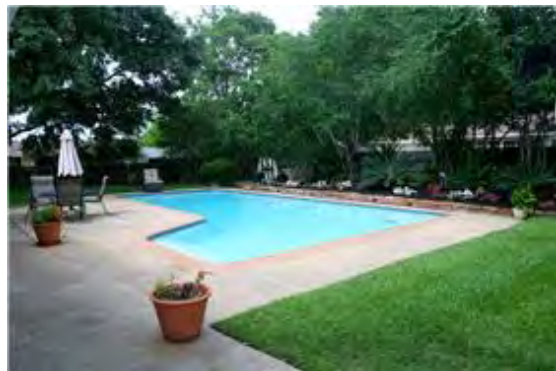




Price:	\$339,900
Type:	Residential (Town-S/D)
Address:	112 Lee Ln
City/County:	Bellville, Austin County
Bed/Bath:	4 Bed, 3 Bath
Size/Acreage:	~2,515 Sq. Ft., ~0.43 Acres
ID No.:	72666
Status:	Active

Prestigious Lee Lane in Bellville This elegantly landscaped property features a 2,515 square foot home that is nestled on .428 acres, with mature oak trees, in the most desired and quiet neighborhood of Bellville. Built in 1972 and completely remodeled in 2007, the home is move-in ready and features 4 bedrooms, 3 full baths, a welcoming foyer, formal dining room with a large picture window, gourmet kitchen, breakfast nook, and so much more! Walk through the leaded glass front doors and instantly appreciate the quality of this fine home. The entry and formal dining room greet guests, and once in the kitchen, the abundant counter space and custom built solid wood cabinets complete with pull-outs will definitely catch your eye. Granite counter tops accent the tile backsplashes in the kitchen, and Jenn-Air stainless steel appliances complete the look! The open floor plan allows for the chef of the home to prepare the family's favorite meal, while entertaining friends as they relax on barstools or curl up by the warm fireplace. The ample walk-in pantry with open door lighting provides generous space for food items and much more!! An under mount double sink overlooks the back yard pool area. Attached to the kitchen is the breakfast room, with a large plate glass window and a sliding glass door, also allowing views of the back yard. Centered in the heart of the home is the family room with a cozy fireplace. Down the hall, the first bedroom is painted a neutral tone and boasts a large closet and access to the full bath. The second bedroom could be utilized as a bedroom, office, or multi-use space. The spacious master suite features ample space for large furniture and a walk-in closet with custom shelving. The master bath has travertine tile flooring and exquisite marble tile in the shower and tub surround. A roomy glass walk-in shower and a large soaking tub are perfect for relaxing after a long, hard day. The home features Tech Shield, for added insulation in the roof and zoned pex piping throughout the home. Off the back of the home is a covered porch area that can be easily accessed from the master bedroom, living room, and breakfast nook, allowing effortless entertaining outdoors and convenient access to change clothes after a cool dip in the sparkling in-ground pool. Luxurious landscaping, mature oak trees, a covered patio area, and outdoor storage allow summer guests and family to enjoy both the sun, shade and soft breezes of the outdoors. Rock drainage areas and a complete sprinkler system throughout the front and back yards ensure beautiful, lush lawn areas. This home is ready for entertaining your friends and family!! But one must see it to truly appreciate all it has to offer. Call Bill Johnson and Associates for appointment today at (979) 865-5466. ***BILL JOHNSON & ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.***

[Click here to view Virtual Tour.](#)



Improvements 4 Bedrooms 3 Bathrooms Approx. 2515 Sq F Single Floor Brick Exterior Composition Roof Age Range: 5-20 Yrs Public Water Sewer Formals Fireplace CHA Swimming Pool	Land Features Paved Road Frontage Minerals Conveyed: None	Other School District: Bellville I.S.D. Taxes: \$4,821.96 Financing Cash Conventional FHA VA
Directions: From the Courthouse in Bellville: Take S. Holland 1.1 miles to E. Grant St. Take the first left onto E. Grant St. Turn left onto Lee Lane. Look for Bill Johnson and Associates Real Estate sign.		

