

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.

<u>Guest Cottage</u>: 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.

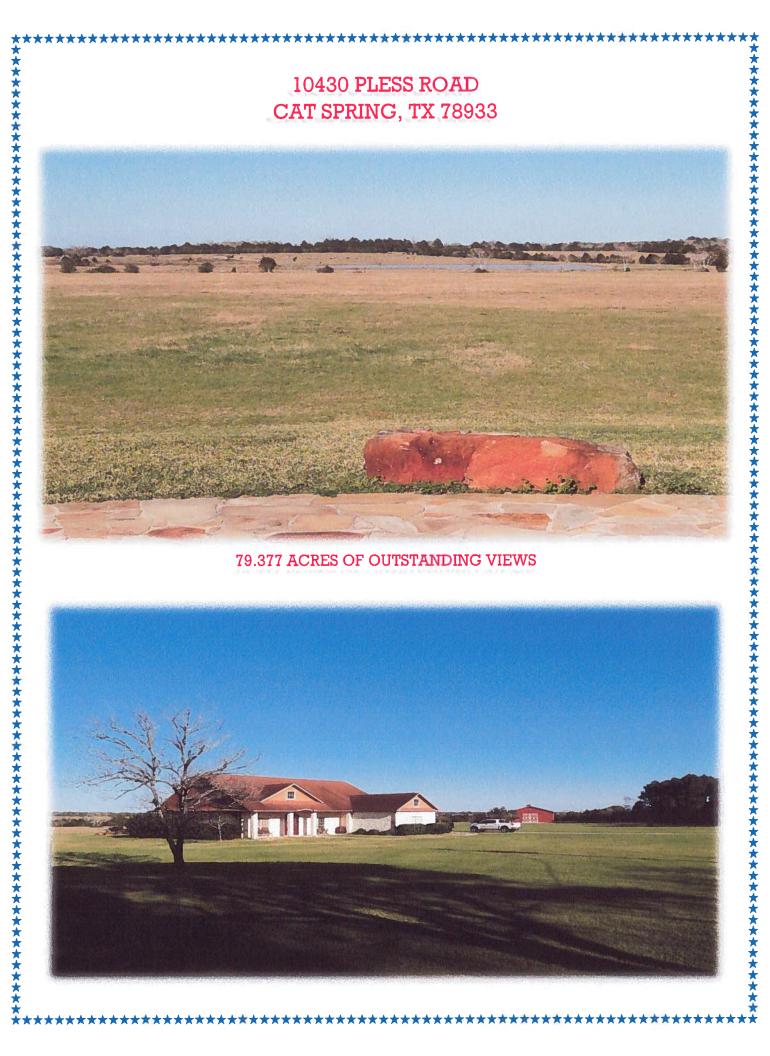


## PROPERTY IS BEING OFFERED BY

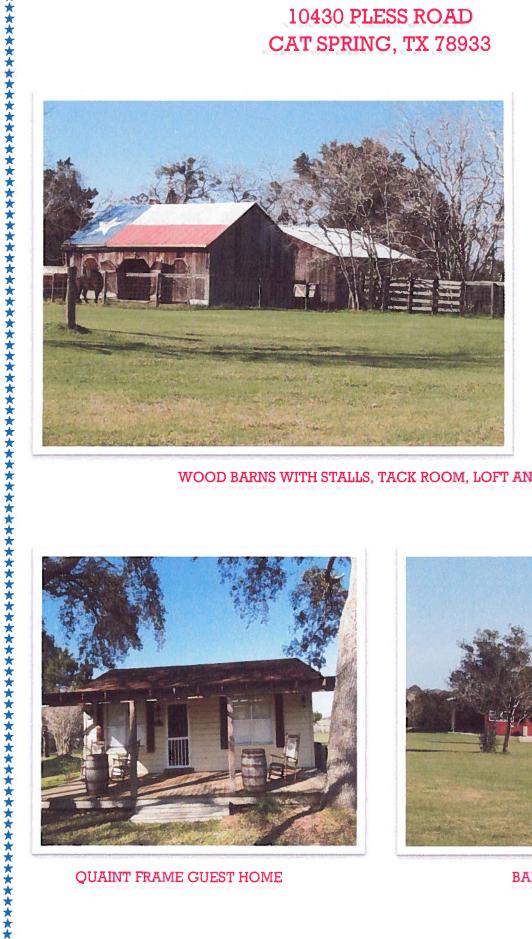


BILL JOHNSON AND ASSOCIATES REAL ESTATE
BELLVILLE NEW ULM
979-865-5969 979-992-2636



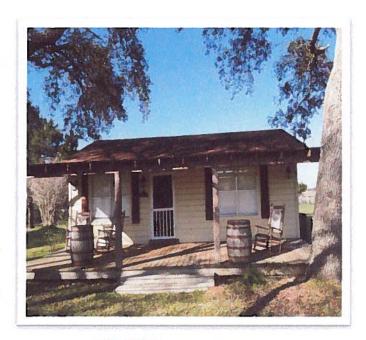


### 10430 PLESS ROAD CAT SPRING, TX 78933





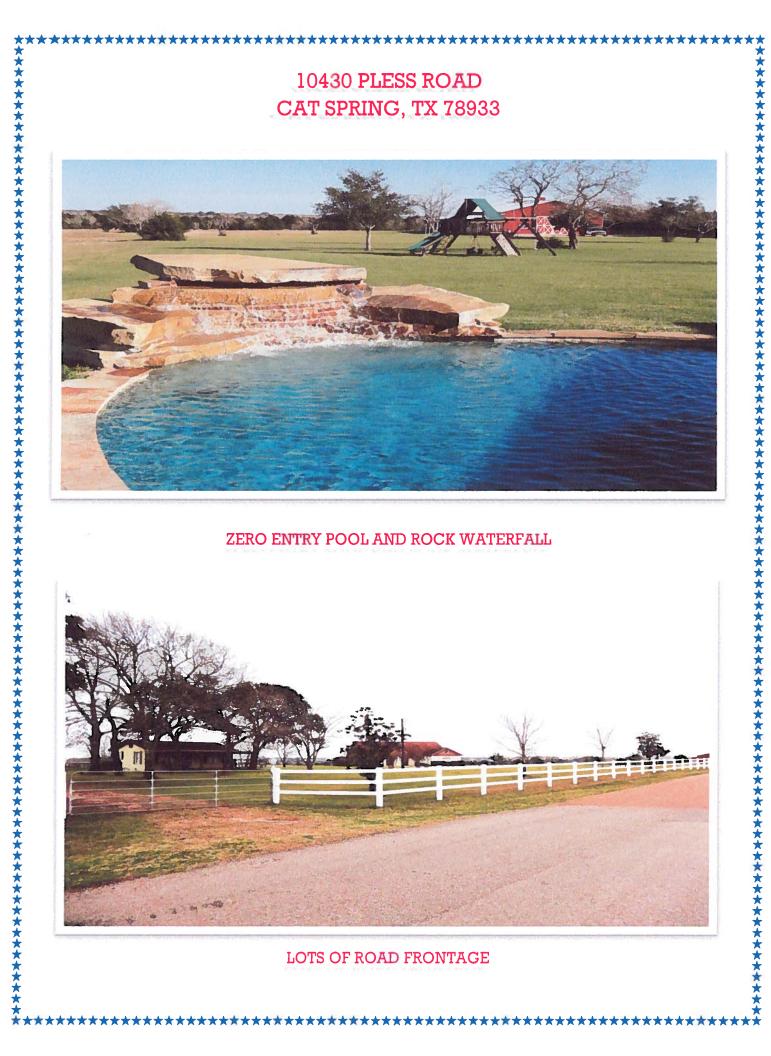
WOOD BARNS WITH STALLS, TACK ROOM, LOFT AND PENS



**QUAINT FRAME GUEST HOME** 



BARNDOMINIUM











### 10430 PLESS ROAD CAT SPRING, TX 78933



IN-LAID WOOD FLOORS IN DINING ROOM



REFRIGERATED WINE STORAGE



BRIGHT SUNROOM OFFERS ENDLESS USEFUL POSSIBILITIES













### PICTURE YOURSELF HOME ON 79 ACRES IN CAT SPRING







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

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### **LOT OR ACREAGE LISTING**

