



Bill Johnson and Associates Real Estate Company

www.bjre.com

Bellville 979-865-5466 979-992-2636 New Ulm



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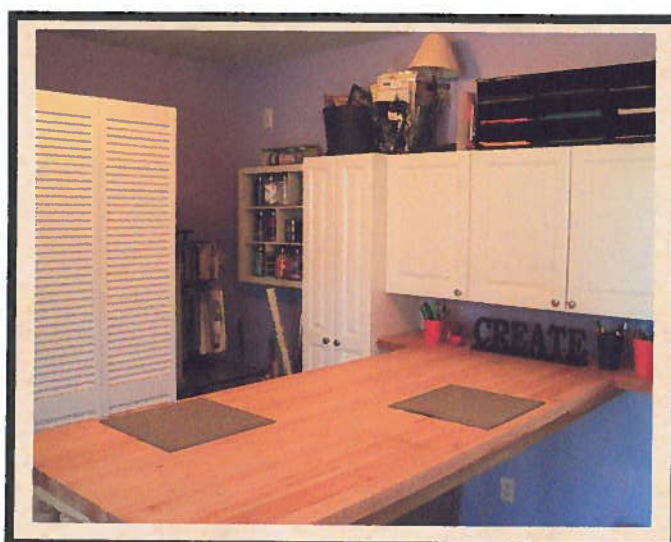
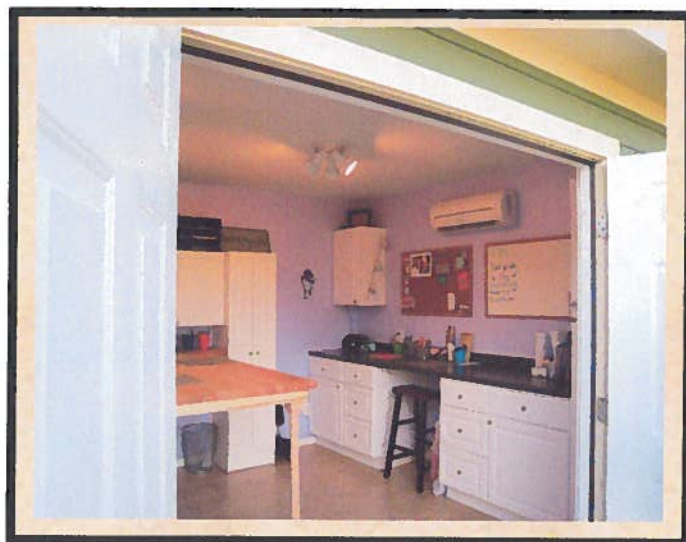


**Living/Dining Room
And
Game Room with Wet Bar**





The Craft Room



SHOP and BARN





It is rare to find a property that has been as well-planned and fully utilized! This beautifully landscaped 2.444 acres has it all! Board rail fencing and high game fence surround the property; underground power, colored concrete flowerbed edging, and a 10-zone sprinkler system provide carefree maintenance.

The custom 3 bedroom, 2 bath home was built in 2007 of rock and hardi-plank exterior with a metal roof and the utmost attention to quality and craftsmanship. Large front and back covered porches with cedar ceilings, sidewalks, two high-efficiency heating and cooling systems, and high ceilings throughout the home allow for year-round comfort. Top of the line appliances, granite countertops in the kitchen and game room, ceramic tile floors in the kitchen, laundry room and baths, custom cabinetry through-out, a double-sided, see through rock fireplace and excellent natural lighting are just a few of the features found in the open, spacious floor plan.

Additional upgrades on this fantastic piece of property include a 30 x 30 metal shop, a barn and an outdoor craft room. These out-buildings have been constructed with great attention to detail and perfectly planned to exceed expectation. The shop contains a ½ bath, dual stainless steel sinks and counter space, built-in propane cook station with exhaust and plenty of room for storage. The barn is partial concrete flooring and partial dirt flooring for animal pens, if desired and an open sided covered area for parking trailers. The outdoor craft room is a hobby enthusiast dream with custom work table and cabinets galore!

This is the country place that you've been searching for!!!! Call our office today to schedule an appointment and get ready to Come Home.