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

Disclaimer: Information is deemed reliable but not guaranteed. All information should be independently verified and neither TXLS nor Hartland Real Estate assume any liability for information obtained through the use of this site. - Copyright 2010 Calantha Communications, Inc

Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville TX 77418

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

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

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

www.bjre.com

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

HOME LISTING

Address of Home:		112 Lee Lane, Bellville, TX 77418		Listing		TXLS# 72666	
Location of Home:		Lee Lane and E. Grant St. off of S. Holland					
County or Region:		Austin		For Sale Sign on Property?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Subdivision:		None		Property Size:		.428 acres	
Subdivision Restricted:		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		Mandatory Membership in Property Owners' Assn.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
Listing Price:		\$339,900.00					
Terms of Sale		Home Features					
Cash: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> Ceiling Fans		No.		6	
Seller-Finance: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input checked="" type="checkbox"/> Dishwasher					
		<input checked="" type="checkbox"/> Garbage Disposal					
Sell.-Fin. Terms:		<input checked="" type="checkbox"/> Microwave (Built-In)					
Down Payment:		<input checked="" type="checkbox"/> Kitchen Range (Built-In)		<input checked="" type="checkbox"/> Gas		<input type="checkbox"/> Electric	
Note Period:		<input checked="" type="checkbox"/> Refrigerator					
Interest Rate:		Items Specifically Excluded from The Sale: LIST:					
Payment Mode: <input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.		All of Seller's personal property.					
Balloon Note: <input type="checkbox"/> YES <input type="checkbox"/> NO							
Number of Years:							

Size and Construction:

Year Home was Built:		1972 and renovated in	
Lead Based Paint Addendum Required if prior to 1978:		<input type="checkbox"/> YES	
Bedrooms: 4	Bath: 3		
Size of Home (Approx.)	2,515	Living Area	
	3,315	Total	
Foundation: <input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Pier/Beam	<input type="checkbox"/> Other	
Roof Type: Composition	Year Installed: 2002		
Exterior Construction:	Brick		

Room Measurements: **APPROXIMATE SIZE:**

Living Room:	15' x 19'		
Dining Room:	12' x 14'		
Kitchen:	15' x 17'		
Entry:	7' x 12'		
Utility:	8' x 8'		
Utility Bath:	5' x 5'	<input type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower
Hall Bath:	11' x 10'	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower
Master Bath:	15' x 9'	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower
Master Bdrm:	15' x 17' with large walk-in closet		
Bedroom 1:	11' x 15'		
Bedroom 2:	11' x 14'		
Bedroom 3:	11' x 12' currently used as an office.		
Breakfast:	7' x 7'		
Garage:	<input checked="" type="checkbox"/>	Carport:	<input type="checkbox"/>
No. of Cars:	Two		
Size:	20' x 20'	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Detached

Porches:

Front: Size: 30' x 6' ☒ Covered

Back: Size: 30' x 10' ☒ Covered

Deck: Size: _____ ☐ Covered

Deck: Size: _____ ☐ Covered

Fenced Yard: _____

Outside Storage: ☒ Yes ☐ No Size: 10' x 10'

Construction: _____ Wood

TV Antenna ☐ Dish ☒ Cable ☐

Home Featues

<input checked="" type="checkbox"/>	Ceiling Fans	No.	<u>6</u>
<input checked="" type="checkbox"/>	Dishwasher		
<input checked="" 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 type="checkbox"/> Electric
<input checked="" type="checkbox"/>	Refrigerator		

Items Specifically Excluded from The Sale: LIST:

All of Seller's personal property.

Heat and Air:

<input checked="" type="checkbox"/>	Central Heat	Gas	<input checked="" type="checkbox"/>	Electric	<input type="checkbox"/>	One
<input checked="" type="checkbox"/>	Central Air	Gas	<input type="checkbox"/>	Electric	<input checked="" type="checkbox"/>	One
<input type="checkbox"/>	Other: _____					
<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:	City of Bellville
Gas Provider:	City of Bellville
Sewer Provider:	City of Bellville
Water Provider:	City of Bellville
Water Well: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Depth: _____
	Year Drilled: _____
Average Utility Bill: Monthly:	\$358.00 for ALL Utilities

Taxes:

Taxes:	2011	Year
School:		\$2,807.43
County:		\$912.62
FM/Rd/Br:		\$339.67
Hospital:		\$127.28
City:		\$634.96
Taxes:		\$4,821.96
School District:	Bellville I. S. D.	