				OT ON ACITE	AUL LIVII	<u> </u>		
Location of	Property:	Bellville-36S	to FM 949, turi	n right, continue to C	at Spring;L Pless	Rd; 3/10 mi to prop	Listing #:	76600
Address of I	Property:	10430 Pless	Rd Cat Spri	ing TX 78933		Road Frontage		Approx. 250 feet
County:		Austin		Paved Road:		For Sale Sign on Propo		
Subdivision:		N/A			Lot	Size or Dimensions	s: 79.377 Ac	res
Subdivision	Restricted:	□YES	☑NO	Mandatory	Membership in P	roperty Owners' Assn.	□YES	☑NO
Number of	Acres:	79.3770			Improvemen	ts on Property:		
Price per A	cre (or)				Home: ☑	YES □NO	See HOME I	isting if Yes
Total Listin	g Price:	\$1,795,000	0.00		Buildings:	1 bedroom, 1 bath	guest house	e with all contents
Terms of S						·	<u> </u>	
	Cash:		☑YES	□no	Barns:	Metallic barn with	1 bedroom,	1 bath apartment,
	Seller-Finance:	:	□YES	☑NO		2 wooden antique	barns	
	SellFin. Ten	ms:			Others:			-
	Down Paym	ent:						
	Note Period							
	Interest Rate				Approx. % W		5% +/-	
	Payment Mo		□Qt. 〔	□S.A. □Ann.	Type Trees:			
	Balloon Note		□No	-	Fencing:			NO
		Nι	umber of Ye	ars:		Condition:	Good	
				2240		Cross-Fencing: ☑		NO
Property Ta				2012	l	Condition:	Good	
School:	\$			5,675.81	Ponds:	Number of Ponds:	One	
County:	\$			1,841.61		4.66 Acres	NI/A	
FM Road:	\$			374.90	Creek(s):	Name(s):	N/A	<u>-</u>
SpRd/Brg:	<u>*</u>			310.54 \$0.00	River(s):	Nama(a):	N/A	
Other: TOTAL:	\$			8,202.86	niver(s):	Name(s):	19/A	
Agricultural		☑ Yes	□No	0,202.00	Water Well/s	:): How Many?	3 /1 is shall	ow handpump well)
School Dis		Sealy	□ NO	I.S.D.		2004 & Unknown	3 (1 13 311011	ow nanupump well)
	<u>inct.</u> id Royalty:S		vev eurfac			Water Available:	– ☑YES	□NO
	25% under 3		•	*Minerals		Austin Co. Water S		
	25% under 3			*Royalty		rice Provider (Nam		anable at road
Seller will	None	30.07 Acics		Minerals		Electric Cooperative		
Convey:	None			Royalty	Gas Service		<u>-</u>	
convoy.			,		N/A			
Leases Affe	ecting Prope	ertv:				m(s): How Many:	3	
Oil and Gas Le			□No			2004 & Unknown		
Lessee's Name					Soil Type:	Sandy Loam		
Lease Expiration	on Date:					Bahia, Native Bern	nuda, Coast	al
·					Flood Hazard	Zone: See Seller's	Disclosure o	r to be
Surface Lease	: ☑Yes		□No		ļ		nearest T	own to Property:
Lessee's Name	<b>ə</b> :	Ryan Reich	nardt		<b>Nearest Tow</b>	n to Property:	12 miles to	Sealy; 12
Lease Expiration	on Date:	Month to M	lonth-30 day	y notice		miles to Bellville		
Oil or Gas I			] Yes	☑ No	Driving time from		45 minutes	3
	Affecting P	roperty:	Name(s):			ally excluded from t		
Pipeline:			s Transmission	n, Truckline Gas	See List of Ex	cluded Items attacl	ned.	
Roadway:	State of Tex							
Electric:	San Bernard				Additional In			System around
•	Southwester	rn Bell				ool area, toward me		
Water:						0-amp RV hook-up		and sewer.
Other:	1 10111166	NI ANIB CO		O DEAL FOR		underground electr		IVED IO
RIL	L JUHNSO	IN AND AS	<b>SOCIATE</b>	S HEAL ESTA		IY WILL CO-BRO	バドドルり	JYEK IS

ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



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

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#### **MAIN HOME**

Address of H	lome:	10430	Pless F	Rd. Ca	at Spring T	X 78933			Listing	76600	
Location of H	lome:	Bellville	-36S to F	M 949	turn right, c	ontinue to C	Cat Spring; L	on Pless R	ld; 3/10 mi	. to prope	rty
County or Re	egion:	Austin			•		For Sale Sign of		<b>☑</b> YES	□NO	
Subdivision:	_	N/A					Property Siz	e:	79.377 ac	cres	
Subdivision I	Restricted:	□YES	ØNO		Mandatory M	lembership in	Property Own	ers' Assn.	□YES	☑NO	
Listing Price	<b>9:</b>	\$1,795,	,000.00		•	Home Fea					
Terms of Sa						Ø	Ceiling Fans	s No.			6
Cash:		YES		NO		Ø	Dishwasher				
Seller-Finance	ce:	☐ YES	<b>4</b>	NO			Garbage Dis	sposal			
SellFin. Term	<u>ns:</u>						Microwave (E	Built-In)			
Down Payme	ent:						Kitchen Rang	je (Built-In) <sup>l</sup>	☑Gas ⊡	2 Electric	
Note Period:						Ø	Double Built	t-In Ovens			
Interest Rate	:						cally Excluded for		: LIST:		
Payment Mo	de:	☐ Mo.	□Qt.	□S.A.	☐ Ann.	See List of	Excluded Ite	ems.			
Balloon Note	:	☐ YES		□NO		27					
Number of Y	ears:										
						Heat and	<u>Air:</u>				
Size and Co	nstruction:						Central Heat	Gas 🗹	Electric		2 units
Year Home v		2003					Central Air	Gas 🗆	Electric	<b></b>	2 units
Lead Based Pai	nt Addendum Re	quired if p	rior to 1978:		☑ YES	]	Other:				
Bedrooms:		Bath:	2 1/2			]  -	Fireplace(s)				
Size of Home	(Approx.)			2,888	_iving Area	]] 🗆	Wood Stove	•			
				3,000 T	otal	]  🖸	Water Heate	r(s): 🕡	Gas	☐ Electric	
Foundation:	☑ Slab □ Pier/B	Beam [	☐Other			]					
Roof Type:	Architectural S	Shingles	Year Ins	stalled: 2	2005	<u>Utilities:</u>					
Exterior Con	struction:	HardiPl	ank			Electricity				ard Electric	Co-op
						Gas Provid			Private		
Room Meas		APPRO	XIMATE S	IZE:		Sewer Pro			Septic		
Living Room:						Water Pro			Well		
Dining Room:						Water Well:	☑YES □NO		210 FT.		
	14 x 15					╢		ear Drilled:		-	
Family Room:						Average U	itility Bill:	Monthly:	\$250.00		
· · · -	8 x 8							0010	Vanu		
_	4 x 6				Shower	Taxes:		2012	- Year	Φ.	
_	9 x 12				☑ Shower	School:					6,675.81
_	12 x 13	3 4 - 1 - 1	<u> </u>		☑ Shower	County:		_			,841.61
-	17 1/2 x 17 1/2	2 Mistr	ار)oset: ۱۰	4 X 16		FM Road:					<u>\$374.90</u> \$310.54
_	11 x 13					SpRd/Brg: Other:					\$0.00
_	11 x 13					Taxes:				48	,202.86
Bedroom:	10 × 26				<del></del>	School Di	etriot:		Sealy	Ψυ,	,202.00
_	10 x 36	No of Co	2			School Di	Suict.		Seaty		
	Carport:□ 21 x 22	No. of Ca		tached (	Detached	Additiona	I Information	٠.			
Porches:	21 X 22		<u> </u>	acrieu	Detached	Additiona	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	••			
Front: Size: (	6 v 30					i <del> </del>					
Back: Size:	0 x 03					1					
Deck: Size: _				Ē	Covered	<del>  </del>					
Deck: Size: _ Deck: Size: _											
Fenced Yard:	Yes			-			*****				
	age:⊡Yes □N	No s	Size:					_			
	Construction:	Metal E				1			-		
TV Antenna			<b></b> ✓	Cal	ole 🗆						
	JOHNSON		SSOCIA	TES R	EAL ESTA	TE COMP	ANY WILL	CO-BRO	(ER IF B	UYER IS	

ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



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#### **Guest House**

					<u> </u>	<del></del>					
Address of I	Home:	10430	) Pless	Road,	Cat Sprin	g, TX 789	33		Listing #	t: 76600	
Location of	Home:							on Pless f	Rd; 3/10 r	ni. to property	<u>,                                      </u>
County or R		Austin			·	<del></del>	For Sale Sign				
Subdivision	-	N/A					Property S		79.377	Acres	
Subdivision	Restricted:	□YES	⊒NO	)	Mandatory N	lembership i	n Property Ow	ners' Assn.	□YES	☑NO	
Listing Pric		\$1,795,	.000.00		,	Home Fea					
Terms of S		4.,,				<b>2</b>	Ceiling Far	ns No.			3
Cash:		<b>☑</b> YES		NO		∥	Dishwashe			· · · · · ·	
Seller-Finan	ice.	☐YES		INO		║╶╴	Garbage D				
SellFin. Ter							Microwave (	•			
Down Paym							Kitchen Rang		□Gas	□Electric	
Note Period							Other	ic (cont iii)	Refriger		
Interest Rat						41 —	ically Excluded	from The Sale			
Payment Mo		☐ Mo.	□Qt.	□S.A.	□ Ann.	3	f Excluded II		<u> </u>		
Balloon Not		☐ YES	Qt.			OCC LIST O	r Exoluded II	torrio.			
Number of \		L. 12.5		_,,,		<b> </b>					
Number of	icais.					Heat and	Δir·				
Size and C	onstruction:					Ø	Central Heat	Gas □	Electri	رم. د	1 uni
Year Home		1055 D	ebuilt in	2004				_	Electri		i un
					Gyee		Central Air	Gas □	Electri	15 <u>7</u>	
	aint Addendum Re			′ –	☑ YES	31	Other:				
Bedrooms:	1	Baths:	1	050.1	total Alexan		Fireplace(s				
Size of Home	(Approx.)				iving Area		Wood Stov				
				650 1	otal		Water Heate	er(s):	Gas	☑ Electric	
	□Slab ☑ Pier/I	3eam □	□ Oth <u>er</u>			ll					
	Composition		Year In	stalled: 2	2004	<u>Utilities:</u>					
Exterior Cor	nstruction	Wood				Electricity				nard Electric	
						Gas Provi			Private		
	surements:	_APPRO	XIMATE S	IZE:		Sewer Pro			Septic		
Living Room:	11'8" x 13					Water Pro			Well	<del></del>	
Dining Room:						Water Weli:	☑YES □NO			Unknown	
Kitchen:	11 x 10							ear Drilled		Unknown	
Family Rm:						Average L	Itility Bill:	Monthly:	\$60.00		
Utility Room:						]]					
Bath:	9 x 9		<b></b>	ub	☑ Shower	Taxes:		2012	Year		
Bath:			□т	ub	☐ Shower	School:				<b>\$5,</b> 6	75.81
Bath:Master			□т	ub	☐ Shower	County:				\$1,8	41.61
Bedroom:	13 x 13					FM Road:					74.90
Bedroom:					•	SpRd/Brg:				\$3	10.54
Bonus Room						Other:					\$0.00
Bedroom:						Taxes:				\$8,20	2.86
Other:						School	District:		Sealy		
Garage: ☑	Carport: 🗆	No. of Ca	ırs: 1				•				
Size:			☐ At	tached (	고 Detached	Additiona	I Informatio	n:			
Porches:						[]					
Front: Size:	8 x 8										
Back: Size:											
Deck: Size:					Covered						
Deck: Size:				Ċ	Covered						
Fenced Yard:	Yes										
	rage: ☑ Yes □ r	Vo S	Size: vario	us outb	uildinas		· · · · · ·				•
	Construction:	•			<u> </u>						
TV Antenna		Dish [	<u> </u>	Cal	ole 🗆						
	JOHNSON					TE COMP	ANY WILI	CO-BRO	CER IF F	SUYER IS	
							L PROPER			· - · - · · · · ·	



