



A Dream Horse Ranch

Rolling hills, green pastures, fantastic views of the countryside and soft, sandy loam soil make this some of the best horse country in all of Texas. The addition of a 6,800+ SF custom home, 6 stall stables with fenced paddocks, 40' x 40' equipment barn, riding arena and fenced pastures have created a dream ranch for even the most discriminating horse owner.



Offered for \$1,495,000



The
Dave Murray
Team

ph. 512-751-6060

e. Dave@DMTX.com

www.DMTX.com



A Dream Horse Ranch

Rolling hills, green pastures, fantastic views of the countryside and soft, sandy loam soil make this some of the best horse country in all of Texas. The addition of a 6,800+ SF custom home, 6 stall stables with fenced paddocks, 40' x 40' equipment barn, riding arena and fenced pastures have created a dream ranch for even the most discriminating horse owner.



Offered for \$1,795,500



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Home Facts

- # 51 acres featuring green pastures with sandy loam soil, mature oaks and views of rolling hills
- # Completely fenced and cross-fenced gated acreage with a stone privacy wall fronting road
- # Greenbelt of mature trees and lush vegetation surround property creating wildlife habitat and added privacy
- # 6,826 SF Texas limestone home built in 2004
- # 5 bedrooms, 3 bathrooms, 4 living areas
- # Dramatic foyer at entry with cathedral ceilings, winding stairs and custom marble floors
- # Great room features 24' ceilings, floor-to-ceiling stone fireplace, floor-to-ceiling stone archways and two story windows showcasing dramatic views
- # Elegant, open dining area with 24' ceilings and built-in wet bar/banquet area
- # Custom "rotunda" kitchen with custom cabinets, large pantry, center island, granite counters and high-end appliances
- # Main floor master suite featuring a stone fireplace, coffered ceilings and doors to covered patio
- # Elegant master bathroom with jetted tub, double walk-in shower, two walk-in closets, granite counters and custom cabinetry
- # "French" room with hand-picked imported antique French hardware and trim
- # Full bath connects to another bedroom
- # Office at entry with gleaming wood floors and built-ins
- # Second office with two story windows, built-ins and patio doors



- # Big loft living area with stone accents, "hidden" sleeper room, climate controlled media closet
- # Second floor bedroom with full bath
- # Hobby/craft room in finished out attic
- # Huge second floor balcony showcasing dramatic views
- # Utility/mud room with second pantry area
- # Oversized four car garage
- # 1,100 SF office over garage
- # Lots of efficiency upgrades - 3 zoned a/c's, R19 insulated walls, upgraded windows and doors. Elec. bills run about \$300 per month!
- # Very nice finish out - stone accents and arches, oak doors, pine trim, alder wood cabinets, tile and hardwood flooring
- # Wraparound covered patio with outdoor kitchen
- # +/- 1 acre pond with fishing dock stocked with bass and crappie
- # 60' x 100' storage/equipment barn with a 40' x 40' enclosed area and extra overhang for trailer/RV parking
- # Fenced, leveled 120' x 220' riding arena with 4" of fill soil
- # 6 stall horse barn with tack room, work room, storage and unfinished bath
- # Fenced and cross-fenced with electrical fencing for both cattle and horses
- # Ag exempt
- # Septic, propane
- # 2 separate wells - 1 for the home and 2nd well with sprinklers used to irrigate pastures
- # Located in McDade, TX - 30 minutes to 290/I-35 intersection in Austin



Home Photos



Land Photos




ACTRIS/ABoR

ML# **4522453** Area **EL** Region **Elgin/Manor**
 Label ListAgrTp **Exclusive Right to Sell**
 Address **2187 Highway 290 E** \$/Acre **\$43,214.36**
 County **Bastrop** PID **R10518**
 City **McDade** Zip **78650**
 Subd **James West Surv A-334** Mapsco **00 00**
 Legal **A334 West, James, Acres 50.9090**
 School **McDade ISD** Elem A **McDade EI**
 # Images **7** Middle **N/A** 9/Hs **N/A**

