

DBL REAL ESTATE
1702 E MAIN ST
MADISONVILLE, TX 77864
(936) 348-9977 PH/(936) 348-9979 FAX



REDUCED



Texas Ranch Property –
Stunning views, rolling
100+ year old Oaks,
cattle roaming &
grazing the 101+ acres.
Property is ready to be
lived on with frame
home, water well &
septic tank on site &
functioning.

7768 OXFORD CEMETERY RD, NORTH ZULCH

General Property Description: 3/1/2 Frame Home & 101+ Acres

Road Frontage: County Maintained

School District: North Zulch ISD

Water/Sewer: Water Well & Septic Tank (Rural Water System Avail.)

List Price: REDUCED \$375,000

Directions @ I-45N: Exit #142, turn L on Hwy 21W & go 9.8 mi, turn R on CR 429/Oxford Cemetery Rd & go 0.5mi, take slight L to stay on CR 429/Oxford Cemetery Rd, property on R, sign posted.

Data obtained from seller & deemed reliable; however, data is not guaranteed by broker/agent. All information should be independently verified.



Country Homes/Acreage

County: **MADISON**

Area: **62 - Madison
County**

Addr: **7768 Oxford Cemetery**

Sub: **None**

Listing Firm: **DBL Real Estate**

Mkt Area: **MKTAR**

SqFt: **1270/Appraisal**

SchDist: **99 - Other**

ML #: **20443304**

Tax Acc #: **18629**

Location: **108 -
Other Area**

Legal: **A-13, Arter
Ac**

House: **Yes**

Elem: **North Zulch**

Status: **A** LP: **\$375,000**

SP/ACR: **\$0.00** LP/ACR: **\$
3699.21**

Sec #: **KM: 999Z**

City: **North
Zulch** Zip: **77872-**

State: **Texas** Country: **United States**

Also for
Lease: **No** Miles:

Crownover, Tr 11, 101.371

Year Built: **1950/Seller**
Middle: **North High: North
Zulch Zulch**

**SCHOOL INFO IS SUBJECT TO CHANGE. BUYERS SHOULD
INDEPENDENTLY VERIFY.**

General, Property, Utilities and Additional Information

Style: **Traditional**

Main Dwell Extr: **Wood**

Acreage: **50 or more Acres**

Road Surface: **Dirt, Gravel**

Road Front: **County Maintained**

Topography: **Rolling**

Land Use: **Cattle Ranch, Horse Farm, Horses Allowed, Leisure Ranch, Mobile Home Allowed** Mineral Rights: **No**

Improve: **Fenced**

Energy: **Ceiling Fans**

Green/Energy Certifications:

Access/Lockbox:

Dir: **From I-45N @ Madisonville: Exit #142, turn L on Hwy 21W, go 9.8 mi, turn R on CR 429/Oxford Cemetery Rd, go 0.5 mi, take slight L to stay on CR 429/Oxford Cemetery Rd, property on R, sign posted.**

Physical Property Description - Public: **Madison County - REDUCED! 101+ acres, 70% open with long road frontage. 3/1/2 1270 sq ft home with neutral colors throughout, window treatments to remain. Beautiful rolling land with rock road, scattered oak trees, pen and pond. Water well and septic system on the property. Owner will divide. REDUCED \$375,000**

Living: **13X14**

Den:

GameRm:

Micro: **No**

Oven: **Electric Oven**

Util Rm: **Utility Rm in Garage**

Bedrooms: **All Bedrooms Down**

Rooms: **1 Living Area**

Dining: **10X13**

Kitchen: **8X13**

Breakfast:

Dishwshr: **No**

Range: **Electric Range**

Connect: **Washer Connections**

Mstr Bath: **No Master**

1st Bed: **13X14**

2nd Bed: **13X14**

3rd Bed: **13X13**

Dispsl: **No**

4th Bed:

5th Bed:

Sep Ice Mkr: **No**

Prvt Pool: **No/**

Fireplace: **0/**

Bedrooms: **/3**

FB/HB: **1/**

Garage: **2/Detached Garage**

Carport: **/**

Gar/Car

Interior:

Spcl Condt: **Existing Leases**

Disclosures: **Sellers Disclosure**

Exclusions:

Maint Fee: **No/\$**

Financing Available: **Cash Sale, Conventional**

Flooring: **Carpet, Vinyl**

Defects: **No Known Defects**

Countertops:

Occupant: **Tenant Only**

Taxes w/o Exemptions/Yr: **\$
563/2011**

Tax Rate:

7768 Oxford Cemetery

MLS#: 20443304

List Price: \$375,000



Front entrance to home & 101+ acre ranch



View of home & yard from road



County-maintained road frontage



2-car detached garage



Kitchen



Kitchen - 2nd view



Living Room



Dining Room



Bedroom



Pond



View of rock road



Open pasture





Pen



Deer blind



Wooded area



Gas well

Wed, Oct 19, 2011 04:42 PM

*Data Not Verified/Guaranteed by MLS
Obtain signed HAR Broker Notice to Buyer Form*

Prepared by: [Don Hatcher](#)

JIMMY LOYD CALDWELL, TRUSTEE
101.371 ACRES TRACT
ARTER CROWNOVER SURVEY, A-13
MADISON COUNTY, TEXAS

FIELD Notes of a 101.371 acres tract or parcel of land lying and being situated in the Arter Crownover Survey, A-13, Madison County, Texas, and being all of the called 64 acres described as TRACT ONE and all of the called 36 acres described as TRACT TWO in the Deed recorded in Volume 317, Page 873, of the Official Records of Madison County, Texas, said 101.371 acres tract being more particularly described as follows:

BEGINNING at an 8-inch Cedar Post found marking the northeast corner of the called 36 acres tract, said post marking the northwest corner of the Billy Wayne Thomas 144 acres tract (593/1), said post being located in the southwest line of the J. Mathis Corley 214.909 acres tract (607/235);

THENCE S 09° 00' 00" W along the southeast lines of the called 36 acres tract and the called 64 acres tract, same being the northwest line of the Thomas 144 acres tract, for a distance of 2,635.00 feet to a 24-inch Post Oak Tree for corner, said post oak tree being located in the northeast right-of-way line of County Road 429;

THENCE along the northeast right-of-way line of County Road 429 for the following calls:

N 81° 17' 31" W for a distance of 272.45 feet to a 12-inch Hackberry;
N 78° 33' 19" W for a distance of 148.32 feet to a 6-inch Post;
N 80° 52' 25" W for a distance of 77.24 feet to an 8-inch Cedar Post;
N 81° 01' 06" W for a distance of 1,096.33 feet to a 6-inch Post;
N 66° 48' 48" W for a distance of 27.04 feet to a 6-inch Post;
N 47° 29' 17" W for a distance of 25.66 feet to a 6-inch Post;
N 30° 58' 57" W for a distance of 21.30 feet to a 6-inch Post;
N 14° 56' 02" W for a distance of 29.91 feet to a 6-inch Post;
N 03° 32' 41" E for a distance of 144.23 feet to a Dead Elm Tree located in the northwest line of the called 64 acres tract;

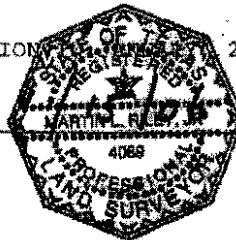
THENCE N 09° 07' 12" E along the northwest line of the called 64 acres tract and called 36 acres tract, same being the southeast right-of-way line of County Road 429, at a distance of 20.54 feet pass a X-tie marking the northeast corner of the said right-of-way and the southeast corner of the Rollie Burr 22 acres tract (457/525), continue along the common lines of the called 64 acres tract and the called 36 acres tract with the Burr 22 acres tract and Fronda Corp. 96 acres tract (288/66), for a distance of 2,423.53 feet to a POINT for corner marking the northwest corner of the called 36 acres tract and located in the southwest line of the Corley 214.909 acres tract, a 6-inch Post bears N 80° 03' 29" W a distance of 0.64 feet, a 6-inch Post bears S 09° 07' 12" W a distance of 0.83 feet, a x-tie bears N 79° 58' 01" W a distance of 20.59 feet, and an 8-inch Cedar Post bears S 80° 57' 19" E a distance of 0.71 feet;

THENCE S 80° 57' 19" E along the northeast line of the called 36 acres tract, same being the southwest line of the Corley 214.909 acres tract, for a distance of 1,676.26 feet to the PLACE OF BEGINNING containing 101.371 ACRES OF LAND, more or less.