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#### **BARNDOMINIUM**

Address of H	Home:	10430	) Pless	Rd., C	at Spring	TX 7893	33		Listing 76	600
Location of H	Home:						Cat Spring; L	on Pless I	Rd; 3/10 r	ni. to property
County or Re	egion:	Austin					For Sale Sign of			□NO
Subdivision:	ŭ	N/A					Property Siz	e:	79.377 a	cres
Subdivision 1	Restricted:	□YES	☑NO	)	Mandatory M	embership	in Property Owr	ners' Assn.	□YES	☑NO
<b>Listing Pric</b>	<u>e:</u>	\$1,795	,000.00			Home F	eatues			
Terms of Sa	ale				·	•	Ceiling Fans	s No.		2
Cash:		<b>☑</b> YES		3 NO		☑	Dishwasher			
Seller-Finance	ce:	☐ YES	v	ONE			Garbage Dis	sposal		
SeilFin. Terr	ns:					<b>3</b>	Microwave (8	Built-in)		
Down Paymo						Ø	Kitchen Rang	e (Built-In)	□ Gas □	Electric
Note Period:	•					Ø	Refrigerator	, , .		
Interest Rate	<b>ə</b> :		-			Items Spec	cifically Excluded f	rom The Sak	: LIST:	
Payment Mo	de:	□Mo.	□Qt.	□S.A.	□ Ann.	See List	of Excluded It	ems.		
Balloon Note		□YES		□NO	!					
Number of Y	'ears:									
		-				Heat and	d Air:			
Size and Co	nstruction:					Ø	Central Heat	Gas □	Electric ☑	1 unit
Year Home		2006				₽	Central Air	Gas □	Electric 🗹	1 unit
	int Addendum Re	quired if pr	rior to 1978	3:	□YES		Other:			
	1	Bath:	1	_			Fireplace(s)			
Size of Home	-	Daari.		700 1	iving Area		Wood Stove			
Cize of Figure	(гфріох.)			7.400 T			Water Heater		Gas ☑	) Electric
Foundation:	☑ Slab □ Pier/E	2	704	7,400 1	Ota:	1	Water Fleater	(3).	U03 E	LICCUIC
Roof Type:		xeam L	Other	nställed: 2	006	Utilities				
Exterior Con		Motal	— rear in	Islaned. Z	.000				San Bam	ard Electric Co-op
Exterior Con	Siruction.	<u>Metal</u>				Gas Pro	y Provider:		Private	aru Electric Co-op
Room Meas	uramante:	ADDDO	XIMATE S	CITE.		Sewer P			Septic	
		-APPRO	AIIVIA I E S	31 <b>2</b> E;		Water P			Well	
-	12 x 15						I: YES DNO	Depth:		
Dining Room:	12-1/2 x 15				-	waier wei		ear Drilled:		
-	12-1/2 X 13					Averege		Monthly:		
Family Room:			-			Average	Utility Bill:	worming.	\$30.00	
Utility:	9'10' x 9			Ft.	☑ Shower	Taxes:		2012	Voor	
-	910 8 9		T			School:		2012	- I Cai	\$5,675.81
Bath:				_	Shower	· ·				\$1,841.61
Bath:	10 10 1/0		□т	UD	□ Shower	County:	J			\$374.90
_	12 x 13-1/2					FM Road				\$310.54
Bedroom:						SpRd/Br Other:	y			\$0.00
Bedroom:						Taxes:				\$8,202.86
Bedroom:						School i	Districts		Sealy	φο,202.00
Other:						School	District:		Seary	
•	Carport: ☐	No. of Ca				A -1 -1 'A'				
Size:			☑ At	ttached C	J Detached	11 :::	nal Informatio		to also alDo	!
Porches:						Granite o	countertops, S	tackable v	vasner/U	yer in Apartment.
Front: Size:										
Back: Size: _							arn is 74' x 100',	has 1/2 bat	h, 4 double	e sliding doors,
Deck: Size:						220 electr	rical service.			
Deck: Size: _					Covered					
Fenced Yard:										
	age:⊠Yes □N		Size:							
	Construction:	Metal B				<b> </b>				
TV Antenna		Dish I			ole 🗆					
BILL	JOHNSON A	ND AS	SOCIAT	ES RE	AL ESTAT	TE COMP	PANY WILL (	CO-BRO	(ER IF E	UYER 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