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

LAND

- **2.44 Acres**
- **2679 Hwy 159 West**
- **Bellville, Austin County Texas**
- **2 Miles from Courthouse in Bellville**
- **50 Minutes from Houston**
- Property is perimeter fenced – majority with Board Rail (2/3 of left side is high game fence for neighboring wildlife)
- Underground power on all of property
- Beautifully landscaped with colored concrete edging and 10 zone sprinkler system on approximately 1 ¼ acres of property
- Water well tank and water softener indoors on slab with access to sprinkler system controls
- Treated pond in rear of property

HOME

- One story – Three bedroom – Two bath – Built in 2007
- Constructed with 2x6 exterior walls, High R-Value insulation, Tech-Shield roof decking with well ventilated commercialized attic
- Premium quality construction and energy efficient with very low maintenance
- Rock and Hardi Plank Exterior
- Metal Roof
- Large front and back covered porches with cedar ceilings and wrapped posts
- High grade lumber throughout using #1 material
- Slab foundation with deep grade beams
- Two Trane Ultra-High Efficiency Heating and Cooling systems with Clean Effects Electronic air cleaners, programmable thermostats, and warranty until 2017
- Sheet metal and R-8 insulated aluminized duct work
- Open floor plan with low paneled fire escape style windows and high ceilings throughout
- Double glazing and low-emissivity glass windows throughout

- Laminated floors in family and dining area, carpeted bedrooms
- Ceiling fans in all living areas
- Home security system including windows, doors, motion and glass breakage
- Propane water heater installed in fresh-air ventilated closet with floor drain in utility room
- Vanguard manifold plumbing system
- GE Smart connection monitoring station
- Exterior plugs that are on indoor switches for Christmas lighting
- Comfortable 3 vehicle concrete carport - ceiling fans and built-in shoe cabinet
- Concrete sidewalk to front and back porches
- Solid wood arched two-panel stained doors throughout interior

SPACIOUS KITCHEN

- High (13') ceiling with beam
- Arranged for comfortable working conditions
- Ceramic Tile floors
- Custom stained knotty alder cabinetry with two lazy susans
- GE Monogram stainless steel propane stove with griddle and large electric oven
- GE Profile stainless steel built-in microwave
- Solid surface granite counters with lots of work space
- Under and above counter lighting
- Island with sink
- Two GE Profile stainless steel extra quiet dishwashers

DINING / FAMILY ROOM

- High (13') ceiling with beam
- Rocked two-sided see thru propane fireplace with mantel
- Access in to game room and back porch
- Built-in surround sound speakers

- Wonderful window lighting

GAME ROOM

- High (13') ceiling with beam
- Rocked two-sided see thru propane fireplace with mantel
- Built-in surround sound speakers
- Sub-station wiring for outdoor speakers on back porch and carport
- Custom stained knotty alder cabinetry for bar, equipment cabinet with underside racks for glasses, side cabinet with sink and space for under -counter fridge
- Granite countertops

SPACIOUS MASTER SUITE

- High (13') ceiling with beam
- Large master bath with separate shower with seat and spa tub
- Ceramic Tile floors in master bath
- Dual vanities with makeup vanity
- Custom stained knotty alder cabinetry
- Separate closets with built-in dressers, shoe racks and shelving
- Built-in knotty alder desk and television stand

2 BEDROOMS

- High (9') ceilings
- Access to full bath in hallway with custom stained knotty alder cabinetry
- Ceramic Tile floors in full bath
- Closets with built-in shelving
- Painted mural in one bedroom

LAUNDRY ROOM

- Ceramic Tile sunk-in floor with drain
- Custom stained knotty alder cabinets
- Soundproofed walls

CRAFT ROOM (SEPARATE FROM HOME)

- Heated and cooled with high efficiency heat pump
- Cabinets galore
- Ceramic Tile floor
- Customized butcher block work table for crafting and gift wrapping

SHOP

- Finished out ½ bath
- Reinforced upper accessible storage area
- Dual stainless steel sinks and counter space
- Cabinetry for cooking utensils and pots
- Built-in propane cook station with exhaust system
- Commercially wired with conduit piping
- Plumbed for non-freeze worries in winter
- Optional rotating crane hoist
- Outdoor flood lighting