Additional Information:

[illegible]

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



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.

112 Lee Ln.

Bellville, TX 77418

CONCERNING THE PROPERTY AT

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

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

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

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

(TAR-1406) 9-01-11

Initialed by: Seller: AC, MMC and Buyer: _____

Page 1 of 5

Concerning the Property at _____

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: Composition Age: 10 yrs (approximate)

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

☐ yes ☐ no ☒ unknownAre 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		

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

cracks in driveway**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"/>
Located in Floodway		<input checked="" type="checkbox"/>
Present Flood Ins. 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 Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Foundation Repairs		<input checked="" type="checkbox"/>
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"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

Concerning the Property at 112 Lee Ln.
Bellville, TX 77418

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

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☐ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.

☐ ☒ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____ Phone: _____

Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntary

Any unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☐ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____

☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.

☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

☐ ☒ Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes.

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

Concerning the Property at _____

112 Lee Ln.
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:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Homestead | <input type="checkbox"/> Senior Citizen | <input type="checkbox"/> Disabled |
| <input type="checkbox"/> Wildlife Management | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Disabled Veteran |
| <input type="checkbox"/> Other: _____ | | <input type="checkbox"/> Unknown |

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

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

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

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

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

Signature of Seller

Date

Signature of Seller

Date

Printed Name: Howard Carmichael

Printed Name: Michelle Carmichael

(TAR-1406) 9-01-11

Initialed by: Seller: HC, mmc and Buyer: _____, _____

Page 4 of 5

Concerning the Property at 112 Lee Ln.
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>City of Bellville</u>	phone #: <u>979-865-3136</u>
Sewer: <u>City of Bellville</u>	phone #: _____
Water: <u>City of Bellville</u>	phone #: _____
Cable: <u>Direct TV</u>	phone #: <u>800-531-5000</u>
Trash: <u>City of Bellville</u>	phone #: _____
Natural Gas: <u>City of Bellville</u>	phone #: _____
Phone Company: <u>AT&T</u>	phone #: <u>800-288-2020</u>
Propane: <u>N/A</u>	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: _____	_____

**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
AS REQUIRED BY FEDERAL LAW**CONCERNING THE PROPERTY AT 112 Lee Ln Bellville
(Street Address and City)

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

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

B. SELLER'S DISCLOSURE:

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

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

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

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

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

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

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

☐ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.

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

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

☐ 1. Buyer has received copies of all information listed above.

☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

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

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

Buyer Date

Seller Date

Howard Carmichael

Buyer Date

Seller Date

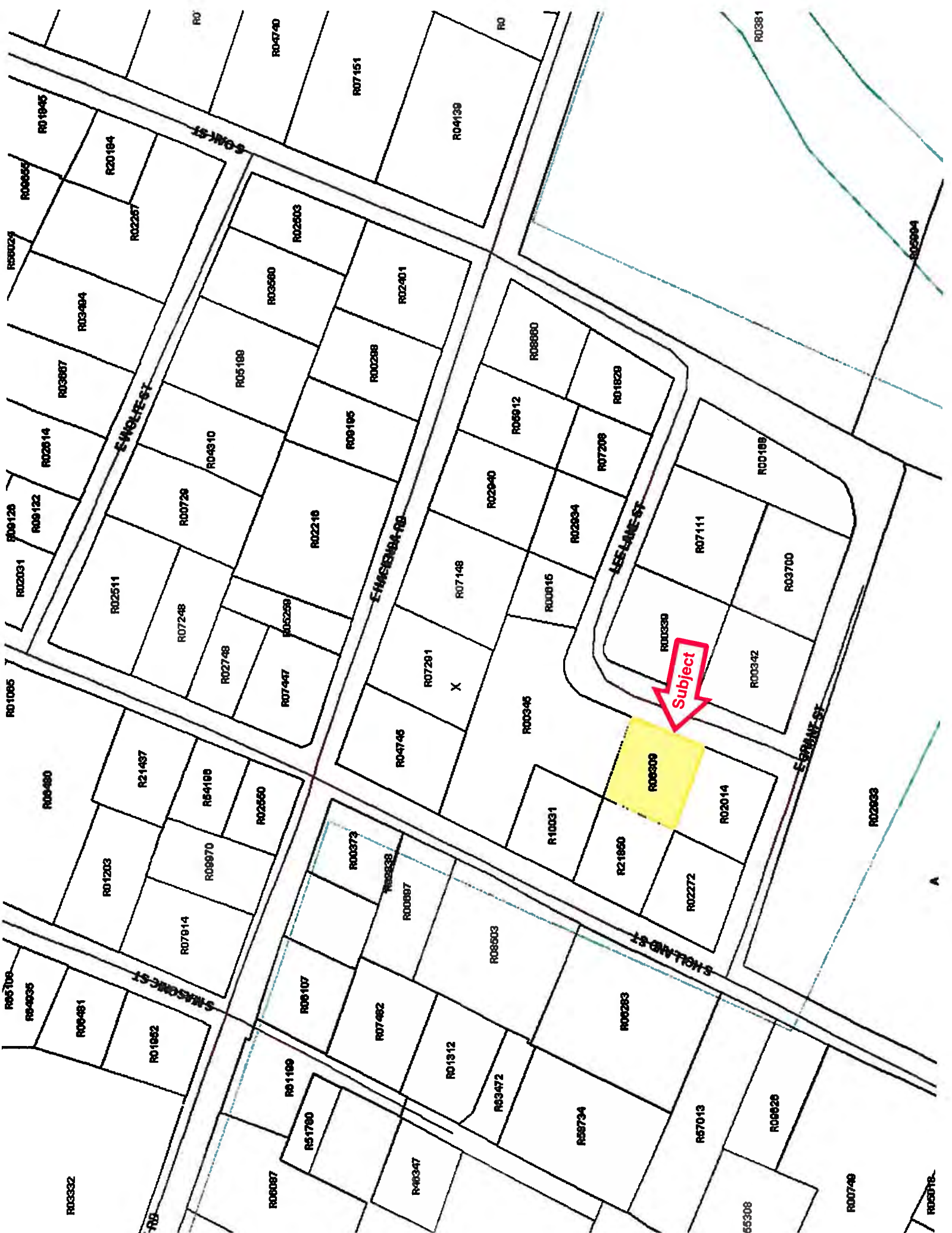
Michelle Carmichael

Other Broker Date

Listing Broker Date

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-938-3000 (<http://www.trec.texas.gov>)

TREC NO. OP-L



- 1/2" IRON ROD FOUND
- 5/8" IRON ROD SET W/CAP
- 5/8" IRON ROD FOUND
- ✕ WATER METER
- ELECTRIC METER
- ▣ TELEPHONE PEDESTAL
- FENCE (WOOD TYPE)
- - - FENCE (CHAIN LINK TYPE)
- - - POWERLINE (OVERHEAD)
-) RECORD DEED CALL

MAY 23, 2007

GARY L. BYRD, ET UX
CALLED 0.387 ACRE
VOLUME 725, PAGE 849
O.R.A.C.T.



POOL
EQUIPMENT

0.428 ACRE

GLENN A. HUEBNER, ET UX
CALLED 0.428 ACRE
VOLUME 739, PAGE 559
O.R.A.C.T.

1. ALL BEARINGS ARE BASED ON THE LINE AS REFERENCED ON THIS PLAT AND DESCRIBED IN VOLUME 576, PAGE 836, AUSTIN COUNTY OFFICIAL RECORDS.
2. THIS PROPERTY IS SHOWN TO BE INSIDE (ZONE X) OF THE FLOOD HAZARD BOUNDARY AREA AS SHOWN ON FEMA FIRM MAP NO. 48015C0150 C, EFFECTIVE DATE OF JANUARY 17, 1990.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR COMMITMENT. PROPERTY IS SUBJECT TO THOSE EASEMENTS, RESTRICTIONS, BUILDING LINES, ETC. THAT APPEAR OF RECORD AND NOT SHOWN ON SURVEY.
4. FIELD NOTES TO ACCOMPANY THIS PLAT.