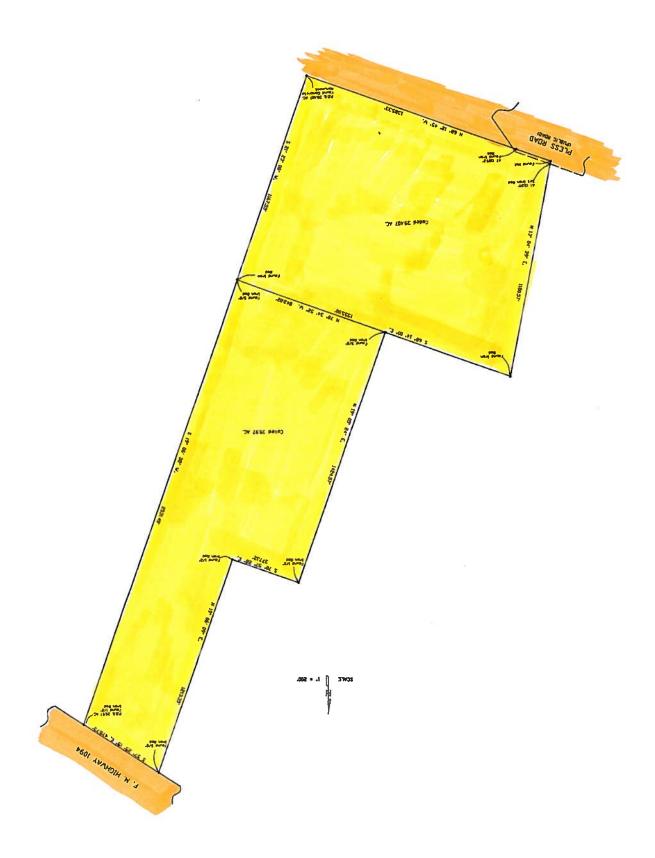
### **GUEST HOME:**

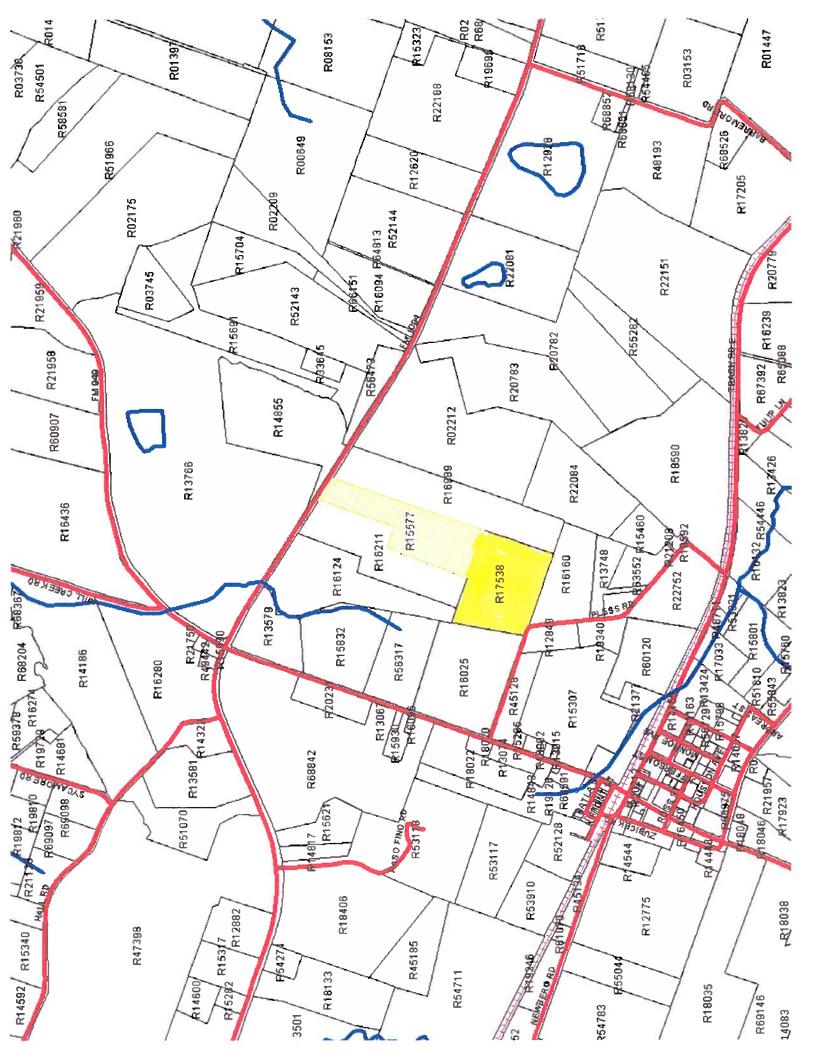
None

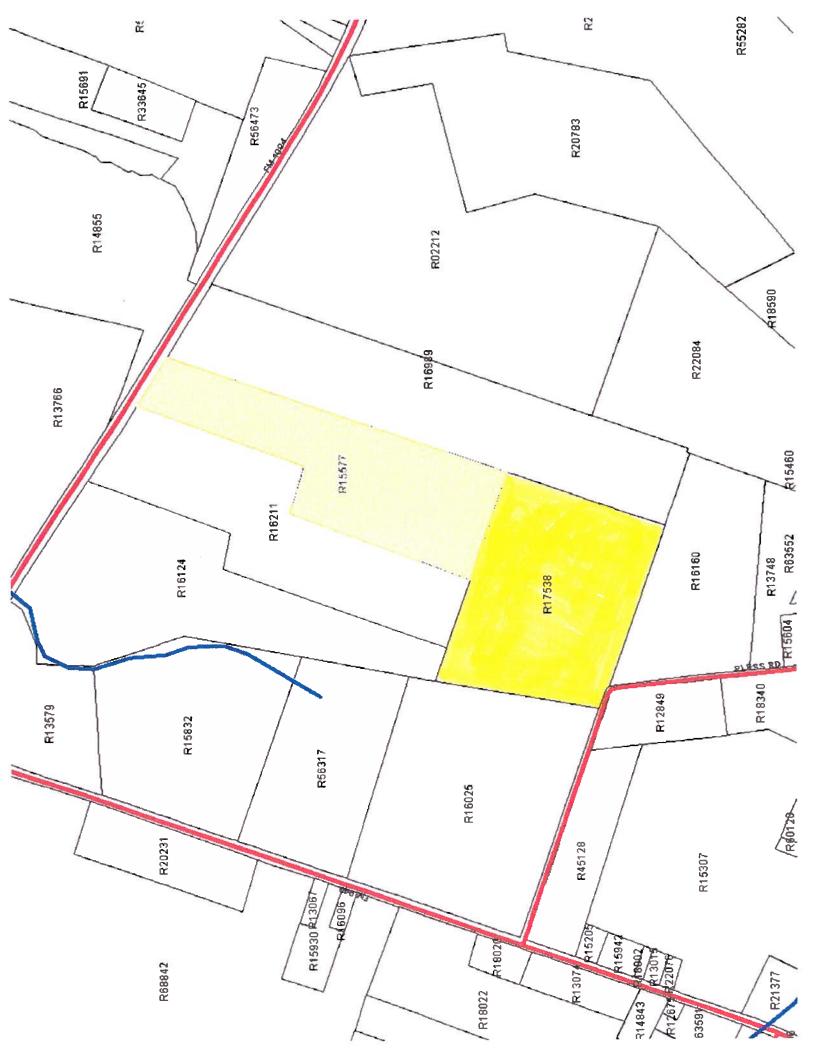
Personal property **INCLUDED** in sale

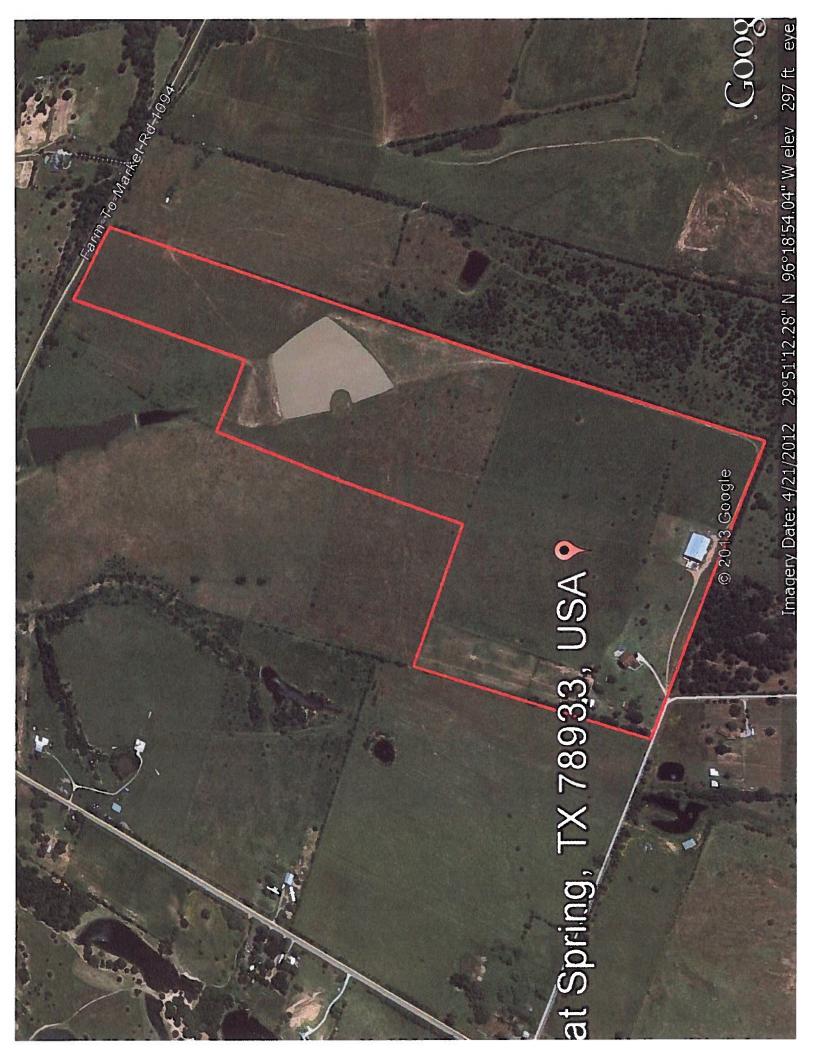
### **BARNDOMINIUM:**

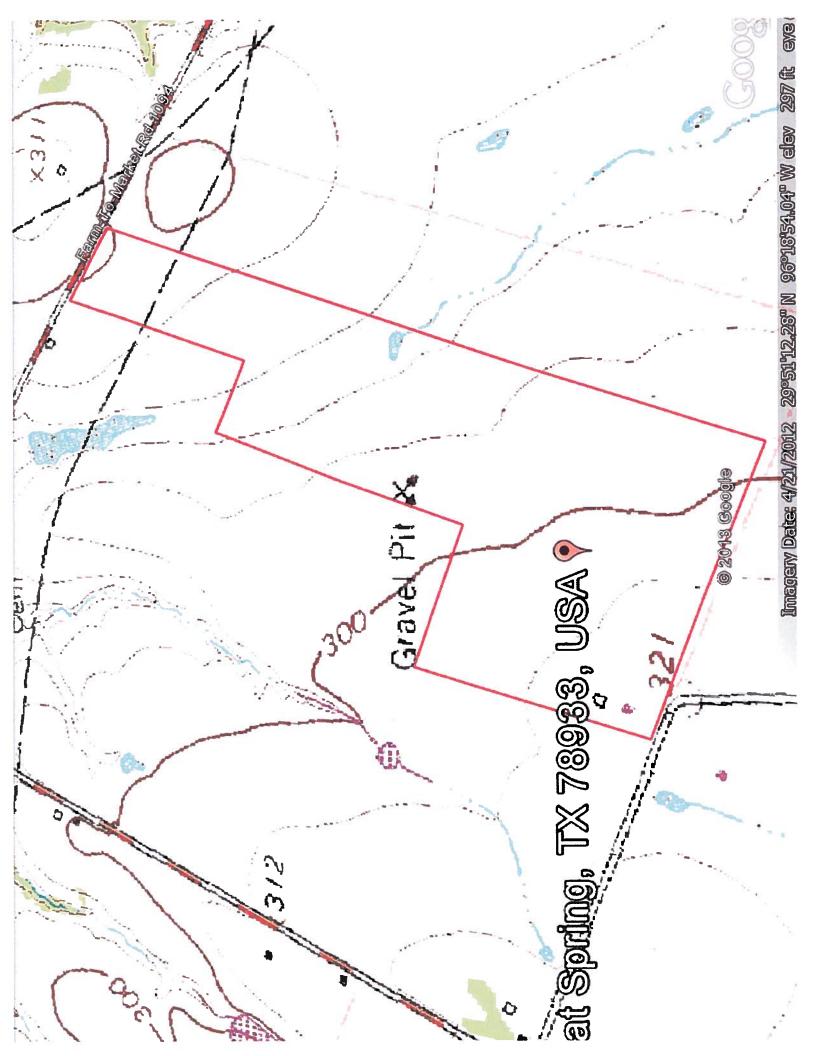
Refrigerator
Wooden Shelving
John Deere Gator
John Deere ATV
Fish Feeder
Deer Feeder
Stack of 2 x 4 lumber
Furnishings
Two (2) Washers and Dryers



