒ Yes ☐ No**School District:** Sealy I.S.D.**Minerals and Royalty:** Seller to convey surface rights

Seller believes	25% under 39.97 Acres	*Minerals
to own:	25% under 39.97 Acres	*Royalty
Seller will	None	Minerals
Convey:	None	Royalty

Leases Affecting Property:Oil and Gas Lease: ☒ Yes ☐ No

Lessee's Name: _____

Lease Expiration Date: _____

Surface Lease: ☒ Yes ☐ No

Lessee's Name: Ryan Reichardt

Lease Expiration Date: Month to Month-30 day notice

Oil or Gas Locations: ☐ Yes ☒ No**Easements Affecting Property:** Name(s): _____

Pipeline: Texas Pipeline Co., Tenn. Gas Transmission, Truckline Gas

Roadway: State of Texas

Electric: San Bernard Electric

Telephone: Southwestern Bell

Water: _____

Other: _____

Improvements on Property:Home: ☒ YES ☐ NO See HOME listing if Yes

Buildings: 1 bedroom, 1 bath guest house with all contents

Barns: Metallic barn with 1 bedroom, 1 bath apartment,
2 wooden antique barns

Others: _____

Approx. % Wooded: 5% +/-

Type Trees: Oak

Fencing: Perimeter ☒ YES ☐ NO

Condition: Good

Cross-Fencing: ☒ YES ☐ NO

Condition: Good

Ponds: Number of Ponds: One

Sizes: 4.66 Acres

Creek(s): Name(s): N/A**River(s):** Name(s): N/A**Water Well(s): How Many?** 3 (1 is shallow handpump well)

Year Drilled: 2004 & Unknown

Community Water Available: ☒ YES ☐ NO

Provider: Austin Co. Water Supply is available at road

Electric Service Provider (Name): _____

San Bernard Electric Cooperative

Gas Service Provider _____

N/A

Septic System(s): How Many: 3

Year Installed: 2004 & Unknown

Soil Type: Sandy Loam**Grass Type(s):** Bahia, Native Bermuda, Coastal**Flood Hazard Zone:** See Seller's Disclosure or to be

nearest Town to Property:

Nearest Town to Property: 12 miles to Sealy; 12

miles to Bellville

Driving time from Houston 45 minutes

Items specifically excluded from the sale: _____

See List of Excluded Items attached.

Additional Information: Sprinkler System around
main home, pool area, toward metal barn.

30-amp and 50-amp RV hook-ups with water and sewer.

Stone fire pit, underground electricity

**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS
ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**



Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville TX 77418

FM 1094 @ Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville office

979-992-2636 or 281-220-2636 - New Ulm office

www.bjre.com

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

MAIN HOME

Address of Home:	10430 Pless Rd. Cat Spring TX 78933	Listing	76600
Location of Home:	Bellville-36S to FM 949, turn right, continue to Cat Spring; L on Pless Rd; 3/10 mi. to property		
County or Region:	Austin	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:	N/A	Property Size:	79.377 acres
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO
Listing Price:	\$1,795,000.00	Home Features	
Terms of Sale		☒ Ceiling Fans No. <u>6</u>	
Cash:	☒ YES ☐ NO	☒ Dishwasher	
Seller-Finance:	☐ YES ☒ NO	☐ Garbage Disposal	
Sell.-Fin. Terms:		☐ Microwave (Built-In)	
Down Payment:		☒ Kitchen Range (Built-In) ☒ Gas ☒ Electric	
Note Period:		☒ Double Built-In Ovens	
Interest Rate:		Items Specifically Excluded from The Sale: LIST:	
Payment Mode:	☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.	See List of Excluded Items.	
Balloon Note:	☐ YES ☐ NO		
Number of Years:			
Size and Construction:		Heat and Air:	
Year Home was Built:	2003	☒ Central Heat Gas ☒ Electric ☐ 2 units	
Lead Based Paint Addendum Required if prior to 1978:	☒ YES	☒ Central Air Gas ☐ Electric ☒ 2 units	
Bedrooms:	3	☐ Other: _____	
Bath:	2 1/2	☐ Fireplace(s)	
Size of Home (Approx.)	2,888 Living Area	☐ Wood Stove	
	3,000 Total	☒ Water Heater(s): ☒ Gas ☐ Electric	
Foundation:	☒ Slab ☐ Pier/Beam ☐ Other	Utilities:	
Roof Type:	Architectural Shingles	Electricity Provider: San Bernard Electric Co-op	
Year Installed:	2005	Gas Provider: Private	
Exterior Construction:	HardiPlank	Sewer Provider: Septic	
Room Measurements:	APPROXIMATE SIZE:	Water Provider: Well	
Living Room:	11 x 13	Water Well: ☒ YES ☐ NO Depth: 210 FT.	
Dining Room:	9 1/2 x 13	Year Drilled: 2004	
Kitchen:	14 x 15	Average Utility Bill: Monthly: \$250.00	
Family Room:	15 1/2 x 23	Taxes: 2012 Year	
Utility:	8 x 8	School: \$5,675.81	
Half Bath:	4 x 6 ☐ Tub ☐ Shower	County: \$1,841.61	
Bath:	9 x 12 ☐ Tub ☒ Shower	FM Road: \$374.90	
Mstr Bath:	12 x 13 ☒ Tub ☒ Shower	SpRd/Brg: \$310.54	
Master Bdrm:	17 1/2 x 17 1/2 Mstr Closet: 14 x 16	Other: \$0.00	
Bedroom:	11 x 13	Taxes: \$8,202.86	
Bedroom:	11 x 13	School District: Sealy	
Bedroom:		Additional Information:	
Sun Room:	10 x 36		
Garage:	☒ Carport: ☐ No. of Cars: 2		
Size:	21 x 22 ☒ Attached ☐ Detached		
Porches:			
Front: Size:	6 x 39		
Back: Size:			
Deck: Size:	☐ Covered		
Deck: Size:	☐ Covered		
Fenced Yard:	Yes		
Outside Storage:	☒ Yes ☐ No Size: _____		
Construction:	Metal Bldg		
TV Antenna:	☐ Dish ☒ Cable ☐		