BARN

- Insulated roof
- Plumbed for non-freeze worries in winter
- Commercially wired with conduit piping
- Some concrete for feed-scale-worktable and wash area
- Dirt floor pens that are easily removable if animal use is not required and can be finished out with concrete if desired for more shop space
- Extended walled off covered area for parking of trailer, tractor, etc.
- Outdoor flood lighting

**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 HEREIN.

PICTURE OF PERFECTION-ACREAGE

Location of Property: Bellville: Highway 36N-Veer L onto Hwy159W-Approx. 1 mi. on left Listing #: 57027
 Address of Property: 2679 Hwy. 159 W. Bellville TX 77418 Road Frontage: Approx. 458' Hwy 159W
 County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: Red Deer Farm Subdivision Lot Size or Dimensions: 2.444 Acres
 Subdivision Restricted: ☒ YES ☐ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 2.4440**Price per Acre (or)****Total Listing Price:** \$359,000.00**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:

2009

School: \$ 2,661.25
 County: \$ 803.66
 Hospital: \$ 127.76
 FM Road: \$ 164.36
 Sp.Rd/Brg: \$135.82
 TOTAL: \$ 3,892.85

Agricultural Exemption: ☐ Yes ☒ No**School District:** Bellville I.S.D.**Minerals and Royalty:**

Seller believes 0% *Minerals
 to own: 0% *Royalty
 Seller will 0% Minerals
 Convey: 0% Royalty

* Current title commitment to reflect mineral and royalty reservations *

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

Lessee's Name:

Lease Expiration Date:

Surface Lease: ☐ Yes ☒ No

Lessee's Name:

Lease Expiration Date:

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

Pipeline: None
 Roadway: None
 Electric: San Bernard Electric Co-op
 Telephone: A T & T
 Water: None
 Other: None

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

Buildings: 30' x 30' Shop

Barns: 25' x 37'

Others: 12' x 15' Craft Room

Approx. % Wooded: 25%

Type Trees: Oak

Fencing: Perimeter ☒ YES ☐ NO

Condition: Good

Cross-Fencing: ☐ YES ☒ NO

Condition:

Ponds: Number of Ponds: 1

Sizes: 1/4 Acre

Creek(s): Name(s): None**River(s):** Name(s): None**Water Well(s): How Many?** 1

Year Drilled: 2006 Depth 140 ft.

Community Water Available: ☐ YES ☒ NO

Provider:

Electric Service Provider (Name):

San Bernard Electric Co-op

Gas Service Provider (Name):

Private

Septic System(s): How Many: 1

Year Installed: 2007

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

determined by survey.

Nearest Town to Property: Bellville

Distance: 1.3 miles

Driving time from Houston Approx. 1 hour**Items specifically excluded from the sale:**

Metal fire ring, pond aerator, wine cooler, hoist&crane,
 washer, dryer, refrigerator, freezer, tv in game room and all
 of Seller's personal property located on said 2.444 acres.

Additional Information:

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PICTURE OF PERFECTION-HOME

Address of Home:	2679 Hwy 159 W. Bellville TX 77418	Listing #: 57027
Location of Home:	Bellville: Highway 36N-Veer left onto Hwy. 159W-Property is approx. 1 mi. on the left	
County or Region:	Austin	For Sale Sign on Property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Subdivision:	Red Deer Farm Subdivision	Property Size: 2.444 Acres
Subdivision Restricted:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Mandatory Membership in Property Owners' Assn. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Listing Price:	\$359,000.00	
Terms of Sale		
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Sell.-Fin. Terms:		
Down Payment:		
Note Period:		
Interest Rate:		
Payment Mode:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.	
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Number of Years:		
Size and Construction:		
Year Home was Built:	2007	
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES	
Bedrooms:	3	Bath: 2
Size of Home (Approx.)	2,100	
	3,500	Total
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other	
Roof Type:	Metal Year Installed: 2007	
Exterior Construction:	Hardiplank/Rock	
Room Measurements:	APPROXIMATE SIZE:	
Living Room:	17 x 15	
Dining Room:	17 x 9	
Kitchen:	17 x 13	
Family Room:		
Utility Room:	9 x 8	
Bath:	8 x 8 <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	
Bath:	<input type="checkbox"/> Tub <input type="checkbox"/> Shower	
Master Bath:	18 x 8 <input checked="" type="checkbox"/> Tub <input checked="" type="checkbox"/> Shower	
Master Bdrm:	13 x 13	
Bedroom:	12 x 12	
Bedroom:	12 x 12	
Bedroom:		
GameRoom:	17 x 21	
Garage:	<input type="checkbox"/> Carport: <input checked="" type="checkbox"/> No. of Cars: 3	
Size:	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached	
Porches:		
Front: Size:	7 x 20	
Back: Size:	18 x 20	
Deck: Size:	<input type="checkbox"/> Covered	
Deck: Size:	<input type="checkbox"/> Covered	
Fenced Yard:	4 Borad Rail	
Outside Storage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: See Acreage Wksheet	
Construction:		
TV Antenna	<input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable <input type="checkbox"/>	
Home Features		
<input checked="" type="checkbox"/> Ceiling Fans	No.	4
<input checked="" type="checkbox"/> Dishwasher		2
<input type="checkbox"/> Garbage Disposal		
<input checked="" type="checkbox"/> Microwave (Built-In)		
<input checked="" type="checkbox"/> Kitchen Range (Built-In)	<input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric	
<input checked="" type="checkbox"/> Other	GE Monogram Stove/Vent	
Items Specifically Excluded from The Sale: LIST:		
Metal fire ring, pond aeriator, wine cooler, hoist & crane, washer, dryer, refrigerator, freezer, tv in game room and all of Seller's other personal property located on said 2.444 acres.		
Heat and Air:		
<input checked="" type="checkbox"/> Central Heat	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	2 Units
<input checked="" type="checkbox"/> Central Air	Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	2 Units
<input checked="" type="checkbox"/> Other:	Units are 18Seer Ht.Pump	
<input checked="" type="checkbox"/> Fireplace(s)		
<input type="checkbox"/> Wood Stove		
<input checked="" type="checkbox"/> Water Heater(s):	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric	
Utilities:		
Electricity Provider:	San Bernard Electric Co-Op	
Gas Provider:	Private	
Sewer Provider:	Septic	
Water Provider:	Well	
Water Well:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Depth: 140 Ft.
	Year Drilled: 2006	
Average Utility Bill:	Monthly:	\$240.00
Taxes:	2009 Year	
School:	\$2,661.25	
County:	\$803.66	
Hospital:	\$127.76	
FM Road:	\$164.36	
SpRd/Brg:	\$135.82	
Taxes:	\$3,892.85	
School District:	Bellville	
Additional Information:		

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TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 2679 Hwy. 159 W.

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	2		
Disposal		✓	
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences	✓		
Fire Detection Equip.	✓		
French Drain	✓		
Gas Fixtures	✓		

Item	Y	N	U
Gas Lines (Nat/LP)	✓		
Hot Tub		✓	
Intercom System		✓	
Microwave	✓		
Outdoor Grill	✓		
Patio/Decking	✓		
Plumbing System	✓		
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	
Public Sewer System		✓	

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> 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	✓		

Item	Y	N	U	Additional Information
Central A/C	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2 - 18 SEER (HEAT PUMPS)</u>
Evaporative Coolers				number of units: _____
Wall/Window AC Units	✓			number of units: <u>1 - MINI SPLIT HEAT PUMP IN CRAFT ROOM</u>
Attic Fan(s)		✓		if yes, describe: _____
Central Heat	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>2 - 18 SEER (HEAT PUMPS)</u>
Other Heat	✓			if yes, describe: <u>GAS FIREPLACE</u>
Oven	✓			number of ovens: <u>✓</u> <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	✓			<input type="checkbox"/> wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport (<u>3 CAR</u>)	✓			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage		✓		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers		✓		number of units: _____ number of remotes: _____
Satellite Dish & Controls	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	✓			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____
Water Softener	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler	✓			<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: <u>1 1/4 ACRES</u>
Septic / On-Site Sewer Facility	✓			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 7-2-07

Initialed by: Seller: M.K., CK and Buyer: _____

Page 1 of 5

Concerning the Property at 2679 Hwy 159 W.

