



Price:	\$199,500
Type:	Residential (Town-S/D)
Address:	2606 Settlers Way Dr.
City/County:	SEALY, Austin County
Bed/Bath:	3 Bed, 2 Bath
Size/Acreage:	~1,994 Sq. Ft., ~1.45 Acres
ID No.:	67909
Status:	Active

MOVE-IN READY & PRICED FOR A QUICK SALE!!

Call today!! This one will not last long!! Absolutely gorgeous home with numerous upgrades! Built in 2006, the 3/2/2, beautiful custom home must be seen to be fully appreciated! The home features a total of 1,994 square foot and has a wonderful open floor plan with plenty of room for entertaining and family gatherings. It is completely wrapped in TechShield Radiant Barrier which immensely cuts your utilities during the summer and winter months. As you enter into the cozy entry, you are greeted with a dining room that features Pergo Hardwood floor, crown molding, and chair rail. The open concept floor plan leads into the kitchen area that features granite counter tops, tile back splash, and gas oven/range. The living area features tile flooring, cathedral ceiling and plenty of windows for an excellent view. The master bathroom has his and her vanities, Jacuzzi bathtub, and an oversized tile shower. Bedrooms two and three are across the home and are all tastefully decorated with neutral colors and have excellent closet space. The 2 car garage contains a built in workbench and storage. The backyard features privacy fencing on one side, a small garden, and a 12 x 16 storage building. This property also comes with a Sprinkler System and mature landscaping. The pride in ownership really shows in this Meticulously Maintained Home! Only minutes from BAE and I-10, you can't beat the Location! You will not be disappointed with all the features this home has to offer.

Call Bill Johnson & Associates at (979) 865-5969 to schedule your appointment today!!

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

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



Improvements	Land Features	Other
3 Bedrooms 2 Bathrooms Approx. 1994 Sq F Single Floor Brick Exterior Composition Roof Age Range: 0-5 Yrs Public Water Septic Formals Garage/Carport CHA	Restricted Maint. Fees: \$120 Paved Road Frontage Minerals Conveyed: None Mostly Flat	School District: Sealy Taxes: \$3,102.62 Financing Cash Conventional FHA VA
Directions: From Sealy: Take FM 1094 to FM 2187. Turn left on FM 2187 and turn left into Settlers Estates Subdivision and look for BJRE sign on the left at the property.		

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

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**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

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HOME LISTING

Address of Home: 2606 Settlers Way Dr., Sealy, TX 77474 Listing 67909
 Location of Home: FM 2187 and Settlers Way
 County or Region: Austin For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: Settler's Estates Property Size: 1.44 acres per ACAD
 Subdivision Restricted: ☒ YES ☐ NO Mandatory Membership in Property Owners' Assn. ☒ YES ☐ NO
Listing Price: \$199,500.00
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: 2006
 Lead Based Paint Addendum Required if prior to 1978: ☐ YES
 Bedrooms: 3 Bath: 2
 Size of Home (Approx.) 1,851 Living Area
 1,994 Total
 Foundation: ☒ Slab ☐ Pier/Beam ☐ Other
 Roof Type: Composition Year Installed: 2006
 Exterior Construction: Brick and Hardi board

Room Measurements: APPROXIMATE SIZE:

Living Room: 18' x 17' with Cathedral Ceiling
 Dining Room: 12' 8" x 12' 8"
 Kitchen: 11' 8" x 18'
 Family Room: _____
 Utility: 5' 8" x 7' 4"
 Bath: 8' x 5' 4" ☒ Tub ☒ Shower
 Bath: ☐ Tub ☐ Shower
 Master Bath: 14' 4" x 14' 8" ☒ Tub ☒ Shower
 Master Bdrm: 14' 8" x 17'
 Bedroom: 12' x 11' 8"
 Bedroom: 14' x 11' 8"
 Bedroom: _____
 Other: _____
 Garage: ☒ Carport ☐ No. of Cars: 2
 Size: 21' x 21' 8" ☒ Attached ☐ Detached

Porches:

Front: Size: 5' x 7' Covered
 Back: Size: 5' x 35'
 Deck: Size: _____ ☐ Covered
 Deck: Size: _____ ☐ Covered
 Fenced Yard: _____
 Outside Storage: ☒ Yes ☐ No Size: 12' x 16'
 Construction: Hardiplank
 TV Antenna ☐ Dish ☒ Cable ☐