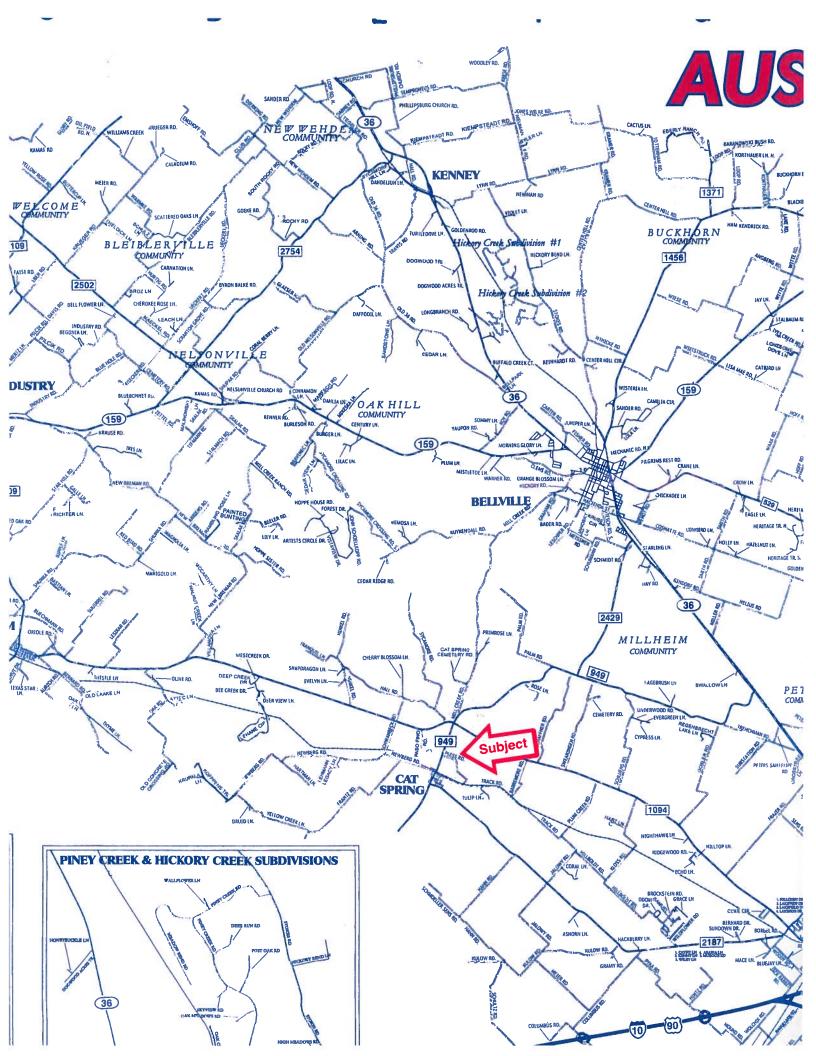












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CONCERNING THE PROPERTY AT \_



### 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.

10430 Plass R. Cat Sm TD 78933

DATE SIGNED BY SELLE MAY WISH TO OBTAIN. IT AGENT.	R AI	ND NO	IS N T A	101 W.A	r A ARf	SU RAN	JBSTITUTE FOR A ITY OF ANY KIND	NY BY	INS SE	SPE	ECTION S	ON OF THE PROPERTY AS ONS OR WARRANTIES THE SELLER'S AGENTS, OR AN'	E B Y O	UYI THI	ER ER
Seller 🛮 is 🗖 is not occu	ıpyir	ng ti	he Pi	rop	erty	/. It	unoccupied (by Sel er occupied the Pro	ler), norh	ho '	W IC	ong s	since Seller has occupied the	Pro	per	ty?
										,,	. 13	. 11 . 1			
Section 1. The Property	has estat	the blish	item	is i	nai Is to	ke he	d below: (Mark Yes conveyed. The contra	(Y), ict w	, NG ill d	o (f letei	N), OI rmine	r Unknown (U).) • which items will & will not conve	v.		
	/ /N	_			em		00070	Υ			Ι [	Item	_	N	U.
	<del>/                                    </del>	╁	1 1			d P	ropane Gas:	V	-		l t	Pump: ☐ sump ☐ grinder			ブ
Carbon Monoxide Det.	+	17	1 1				nmunity (Captive)			V		Rain Gutters	刀		
Ceiling Fans ✓	1	+-	1 1	_			Property			V	r	Range/Stove	7		
Cooktop	<del>-  </del>	+	1 1			Γub		ノ				Roof/Attic Vents	7		
Dishwasher v	1	*	1 1				n System	Ť	J			Sauna		V	$\neg$
Disposal	17	1	1 1					V				Smoke Detector	V		$\neg$
Emergency Escape	1	1	1	0	utd	oor	Grill					Smoke Detector - Hearing			7
Ladder(s)	[✓											Impaired			7
Exhaust Fans	7	1	1 1	Ρ	atic	/De	ecking	1				Spa			/
Fences	1		1 1	Р	lum	bin	g System	7	,			Trash Compactor		$\mathbf{Z}$	
Fire Detection Equip.	1		1 1	Р	ool			V				TV Antenna		<u>//                                   </u>	
French Drain	7		1 [	Pool Equipment					7			Washer/Dryer Hookup	V		
Gas Fixtures			1 [	P	ool	Ма	int. Accessories					Window Screens	/	_}	
Natural Gas Lines		V		P	ool	He	ater	V				Public Sewer System		1	
Item	Introducing			Υ	N	U			Ac	ddit	tiona	ıl Information			
Central A/C				V	_		electric gas	nu	mb	er	of un	nits:			
Evaporative Coolers						V	number of units:		/A						
Wall/Window AC Units					V		number of units: _								
Attic Fan(s)					V		if yes, describe:								_
Central Heat			,	フ		$\Box$	□ electric 🖸 gas	nu	mb	er	of un	its: 2			
Other Heat					./		if yes, describe:								
Oven							number of ovens:	2		9	elect	ric gas other:			
Fireplace & Chimney					V		☐wood ☐gas lo	gs	٦	mod	ck (	other:			
Carport					~		attached no	t att	act	ned					
Garage							☐ attached ☐ no	t att	ach	ned					
Garage Door Openers				$\checkmark$	,		number of units:	$\perp l$				number of remotes:/			
Satellite Dish & Controls				$\checkmark$			owned □ lease	ed fro	om				_		_
Security System								.1.6							
Security System				$\underline{Y}$	ا		☑owned ☐ lease	ea tro	om	-			,		-
Water Heater					_		☐electric ☐gas		oth	er:		number of units:			-
<del></del>				Ž	) }⁄	_	□ electric □ gas □ owned □ lease		oth	er:				_	
Water Heater	er			\ \ \	, ,,/		☐ electric ☐ gas☐ owned ☐ lease☐ automatic ☐ m	d from	oth om al	er: ar				t 11	eore

Bill Johnson P. O. Box 294 Bellville, TX 77418

Initialed by: Seller:

(TAR-1406) 9-01-11

and Buyer: Fax: 979.865.5500 Phone: 979.865.5466 Pax: 979.865.5460 Pax: 979.865.5460 Pax: 979.865.5460 Phone: 979.865.5460 Pax: 979 Page 1 of 5

Concerning the Property a	t /p	430 Pla	53	R	s Cn	TS.	TEXAS 78933		
Water supply provided by: Was the Property built bef	🗖 city 🕟	rwell 🗖 MUD		co-o	p 🛮 unkr				
(If yes, complete, sign						d naint h	azards)		
							(appr	mixo	ate)
Is there an overlay roof co	vering on t	ne Property (sh	— / S	es or	roof cove	ring plac	ed over existing shingles or roof co		
yes Zno unknov		ne i roperty (or	mign	00 0,	1001 00401	ing plac	od over oxidiring crimignes or roor or	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	.97 .
Tyes 12 110 Tranknow	WII								
							working condition, that have defectessary):		
Section 2. Are you (Sel aware and No (N) if you a			s or	malf	unctions i	in any o	f the following?: (Mark Yes (Y) if	you	are
Item	YN.	Item			1	N,	Item	Υ	N,
Basement		Floors					Sidewalks		V
Ceilings		Foundatio	n/S	Slab(s	)	1	Walls / Fences		N
Doors		Interior W					Windows	$\top$	7
Driveways		Lighting F	ixtur	es		17,	Other Structural Components		M
Electrical Systems		Plumbing		_		10			$\prod$
Exterior Walls		Roof						丁	
<u> </u>		L		laia (		ilional al	neets if necessary):		
Section 3. Are you (Sel you are not aware.)	ller) aware	of any of the	follo	owing	g conditio	ns: (Ma	rk Yes (Y) if you are aware and l	No (1	N) if
Condition			Y	N	Condi	tion		Υ	N
Aluminum Wiring			T	V.	Previou	us Found	dation Repairs		M
Asbestos Components				V	Previou	us Roof I	Repairs		V
Diseased Trees: aak	wift 🔲			1	Other S	Structura	l Repairs	$\bot$	
Endangered Species/Hal	bitat on Pro	perty		V	Radon	Gas			M.
Fault Lines				口,	Settling	]		$\bot$	4
Hazardous or Toxic Was	te			旦	Soil Mo	vement		$\bot$	14
Improper Drainage				<u> </u>	Subsur	face Str	ucture or Pits		4
Intermittent or Weather S	Springs			4	Underg	round S	torage Tanks		N
Landfill				4		ed Ease		$\bot$	
Lead-Based Paint or Lea	d-Based Pt	. Hazards		4			sements	$\bot$	N
Encroachments onto the	Property			口			nyde Insulation		M
Improvements encroachi		s' property	1	4	<u> </u>	Penetrat			
Located in 100-year Floo	dplain					ds on Pr	operty	—	4
Located in Floodway			<u> </u>	4	Wood				V
Present Flood Ins. Cover	•			1			on of termites or other wood		
(If yes, attach TAR-1414)		<del></del>	1				cts (WDI)	+	
Previous Flooding into the		S	1_	V			nent for termites or WDI	-	1
Previous Flooding onto the	ne Property			V			e or WDI damage repaired		
Previous Fires			+	4			damage needing repair	-	<b>H</b> ,
Previous Use of Premise	s for Manuf	acture			Single	3lockabl	e Main Drain in Pool/Hot Tub/Spa*		1
of Methamphetamine		_							

Co	ncernin	g the Property at 10430 tless Ro Cat Smy Tx 78933
If th	ne ansv	ver to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
	-4:4	*A single blockable main drain may cause a suction entrapment hazard for an individual.
wh	ich ha	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, s not been previously disclosed in this notice?  yes  no If yes, explain (attach additional sheets if
	ction 5	. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
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.
	<b>□</b>	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  Name of association:  Manager's name:  Phone:
	,	Manager's name: Phone: 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.
	G G	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.
	Ø	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	Ø	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
	图	Any condition on the Property which materially affects the health or safety of an individual.
	<b>T</b>	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).
	Ø	Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.
lf th	ne ansv	ver to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
/T A	D HAD	2) 0.01.11 Initialed by: Seller: A and Buyer: Page 3 of 5