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: 2 years 3 mo. (approximate)

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

☐ yes ☒ no ☐ unknown

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

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

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

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

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

Concerning the Property at 2679 Hwy. 159 W.

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

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.
- ☐ ☒ 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).

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

Concerning the Property at 2679 Hwy. 159 W.

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.*

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.

Mike Kasprovicz 11-10-09 Cassie Kasprovicz 11-10-09
Signature of Seller Date Signature of Seller Date
Printed Name: Mike Kasprovicz Printed Name: Cassie Kasprovicz

Concerning the Property at 2679 Hwy. 159 W.

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:
- Electric: D. R. Janosky Sewer: Country Septic Service
Water: A.W. Flentge Service Cable: Direct TV
Trash: _____ Natural Gas: _____
Local Phone: AT & T Propane: Fayetteville Propane
- (5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

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

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



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT ✓ 2679 Hwy. 159 W.

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: CONVENTIONAL FIELD LINES ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: MID-WAY BETWEEN HOUSE AND POND IN REAR. ☐ Unknown

- (4) Installer: Country Septic Service ☐ Unknown
- (5) Approximate Age: 2 years ☐ 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? Never - only 2 yrs. old.
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? ☒ Yes ☐ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

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

Information about On-Site Sewer Facility concerning 2679 Hwy 159 W.

- 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.

✓ Mike Kasper ✓ 11-10-09
Signature of Seller Date

✓ Cassie Kasper ✓ 11.10.09
Signature of Seller Date

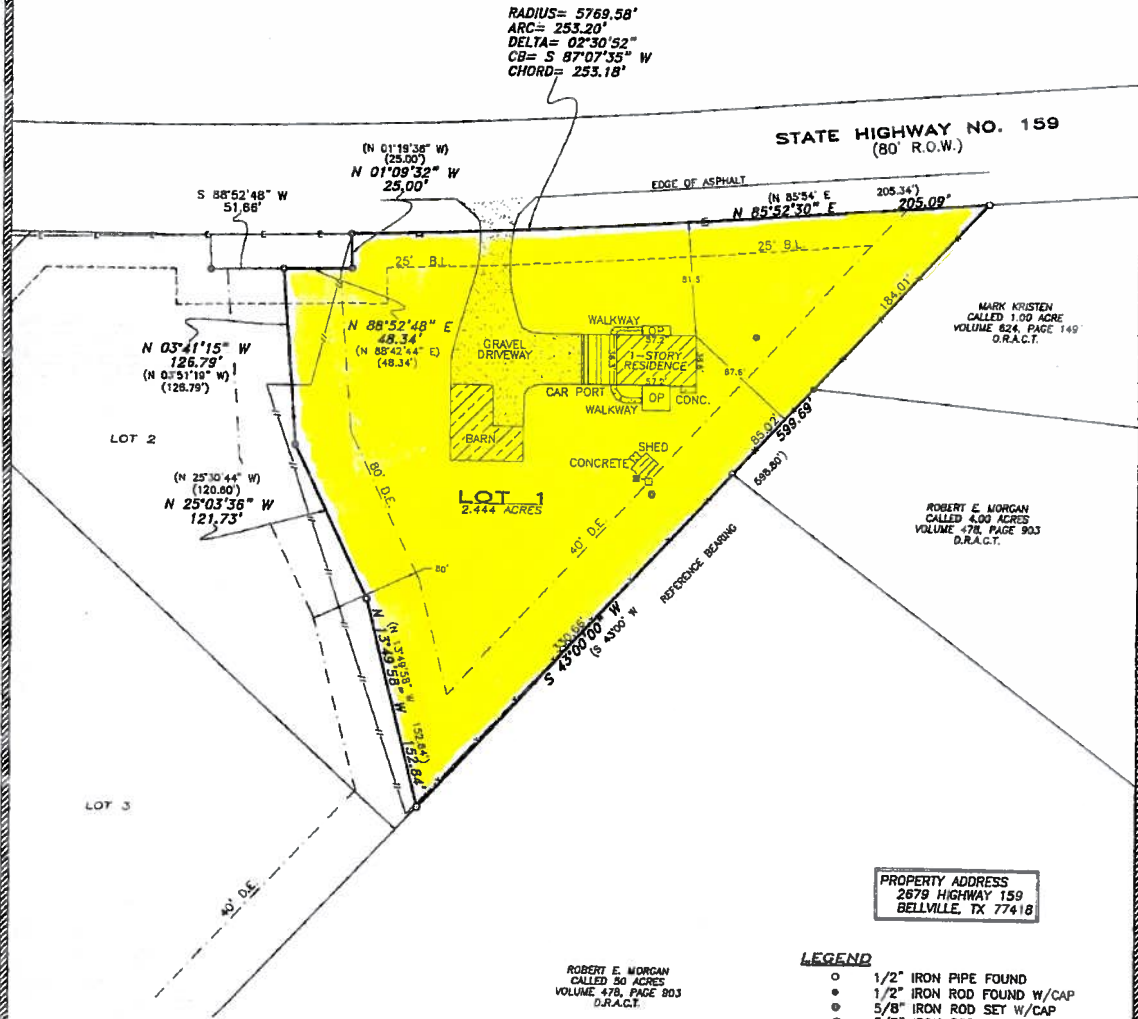
Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