Home Features

☒ Ceiling Fans No. 5
☒ Dishwasher
☒ Garbage Disposal
☒ Microwave (Built-In)
☒ Kitchen Range (Built-In) ☒ Gas ☐ Electric
☒ Refrigerator

Items Specifically Excluded from The Sale: LIST:

Washer and Dryer

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: Reliant Energy
 Gas Provider: Sealy Butane
 Sewer Provider: Private Septic
 Water Provider: RCOT Water Systems
 Water Well: ☐ YES ☐ NO Depth: None
 Year Drilled: _____
 Average Utility Bill: Monthly: \$100.00

Taxes:

2010 Year
 School: \$1,880.65
 County: \$788.07
 FM/Rd/Br: \$293.67
 GWCD
 City: \$140.23
 Taxes: \$3,102.62
 School District: Sealy I. S. D.

Additional Information:

TechShield on all exterior sides of home.
 Sprinkler System
 Granite Kitchen Countertops
 Pergo wood floors in dining room
 Tile in main areas, carpet in bedrooms
 Garage has a nice built in work bench.

**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

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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.**

2606 Settlers Way Dr.
Sealy, TX 77474

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

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

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

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

(TAR-1406) 1-01-10

Initialed by: Seller: REB , _____ and Buyer: _____ , _____

Page 1 of 5

2606 Settlers Way Dr.
Sealy, TX 77474

Concerning the Property at _____

Water supply provided by: ☐ city ☒ well ☐ MUD ☐ co-op ☐ unknown ☐ other: RCOT Water Systems
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: 4 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
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

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

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

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

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

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>
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"/>

Concerning the Property at _____

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

No

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: Settlers Estates HOA

Manager's name: Barbara Loitz

Phone: _____

Fees or assessments are: \$ 120.00 per YEAR 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: LAKE

DRAINAGE

☐ ☒ 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 Rickey E. Benson Date 6/28/11
Printed Name: Rickey E. Benson Signature of Seller _____ Date _____
Printed Name: _____

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

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit 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>Reliant Energy</u>	phone #: _____
Sewer: <u>Septic</u>	phone #: _____
Water: <u>RCOT Water Systems</u>	phone #: _____
Cable: <u>DISH Network</u>	phone #: _____
Trash: <u>AEK Waste</u>	phone #: _____
Natural Gas: <u>SEALY BUTANE RES.</u>	phone #: _____
Phone Company: <u>ATT</u>	phone #: _____
Propane: <u>Sealy Butane</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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2606 Settlers Way Dr.
Sealy, TX 77474

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: SPRINKLER SYSTEM ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: 100 Feet EAST OF REAR HOUSE LINE ☐ Unknown
- (4) Installer: NU JOHNS - Aerobic Systems 979-885-6913 ☐ Unknown
- (5) Approximate Age: 4 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: SAME
Phone: SAME contract expiration date: 12 months - Nov. 2011
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? N/A
- (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.

- 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.