PREPARED FROM A SURVEY MADE UNDER MY SUPERVISION

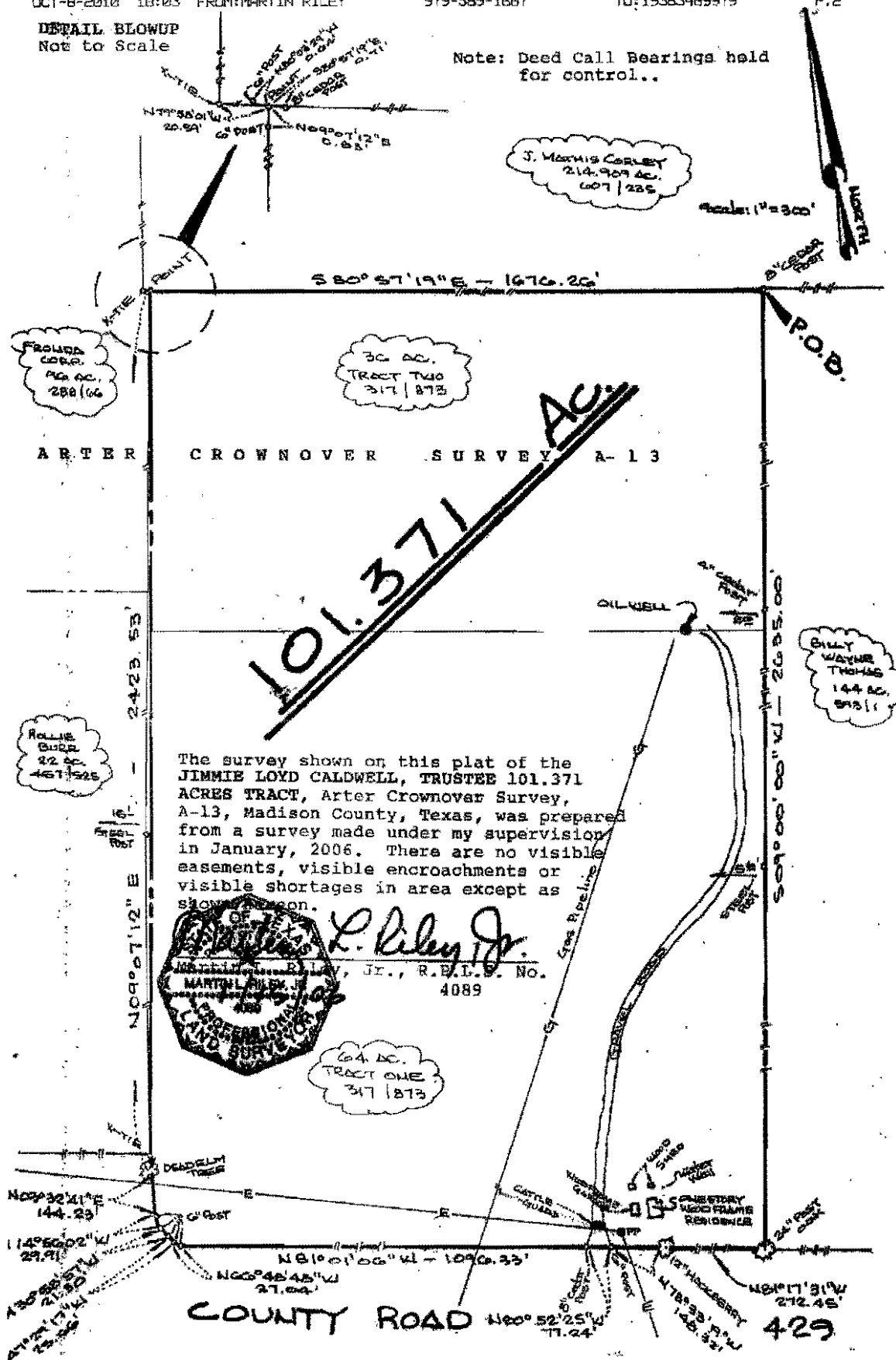
2006

Martin L. Riley, Jr.
Martin L. Riley, Jr., R.P.L.S. No. 4089



DETAIL BLOWUP
Not to Scale

Note: Deed Call Bearings held
for control..