AUSTIN COUNTY, TX
RED DEER FARMS SUBDIVISION
LOT 1 - BLOCK 1

APRIL 9, 2008



SURVEY NOTES

1. ALL BEARINGS ARE BASED ON THE LINE AS REFERENCED ON THIS PLAT AND DESCRIBED IN VOLUME 1, PAGES 293-294, AUSTIN COUNTY PLAT RECORDS.
2. THIS PROPERTY IS SHOWN TO BE INSIDE (ZONE X) OF THE FLOOD HAZARD BOUNDARY AREA AS SHOWN ON FEMA FIRM MAP NO. 48015C0125 C, EFFECTIVE DATE JANUARY 17, 1990.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT, ISSUED BY BELLVILLE ABSTRACT COMPANY, FILE NO. 37863.
4. PROPERTY IS SUBJECT TO THOSE EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., AS PER VOL. 1, PGS. 293-294, P.R.A.C.T., VOL. 508, PG. 271, AND CLERK FILE NO. 20080550, O.R.A.C.T., AND ANY THAT APPEAR OF RECORD AND NOT SHOWN ON SURVEY.

SURVEY PLAT

OF A SURVEY OF LOT 1, BLOCK 1 IN THE RED DEER FARMS SUBDIVISION, OUT OF THE BENJAMIN BABBIT LEAGUE, ABSTRACT NO. 13, TO THE CITY OF BELLVILLE, AUSTIN COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 1, PAGES 293-294, OF THE PLAT RECORDS OF AUSTIN COUNTY, TEXAS.

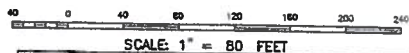
THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND REPRESENTS THOSE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY.

FOR FRANK SURVEYING CO., INC.
 BY: LEONARD W. FRANK, RPLS
 TEXAS REGISTRATION NO. 1669



LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND W/CAP
- 5/8" IRON ROD SET W/CAP
- 3/8" IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- ⊕ GUY ANCHOR
- ⊙ WATER WELL
- ⊠ ELECTRIC METER
- ⊞ PROPANE TANK
- ⊡ HIGH VOLTAGE BOX
- - - FENCE (WIRE TYPE)
- - - FENCE (WOOD TYPE)
- - - POWERLINE (OVERHEAD)
- () RECORD PLAT CALL