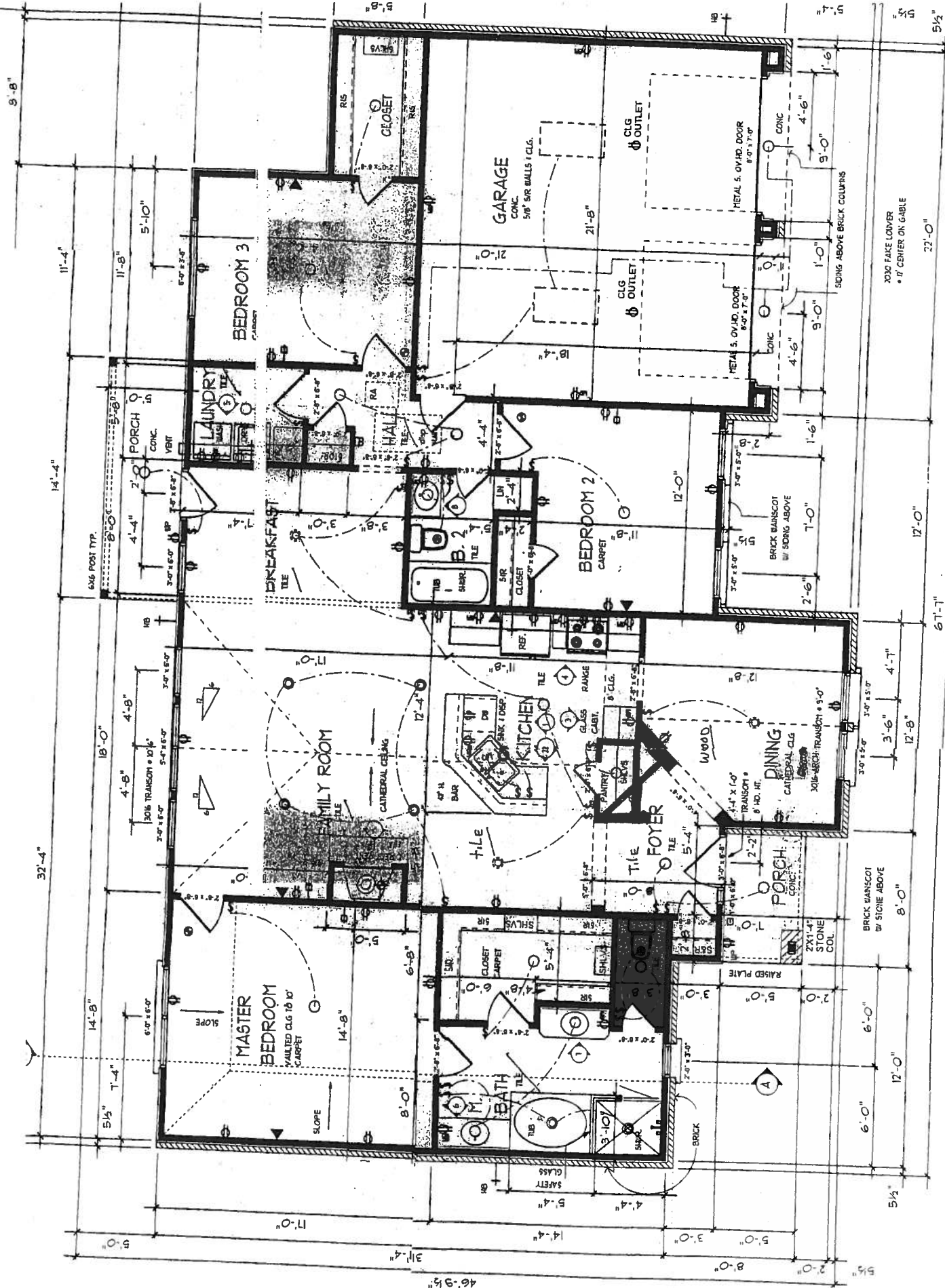
Rickey E Benson 6/28/11
Signature of Seller Date
Rickey E. Benson

Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date



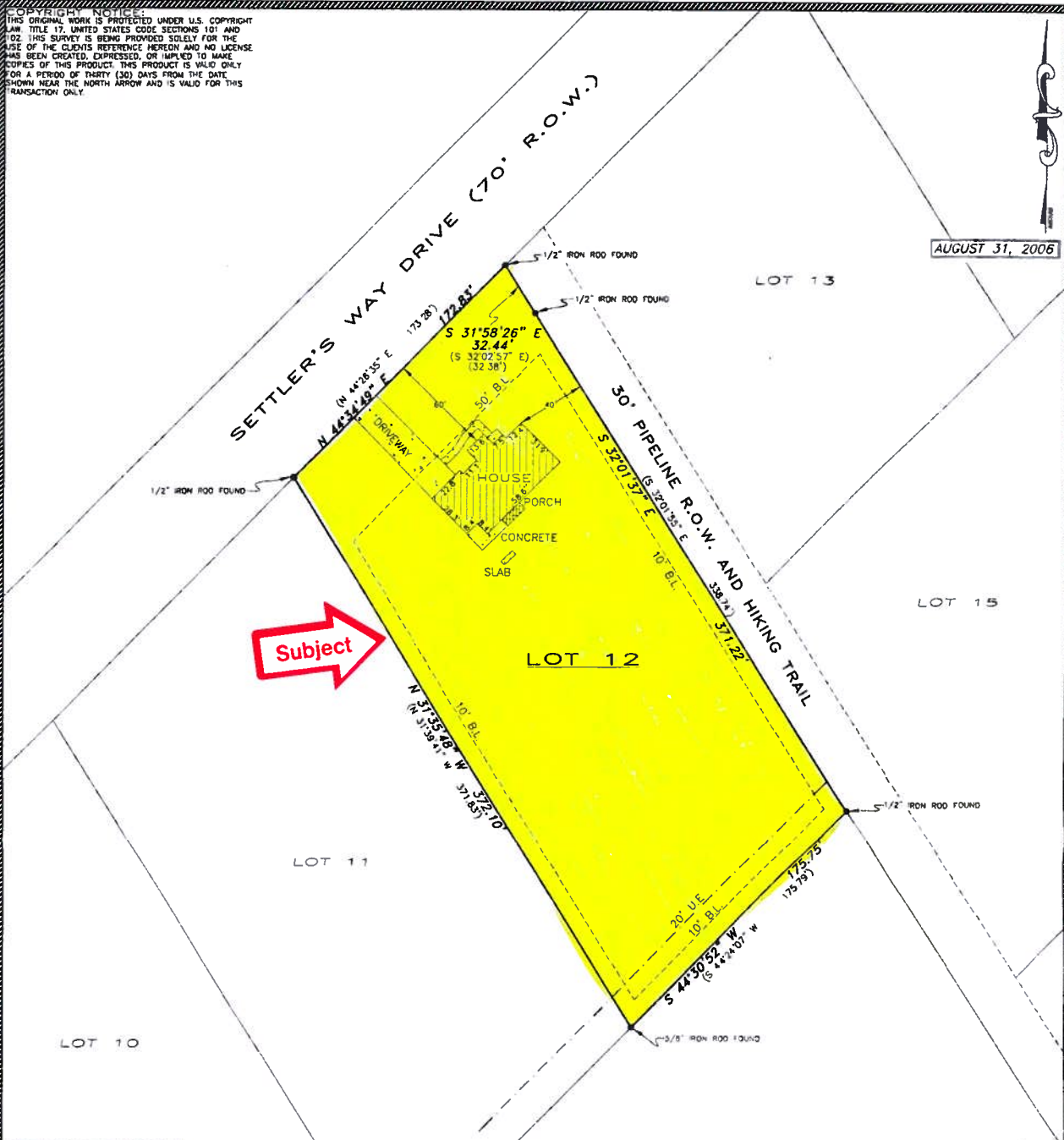
FLOOR PLAN

SQUARE FOOTAGE
LIVING AREA: 1957

SQUARE FOOTAGE
EACH SUBCONTRACTOR, BUILDER, APPRAISER, ARCHITECTURAL
CONTROL, ETC. IS RESPONSIBLE FOR FIGURING THE SQUARE FOOTAGE
OF THIS PLAN AS CALCULATION METHODS VARY WIDELY FROM DESIGNER
TO DESIGNER.

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USE OF THE CLIENTS. ANY REPRODUCTION HEREOF NO LICENSE
HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO MAKE
COPIES OF THIS PRODUCT. THIS PRODUCT IS VALID ONLY
FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE
SHOWN NEAR THE NORTH ARROW AND IS VALID FOR THIS
TRANSACTION ONLY.

AUGUST 31, 2006



SURVEY NOTES

1. ALL BEARINGS ARE BASED ON THE RECORDED PLAT INFORMATION FOR THE NORTHEAST PROPERTY LINE.
2. SUBJECT TO ANY RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS, AND ORDINANCES AS RECORDED IN VOLUME 1, PAGE 355-362, & VOLUME 1, PAGE 367 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS AND VOLUME 18, PAGE 582 OF THE COMMISSIONERS COURT MINUTES OF AUSTIN COUNTY, TEXAS.
3. SUBJECT TO A PIPELINE RIGHT-OF-WAY EASEMENT TO SEMINOLE PIPELINE COMPANY AS RECORDED IN VOLUME 438, PAGE 12, AUSTIN COUNTY DEED RECORDS, AND FILE NO. 038245, AUSTIN COUNTY OFFICIAL RECORDS, (ALONG THE NORTHEAST PROPERTY LINE AS SHOWN)
4. SUBJECT TO AN ENCRoACHMENT AGREEMENT BETWEEN SEMINOLE PIPELINE COMPANY AND RANCH COUNTRY OF TEXAS AS RECORDED IN FILE NO. 038246, AUSTIN COUNTY OFFICIAL RECORDS.
5. THIS PROPERTY IS SHOWN TO BE INSIDE ZONE "X" OF THE FLOOD HAZARD BOUNDARY MAP NO. 48015C0250 D, EFFECTIVE DATE JUNE 16, 1999.

SURVEY PLAT

OF A SURVEY OF LOT 12, BLOCK 2, REPLAT OF SETTLER'S
ESTATES, AUSTIN COUNTY, TEXAS AS PER PLAT RECORDED IN
VOLUME 1, PAGE 367, PLAT RECORDS OF AUSTIN COUNTY,
TEXAS.