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 7768 OXFORD CEMETERY ROAD
NORTH ZULCH, TX 77872

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 | | | <input checked="" type="checkbox"/> |
| Carbon Monoxide Det. | | | <input checked="" type="checkbox"/> |
| Ceiling Fans | <input checked="" type="checkbox"/> | | |
| Cooktop | | | <input checked="" type="checkbox"/> |
| Dishwasher | | | <input checked="" type="checkbox"/> |
| Disposal | | | <input checked="" type="checkbox"/> |
| Emergency Escape Ladder(s) | | | <input checked="" type="checkbox"/> |
| Exhaust Fans | | | <input checked="" type="checkbox"/> |
| Fences | <input checked="" type="checkbox"/> | | |
| Fire Detection Equip. | | | <input checked="" type="checkbox"/> |
| French Drain | | | <input checked="" type="checkbox"/> |
| Gas Fixtures | | | <input checked="" type="checkbox"/> |

| Item | Y | N | U |
|-------------------------|-------------------------------------|---|-------------------------------------|
| Gas Lines (Nat/LP) | <input checked="" type="checkbox"/> | | |
| Hot Tub | | | <input checked="" type="checkbox"/> |
| Intercom System | | | <input checked="" type="checkbox"/> |
| Microwave | | | <input checked="" type="checkbox"/> |
| Outdoor Grill | | | <input checked="" type="checkbox"/> |
| Patio/Decking | <input checked="" type="checkbox"/> | | |
| Plumbing System | <input checked="" type="checkbox"/> | | |
| Pool | | | <input checked="" type="checkbox"/> |
| Pool Equipment | | | <input checked="" type="checkbox"/> |
| Pool Maint. Accessories | | | <input checked="" type="checkbox"/> |
| Pool Heater | | | <input checked="" type="checkbox"/> |
| Public Sewer System | | | <input checked="" type="checkbox"/> |

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

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

(TAR-1406) 1-01-10

Initialed by: Seller: mrz, pc and Buyer: _____, _____

Page 1 of 5

**7768 OXFORD CEMETERY ROAD
NORTH ZULCH, TX 77872**

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: _____ Age: _____ (approximate)

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

☐ yes ☒ no ☐ unknown

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

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

| Item | Y | N | Item | Y | N | Item | Y | N |
|--------------------|---|-------------------------------------|----------------------|---|-------------------------------------|-----------------------------|---|-------------------------------------|
| Basement | | <input checked="" type="checkbox"/> | Floors | | <input checked="" type="checkbox"/> | Sidewalks | | <input checked="" type="checkbox"/> |
| Ceilings | | <input checked="" type="checkbox"/> | Foundation / Slab(s) | | <input checked="" type="checkbox"/> | Walls / Fences | | <input checked="" type="checkbox"/> |
| Doors | | <input checked="" type="checkbox"/> | Interior Walls | | <input checked="" type="checkbox"/> | Windows | | <input checked="" type="checkbox"/> |
| Driveways | | <input checked="" type="checkbox"/> | Lighting Fixtures | | <input checked="" type="checkbox"/> | Other Structural Components | | <input checked="" type="checkbox"/> |
| Electrical Systems | | <input checked="" type="checkbox"/> | Plumbing Systems | | <input checked="" type="checkbox"/> | | | |
| Exterior Walls | | <input checked="" type="checkbox"/> | Roof | | <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 | Condition | Y | N |
|--|---|-------------------------------------|---|---|-------------------------------------|
| Aluminum Wiring | | <input checked="" type="checkbox"/> | Previous Foundation Repairs | | <input checked="" type="checkbox"/> |
| Asbestos Components | | <input checked="" type="checkbox"/> | Previous Roof Repairs | | <input checked="" type="checkbox"/> |
| Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____ | | <input checked="" type="checkbox"/> | Other Structural Repairs | | <input checked="" type="checkbox"/> |
| Endangered Species/Habitat on Property | | <input checked="" type="checkbox"/> | Radon Gas | | <input checked="" type="checkbox"/> |
| Fault Lines | | <input checked="" type="checkbox"/> | Settling | | <input checked="" type="checkbox"/> |
| Hazardous or Toxic Waste | | <input checked="" type="checkbox"/> | Soil Movement | | <input checked="" type="checkbox"/> |
| Improper Drainage | | <input checked="" type="checkbox"/> | Subsurface Structure or Pits | | <input checked="" type="checkbox"/> |
| Intermittent or Weather Springs | | <input checked="" type="checkbox"/> | Underground Storage Tanks | | <input checked="" type="checkbox"/> |
| Landfill | | <input checked="" type="checkbox"/> | Unplatted Easements | | <input checked="" type="checkbox"/> |
| Lead-Based Paint or Lead-Based Pt. Hazards | | <input checked="" type="checkbox"/> | Unrecorded Easements | | <input checked="" type="checkbox"/> |
| Encroachments onto the Property | | <input checked="" type="checkbox"/> | Urea-formaldehyde Insulation | | <input checked="" type="checkbox"/> |
| Improvements encroaching on others' property | | <input checked="" type="checkbox"/> | Water Penetration | | <input checked="" type="checkbox"/> |
| Located in 100-year Floodplain | | <input checked="" type="checkbox"/> | Wetlands on Property | | <input checked="" type="checkbox"/> |
| Located in Floodway | | <input checked="" type="checkbox"/> | Wood Rot | | <input checked="" type="checkbox"/> |
| Present Flood Ins. Coverage (If yes, attach TAR-1414) | | <input checked="" type="checkbox"/> | Active infestation of termites or other wood-destroying insects (WDI) | | <input checked="" type="checkbox"/> |
| Previous Flooding into the Structures | | <input checked="" type="checkbox"/> | Previous treatment for termites or WDI | | <input checked="" type="checkbox"/> |
| Previous Flooding onto the Property | | <input checked="" type="checkbox"/> | Previous termite or WDI damage repaired | | <input checked="" type="checkbox"/> |
| Previous Fires | | <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"/> | | | |