OF A SURVEY OF A 0.428 ACRE TRACT OUT OF THE JAMES CUMMINS HACIENDA, CITY OF BELLVILLE, AUSTIN COUNTY, TEXAS. SAID 0.428 ACRE TRACT BEING THAT SAME PROPERTY DESCRIBED IN A DEED TO ROBERT B. JOHNSTON, JR. AND WIFE, ALVA K. JOHNSTON, RECORDED IN VOLUME 576, PAGE 836, OF THE OFFICIAL 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. 1869



PROPERTY ADDRESS
112 LEE LANE
BELLVILLE, TEXAS 77418



SCALE: 1" = 30 FEET

2205 WALNUT STREET
COLUMBUS, TX 78934
979.732.3114

FRANK SURVEYING
COMPANY

**COPYRIGHT 2007
ALL RIGHTS RESERVED**

DRAWN BY: KYLE KANA

REV:

SCALE: 1" = 30'

PROJECT NO: 07-230

SHEET 1 OF 1

CHECKED BY: MWL	COMPUTATION: MWL
-----------------	------------------

FRANK SURVEYING Co., Inc.

2205 Walnut Street
Columbus, Texas 78934
979.732.3114

STATE OF TEXAS

COUNTY OF AUSTIN

FIELD NOTES of a survey of a 0.428 acre tract of land out of the James Cummins Hacienda, City of Bellville, Austin County, Texas. Said 0.428 acre tract being that same property described in a deed to Robert B. Johnston, Jr. and wife, Alva K. Johnston, recorded in Volume 576, Page 836, of the Official Records of Austin County, Texas for which reference is made and the said 0.428 acre tract being described by metes and bounds as follows, TO-WIT:

BEGINNING at a 5/8 inch iron rod found in the Northwest line of Lee Lane for the South corner of a called 1.239 acre tract described in a deed to Raymond H. Brennen, et ux, File No. 051608, Austin County Official Records, said corner being also the East corner of the herein described tract;

THENCE S 26° 46' 05" W a distance of 124.95 feet (called S 26° 54' 50" W – 121.50') with the Northwest line of Lee Lane to a 5/8 inch iron rod found for the South corner of the herein described tract, same being also the East corner of a called 0.428 acre tract described in a deed to Glenn A. Huebner, et ux, Volume 739, Page 559, Austin County Official Records;

THENCE N 62° 44' 50" W a distance of 156.35 feet (called N 64° 00' 50" W – 156.35') with the Northeast line of the said Huebner 0.428 acre tract to a 5/8 inch iron rod set (capped Frank Surveying) for the West corner of the herein described tract, said corner being also the North corner of the said Huebner 0.428 acre tract and being also the South corner of a called 0.387 acre tract described in a deed to Gary L. Byrd, et ux, Volume 725, Page 849, Austin County Official Records;

THENCE N 32° 58' 00" E a distance of 124.72 feet (called N 32° 58' 00" E – 124.72') with the Southeast line of the said 0.387 acre tract, same being the Northwest line of the herein described tract to a 1/2 inch iron rod found for the West corner of the said 1.239 acre tract, said corner being also the South corner of the said 0.339 acre tract and being also the North corner of the herein described 0.428 acre tract;

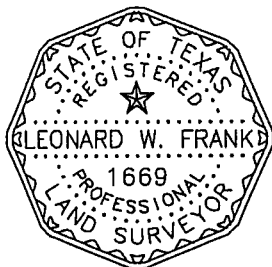
THENCE S 63° 05' 10" E a distance of 142.88 feet (called S 63° 05' 10" E – 142.82') with the Southwest line of the said 1.239 acre tract, same being the Northeast line of the herein described tract to the **PLACE OF BEGINNING**, containing 0.428 acre of land.

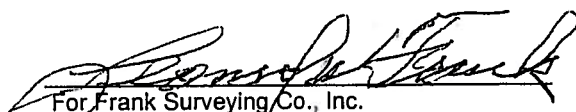
Survey Plat to accompany Field Notes.

Project No. 07-230

All bearings are based on the Northeast line of the herein described tract as described in Volume 576, Page 836, Austin County Official Records as having a record deed bearing of S 63° 05' 10" E.

