



Rocking *Ranch*



*For More Information Contact: **Bill Johnson & Associates Real Estate Co.***

420 East Main St., Bellville, TX 77418

(979) 865-5969 or (281) 463-3791 or (979) 992-2646 or www.bjre.com





Price:	\$369,500
Type:	Residential (Farm-Ranch)
Address:	3944 Hwy 36 N.
City/County:	BELLVILLE, Austin County
Bed/Bath:	2 Bed, 3 Bath
Size/Acreage:	~4,100 Sq. Ft., ~18.15 Acres
ID No.:	60612
Status:	Active

Rocking Star Ranch Bring your horses and your family! Come and see this custom built 4,100 sq. ft. barn-dominium built by Martin Builders. This fabulous property is only 4 miles north of Bellville and contains 18.15 acres of lush coastal grass with sandy soil. The 2,000 square foot home features two oversized bedrooms and three full baths. The home has a nice spacious open floor plan with slate tile flooring, wooden trim, and stainless steel appliances. The barn-dominium provides the convenience of having the home connected to the 2,000 sq. ft. barn through a covered breezeway, which also allows additional comfort to the horses while they are being stalled. The 36' x 48' barn contains two covered horse stalls and features concrete floors that are perfect for rubber mats and pine shavings. The 18.15 sandy soil acres allows plenty of room to add an arena or whatever your needs may be. There are also two covered sheds for your horses' protection from Mother Nature. Schedule your appointment today!! Please call Bill Johnson and Associates Real Estate Company to schedule a showing or to request a detailed property brochure at (979) 865-5466. Thank you for choosing Bill Johnson and Associates. BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

[Click here for a Virtual Tour.](#)

[Click here for a detailed brochure!](#)





Improvements	Land Features	Other
2 Bedrooms 3 Bathrooms Approx. 4100 Sq F Single Floor Metal Exterior Metal Roof Age Range: 5-20 Yrs	Maint. Fees: \$0 Paved Road Frontage Highway Road Frontage Agricultural Exemption Minerals Conveyed: Negotiable Rolling Sandy Soil Improved Pasture	School District: Bellville I. S. D. Taxes: \$2,871.95 Financing Cash Conventional

Public Water Well Septic Garage/Carport CHA Barns Pens Horse Stalls		
Directions: From Bellville: Take Hwy 36 N four miles towards Brenham. Look for BJRE sign on the right.		

[Map of BELLVILLE](#) [Contact the Agent](#) [Email this Listing](#)

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**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.

ACREAGE LISTING

Location of Property: Hwy 36 N. and Old Hwy 36 Listing #: 60612
Address of Property: 3944 Hwy 36 N., Bellville, TX 77418 Road Frontage: 975'
County: Austin Paved Road: ☒ YES ☐ NO For Sale Sign on Property? ☒ YES ☐ NO
Subdivision: Lot Size or Dimensions: 18.15 acres
Subdivision Restricted: ☒ YES ☐ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 18.1500**Price per Acre (or)****Total Listing Price:** \$369,500.00**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:

	2011
School:	\$ 2,277.25
County:	\$ 747.67
FM/Rd/Br.:	\$ 278.27
Hospital:	\$ 105.75
City:	\$ 0.00
TOTAL:	\$ 3,408.94

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

Seller believes	25%	*Minerals
to own:	25%	*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: TXU Pipeline

Roadway: None

Electric: San Bernard Electric Coop.

Telephone: A T & T

Water: Private well with ACWSC connection

Other: None

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

Buildings: 48' x 36' metal buildig with living quarters

Barns: 36' x 48' w/ covered concrete horse stalls with concrete floors and rubber mats

Others: One- 12' x 24' shed

One 24' x 24' shed

Approx. % Wooded: None

Type Trees: None

Fencing: Perimeter ☒ YES ☐ NO

Condition: Excellent

Cross-Fencing: ☒ YES ☐ NO

Condition: Excellent

Ponds: Number of Ponds: None

Sizes:

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

Year Drilled: 2004 Depth Unknown

Community Water Available: ☒ YES ☐ NO

Provider: Austin County Water Supply Corp.

Electric Service Provider (Name):

San Bernard Electric Coop.

