



157 Buenger Road,  
Industry, TX







Entry Way and Living Room







Living Room & Master Bedroom







Bedroom 1 and Bedroom 2







Kitchen and Dining Area







## Backyard Areas







# Pool and Patio Areas







**BILL JOHNSON AND ASSOC. REAL ESTATE CO.**



420 E. Main St., Bellville  
FM 1094 at Cedar St., New Ulm  
Bellville - New Ulm , TX 77418 - 78950  
Phone: Bellville (979) 865-5466 New Ulm (979) 992-2636  
Fax: Bellville (979) 865-5500 New Ulm (979) 992-2637  
Email: [billjohnson@bjre.com](mailto:billjohnson@bjre.com)



Price:	<b>\$174,500</b>
Type:	Residential (Town-S/D)
Address:	157 Buenger Road-PRICE REDUCED
City/County:	INDUSTRY, Austin County
Bed/Bath:	3 Bed, 2 Bath
Size/Acreage:	~1,600 Sq. Ft., ~0.59 Acres
ID No.:	61099
Status:	Active

**Great Community!!! Excellent Neighbors!!! Outstanding Schools!!!**

Country Living in Town!! This absolutely adorable three bedroom, two bath, home is tastefully decorated with an open floor plan, an inviting kitchen and the excellent dining room with a view of the pool is perfect for hosting gatherings with friends and family. Beautiful and refreshing views of the magnificent landscaping can be enjoyed from the spacious covered back patio. This property features a gated safety fence around the refreshing in ground swimming pool, gunnite covered sidewalks, privacy fencing, covered back patio, pool house with ½ bath, and a shaded large backyard. This property is conveniently located just outside of Industry, 2 miles to West End Elementary, 15 miles to Bellville, and 13 miles to Brenham. Schedule an appointment today!!

For additional information or to schedule a showing please call Bill Johnson & Associates Real Estate Company at (979) 865-5466 or (979) 992-2636.

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

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



## Property Details





## Property Details

Improvements	Land Features	Other
3 Bedrooms 2 Bathrooms Approx. 1600 Sq F Single Floor Brick Exterior Composition Roof Age Range: Over 20 Yrs Public Water Sewer Fireplace Garage/Carport CHA Swimming Pool	Maint. Fees: \$0 Paved Road Frontage County Road Frontage Minerals Conveyed: None	School District: Bellville Taxes: \$3,064.45  <b>Financing</b>  Cash Conventional
<b>Directions:</b> From Bellville: Take Hwy 159 W to Industry approximately 15 miles to Buenger Road. Take a Left on Buenger Road and look for BJRE sign at the second house on the right.		

[Map of INDUSTRY](#) [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.bire.com](http://www.bire.com)