(TAR-1406) 1-01-10

Initialed by: Seller: MCL and Buyer: _____

Concerning the Property at _____

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. (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 _____

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

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

| Inspection Date | Type | Name of Inspector | No. of Pages |
|-----------------|------|-------------------|--------------|
| | | | |
| | | | |
| | | | |
| | | | |

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

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

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

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

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

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

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

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

Signature of Seller _____ Date _____ Signature of Seller _____ Date _____
Printed Name: _____ Printed Name: _____

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

Concerning the Property at _____

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>Mid South Energy</u> | phone #: _____ |
| Sewer: _____ | phone #: _____ |
| Water: _____ | phone #: _____ |
| Cable: _____ | phone #: _____ |
| Trash: _____ | phone #: _____ |
| Natural Gas: _____ | phone #: _____ |
| Phone Company: _____ | phone #: _____ |
| Propane: <u>J & B Propane</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: _____ | |



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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7768 OXFORD CEMETERY ROAD
NORTH ZULCH, TX 77872

CONCERNING THE PROPERTY AT

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

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

- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: _____ ☒ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? 2006
- (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 mrz PC Page 1 of 2

DBL Real Estate 1702 East Main Street Madisonville, TX 77864

Phone: 936.348.9977

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Beverly Hatcher

7768 OXFORD CE

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Information about On-Site Sewer Facility concerning _____

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

| <u>Facility</u> | <u>Usage (gal/day) without water- saving devices</u> | <u>Usage (gal/day) with water- saving devices</u> |
|---|--|---|
| Single family dwelling (1-2 bedrooms; less than 1,500 sf) | 225 | 180 |
| Single family dwelling (3 bedrooms; less than 2,500 sf) | 300 | 240 |
| Single family dwelling (4 bedrooms; less than 3,500 sf) | 375 | 300 |
| Single family dwelling (5 bedrooms; less than 4,500 sf) | 450 | 360 |
| Single family dwelling (6 bedrooms; less than 5,500 sf) | 525 | 420 |
| Mobile home, condo, or townhouse (1-2 bedroom) | 225 | 180 |
| Mobile home, condo, or townhouse (each add'l bedroom) | 75 | 60 |

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Signature of Seller _____ Date _____

Signature of Seller _____ Date _____

Receipt acknowledged by:

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____

**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
AS REQUIRED BY FEDERAL LAW**CONCERNING THE PROPERTY AT 7768 OXFORD CEMETERY ROAD NORTH ZULCH

(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 _____ |
| Buyer _____ | Date _____ | Seller _____ | Date <u>09/17/2010</u> |
| Other Broker _____ | Date _____ | Listing Broker <u>DBL REAL ESTATE</u> | Date <u>09/17/2010</u> |

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188. 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>)

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.

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 512-485-3960.



(TAR-2501) 1/1/96

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TREC No. OP-K

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