Gas Service Provider (Name):

None

Septic System(s): How Many: One

Year Installed: 2004

Soil Type: Sandy**Grass Type(s):** Coastal**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey.**Nearest Town to Property:** Bellville

Distance: 3 miles

Driving time from Houston 50 minutes

Items specifically excluded from the sale:

All Seller's Personal Property.

Additional Information:

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

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HOME LISTING

Address of Home: 3944 Hwy 36 N., Bellville, TX 77418 Listing 60612
 Location of Home: Hwy 36 N. and V.F.W. Hall
 County or Region: Austin County For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: NONE Property Size: 18.15 acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Listing Price: \$369,500.00**Terms of Sale**

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

Size and Construction:

Year Home was Built: 2004
 Lead Based Paint Addendum Required if prior to 1978: ☐ YES
 Bedrooms: 2 Baths: 3
 Size of Home (Approx.) 2,000 Living Area
 4,000 Total
 Foundation: ☐ Slab ☐ Pier/Beam ☒ Other
 Roof Type: Metal Year Installed: 2004
 Exterior Construction: Metal

Room Measurements: APPROXIMATE SIZE:

Living Room: 20' x 28'
 Dining Room:
 Kitchen: 16' x 24'
 Family Room:
 Utility and Bath 6' x 6'
 Bath: 6' x 6' ☐ Tub ☒ Shower
 Bath: 6' x 20' ☒ Tub ☒ Shower
 Mstr Bath: 16' x 8' ☒ Tub ☒ Shower
 Mstr Bdrm: 16' x 15'
 Bedroom: 14' x 20'
 Bedroom:
 Office: 12' x 18'
 Other: 36' x 48' BARN ATTACHED
 Garage: ☐ Carport: ☒ No. of Cars: Two
 Size: 12' x 18' ☒ Attached ☐ Detached

Porches:

Front: Size: 48' x 10' (Covered)
 Back: Size:
 Deck: Size: ☐ Covered
 Deck: Size: ☐ Covered
 Fenced Yard:
 Outside Storage: ☐ Yes ☐ No Size:
 Construction:
 TV Antenna ☐ Dish ☐ Cable ☐

Home Features

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

Items Specifically Excluded from The Sale: LIST:

All of Sellers' personal property located on the subject property.

Heat and Air:

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

Utilities:

Electricity Provider: San Bernard Electric Coop.
 Gas Provider: NONE
 Sewer Provider: Private
 Water Provider: Private with ACWSC connections
 Water Well: ☒ YES ☐ NO Depth: Unknown
 Year Drilled: 2004
 Average Utility Bill: Monthly: \$125.00

Taxes:

2011 Year
 School: \$2,277.25
 County: \$747.67
 FM/Rd/Br: \$278.27
 Hospital: \$105.75
 City: \$0.00
 Taxes: \$3,408.94
 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 3944 Hwy 36 N.
Bellville, TX 77418

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

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

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

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

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

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: ☐ sump ☐ grinder		☒	
Rain Gutters	☒		
Range/Stove	☒		
Roof/Attic Vents	☒		
Sauna		☒	
Smoke Detector	☒		
Smoke Detector – Hearing Impaired		☒	
Spa		☒	
Trash Compactor		☒	
TV Antenna		☒	
Washer/Dryer Hookup	☒		
Window Screens	☒		

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

(TAR-1406) 1-01-10

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

Page 1 of 5

Concerning the Property at 3944 Hwy 36 N.
Bellville, TX 77418

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: 5 yrs (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?
☐ yes ☒ no ☐ unknown

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

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

Item	Y	N	Item	Y	N	Item	Y	N
Basement		☒	Floors		☒	Sidewalks		☒
Ceilings		☒	Foundation / Slab(s)		☒	Walls / Fences		☒
Doors		☒	Interior Walls		☒	Windows		☒
Driveways		☒	Lighting Fixtures		☒	Other Structural Components		☒
Electrical Systems		☒	Plumbing Systems		☒			
Exterior Walls		☒	Roof		☒			