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

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



SURVEY PLAT OF LOT 12
BLK. 2 - REPLAT OF SETTLER'S ESTATES
AUSTIN COUNTY, TEXAS

2205 WALNUT STREET
COLUMBUS, TX 78934
979.732.3114

FRANK SURVEYING
COMPANY

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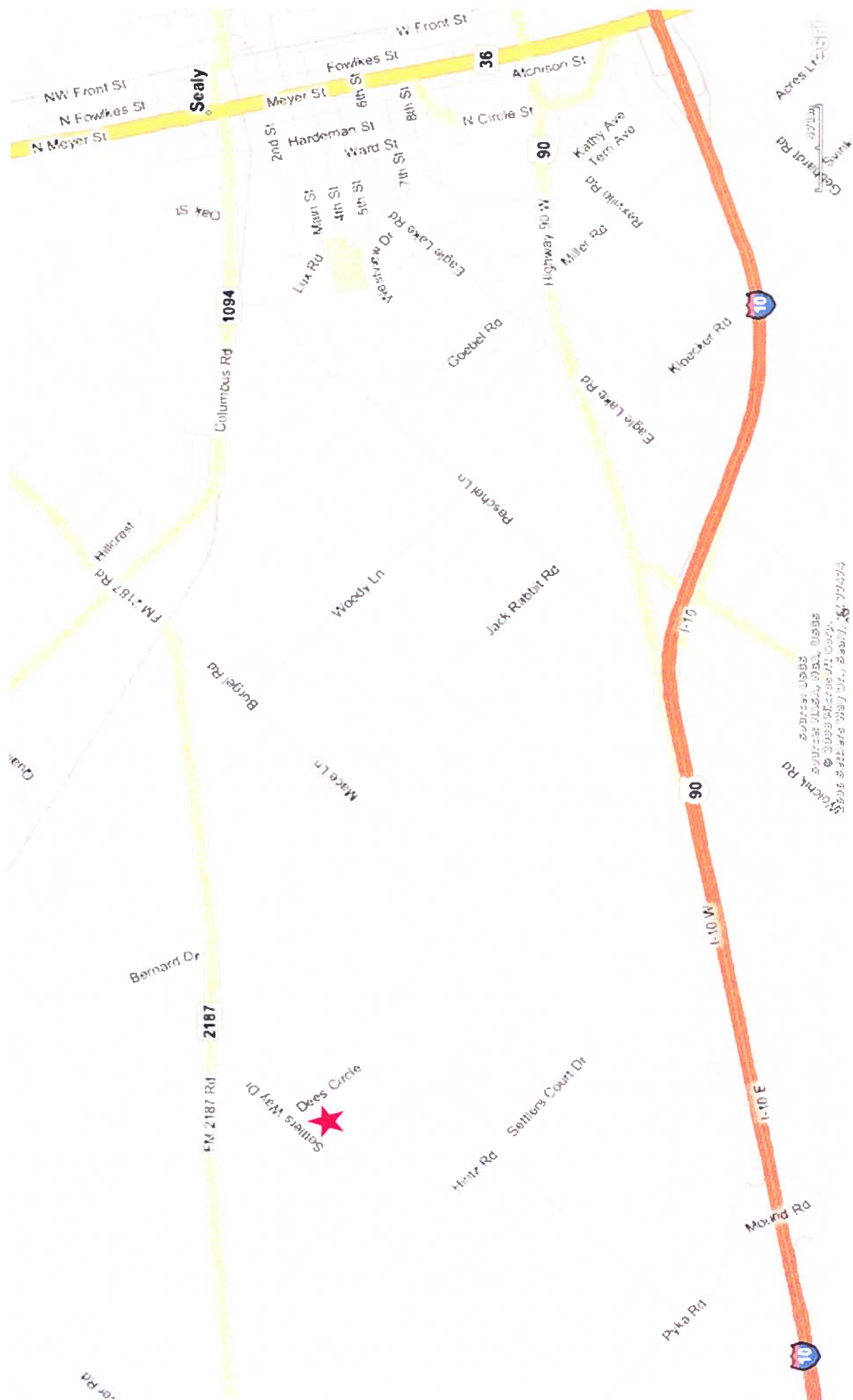
DRAWN BY: KYLE KANA	REV:
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SCALE: 1" = 60'