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**HOME LISTING**

Address of Home:	157 Buenger Road, Industry, Texas		Listing	61099
Location of Home:	Hwy 159 and Buenger Road			
County or Region:	Austin	For Sale Sign on Property?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Subdivision:	NONE	Property Size:	.587 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	
<b>Listing Price:</b>	<b>\$174,500.00</b>			
<b>Terms of Sale</b>				
Cash:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
Seller-Finance:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
<b>Sell.-Fin. Terms:</b>				
Down Payment:				
Note Period:				
Interest Rate:				
Payment Method:	<input type="checkbox"/> Mo. <input type="checkbox"/> Qt. <input type="checkbox"/> S.A. <input type="checkbox"/> Ann.			
Balloon Note:	<input type="checkbox"/> YES <input type="checkbox"/> NO			
Number of Years:				
<b>Size and Construction:</b>				
Year Home was Built:	1981			
Lead Based Paint Addendum Required if prior to 1978:	<input type="checkbox"/> YES			
Bedrooms:	3	Bath:	2	
Size of Home (Approx.)	1,600 Living Area 2,400 Total			
Foundation:	<input checked="" type="checkbox"/> Slab <input type="checkbox"/> Pier/Beam <input type="checkbox"/> Other			
Roof Type:	Composition	Year Installed:	2008	
Exterior Construction:	Brick			
<b>Room Measurements:</b>	<b>APPROXIMATE SIZE:</b>			
Living Room:	24' x 18'			
Dining Room:	12' x 7'			
Kitchen:	12' x 7'			
Family Room:				
Utility Room:	10' x 6'			
Bath:	8' x 5'	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Bath:	5' x 8'	<input checked="" type="checkbox"/> Tub	<input checked="" type="checkbox"/> Shower	
Mster Bath:		<input type="checkbox"/> Tub	<input type="checkbox"/> Shower	
Mstr Bdrm:	16' x 14'			
Bedroom:	13' x 10'			
Bedroom:	12' x 13'			
Office:				
Other:	12' x 8' (Pool House with 1/2 Bath)			
Garage:	<input checked="" type="checkbox"/> Carport <input type="checkbox"/> No. of Cars: Two			
Size:	24' x 24'	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached		
<b>Porches:</b>				
Front: Size:	15' x 8'			
Back: Size:	16' x 10'			
Deck: Size:	<input type="checkbox"/> Covered			
Deck: Size:	<input type="checkbox"/> Covered			
Fenced Yard:				
Outside Storage:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Size:		
Construction:				
TV Antenna	<input type="checkbox"/> Dish <input checked="" type="checkbox"/> Cable			

**Home Features**

- ☒ Ceiling Fans No. 4
- ☒ Dishwasher
- ☒ Garbage Disposal
- ☒ Microwave (Built-In)
- ☒ Kitchen Range (Built-In) ☐ Gas ☒ Electric
- ☒ Other: (Wall Mounted Oven)

**Items Specifically Excluded from The Sale: LIST:**

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

**Heat and Air:**

- ☒ Central Heat Gas ☐ Electric ☒ One
- ☒ Central Air Gas ☐ Electric ☒ One
- ☒ Other: Wall A/C Unit in Pool House
- ☒ Fireplace(s)
- ☐ Wood Stove
- ☒ Water Heater(s): ☐ Gas ☒ Electric

**Utilities:**

Electricity Provider: Bluebonnet Electric

Gas Provider: NONE

Sewer Provider: West End Water

Water Provider: West End Water

Water Well: ☐ YES ☒ NO Depth: \_\_\_\_\_

Year Drilled: \_\_\_\_\_

Average Utility Bill: Monthly: \$225.00

**Taxes:**

2009 Year

School: \$2,110.41

County: \$608.50

FM/Rd/Br: \$227.29

Hospital: \$118.25

City: \_\_\_\_\_

Taxes: \$3,064.45

**School District:****Additional Information:**

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





# 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 157 Buenger Road  
Industry, TX 78944

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"/>	<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: <u>1</u>
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units: _____
Wall/Window AC Units ( <u>Pool House</u> )	<input checked="" type="checkbox"/>			number of units: <u>1</u>
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe: _____
Central Heat	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>1</u>
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 checked="" 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 checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="checkbox"/>			number of units: <u>1</u> number of remotes: <u>2</u>
Satellite Dish & Controls	<input checked="" type="checkbox"/>			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>Dishnet work</u>
Security System		<input checked="" type="checkbox"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>1</u>
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: AK, ALC and Buyer: \_\_\_\_\_

Page 1 of 5



157 Buenger Road  
Industry, TX 78944

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: Asphalt Shingle Age: 2 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		
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)		
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 ( <u>on Eaves</u> )	<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"/>

(TAR-1406) 1-01-10

Initialed by: Seller: He, Lle 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):

2 spots on Rear Fave (Minor)

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

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

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

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



Concerning the Property at \_\_\_\_\_

157 Buenger Road  
Industry, TX 78944

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 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