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

**Bill Johnson and Associates Real Estate Co.**

420 E. Main St., Bellville TX 77418

FM 1094 @ Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville office

979-992-2636 or 281-220-2636 - New Ulm office

www.bjre.com

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

Guest House

Address of Home:	10430 Pless Road, Cat Spring, TX 78933		Listing #: 76600
Location of Home:	Bellville-36S to FM 949, turn right, continue to Cat Spring; L on Pless Rd; 3/10 mi. to property		
County or Region:	Austin	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:	N/A	Property Size:	79.377 Acres
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO
Listing Price:	\$1,795,000.00		
Terms of Sale:			
Cash:	☒ YES ☐ NO		
Seller-Finance:	☐ YES ☒ NO		
Sell.-Fin. Terms:			
Down Payment:			
Note Period:			
Interest Rate:			
Payment Mode:	☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.		
Balloon Note:	☐ YES ☐ NO		
Number of Years:			
Size and Construction:			
Year Home was Built:	1955-Rebuilt in 2004		
Lead Based Paint Addendum Required if prior to 1987	☒ YES		
Bedrooms: 1	Baths: 1		
Size of Home (Approx.)	650 Living Area		
	650 Total		
Foundation: ☐ Slab ☒ Pier/Beam ☐ Other			
Roof Type: Composition	Year Installed: 2004		
Exterior Construction	Wood		
Room Measurements:	APPROXIMATE SIZE:		
Living Room:	11'8" x 13		
Dining Room:			
Kitchen:	11 x 10		
Family Rm:			
Utility Room:			
Bath:	9 x 9	☒ Tub ☒ Shower	
Bath:		☐ Tub ☐ Shower	
Bath: Master		☐ Tub ☐ Shower	
Bedroom:	13 x 13		
Bedroom:			
Bonus Room			
Bedroom:			
Other:			
Garage: ☒	Carport: ☐	No. of Cars: 1	
Size:	☐ Attached ☒ Detached		
Porches:			
Front: Size:	8 x 8		
Back: Size:	5 x 5		
Deck: Size:	☐ Covered		
Deck: Size:	☐ Covered		
Fenced Yard:	Yes		
Outside Storage: ☒ Yes ☐ No	Size: various outbuildings		
Construction:			
TV Antenna ☒	Dish ☐	Cable ☐	

Home Features:

- ☒ Ceiling Fans No. 3
- ☐ Dishwasher
- ☐ Garbage Disposal
- ☐ Microwave (Built-In)
- ☐ Kitchen Range (Built-In) ☐ Gas ☐ Electric
- ☒ Other Refrigerator

Items Specifically Excluded from The Sale: LIST:

See List of Excluded Items.

Heat and Air:

- ☒ Central Heat Gas ☐ Electric ☒ 1 unit
- ☒ Central Air Gas ☐ Electric ☒
- ☐ Other: _____
- ☐ Fireplace(s) _____
- ☐ Wood Stove _____
- ☒ Water Heater(s): ☐ Gas ☒ Electric

Utilities:

- Electricity Provider: San Bernard Electric
- Gas Provider: Private
- Sewer Provider: Septic
- Water Provider: Well
- Water Well: ☒ YES ☐ NO Depth: Unknown
- Year Drilled: Unknown
- Average Utility Bill: Monthly: \$60.00

Taxes:

- 2012 Year
- School: \$5,675.81
- County: \$1,841.61
- FM Road: \$374.90
- SpRd/Brg: \$310.54
- Other: \$0.00
- Taxes: \$8,202.86**

School District: Sealy

Additional Information:

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

**Bill Johnson and Associates Real Estate Co.**

420 E. Main St., Bellville TX 77418
 FM 1094 @ Cedar St., New Ulm, TX 78950
 979-865-5969 or 281-463-3791 - Bellville office
 979-992-2636 or 281-220-2636 - New Ulm office
www.bire.com

BARNDOMINIUM

Address of Home:	10430 Pless Rd., Cat Spring TX 78933		Listing 76600
Location of Home:	Bellville-36S to FM 949, turn right, continue to Cat Spring; L on Pless Rd; 3/10 mi. to property		
County or Region:	Austin	For Sale Sign on Property?	☒ YES ☐ NO
Subdivision:	N/A	Property Size:	79.377 acres
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES ☒ NO
Listing Price:	\$1,795,000.00		
Terms of Sale			
Cash:	☒ YES ☐ NO		
Seller-Finance:	☐ YES ☒ NO		
Sell.-Fin. Terms:			
Down Payment:			
Note Period:			
Interest Rate:			
Payment Mode:	☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.		
Balloon Note:	☐ YES ☐ NO		
Number of Years:			
Size and Construction:			
Year Home was Built:	2006		
Lead Based Paint Addendum Required if prior to 1978:	☐ YES		
Bedrooms:	1	Bath:	1
Size of Home (Approx.)	700 Living Area 7,400 Total		
Foundation:	☒ Slab ☐ Pier/Beam ☐ Other		
Roof Type:	Metal Year Installed: 2006		
Exterior Construction:	Metal		
Room Measurements:	APPROXIMATE SIZE:		
Living Room:	12 x 15		
Dining Room:			
Kitchen:	12-1/2 x 15		
Family Room:			
Utility:			
Bath:	9'10" x 9	☐ Tub ☒ Shower	
Bath:		☐ Tub ☐ Shower	
Bath:		☐ Tub ☐ Shower	
Master Bdrm:	12 x 13-1/2		
Bedroom:			
Bedroom:			
Bedroom:			
Other:			
Garage:	☐ Carport: ☐ No. of Cars:		
Size:	☒ Attached ☐ Detached		
Porches:			
Front: Size:			
Back: Size:			
Deck: Size:	☐ Covered		
Deck: Size:	☐ Covered		
Fenced Yard:			
Outside Storage:	☒ Yes ☐ No Size:		
Construction:	Metal Bldg		
TV Antenna	☐ Dish ☒ Cable ☐		

Home Features

- ☒ Ceiling Fans No. 2
☒ Dishwasher
☐ Garbage Disposal
☒ Microwave (Built-in)
☒ Kitchen Range (Built-in) ☐ Gas ☐ Electric
☒ Refrigerator

Items Specifically Excluded from The Sale: LIST:

See List of Excluded Items.

Heat and Air:

- ☒ Central Heat Gas ☐ Electric ☒ 1 unit
☒ Central Air Gas ☐ Electric ☒ 1 unit
☐ Other:
☐ Fireplace(s)
☐ Wood Stove
☒ Water Heater(s): ☐ Gas ☒ Electric

Utilities:

Electricity Provider: San Bernard Electric Co-op
 Gas Provider: Private
 Sewer Provider: Septic
 Water Provider: Well
 Water Well: ☒ YES ☐ NO Depth:
 Year Drilled:
 Average Utility Bill: Monthly: \$50.00

Taxes: 2012 Year

School: \$5,675.81
 County: \$1,841.61
 FM Road: \$374.90
 SpRd/Brg: \$310.54
 Other: \$0.00
Taxes: \$8,202.86

School District: Sealy**Additional Information:**

Granite countertops, Stackable Washer/Dryer in Apartment.

Morton barn is 74' x 100', has 1/2 bath, 4 double sliding doors,
 220 electrical service.

**BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS
 ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.**

LIVESTOCK:

Three of the five horses presently on the property are included in the sale.

MAIN HOME:

Jura Coffeemaker

Martin Logan Speakers

Denon Receiver

Pioneer Television

Sony Television

All personal items in the Master Closet

GUEST HOME:

None

Personal property INCLUDED in sale

BARNDOMINIUM:

Refrigerator

Wooden Shelving

John Deere Gator

John Deere ATV

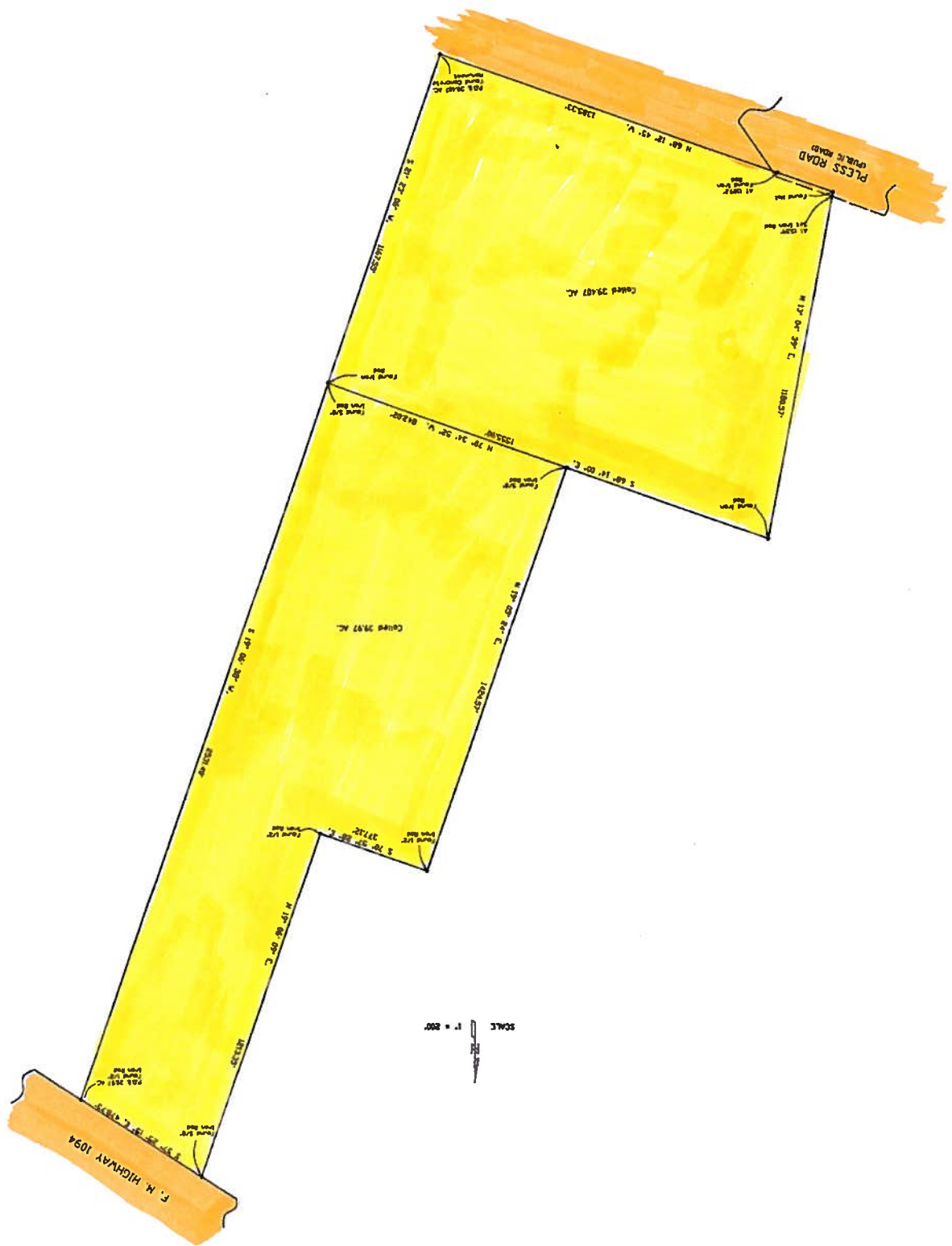
Fish Feeder

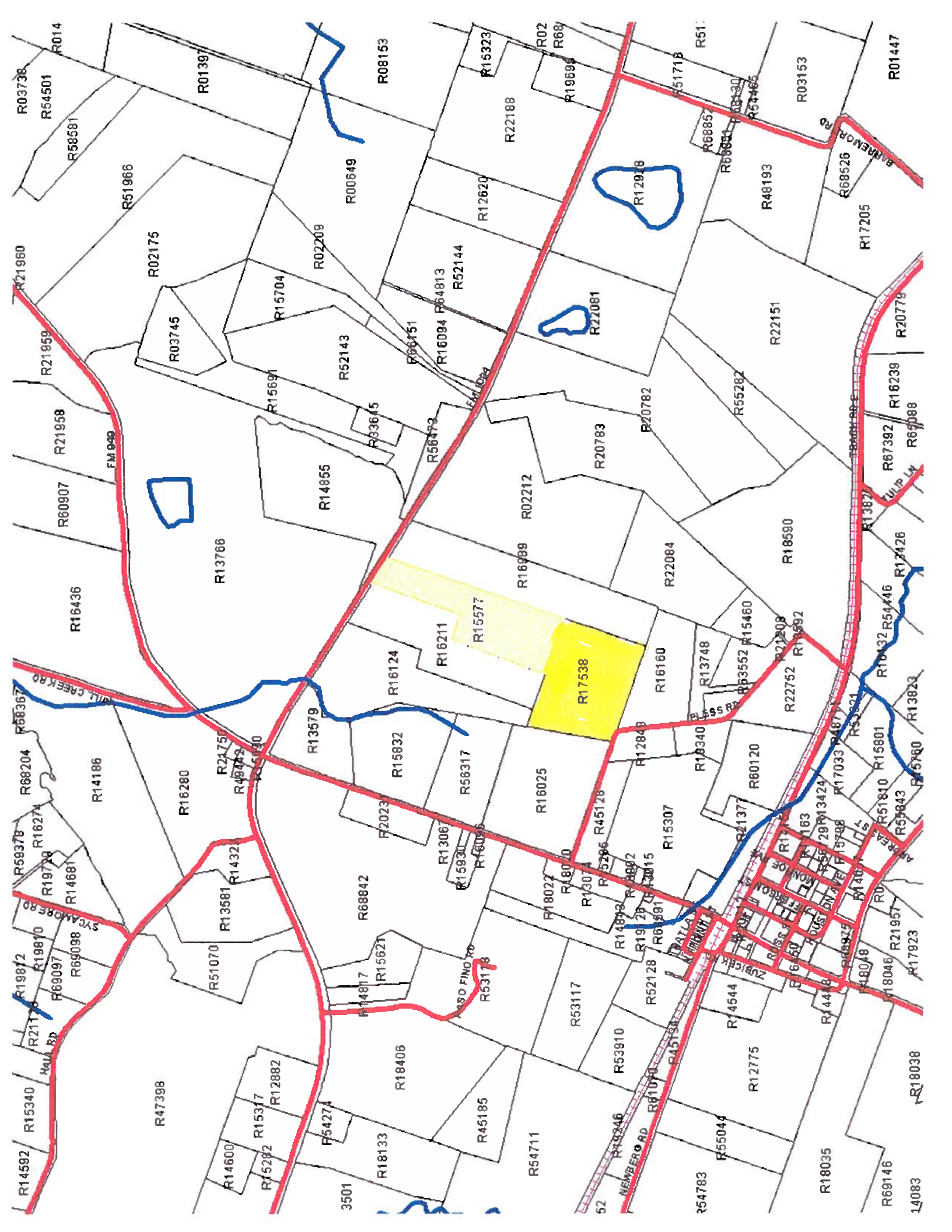
Deer Feeder

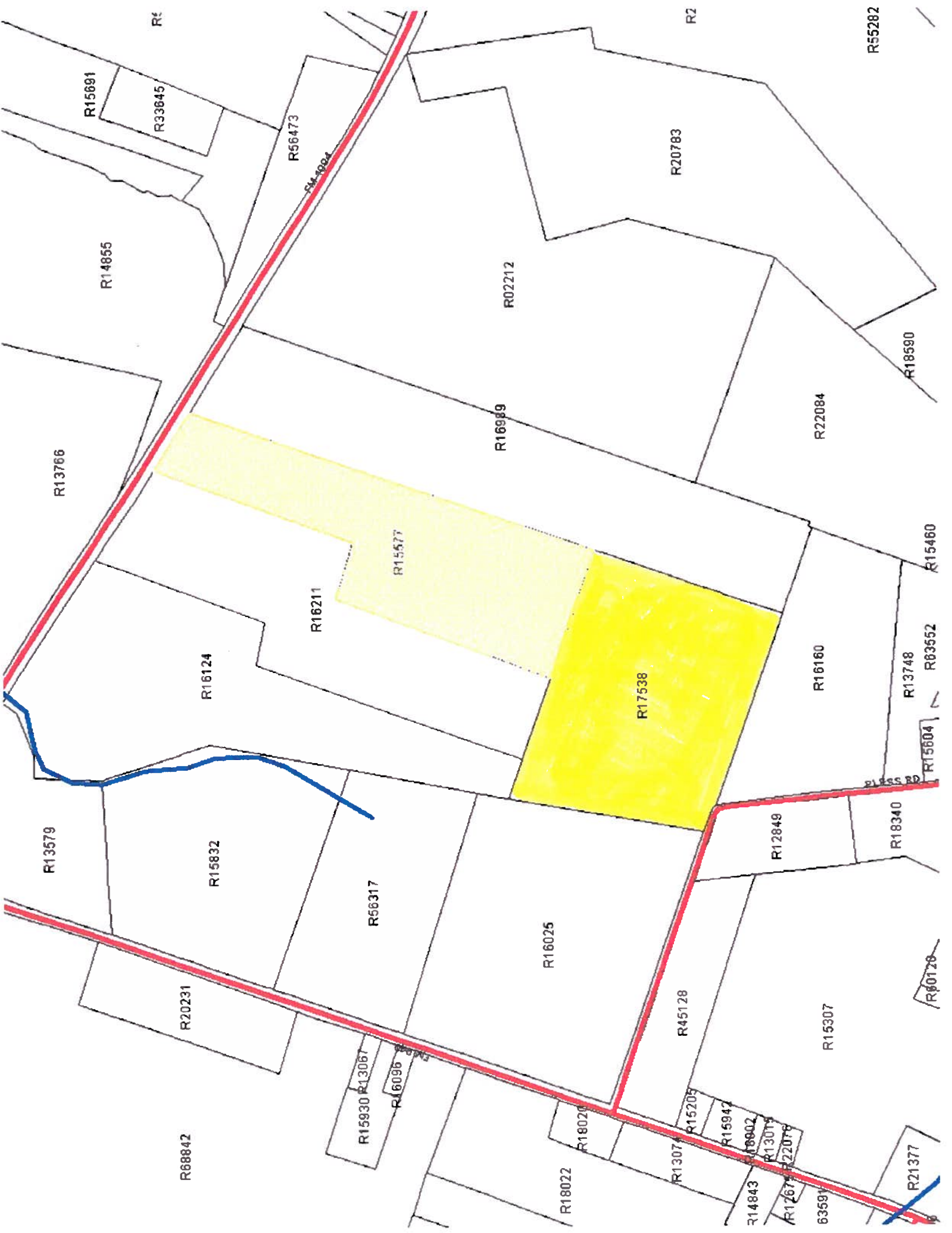
Stack of 2 x 4 lumber

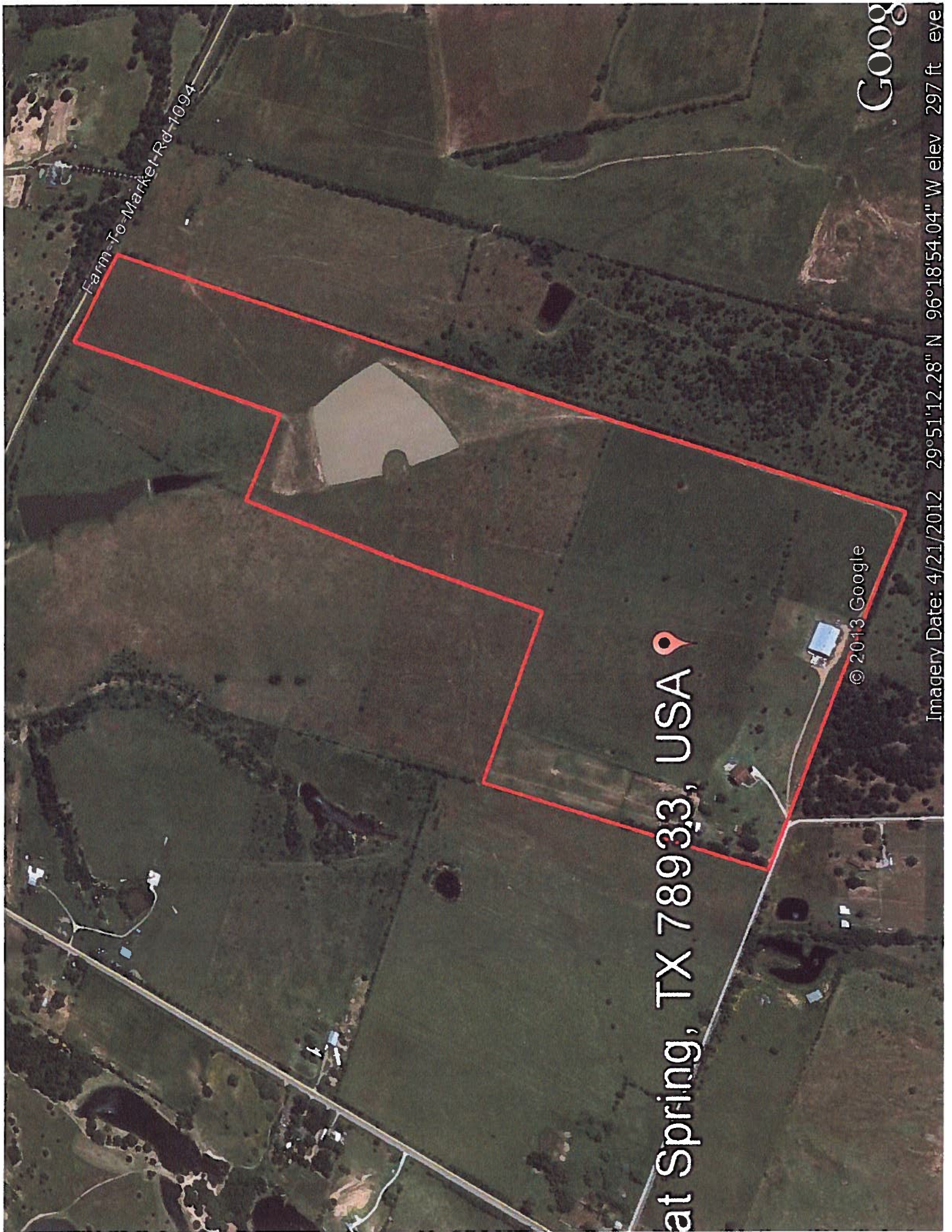
Furnishings

Two (2) Washers and Dryers