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

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

Condition	Y	N	Condition	Y	N
Aluminum Wiring		☒	Previous Foundation Repairs		☒
Asbestos Components		☒	Previous Roof Repairs		☒
Diseased Trees: ☐ oak wilt ☐ _____		☒	Other Structural Repairs		☒
Endangered Species/Habitat on Property		☒	Radon Gas		☒
Fault Lines		☒	Settling		☒
Hazardous or Toxic Waste		☒	Soil Movement		☒
Improper Drainage		☒	Subsurface Structure or Pits		☒
Intermittent or Weather Springs		☒	Underground Storage Tanks		☒
Landfill		☒	Unplatted Easements		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒	Unrecorded Easements		☒
Encroachments onto the Property		☒	Urea-formaldehyde Insulation		☒
Improvements encroaching on others' property		☒	Water Penetration		☒
Located in 100-year Floodplain		☒	Wetlands on Property		☒
Located in Floodway		☒	Wood Rot		☒
Present Flood Ins. Coverage (If yes, attach TAR-1414)		☒	Active infestation of termites or other wood-destroying insects (WDI)		☒
Previous Flooding into the Structures		☒	Previous treatment for termites or WDI		☒
Previous Flooding onto the Property		☒	Previous termite or WDI damage repaired		☒
Previous Fires		☒	Termite or WDI damage needing repair		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒			

Concerning the Property at _____

3944 Hwy 36 N.
Bellville, TX 77418

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.)

- ☒ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.
- ☐ ☒ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: _____
Manager's name: _____ Phone: _____
Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary
Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☐ no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- ☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____
- ☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- ☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- ☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- ☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.
- ☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

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

Concerning the Property at 3944 Hwy 36 N.
Bellville, TX 77418

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

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

Inspection Date	Type	Name of Inspector	No. of Pages

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

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

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

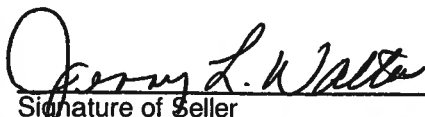
Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____

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

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

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

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

	<u>5/20/10</u>		
Signature of Seller	Date	Signature of Seller	Date
Printed Name: <u>Jerry L. Walters</u>		Printed Name: _____	

(TAR-1406) 1-01-10 Initialed by: Seller: JLW , _____ and Buyer: _____ , _____ Page 4 of 5

Concerning the Property at 3944 Hwy 36 N.
Bellville, TX 77418

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:
- | | |
|---|-------------------------------|
| Electric: <u>San Bernard Electric Coop.</u> | phone #: <u>(979)865-3171</u> |
| Sewer: <u>Private</u> | phone #: _____ |
| Water: <u>Private</u> | phone #: _____ |
| Cable: _____ | phone #: _____ |
| Trash: <u>Allied</u> | phone #: _____ |
| Natural Gas: <u>TXU Pipeline</u> | phone #: _____ |
| Phone Company: <u>ATT</u> | phone #: _____ |
| Propane: _____ | phone #: _____ |
- (5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

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



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

3944 Hwy 36 N.
Bellville, TX 77418

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: field lines ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: north side of the house ☐ Unknown

- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 5 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? _____
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____

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

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

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

(TAR-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller [Signature], _____

Page 1 of 2

Bill Johnson & Associates 420 E. Main Bellville, TX 77418
Phone: 979.865.5969

Fax: 979.865.5500

Brooke Schrader

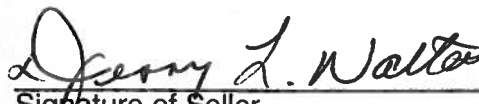
Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Walters, Jerry

- 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.