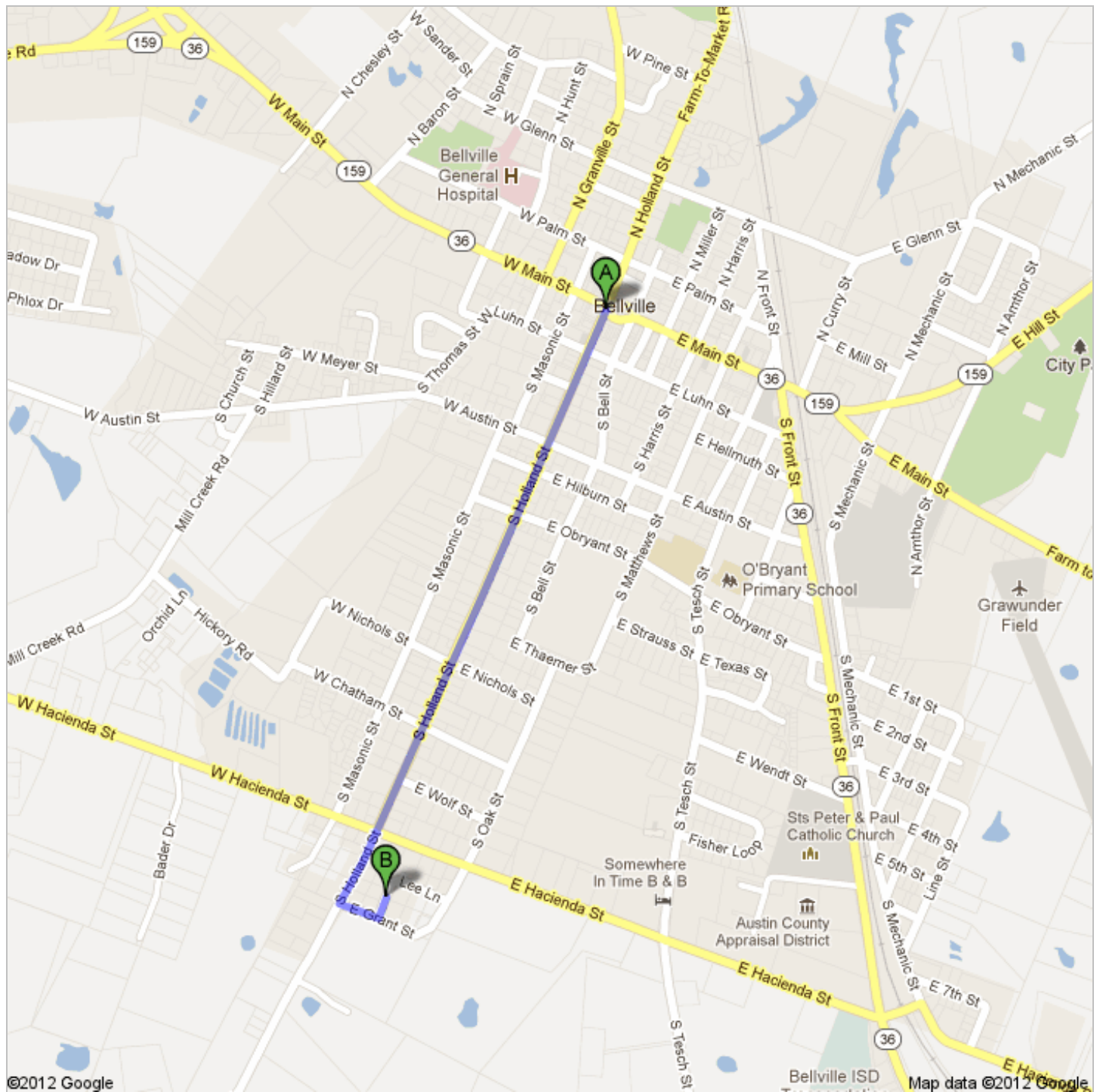
IN WITNESS THEREOF, my hand and seal, this the 23rd day of May 2007.





For Frank Surveying Co., Inc.
By: Leonard W. Frank, RPLS
Texas Registration No. 1669




Directions to 112 Lee Ln, Bellville, TX 77418
1.2 mi – about 3 mins




 S Holland St

1. Head southwest on S Holland St toward W Luhn St go 1.1 mi
total 1.1 mi
About 2 mins

 2. Turn left onto E Grant St go 367 ft
total 1.1 mi

 3. Take the 1st left onto Lee Ln go 197 ft
total 1.2 mi
Destination will be on the left

 112 Lee Ln, Bellville, TX 77418

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2012 Google

Directions weren't right? Please find your route on maps.google.com and click "Report a problem" at the bottom left.

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.