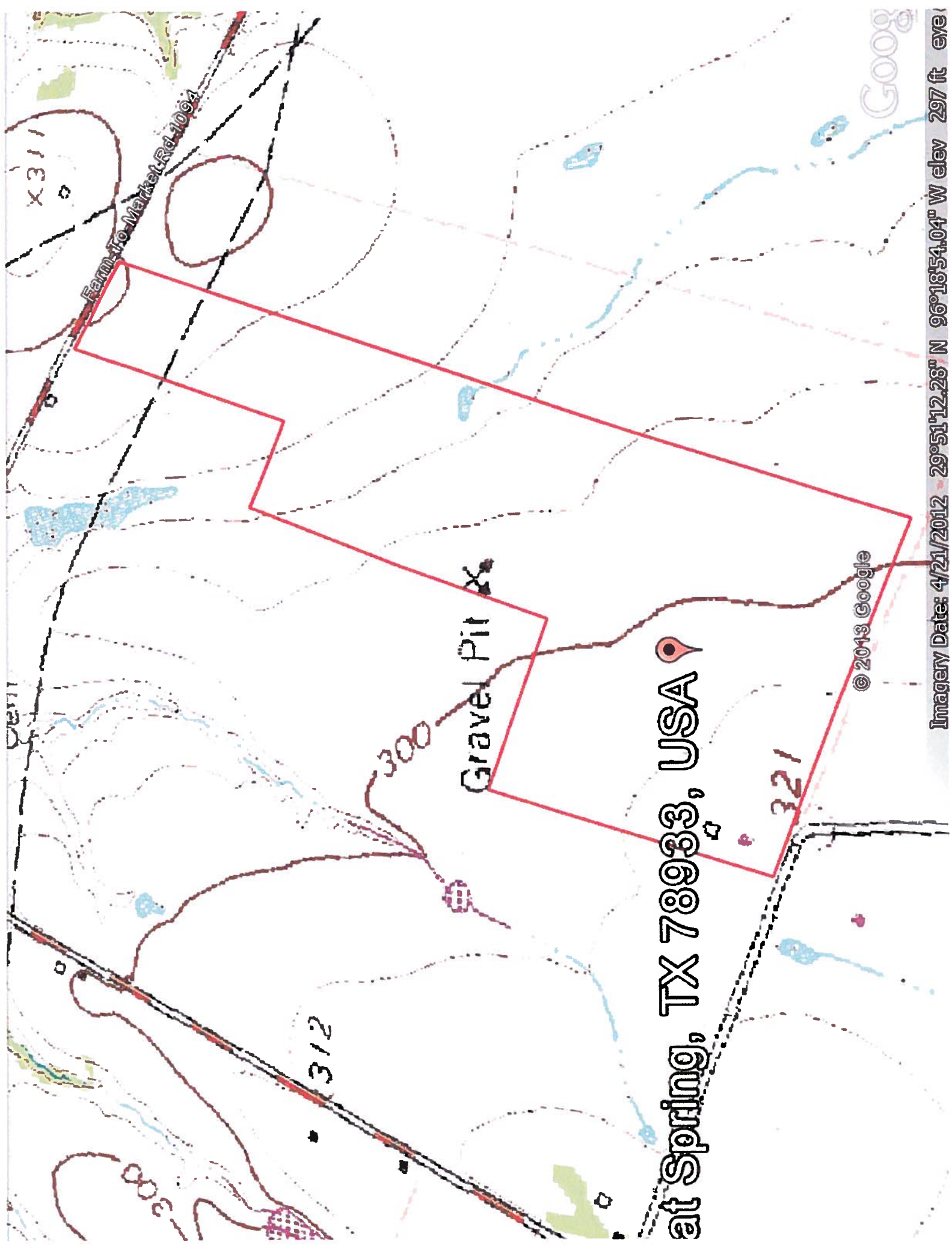


at Spring, TX 78933, USA

© 2013 Google

Google

Imagery Date: 4/21/2012 29°51'12.28" N 96°18'54.04" W elev 297 ft eye



at Spring, TX 78933, USA

© 2013 Google

Google

Imagery Date: 4/21/2012 29°51'12.28" N 96°18'54.04" W elev 297 ft



(1) Fly to an address. (2) See if it is covered by one of these flood hazard zones:

High Risk Areas: A and V zones

 AE  A  AH  AO  AR  A99  VE  V

Moderate Risk Areas: "Shaded X" zone  Undetermined Risk Areas: D zone

 "Shaded X" zone  D zone

No data available: Try the FEMA Map Service Center <http://msc.fema.gov>

 No flood hazard data available in Google Earth

Other information:  FIRMs  Cross sections  LOMIRs

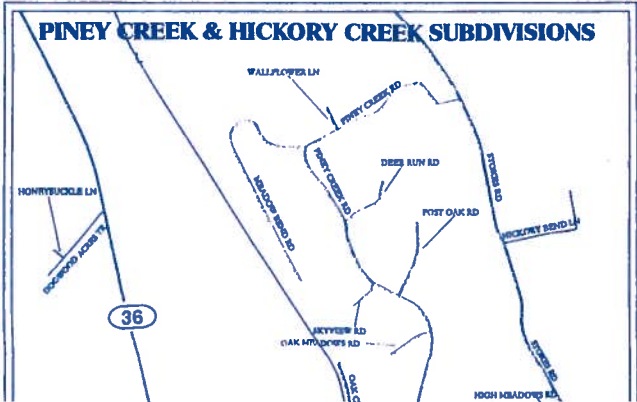
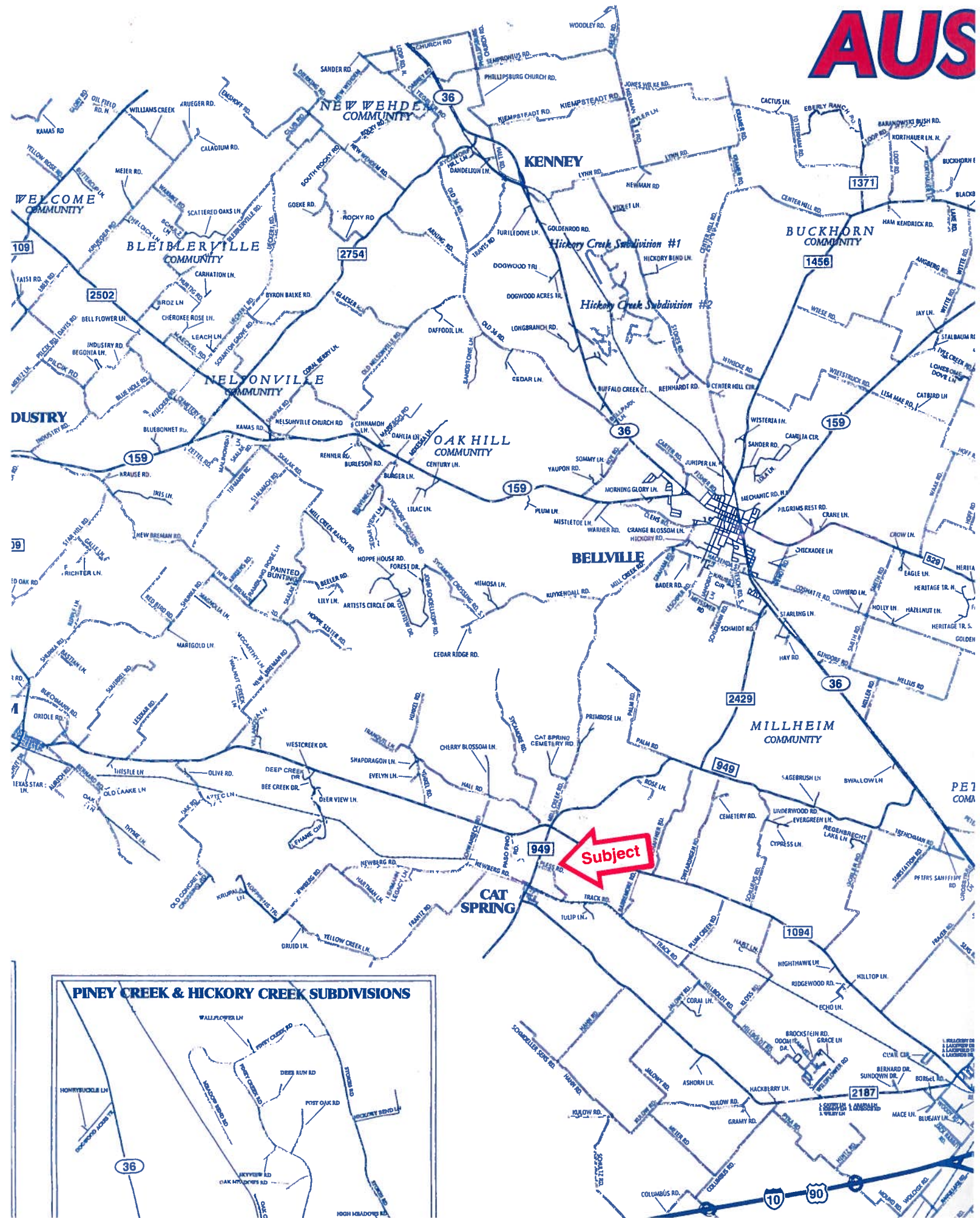
This information displays at an eye altitude of 10,000 feet or lower.

© 2013 Google

Google earth

Imagery Date: 4/21/2012 29°51'12.45" N 96°19'07.34" W elev 305 ft eye alt 5155 ft

AUS



main house



TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2011

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 10430 Pless Rd. Cat Spring TX 78933

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	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	☒			Liquid Propane Gas:	☒			Pump: ☐ sump ☐ grinder			☒
Carbon Monoxide Det.			☒	-LP Community (Captive)			☒	Rain Gutters	☒		
Ceiling Fans	☒			-LP on Property			☒	Range/Stove	☒		
Cooktop	☒			Hot Tub	☒			Roof/Attic Vents	☒		
Dishwasher	☒		☒	Intercom System			☒	Sauna			☒
Disposal			☒	Microwave	☒			Smoke Detector	☒		
Emergency Escape Ladder(s)			☒	Outdoor Grill	☒			Smoke Detector - Hearing Impaired			☒
Exhaust Fans	☒			Patio/Decking	☒			Spa			☒
Fences	☒			Plumbing System	☒			Trash Compactor			☒
Fire Detection Equip.	☒			Pool	☒			TV Antenna			☒
French Drain			☒	Pool Equipment	☒			Washer/Dryer Hookup	☒		
Gas Fixtures	☒			Pool Maint. Accessories	☒			Window Screens	☒		
Natural Gas Lines			☒	Pool Heater	☒			Public Sewer System			☒

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

Concerning the Property at 10430 Pless Rd Cnt Sny Texas 78933

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: _____ Age: _____ (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		☒
Ceilings		☒
Doors		☒
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