 5/20/10

Signature of Seller Date
Jerry L. Walters

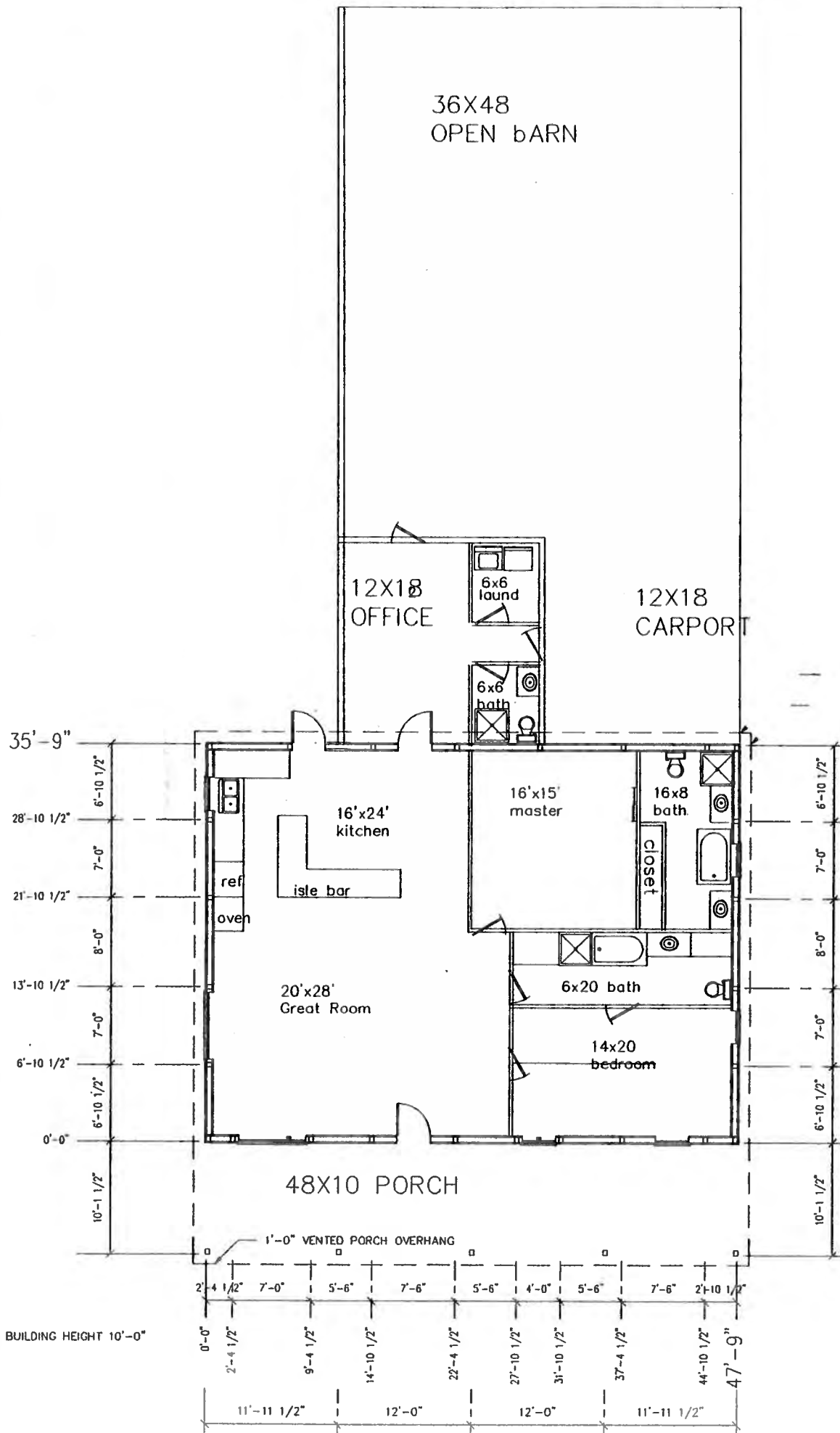
Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