Printed Name: Gary T. Campbell

Date

Signature of Seller

Date

Printed Name: Laurie R. Campbell

(TAR-1406) 1-01-10

Initialed by: Seller: MC , LR

and Buyer: \_\_\_\_\_

Page 4 of 5



Concerning the Property at \_\_\_\_\_

157 Buenger Road  
Industry, TX 78944

**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](http://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>Blue bonnet</u>	phone #: _____
Sewer: <u>West End Water</u>	phone #: _____
Water: <u>West End Water</u>	phone #: _____
Cable: <u>Dish network</u>	phone #: _____
Trash: <u>Community Waste</u>	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: <u>Industry Phone</u>	phone #: _____
Propane: _____	phone #: _____
- (5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

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

HIGHWAY NO. 159

EDDIE PILCK  
CALLED 3.638 ACRES  
VOLUME 364, PAGE 545  
D.R.A.C.T.

TRACT 1  
1.068 ACRE

THOMAS FALKE  
CALLED .522 ACRE  
VOLUME 428, PAGE 289  
D.R.A.C.T.

JANUARY 10, 2005

Subject

TRACT 2  
0.587 ACRE

ROCKY & MELISSA LUETGE  
CALLED .951 ACRE  
VOLUME 652, PAGE 435  
D.R.A.C.T.

BUENGER ROAD

SCALE: 1" = 80 FEET

PROPERTY ADDRESS  
157 BUENGER ROAD  
INDUSTRY, TEXAS 78944  
PROPERTY OWNER  
RODNEY & LAURA LUETGE

# SURVEY NOTES

1. ALL BEARINGS ARE BASED ON THE FOUND MONUMENTATION FOR THE SOUTHEAST CORNER AND THE SOUTHWEST CORNER OF THE ORIGINALLY DESCRIBED 1.6590 ACRE TRACT RECORDED IN VOLUME 697, PAGE 738, AUSTIN COUNTY DEED RECORDS.
2. THIS PROPERTY IS SHOWN TO BE INSIDE (ZONE X) OF THE FLOOD HAZARD BOUNDARY AREA AS SHOWN ON FEMA MAP NUMBER 48015C0100C, EFFECTIVE DATE JANUARY 17, 1990.
3. APPARENT VISIBLE EASEMENTS HAVE BEEN SHOWN.
4. FIELD NOTES TO ACCOMPANY THIS PLAT.

SURVEY PLAT OF TRACT NO. 1, CONTAINING 1.068 ACRE OF LAND AND TRACT NO. 2, CONTAINING 0.587 ACRE OF LAND OUT OF THE J.F. PETTUS LEAGUE, ABSTRACT NO. 75, AUSTIN COUNTY, TEXAS. SAID TRACT NO. 1 AND TRACT NO. 2 BEING A PART OF THAT CALLED 1.6590 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED FEBRUARY 4, 1994, FROM GARTH GRIFFITH, ET UX, TO RODNEY LUETGE AND WIFE, LAURA LUETGE, RECORDED IN VOLUME 697, PAGE 739, OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.

I, LEONARD W. FRANK, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

LEONARD W. FRANK  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 1669  
COLLEGE COUNTY SURVEYOR

FILE NAME: 05-0100  
PLAT DATE: 01/11/05



BOUNDARY SURVEY & DIVISION OF  
A 1.655 ACRE TRACT OF LAND  
J.F. PETTUS SURVEY, A-75  
AUSTIN COUNTY, TEXAS

102 BODICA STREET  
COLLEGEVILLE, TX 78034  
978.732.3114

FRANK SURVEYING  
COMPANY

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DRAWN BY: JORDAN K.