Concerning the Pro	perty at			
Section 6. Seller	has Thas	not attached a survey of the	e Property.	
regularly provide	inspections an	ars, have you (Seller) received who are either licensed as res, attach copies and complet	red any written inspection r s inspectors or otherwise pe e the following:	eports from persons who rmitted by law to perform
Inspection Date	Туре	Name of Inspector		No. of Pages
Pi Section 8. Check	roperty. A buye	er should obtain inspections otion(s) which you (Seller) cu	rts as a reflection of the cur from inspectors chosen by urrently claim for the Propert	the buyer.
☐ Homestead		☐ Senior Citizen ☐ Agricultural	<del></del>	
		Agricultural	☐ Disabled Veteran☐ Unknown	
requirements of C	hapter 766 of the	ne Health and Safety Code?* ry):	ors installed in accordance unknown no ves.	If no or unknown, explain
smoke dete which the du know the bu	ctors installed in welling is located	and Safety Code requires of a accordance with the required d, including performance, local uirements in effect in your area	ne-family or two-family dwellin ments of the building code in tion, and power source require a, you may check unknown ab	effect in the area in ments. If you do not
of the buyer evidence of the buyer m specifies the	's family who wi the hearing imp nakes a written e locations for ir	ill reside in the dwelling is hear airment from a licensed physic request for the seller to insta	the hearing impaired if: (1) the ring-impaired; (2) the buyer giv rian; and (3) within 10 days afte all smoke detectors for the he gree who will bear the cost of	res the seller written er the effective date, earing-impaired and
Seller acknowledge	s that the staten	nents in this notice are true to	the best of Seller's belief and the information or to omit any mat	
Ar.	<u> </u>	10/15/12		
Signature of Seller	n . ~		nature of Seller	Date
Printed Name:	chavis I	KONSHAM Prin	nted Name:	
(TAR-1406) 9-01-11	Ini	tialed by: Seller:	and Buyer:,	Page 4 of 5

10430 Pless Ro. CAT S-Concerning the Property at \_

#### ADDITIONAL NOTICES TO BUYER:

- 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.
- 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.
- If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- The following providers currently provide service to the property:

Sewer: Water: Cable: Trash:

Natural Gas:

Phone Company:

Propane:

phone #: 979 - 732 - 8346

phone #: phone #: \_\_\_

phone #: 1-800 -531-5000

phone #: \_\_\_\_\_ phone #: \_\_\_

This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice (5)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

Printed Name:

Date Signature of Buyer

Printed Name:

Date





### 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

CO	ICERNING THE PROPERTY AT	CC Handaling
A.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown
	(2) Type of Distribution System: Row Some Row of Home  (3) Approximate Location of Drain Field or Distribution System: Row of Home	Unknown
	(3) Approximate Location of Drain Field or Distribution System: For of Hone	Unknown
	(4) Installer:	Unknown
	(5) Approximate Age: 6 yrs	Unknown
В.	MAINTENANCE INFORMATION:	,
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  If yes, name of maintenance contractor:  Phone: contract expiration date:  Maintenance contracts must be in effect to operate aerobic treatment and certain no sewer facilities.)	
	(2) Approximate date any tanks were last pumped?	
	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility?  If yes, explain:	☐ Yes ☑ No
	(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 the maintenance contract manufacturer information warranty information	OSSF was installed
	(2) "Planning materials" are the supporting materials that describe the on-site sew submitted to the permitting authority in order to obtain a permit to install the on-site search.	er facility that are sewer facility.
	(3) It may be necessary for a buyer to have the permit to operate an on-stransferred to the buyer.	ite sewer facility
(TAF	I-1407) 1-7-04 Initialed for Identification by Buyer, and Seller,	Page 1 of 2

**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>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
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.

Opp	10/15/12		
Signature of Seller	Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

### APPROVED BY THE TEXAS REAL ESTATE COMMISSION

02-09-2004



## ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

AS REQUIRED BY FEDERAL LAW

C	ONCERNING THE PROPERTY AT	10430 9	Plass Ry Co	ess and City)	TEPAS	78933
	LEAD WARNING STATEMENT: residential dwelling was built prior lead-based paint that may place y children may produce permanen quotient, behavioral problems, and women. The seller of any intere information on lead-based paint h notify the buyer of any known lead hazards is recommended prior to puro NOTICE: Inspector must be properly. SELLER'S DISCLOSURE:  1. PRESENCE OF LEAD-BASED PA  (a) Known lead-based paint an	young children at notification of the neurological data impaired memory est in residential nazards from risk debased paint hazards."  y certified as required.  INT AND/OR LEAD-INT AND/OR LEA	risk of developing I image, including le image, including le image, including le image, Lead poisoning a real property is reassessments or instants. A risk assessment law.  BASED PAINT HAZAI ht hazards are present	enty may prese ead poisoning, earning disabili- ilso poses a quired to pro- pections in the nent or inspection RDS (check one- in the Property	ent exposure. Lead poison ities, reduced particular risk vide the buyes seller's postion for possile box only):	to lead from ing in young in young in young intelligence to pregnant or with any ssession and ble lead-paint.
	(b) Seller has no actual knowle  2. RECORDS AND REPORTS AVAIL  (a) Seller has provided the pand/or lead-based paint haz	ABLE TO SELLER ( purchaser with all	(check one box only): available, records, an			
C.	(b) Seller has no reports or Property.  BUYER'S RIGHTS (check one box onlowed in the comportunity lead-based paint or lead-based in the le	ly): to conduct a risk a paint hazards. ctive date of this co ased paint or lead- an notice within 14	assessment or insper ontract, Buyer may h based paint hazards	ction of the Proper	operty for the	presence of
	BUYER'S ACKNOWLEDGMENT (chec 1. Buyer has received copies of all 2. Buyer has received the paniphle	r. ck applicable boxes): I information listed al at <i>Protect Your Fami</i>	: bove. Iv from Lead in Your b	lama		
t.	(a) provide Buyer with the federaddendum; (c) disclose any known le records and reports to Buyer pertain provide Buyer a period of up to 10 addendum for at least 3 years following	Arokers have informally approved panead-based paint and information to lead-based days to have the the sale. Brokers are	ned Seller of Seller's riphlet on lead poi d/or lead-based paint paint and/or lead-ba Property inspected; a paware of their respons	obligations un soning preven hazards in the sed paint hazard in the sed paint hazard (f) retain a nsibility to easure shill to the second control of the s	ation; (b) con Property; (d) ands in the Po completed completed completed	nplete this deliver all opperty; (e) opy of this
Γ.	CERTIFICATION OF ACCURACY: To best of their knowledge, that the information	ne tollowing persor	is have reviewed the	a information a	ibove and cer	tify, to the
3u)	yer.	Date	Seller		10/	Date
Buy	yei'	Date	Seller		Marine the state of the state o	Date
วิซ่า	ner Broker	Date	Listing Broker	military consequences or equi	A hardwaren salad da en germanne de disalega sepulah budung	Date
	The form of this addendum has been approved contracts. Such approval relates to this contrepresentation is made as to the legal validity of Texas Real Estate Commission, F.O. Box 12188.	tract form only. TREC for or adequacy of any omylist	orms are intended for use	only by trained o	real estate license	mai Ala

Form OP-L. 01A CORDST House



### TEXAS ASSOCIATION OF REALTORS®

## SELLER'S DISCLOSURE NOTICE

OTexas 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.

			е	xcee	u u	ie i	111111	mum disclosures re	qui	cu	Dy 1	1110 0	ouc.		-	_
CONCERNING THE PRO				-		/25	<i>(</i> -	20 Phase	٥,							
CONCERNING THE PRO	PE	RTY	A	1		-	٤ -	50 1 1055 1	<u>\v</u>							
DATE SIGNED BY SELL MAY WISH TO OBTAIN.	ER	A١	ID	IS N	OT	Α	SU	IBSTITUTE FOR A	NY	IN	SPE	ECTI	ION OF THE PROPERTY AS ONS OR WARRANTIES THI SELLER'S AGENTS, OR AN'	ЕΒ	UY	ER
AGENT.														_		
Seller 🗃 is 🗖 is not od	cup	yin	g th	ne Pr	ope	erty	. If	unoccupied (by Se	ler),	ho	w l	ong s	since Seller has occupied the	Pro	per	ty?
								er occupied the Pro								
Section 1. The Propert	y ha	<b>as t</b> stab	: <b>he</b> lish	item the it	s n em	nar s to	kec be	i below: (Mark Yes conveyed. The contr	s (Y) act v	, N vill c	o (I lete	N), o rmine	r Unknown (U).) e which items will & will not conve	y.		
Item	_	N	_	I		m				N		] [	Item	Y	N	U
Cable TV Wiring	1				Li	quic	l Pi	ropane Gas:	V			1 1	Pump: sump grinder			$ olimits_{\mathcal{A}} oli$
Carbon Monoxide Det.		V						nmunity (Captive)	T		V	1	Rain Gutters			
Ceiling Fans		~			-L	Ρo	n P	roperty	Т			1	Range/Stove			
Cooktop			,	1	H	ot T	ub			1		1	Roof/Attic Vents	<b>/</b>		
Dishwasher			_		ln	tero	om	n System	Τ	V	1.		Sauna		V	
Disposal						icro							Smoke Detector			✓
Emergency Escape	1				0	utd	oor	Grill			<i>Y</i>	] [	Smoke Detector – Hearing			
Ladder(s)		V								~		]	Impaired			
Exhaust Fans	V				Pa	atio	/De	ecking	/			] [	Spa		<b>✓</b>	
Fences	V			<b> </b>	Pl	um	bin	g System					Trash Compactor		~	
Fire Detection Equip.	Ť		$\overline{\mathbf{v}}$		P	ool				1/	1.	]	TV Antenna			
French Drain		ア			P	ool	Equ	uipment		1		]	Washer/Dryer Hookup			
Gas Fixtures	V			, [	P	ool	Ma	int. Accessories		V			Window Screens	<b>/</b>		
Natural Gas Lines			V		Р	ool	Hea	ater		1	<u></u>		Public Sewer System	Щ		<u>~</u>
Item				$\Box$	Υ	N	U						al Information			
Central A/C				· ·	olimits  olimits			☑ electric ☐ gas	n	um	ber	of u	nits:			_
Evaporative Coolers							2	number of units: _								
Wall/Window AC Units						<u>√</u>		number of units:			_	·				_
Attic Fan(s)						14		if yes, describe: _							_	_
Central Heat					$\checkmark$			Ø electric □ gas		um	ber	of u	nits:			
Other Heat						$\underline{\mathbf{V}}$		if yes, describe: _		-		,				_
Oven								number of ovens:	_		_		tric gas other:	_		-
Fireplace & Chimney							_	wood gas id					other:	-		
Carport						1	_	attached A								
Garage					$\leq$			attached Yn	ot a	ttac	hec	1				$\dashv$
Garage Door Openers						$\checkmark$	_	number of units:					number of remotes:		-	_
Satellite Dish & Controls						ᆀ	7	owned leas				_				
Security System						_		owned leas								-
Water Heater					$\leq$	_		electric gas			_	: 	number of units:			_
Water Softener					_,		_	owned leas			_					
Underground Lawn Spri						4		automatic p						O-21		
Septic / On-Site Sewer F	aci	lity		- 1	V			if yes, attach Infor	mat	ion	Abo	out C	n-Site Sewer Facility (TAR-14	07)		