SURVEY PLAT OF LOT 1, BLOCK 1
RED DEER FARMS SUBDIVISION
BENJAMIN BABBIT LEAGUE, A-13
AUSTIN COUNTY, TEXAS

2205 WALNUT STREET
 COLUMBUS, TX 78934
 979.732.3114

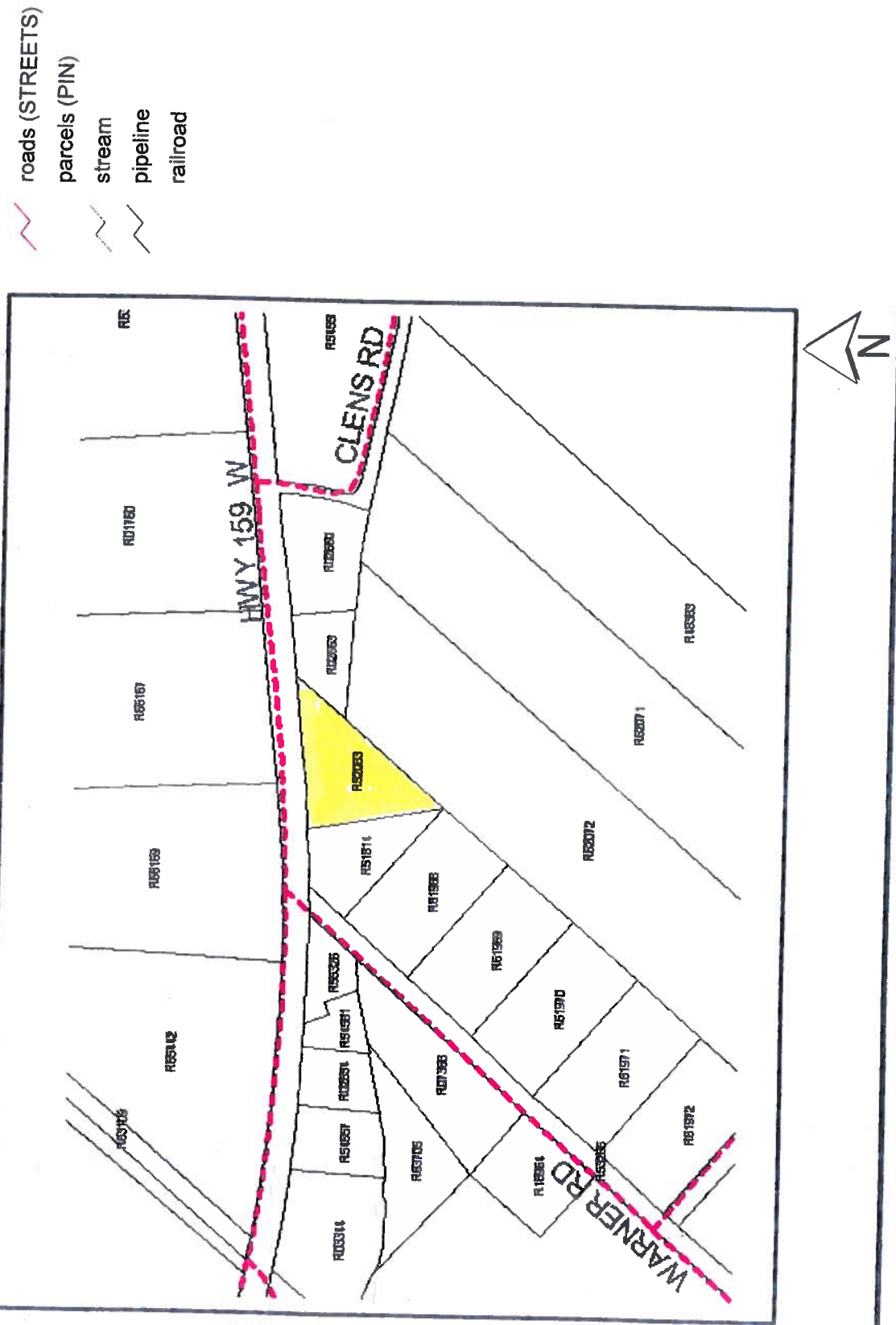
FRANK SURVEYING
COMPANY

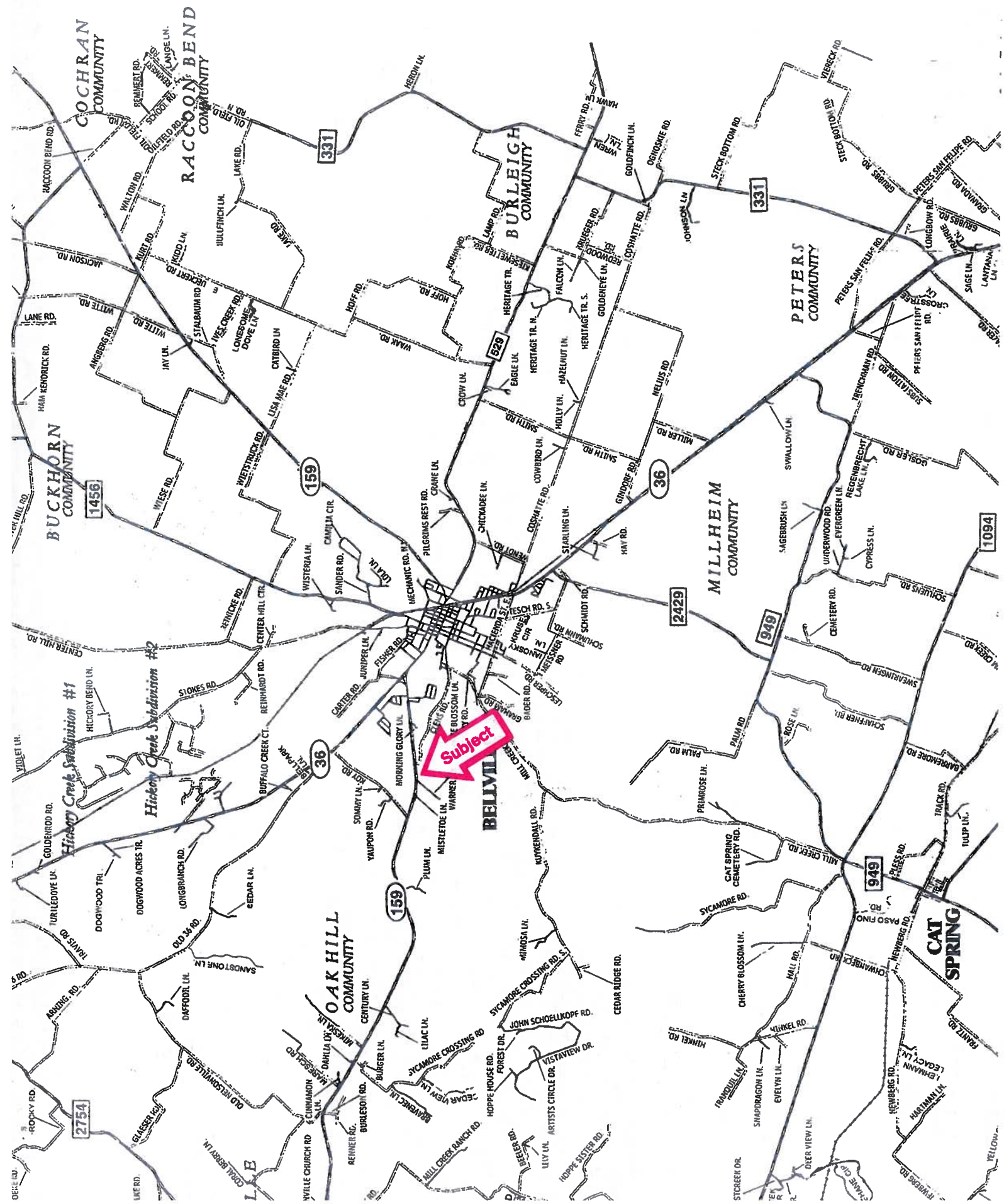
COPYRIGHT 2008
 ALL RIGHTS RESERVED

DRAWN BY: KYLE KANA
 PROJECT NO: 08-107
 SHEET 1 OF 1

SCALE: 1" = 80'

CHECKED BY: WML COMPUTATION: RJF





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.

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 512-465-3980.



01A

TREC No. OP-K

Bill Johnson & Associates Real Estate 420 E. Main St., Bellville TX 77418
Phone: 979-865-5466

Fax: 979-865-5500

Bill Johnson and Associates Re

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