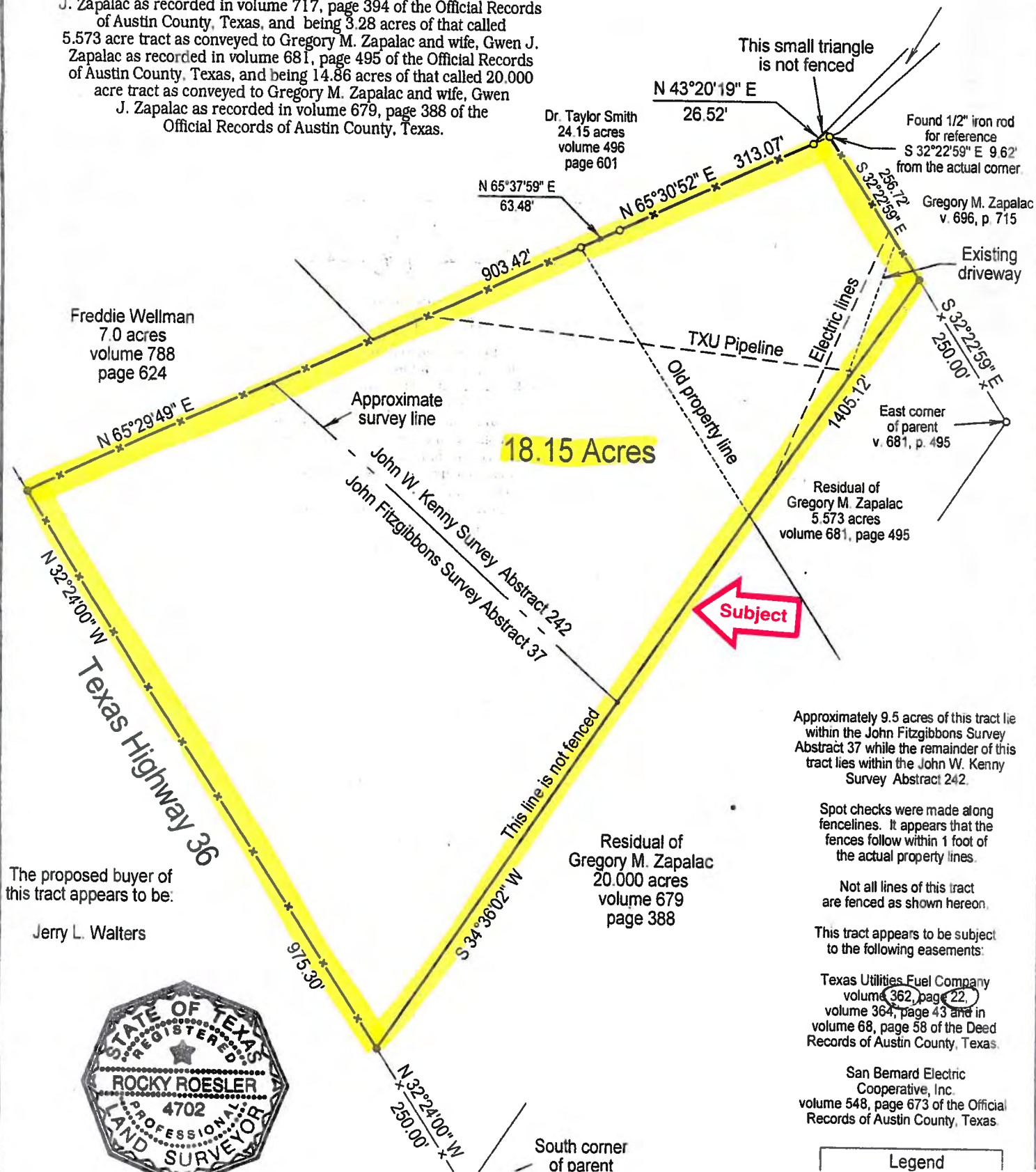
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