Initialed by: Seller:

Bill Johnson P. O. Box 294 Bellville, TX 77418

(TAR-1406) 9-01-11

Phone: 979.865.5466 Fax: 979.865.5500

and Buyer: \_

Page 1 of 5 Untitled

Concerning the Property at	430 P	less Ki	1. (A	7	~ 1 ~ 10133		
Water supply provided by: Daity D	woll []Mill	D 🗖 co-or	Gunk	own P	Tother: Wさ川		
Water supply provided by:  city  Was the Property built before 1978?	well Livioi	0 1 00-01	) Ljuliki	TOWIT A	Joiner		
(If yes, complete, sign, and attack	LIVES LIN	on corning l	load-baco	d naint h	nazarde)		
						ovim	ata\
Roof Type:	no Droposty /s	Aye	roof oou	ring plac			
- /	ie Property (s	silingles of	roor cove	nny piac	ed over existing similares or roof co	Metili	9):
☐yes ☐no ❷unknown							
Are you (Seller) aware of any of the it need of repair?  yes  no If ye							
Section 2. Are you (Seller) aware aware and No (N) if you are not aware		ts or malfu	unctions	in any c	of the following?: (Mark Yes (Y) if	you	are
Item Y N	Item		`	/ N ,	Item	Y	N
Basement V,	Floors			<b>」</b> ば、	Sidewalks		V
Ceilings	Foundati	on / Slab(s	)		Walls / Fences		1
Doors	Interior V	Valls		17/	Windows		/
Driveways	Lighting	Fixtures			Other Structural Components		V
Electrical Systems		Systems		17/			
Exterior Walls	Roof	<del></del>		1			
in the answer to any or the neme in or		s, explain (a	attach add	litional s	heets if necessary):		
Section 3. Are you (Seller) aware						No (N	l) if
Section 3. Are you (Seller) aware you are not aware.)				ons: (Ma		No (N	
Section 3. Are you (Seller) aware you are not aware.)  Condition		e following	conditio	ons: (Ma			
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Co	ncernin	g the Property at
If ti	he ansv	ver to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
wh	ich ha	*A single blockable main drain may cause a suction entrapment hazard for an individual.  Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, s not been previously disclosed in this notice?  yes production of yes, explain (attach additional sheets if yes):
	ction 5	. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
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: \$
	g /	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:
	<b>E</b>	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	ø	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	e e	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).
	Ø	Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.
lf t	he ans	wer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
_		
/T /	1 D. 1 40	6) 9-01-11 Initialed by Seller: Page 3 of 5

Concerning the Prop	perty at	10430 Plas R.	. Cot Smy TK.	784.33
		not attached a survey of		
regularly provide i	nspections and		eived any written inspection rep as inspectors or otherwise pern lete the following:	
Inspection Date	Туре	Name of Inspector		No. of Pages
			ports as a reflection of the curre	
Section 8. Check	anv tax exemp	tion(s) which you (Seller)	ns from inspectors chosen by the currently claim for the Property:	•
☐ Homestead ☐ Wildlife Mana	gement	☐ Senior Citizen ☐ Agricultural	☐ Disabled ☐ Disabled Veteran ☐ Unknown	
requirements of Ch	napter 766 of th	e Health and Safety Code	ctors installed in accordance w ?* ☑ unknown ☐ no ☐ yes.	vith the smoke detector If no or unknown, explain
smoke detec which the dw know the bu local building	ctors installed in velling is located ilding code requ n official for more	accordance with the requi d, including performance, lo uirements in effect in your a e information.	one-family or two-family dwellings rements of the building code in ef cation, and power source requirem rea, you may check unknown abo	ffect in the area in ents. If you do not ve or contact your
of the buyer' evidence of t the buyer m	s family who will the hearing impa akes a written i	ll reside in the dwelling is ho airment from a licensed phy request for the seller to in	for the hearing impaired if: (1) the bearing-impaired; (2) the buyer gives sician; and (3) within 10 days after stall smoke detectors for the hea agree who will bear the cost of ins	s the seller written the effective date, ring-impaired and
Seller acknowledges	s that the statem		to the best of Seller's belief and tha ate information or to omit any mater	
OPA	<u> </u>	10/1×/12		
Signature of Seller , Printed Name:	DAVID J		Signature of Seller Printed Name:	Date
TAR-1406) 9-01-11	Init	ialed by: Seller:	and Buyer:,	Page 4 of 5

#### 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 <a href="www.txdps.state.tx.us">www.txdps.state.tx.us</a>. 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.

The following providers currently provide	service to the property:
Electric:	phone #:
Sewer:	
Water:	
Cable:	phone #:
Trash:	
Natural Gas:	phone #:
Phone Company:	
Propage:	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:	

Course 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.

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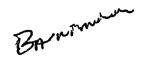
_	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
A.	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown
	(2) Type of Distribution System:	Unknown
	(3) Approximate Location of Drain Field or Distribution System:	Unknown
	(4) Installer:	
	(5) Approximate Age:	_ Unknown
B.	MAINTENANCE INFORMATION:	و
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  If yes, name of maintenance contractor:  Phone:  Contract expiration date:  Maintenance contracts must be in effect to operate aerobic treatment and certain non-sewer facilities.)	
	(2) Approximate date any tanks were last pumped?	
	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility?  If yes, explain:	
	(4) Does Seller have manufacturer or warranty information available for review?	Yes PNo
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 OSS maintenance contract manufacturer information warranty information	SF was installed
	(2) "Planning materials" are the supporting materials that describe the on-site sewer submitted to the permitting authority in order to obtain a permit to install the on-site sew	facility that are er facility.
	(3) It may be necessary for a buyer to have the permit to operate an on-site transferred to the buyer.	sewer facility
/-T- A -	-1407) 1-7-04 Initialed for Identification by Buyer, and Seller,	Page 1 of 2
(TAI	-1407) 1-7-04 Initialed for Identification by Buyer, and Seller,	raye 1012

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.

	Usage (gal/day) without water-	Usage (gal/day) with water-
<u>Facility</u>	saving devices	saving devices
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.

D/M	10/15/2		
Signature of Seller	Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date





## 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 PRO	PE	RT	ΥA	Т	(6)	1	0	430	Ple	5 <b>5</b> 5	F	20	,	(1	KT	S	~~	TE	KAS	7	8	933
THIS NOTICE IS A DISC DATE SIGNED BY SELL MAY WISH TO OBTAIN. AGENT.	LOS ER IT	SUF AN IS I	RE NO	OF S IS N T A	SEL IOT WA	A RF	R'S SU NAN	S KNOW JBSTITU NTY OF	LEDGE ITE FO ANY KI	E OF TOR AN	THE IY (	E CO INSI SEL	ON PE	DIT CTI R, S	ION ONS SELL	OF T OR .ER'S	WARI AGE	ROPI RANT NTS,	ERTY A FIES TI OR AI	NS OF HE B NY C	F T UY TH	HE ER ER
					or		nev	er occup	pied the	Prop	erty	/							pied th	e Pro	per	ty?
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Cooktop	V			]	İ	ot T	ub	)				4			Roo	of/Atti	c Ven	its		$\angle$		Ш
Dishwasher	1			1	In	ter	con	n Systen	1		1	<u> </u>			Sau	ına					<b>V</b>	$\sqcup$
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Emergency Escape				1	0	utd	001	r Grill					-		Sm	oke [	Detect	tor – t	<del>-l</del> earing			
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Item					Υ	,N	U					Ad	dit	ion	al Inf	orma	ation					
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Evaporative Coolers							V	numbe	er of uni	its:												
Wall/Window AC Units						V	Ţ	numbe	er of uni	its:												_
Attic Fan(s)						.~	7	if yes,	describ	e:												
Central Heat					フ			<b>⊿</b> elec	tric 🗆	gas	nι	ımb	er	of u	nits:							
Other Heat								if yes,	describ	e:												
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Fireplace & Chimney						1		□ woo	d 🗆 ga	as log	S		noc	k	□ of	her:						
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Underground Lawn Spri	nkle	er				1		auto	matic	☐ ma	anu	ıal	ar	eas	cove	ered:						
Septic / On-Site Sewer					/			if yes,	attach I	Inform	atio	on A	١bo	ut C	On-Si	te Se	wer F	acility	(TAR-	1407	)	
(TAR-1406) 9-01-11	_			itiale	d b	y: §	Sell	er: 💇									_ ,			Page		of 5