Item	Y	N
Floors		☒
Foundation / Slab(s)		☒
Interior Walls		☒
Lighting Fixtures		☒
Plumbing Systems		☒
Roof		☒

Item	Y	N
Sidewalks		☒
Walls / Fences		☒
Windows		☒
Other Structural Components		☒

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		☒
Asbestos Components		☒
Diseased Trees: ☐ oak wilt ☐ _____		☒
Endangered Species/Habitat on Property		☒
Fault Lines		☒
Hazardous or Toxic Waste		☒
Improper Drainage		☒
Intermittent or Weather Springs		☒
Landfill		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒
Encroachments onto the Property		☒
Improvements encroaching on others' property		☒
Located in 100-year Floodplain		☒
Located in Floodway		☒
Present Flood Ins. Coverage (If yes, attach TAR-1414)		☒
Previous Flooding into the Structures		☒
Previous Flooding onto the Property		☒
Previous Fires		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒

Condition	Y	N
Previous Foundation Repairs		☒
Previous Roof Repairs		☒
Other Structural Repairs		☒
Radon Gas		☒
Settling		☒
Soil Movement		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks		☒
Unplatted Easements		☒
Unrecorded Easements		☒
Urea-formaldehyde Insulation		☒
Water Penetration		☒
Wetlands on Property		☒
Wood Rot		☒
Active infestation of termites or other wood destroying insects (WDI)		☒
Previous treatment for termites or WDI		☒
Previous termite or WDI damage repaired		☒
Termite or WDI damage needing repair		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒

Concerning the Property at 10430 Pless Rd Cnt Smy Tx 78933

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 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 connected to the property's public water supply that is able to be used for indoor potable purposes.

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

Concerning the Property at _____

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

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

Inspection Date	Type	Name of Inspector	No. of Pages

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

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

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

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

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

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

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

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

Signature of Seller  Date 10/15/12 Signature of Seller _____ Date _____
Printed Name: David J. Renshaw Printed Name: _____

(TAR-1406) 9-01-11 Initialed by: Seller:  and Buyer: _____, _____ Page 4 of 5

Concerning the Property at 10430 Pless Rd. Car City, TX 78933

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric: <u>San Bernardo Elec</u>	phone #: <u>979-732-8346</u>
Sewer: <u>N/A</u>	phone #: _____
Water: <u>N/A</u>	phone #: _____
Cable: <u>Direct TV</u>	phone #: <u>1-800-531-5000</u>
Trash: <u>N/A</u>	phone #: _____
Natural Gas: <u>N/A</u>	phone #: _____
Phone Company: <u>AT&T</u>	phone #: <u>N/A</u>
Propane: <u>Bellville Propane Butane</u>	phone #: <u>979-865-2698</u>

- (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.

	<u>10/18/12</u>	_____	_____
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: _____		Printed Name: _____	

M/H



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.
©Texas Association of REALTORS®, Inc., 2004

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: Right Side & Rear of Home ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Rear of Home ☐ Unknown

- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 6 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: _____
 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? N/A
- (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 ☐ N/A
- (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

10/15/12

Date

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
AS REQUIRED BY FEDERAL LAW**

CONCERNING THE PROPERTY AT

10430 Ploss Rd Cat Spring Texas 78933
(Street Address and City)

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

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

B. SELLER'S DISCLOSURE:

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

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

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

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

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

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

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

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

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

- ☐ 1. Buyer has received copies of all information listed above.
- ☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

- E. BROKERS' ACKNOWLEDGMENT:** Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

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

Buyer

Date

Seller

Date

Buyer

Date

Seller

Date

Other Broker

Date

Listing Broker

Date

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-6732 or (512) 459-6544 (<http://www.trec.state.tx.us>)

Ghost House



TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2011

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 10430 Press Rd

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	☒		
Carbon Monoxide Det.	☒		
Ceiling Fans	☒		
Cooktop	☒		
Dishwasher		☒	
Disposal		☒	
Emergency Escape Ladder(s)			☒
Exhaust Fans	☒		
Fences	☒		
Fire Detection Equip.			☒
French Drain		☒	
Gas Fixtures	☒		
Natural Gas Lines			☒

Item	Y	N	U
Liquid Propane Gas:	☒		
-LP Community (Captive)			☒
-LP on Property			☒
Hot Tub		☒	
Intercom System		☒	
Microwave		☒	
Outdoor Grill		☒	
Patio/Decking	☒		
Plumbing System	☒		
Pool		☒	
Pool Equipment		☒	
Pool Maint. Accessories		☒	
Pool Heater		☒	

Item	Y	N	U
Pump: ☐ sump ☐ grinder			☒
Rain Gutters		☒	
Range/Stove	☒		
Roof/Attic Vents	☒		
Sauna		☒	
Smoke Detector			☒
Smoke Detector - Hearing Impaired			☒
Spa		☒	
Trash Compactor		☒	
TV Antenna		☒	
Washer/Dryer Hookup	☒		
Window Screens	☒		
Public Sewer System			☒

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

(TAR-1406) 9-01-11

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

Page 1 of 5

Concerning the Property at 10430 Pless Rd. Catonsville MD 21033

Water supply provided by: ☐ city ☐ well ☐ MUD ☐ co-op ☐ unknown ☒ other: well

Was the Property built before 1978? ☐ yes ☐ no ☒ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: _____ Age: _____ (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		☒
Ceilings		☒
Doors		☒
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

Item	Y	N
Floors		☒
Foundation / Slab(s)		☒
Interior Walls		☒
Lighting Fixtures		☒
Plumbing Systems		☒
Roof		☒

Item	Y	N
Sidewalks		☒
Walls / Fences		☒
Windows		☒
Other Structural Components		☒

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		☒
Asbestos Components		☒
Diseased Trees: ☐ oak wilt ☐ _____		☒
Endangered Species/Habitat on Property		☒
Fault Lines		☒
Hazardous or Toxic Waste		☒
Improper Drainage		☒
Intermittent or Weather Springs		☒
Landfill		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒
Encroachments onto the Property		☒
Improvements encroaching on others' property		☒
Located in 100-year Floodplain		☒
Located in Floodway		☒
Present Flood Ins. Coverage (If yes, attach TAR-1414)		☒
Previous Flooding into the Structures		☒
Previous Flooding onto the Property		☒
Previous Fires		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒

Condition	Y	N
Previous Foundation Repairs		☒
Previous Roof Repairs		☒
Other Structural Repairs		☒
Radon Gas		☒
Settling		☒
Soil Movement		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks		☒
Unplatted Easements		☒
Unrecorded Easements		☒
Urea-formaldehyde Insulation		☒
Water Penetration		☒
Wetlands on Property		☒
Wood Rot		☒
Active infestation of termites or other wood destroying insects (WDI)		☒
Previous treatment for termites or WDI		☒
Previous termite or WDI damage repaired		☒
Termite or WDI damage needing repair		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒

Concerning the Property at 10430 Pless Rd. Cat Spring TX 78933

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 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 connected to the property's public water supply that is able to be used for indoor potable purposes.