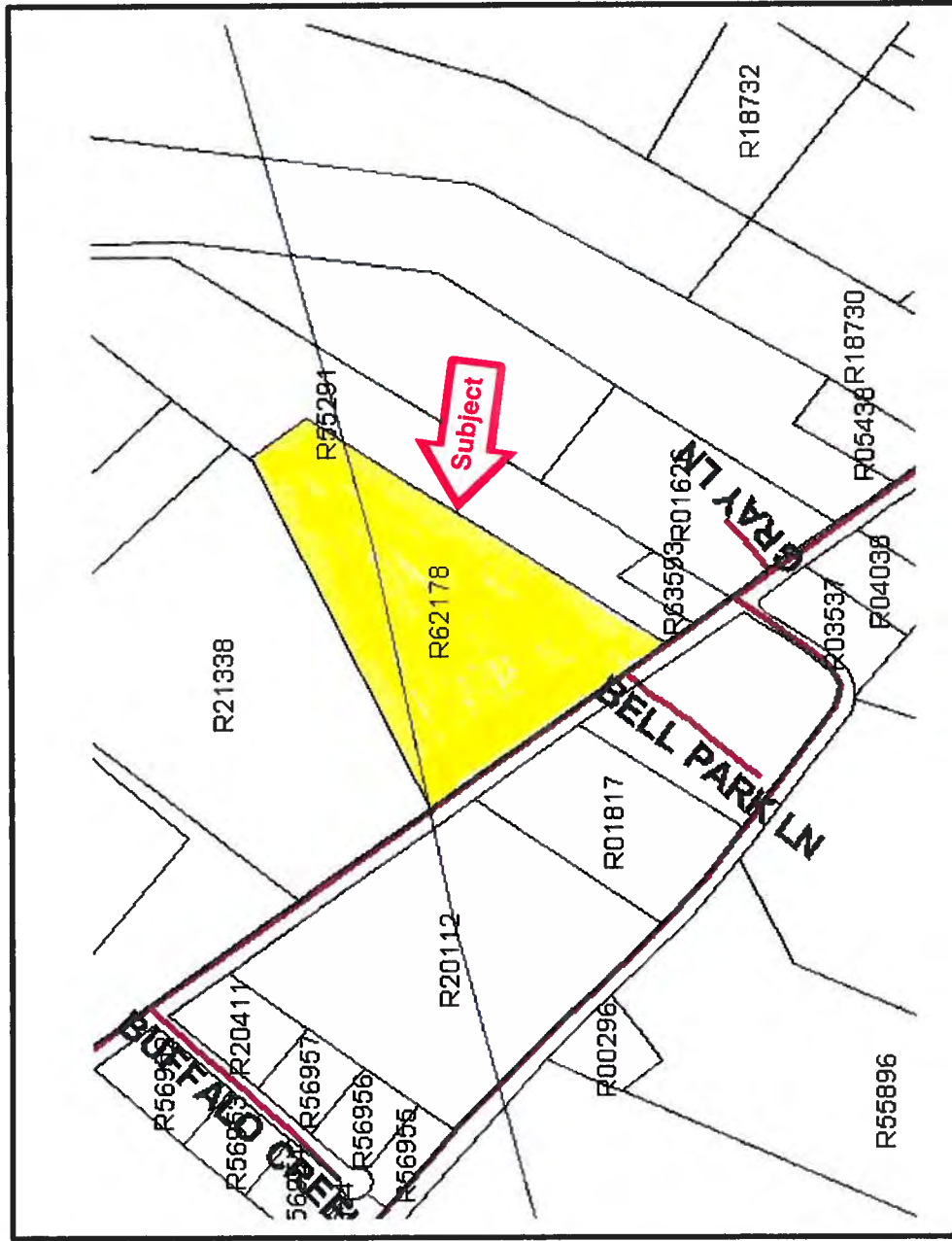
Austin County, Texas