Water supply provided by:	104	30 9/00	ss Ka.	CAT	- `	<b>&gt;-</b> -	7, TEXING 78933		
Motor cumply provided by: [	loity [7] x	AL MIND	T co-on	Hunkr	nov	wn T	lother:		
Was the Property built before	10792 F			OWD	101		Other.		
(If yes, complete, sign, a	nd attach	TAR-1006-co	ncerning L	own oad-hase	dr	aint h	azards)		
Roof Type: MEYA-)	iliu allacii	1Ah-1900 CO		10/C	u p	ami m	(appro	xima	ate)
le thore on everlay roof sove	ring on the	Property (sh	_ ngo	oof cover	rine	a place	ed over existing shingles or roof co	verin	a)?
yes □ yes □ unknown	mig on the	Froperty (Si	iiigies or i	001 00461	1 11 13	g place	ou over existing eningies of reer es		9).
Tyes Divio Tuliknown									
Are you (Seller) aware of any	of the ite	ms listed in the	nis Section	1 that ar	re i	not in i	working condition, that have defects essary):	s, or	are
fleed of repair yes	no nyos,	, describe (an	don dadili	,,,,d,, 0,,,,,					
Section 2. Are you (Seller aware and No (N) if you are			s or malfu	nctions i	in	any o	f the following?: (Mark Yes (Y) if	·	, ,
Item	YN	Item		Y	Y	N,	Item	Y	N
Basement		Floors				7	Sidewalks		1
Ceilings		Foundatio	n / Slab(s)			7	Walls / Fences		
Doors		Interior W			1	才.	Windows		
Driveways		Lighting F			1	기.	Other Structural Components		7
Electrical Systems		Plumbing			7	귁.			
Exterior Walls		Roof			7	7			
							neets if necessary):		-
								1- ()	n :4
Section 3. Are you (Selle you are not aware.)	r) aware c	of any of the	following	conditio	ons	s: (Ma	rk Yes (Y) if you are aware and N	lo (N	N) if
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Cor	ncerning	the Property at 1043, Plass Ro. CAT Smy Telas 78933
		er to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
whi	ich has	*A single blockable main drain may cause a suction entrapment hazard for an individual.  Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, not been previously disclosed in this notice?   yes  no If yes, explain (attach additional sheets if
	etion 5.	Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are
Y	N 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.
	<b>d</b>	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 (\$
	Ø	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:
	Ø	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	02	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	<b>a</b>	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
	<b>1</b>	Any condition on the Property which materially affects the health or safety of an individual.
	ø	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).
	<b>2</b>	Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.
If the	ne answ	ver to any of the Items in Section 5 is yes, explain (attach additional sheets if necessary):
(TA	\R-1406	s) 9-01-11 Initialed by: Seller: and Buyer:, Page 3 of 5

Section 7 Within	the last 4 vea	not attached a survey of the	ed any written inspection rep	ports from persons who
inspections? 🗍 y	es ⊡rno Ify	es, attach copies and complete	inspectors or otherwise perr the following:	
Inspection Date	Туре	Name of Inspector		No. of Pages
Prosection 8. Check ☐ Homestead ☐ Wildlife Mana	operty. A buye any tax exemp agement	r should obtain inspections	ts as a reflection of the curre from inspectors chosen by the rrently claim for the Property:	ne buyer.
			re installed in accordance w	with the smoke detecto
requirements of C	hapter 766 of th	e Health and Safety Code?*	rs installed in accordance v ☑ unknown ☐ no ☐ yes.	vith the smoke detecto If no or unknown, explain
requirements of C	hapter 766 of th	ave working smoke detectone Health and Safety Code?* ry):	☑ unknown ☐ no ☐ yes.	vith the smoke detecto If no or unknown, explain
*Chapter 76 smoke dete	hapter 766 of the heets if necessands in the Health ctors installed in welling is located	ne Health and Safety Code?*  ry):  and Safety Code requires on accordance with the requirent i, including performance, locate uirements in effect in your area	☑ unknown ☐ no ☐ yes.	If no or unknown, explain s to have working ffect in the area in nents. If you do not
*Chapter 76 smoke dete which the de know the bu local building A buyer may of the buyer evidence of the buyer in specifies the	hapter 766 of the heets if necessal in the health ctors installed in welling is located wilding code required a seller of family who winter hearing important of the hearing important in the hearin	and Safety Code requires on accordance with the requirer of including performance, locate information.  It to install smoke detectors for airment from a licensed physical request for the seller to install stallation. The parties may ag	e-family or two-family dwelling nents of the building code in election, and power source requirements.	If no or unknown, explain s to have working ffect in the area in nents. If you do not eve or contact your  ouyer or a member es the seller written the effective date, aring-impaired and
*Chapter 76 smoke dete which the de know the bu local building A buyer may of the buyer evidence of the buyer in specifies the detectors ar	hapter 766 of the heets if necessal in heets if necessal in heets if necessal in heets if necessal in heets installed in heelling is located wilding code required a seller of seller in heel of the hearing impensives a written in heel ocations for heel ocations	and Safety Code requires on accordance with the requirer of including performance, locate information.  To install smoke detectors for a licensed in the dwelling is hear airment from a licensed physical request for the seller to install smoke detectors to install smoke detectors for the seller to install stallation. The parties may agong for this in this notice are true to the sentence of the seller to install.	e-family or two-family dwelling nents of the building code in elements on any check unknown about the hearing impaired if: (1) the bearing impaired if: (1) the bearing and (3) within 10 days after the smoke detectors for the hearing impaires for the hearing impaires for the hearing impaires in; and (3) within 10 days after the manual in the smoke detectors for the hearing impaires in the second in the sec	If no or unknown, explain s to have working ffect in the area in ments. If you do not eve or contact your ouyer or a member s the seller written the effective date, maring-impaired and stalling the smoke at no person, including the
*Chapter 76 smoke dete which the de know the bu local building A buyer may of the buyer evidence of the buyer in specifies the detectors ar	hapter 766 of the heets if necessal in heets if necessal in heets if necessal in heets if necessal in heets installed in heelling is located wilding code required a seller of seller in heel of the hearing impensives a written in heel ocations for heel ocations	and Safety Code requires on accordance with the requirer of including performance, locate information.  To install smoke detectors for a licensed in the dwelling is hear airment from a licensed physical request for the seller to install smoke detectors to install smoke detectors for the seller to install stallation. The parties may agong for this in this notice are true to the sentence of the seller to install.	e-family or two-family dwelling nents of the building code in end on, and power source requirement, you may check unknown about the hearing impaired if: (1) the building-impaired; (2) the buyer give an; and (3) within 10 days after all smoke detectors for the hearing who will bear the cost of in the best of Seller's belief and the	If no or unknown, explain s to have working ffect in the area in ments. If you do not eve or contact your ouyer or a member s the seller written the effective date, maring-impaired and stalling the smoke at no person, including the
*Chapter 76 smoke dete which the de know the bu local building A buyer may of the buyer evidence of the buyer in specifies the detectors ar	hapter 766 of the heets if necessarial necessaria n	and Safety Code requires on accordance with the requirer of including performance, locate information.  It to install smoke detectors for airment from a licensed physical request for the seller to install stallation. The parties may age is smoke detectors to install.  The parties are true to the deal of the seller to provide inaccurate of the seller to	e-family or two-family dwelling nents of the building code in end on, and power source requirement, you may check unknown about the hearing impaired if: (1) the building-impaired; (2) the buyer give an; and (3) within 10 days after all smoke detectors for the hearing who will bear the cost of in the best of Seller's belief and the	If no or unknown, explain s to have working ffect in the area in ments. If you do not eve or contact your ouyer or a member s the seller written the effective date, maring-impaired and stalling the smoke at no person, including the

# Concerning the Property at 10 Pao Plass Rs. Car Suy Tokkes 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 <a href="www.txdps.state.tx.us">www.txdps.state.tx.us</a>. 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:	phone #:	
Sewer:	phone #:	
Water:	phone #:	
Cable:	1 11	
Trash:	t	
Natural Gas:	phone #:	
Phone Company:	. "	
Propane:	alagae H.	

(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:	

Buranin



### 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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A.	DE	SCRIPTION 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: 64rs	. 🔲 Unknown	
В.		INTENANCE INFORMATION:		
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility?  If yes, name of maintenance contractor:  Phone:  Contract expiration date:  Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard sewer facilities.)			
	(2)	Approximate date any tanks were last pumped?		
	(3)	Is Seller aware of any defect or malfunction in the on-site sewer facility?  If yes, explain:	Yes Mo	
	• •	5000 Odilot Havo Mandidotal of St. Mathanay Monthaland St. Mathanay Mandidotal of St. Mathanay Monthaland St. Mathanay Mandidotal of St. Mathanay Monthaland St. Mathanay Mont	Yes No	
C.		ANNING MATERIALS, PERMITS, AND CONTRACTS:		
	(1)	The following items concerning the on-site sewer facility are attached:  planning materials permit for original installation inspection when OSSF maintenance contract manufacturer information warranty information	was installed	
	(2)	"Planning materials" are the supporting materials that describe the on-site sewer fa submitted to the permitting authority in order to obtain a permit to install the on-site sewer	r facility that are	
	(3)	It may be necessary for a buyer to have the permit to operate an on-site transferred to the buyer.	sewer facility	
(TAF	1-140	7) 1-7-04 Initialed for Identification by Buyer, and Seller,	Page 1 of 2	
		P. O. Box 294 Bellville, TX 77418 865 - 5466 Fax: (979) 865 - 5500 William Johnson		

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.

	Usage (gal/day) without water-	Usage (gal/day) with water-
<u>Facility</u>	saving devices	saving devices
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)	<b>7</b> 5	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.

Off	10/18/12   Date		
Signature of Seller	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 writtentisting 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.



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-