REV:

SCALE: 1" = 80'

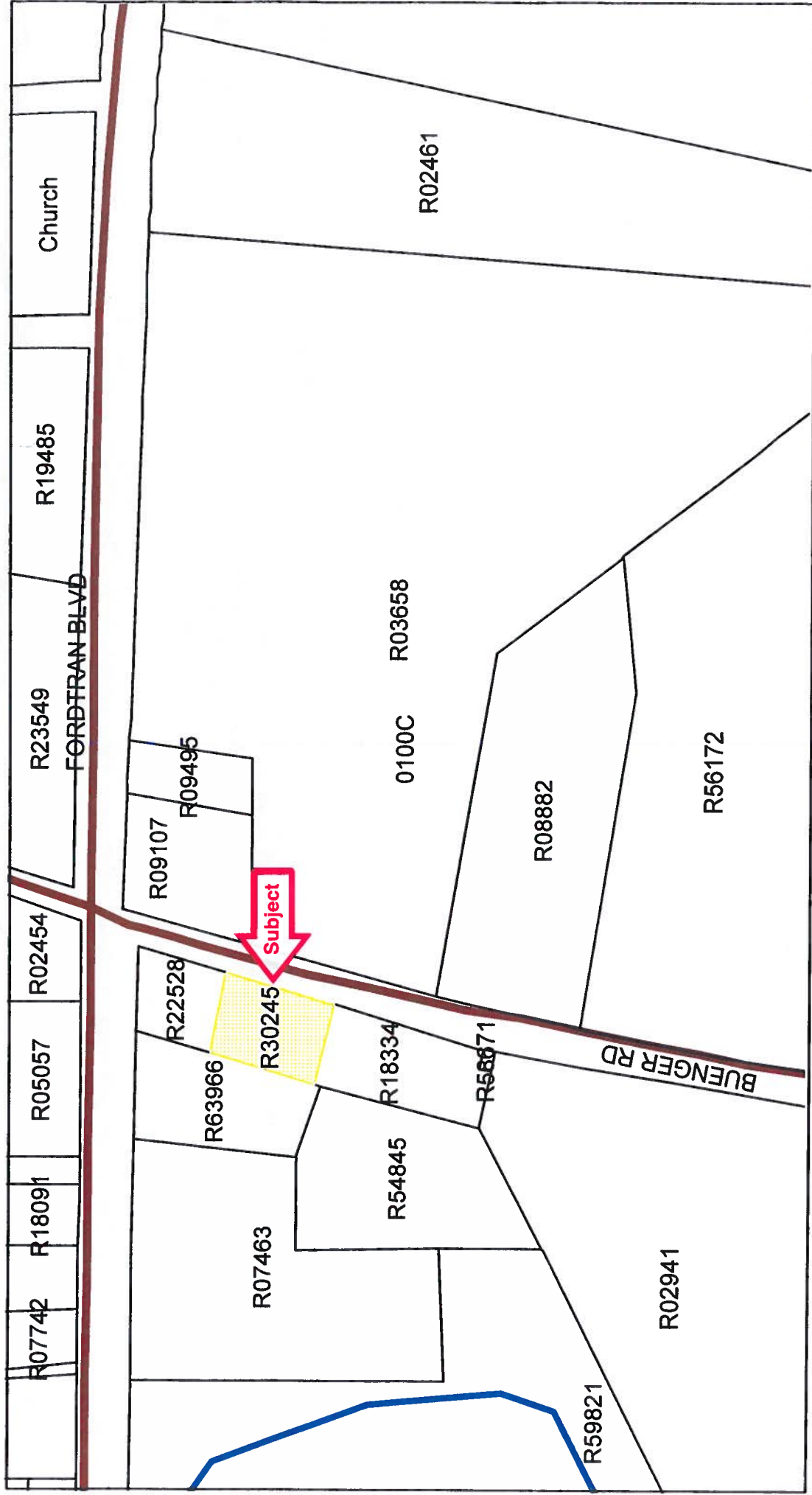
PROJECT NO: 05-06

SHEET 1 OF 1

FIELD CREW: J/PP/R

CHECKED BY: MBL COMPUTATION: MBL



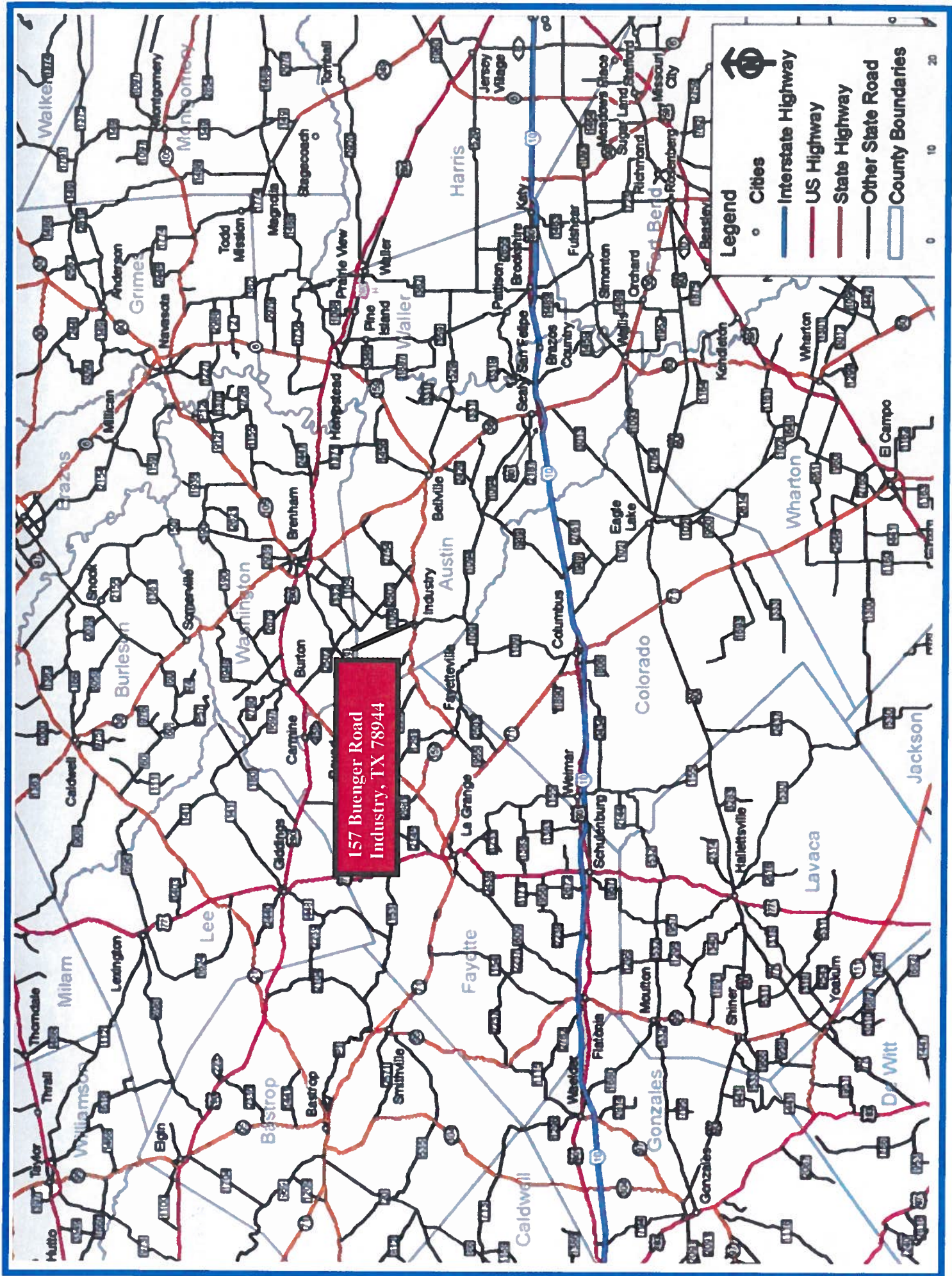


**Legend**

- parcels
- stream
- flood
- bellville
- roads
- pipeline
- railroad

**157 Buenger Road**  
**R30245**  
**.587 acres with improvements**







*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

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.