John W. Kenny Survey Abstract 242
John Fitzgibbons Survey Abstract 37

Survey plat showing a 18.15 acre tract of land, being a part of the John W. Kenny Survey Abstract 242 and the John Fitzgibbons Survey Abstract 37 in Austin County, Texas, and being 124 sq. ft. of that called 3.113 acre tract as conveyed to Gregory M. Zapalac and wife, Gwen J. Zapalac as recorded in volume 717, page 394 of the Official Records of Austin County, Texas, and being 3.28 acres of that called 5.573 acre tract as conveyed to Gregory M. Zapalac and wife, Gwen J. Zapalac as recorded in volume 681, page 495 of the Official Records of Austin County, Texas, and being 14.86 acres of that called 20.000 acre tract as conveyed to Gregory M. Zapalac and wife, Gwen J. Zapalac as recorded in volume 679, page 388 of the Official Records of Austin County, Texas.

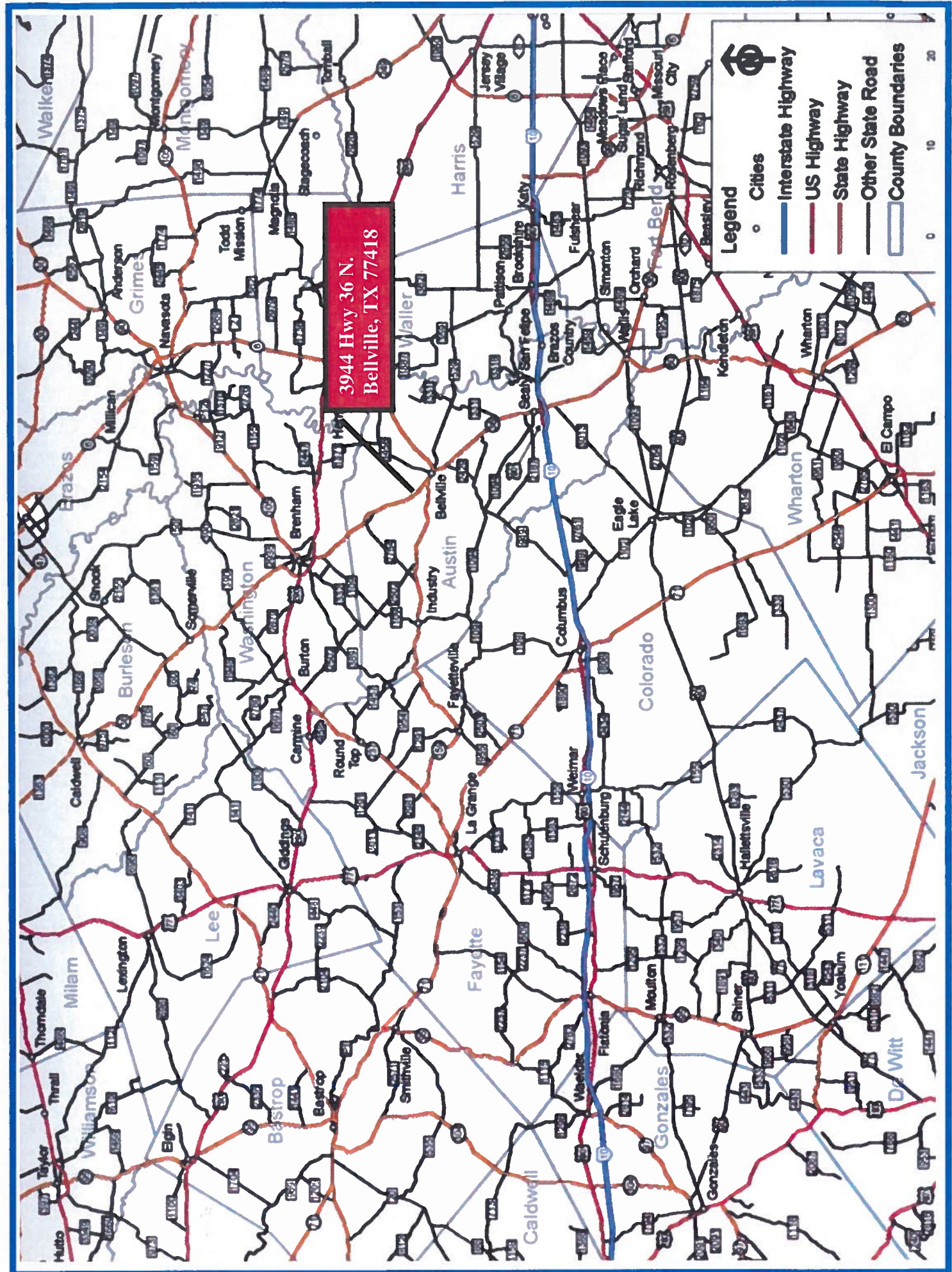


R62178



- parcels (PIN)
- roads (STREETS)
- stream
- fema
- pipeline





3944 Hwy 36 N.
Bellville, TX 77418

Legend

- Cities
- Interstate Highway
- US Highway
- State Highway
- Other State Road
- County Boundaries

0 10 20

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

Information About Brokerage Services

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

IF THE BROKER REPRESENTS THE OWNER:

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

IF THE BROKER REPRESENTS THE BUYER:

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

IF THE BROKER ACTS AS AN INTERMEDIARY:

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

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

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

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

If you choose to have a broker represent you,

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

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

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

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

SIGN HERE

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-8888.