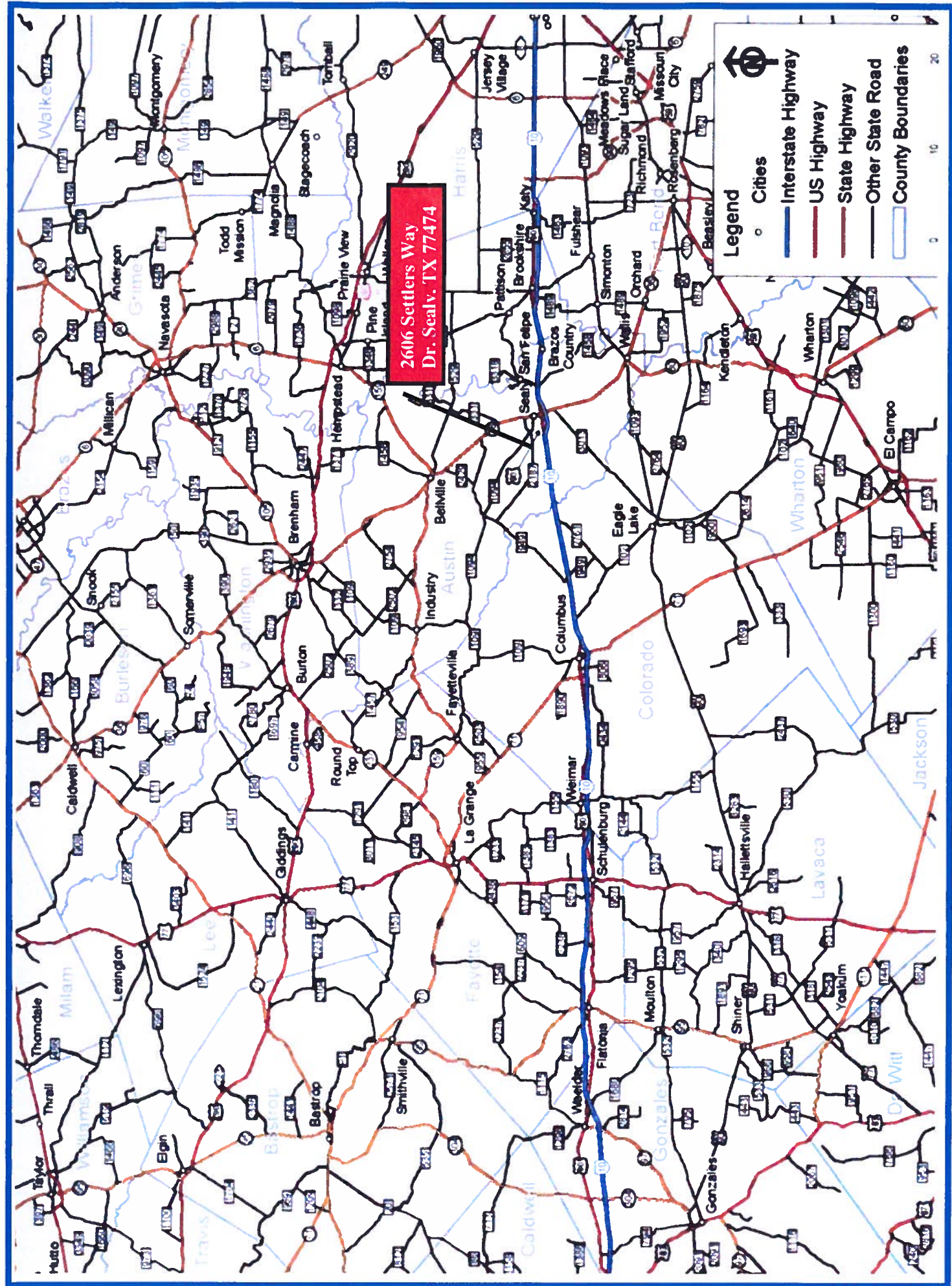
PROJECT NO: 06-275	SHEET 1 OF 1
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FIELD CREW: JK/

CHECKED BY: MWL	COMPUTATION: MWL
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FROM SEALY: Take FM 1094 to FM 2187. Turn left at FM 2187 and travel to Settler's Estates Subdivision. Turn left on Settler's Way Dr. and look for Bill Johnson & Associates Real Estate sign on the left at property. 2606 Settlers Way Dr., Sealy, TX 77474.



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.

Buyer, Seller, Landlord or Tenant

Date