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

Concerning the Property at 10430 Phas Rd. Cat Spry TX 78933

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

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

Inspection Date	Type	Name of Inspector	No. of Pages

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

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

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

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

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

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

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

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

	<u>10/15/12</u>		
Signature of Seller	Date	Signature of Seller	Date
Printed Name: <u>DAVID J REDSHAW</u>		Printed Name: _____	

Concerning the Property at 10420 Pless Rd CAT Spg, TEXAS 70933

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

- (4) The following providers currently provide service to the property: SEE: Main House

Electric: _____	phone #: _____
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____

- (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.

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

Guest House



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.
©Texas Association of REALTORS®, Inc., 2004

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? N/A
- (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 ☐ N/A
- (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.

 10/15/12
Signature of Seller Date

Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

Barium



TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2011

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 10430 Pless Rd. Cat Spring TEXAS 78933

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	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	✓			Liquid Propane Gas:		✓		Pump: ☐ sump ☐ grinder			✓
Carbon Monoxide Det.			✓	-LP Community (Captive)		✓		Rain Gutters	✓		
Ceiling Fans	✓			-LP on Property		✓		Range/Stove	✓		
Cooktop	✓			Hot Tub		✓		Roof/Attic Vents	✓		
Dishwasher	✓			Intercom System		✓		Sauna		✓	
Disposal			✓	Microwave	✓			Smoke Detector			✓
Emergency Escape Ladder(s)			✓	Outdoor Grill		✓		Smoke Detector - Hearing Impaired			
Exhaust Fans	✓			Patio/Decking	✓			Spa		✓	
Fences	✓			Plumbing System	✓			Trash Compactor		✓	
Fire Detection Equip.			✓	Pool		✓		TV Antenna		✓	
French Drain			✓	Pool Equipment		✓		Washer/Dryer Hookup	✓		
Gas Fixtures			✓	Pool Maint. Accessories		✓		Window Screens	✓		
Natural Gas Lines			✓	Pool Heater		✓		Public Sewer System		✓	

Item	Y	N	U	Additional Information
Central A/C	✓			☒ electric ☐ gas number of units: _____
Evaporative Coolers			✓	number of units: _____
Wall/Window AC Units		✓		number of units: _____
Attic Fan(s)		✓		if yes, describe: _____
Central Heat	✓			☒ electric ☐ gas number of units: _____
Other Heat		✓		if yes, describe: _____
Oven	✓			number of ovens: <u>2</u> ☒ electric ☐ gas ☐ other: _____
Fireplace & Chimney		✓		☐ wood ☐ gas logs ☐ mock ☐ other: _____
Carport	✓			☒ attached ☐ not attached
Garage	✓			☒ attached ☐ not attached
Garage Door Openers		✓		number of units: _____ number of remotes: _____
Satellite Dish & Controls	✓			☒ owned ☐ leased from _____
Security System		✓		☐ owned ☐ leased from _____
Water Heater	✓			☒ electric ☐ gas ☐ other: _____ number of units: _____
Water Softener		✓		☐ owned ☐ leased from _____
Underground Lawn Sprinkler		✓		☐ automatic ☐ manual areas covered: _____
Septic / On-Site Sewer Facility	✓			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 9-01-11

Initialed by: Seller: Ch and Buyer: _____

Page 1 of 5

Concerning the Property at 10430 Phlox Rd. Cat Spring, Texas 78933

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 Age: 6 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		☒
Ceilings		☒
Doors		☒
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

Item	Y	N
Floors		☒
Foundation / Slab(s)		☒
Interior Walls		☒
Lighting Fixtures		☒
Plumbing Systems		☒
Roof		☒

Item	Y	N
Sidewalks		☒
Walls / Fences		☒
Windows		☒
Other Structural Components		☒

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		☒
Asbestos Components		☒
Diseased Trees: ☐ oak wilt ☐ _____		☒
Endangered Species/Habitat on Property		☒
Fault Lines		☒
Hazardous or Toxic Waste		☒
Improper Drainage		☒
Intermittent or Weather Springs		☒
Landfill		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒
Encroachments onto the Property		☒
Improvements encroaching on others' property		☒
Located in 100-year Floodplain		☒
Located in Floodway		☒
Present Flood Ins. Coverage (If yes, attach TAR-1414)		☒
Previous Flooding into the Structures		☒
Previous Flooding onto the Property		☒
Previous Fires		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒

Condition	Y	N
Previous Foundation Repairs		☒
Previous Roof Repairs		☒
Other Structural Repairs		☒
Radon Gas		☒
Settling		☒
Soil Movement		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks		☒
Unplatted Easements		☒
Unrecorded Easements		☒
Urea-formaldehyde Insulation		☒
Water Penetration		☒
Wetlands on Property		☒
Wood Rot		☒
Active infestation of termites or other wood destroying insects (WDI)		☒
Previous treatment for termites or WDI		☒
Previous termite or WDI damage repaired		☒
Termite or WDI damage needing repair		☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*		☒

Concerning the Property at 10430 Plaza Ro. Cat Spring TEXAS 78933

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 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 connected to the property's public water supply that is able to be used for indoor potable purposes.

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

Concerning the Property at 10430 Press Rd Catonsville MD 21033

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

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

Inspection Date	Type	Name of Inspector	No. of Pages

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

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

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

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

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

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

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

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

Signature of Seller [Signature] Date 10/15/12 Signature of Seller _____ Date _____
Printed Name: David I. Reoshaw Printed Name: _____

(TAR-1406) 9-01-11 Initialed by: Seller: DR and Buyer: _____ Page 4 of 5

Concerning the Property at 10430 Press Rd. Car Spry TEXAS 78933

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

SEE: Main House

Electric: _____
Sewer: _____
Water: _____
Cable: _____
Trash: _____
Natural Gas: _____
Phone Company: _____
Propane: _____

phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: _____

- (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.

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

Branan



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.
©Texas Association of REALTORS®, Inc., 2004

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: Standard ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: Front of Apartment ☐ Unknown

- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 6 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: _____
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? N/A
- (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 ☐ N/A
- (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 10/15/12 Date

 Signature of Seller Date

Receipt acknowledged by:

 Signature of Buyer Date

 Signature of Buyer Date

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*** Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.**

**** If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

SIGN HERE

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188 Austin, Texas 78711-2188 or 512-465-