Copy ML#

 Status **A / FRM**

 ListAgrDoc **A**

 List Price **\$2,200,000**

Also Listed As

 House **Y**

 ETJ **No**

 Elem B **McDade**

 JrHS **McDade**

 SrHS **Elgin**
Farm Information

Acres **50.91** Grass Acres **45** Fema **No** Farm **Agricultural Land, Gentleman Ranch**
 Wooded Natural Grass Acres **45** Oper **Cow/Calf, Horses** Endangered Species **Unknown**
 Cultiv Enclosed Acres **45** Topo **Pasture, Rolling** Cond **See Disclosure**
 Tillab **45** # Ponds **2** Soil **Sandy Loam** Easements **See Agent**
 Roadfront # Wells **2** Crops **Hay** View **Pond, Panoramic, Fields**
 Perimeter Fence **86% / Good** Depth Trees **Large (Over 40 Ft), Medium (20 Ft - 40 Ft), Moderate**
 Encl Fence **80% / Good** Fence **Barb-Wire, Electric** Mineral **Partial**
 Dir **290 East from Austin to McDade. Property on right after picnic area and Big Pine Road.**

Rem **A horse's dream home (and yours too!) Quality gentlemen's ranch on 50 acres of sandy loam soil in rolling pastures with phenomenal views of surrounding hills and countryside. 6,800 SF elegant, comfortable home with high-end finish. Tall ceilings throughout. Great room with wet bar & stone fireplace displays fantastic views. Gourmet kitchen. Loft living, formal study, luxurious master suite. Detached office. Oversized 4 car garage. 40'x40' barn+6 stall stables. Fenced paddocks & big stocked fishing pond.**
 Internet **Y Y Y Y** WEB <http://www.dmtx.com>

Additional Information

Garage **2/Good** Improvements **Fenced, Filled to Grade, Propane Tank, Septic System**
 Barns **2/Good** Bldgs **Stable(s), Utility Building(s), Tack Room** Restrictions
 Sheds Lease **None** Creek **None**
 Corral **2/Good** Documents **Building Plans, Survey** Waterfront **Pond**

House Information

Property **House** #Stories **2** #Living Rooms **4** #Dining Rooms **1** #Beds **5** #Main **4** #Other **1** #Full Baths **3** #Half Bath **0**
 Dining **Kit/Din Combo** Disability SqFt **6826 /Owner** Disability
 Const **Frame/Stone , HardiPlank Type** Faces **NORTH** \$/SqFt **322.30**
 Foundation **Slab** Cond. **See Disclos** YearBlt **2004 /Resale**
 Floor **Carpet , Hard Tile** Kitchen **Center Island , Breakfast Area , Granite/Marble Counter** AddOn
 Int Features **Ceiling-Cathedral ,Ceiling-Coffered ,Ceiling-High ,Double Vanity ,Jetted Tub ,High Speed Internet ,Plumbed for Icemaker ,Separate Shower ,Shutters ,Wet Bar ,Wired For Security ,Wired For Stereo**
 Ext Features **Balcony ,Barbecue ,Workshop ,Storage ,RV/Boat Parking ,Porch-Open ,Patio-Covered ,Horse Facilities ,Barn/Stable ,Do**

Potential Utilities Information

Heat **Central Heat** Air Cond **Central Air** Utilities **Electricity On The Property ,**
 Water **Well On Property** Sewer **Septic on Property** **Phone On The Property ,**

Financial Information

HOA HOA Includes
 Type of Lien Title Special Assmnt Possession
 Est Tax **\$12,183** Tax Year **2009** Tax Rate % **1.82%** Preferred Title **Frst. Am - D. Peek**
 Exemptions **Homestead , Agricultural** Buyer Incntive Sell **Cash, Conventional**

Office Information

Listing Agent **340639 Dave Murray** Agent Phone **512-751-6060** Fax **512-691-6797** List Date **06/10/2009**
 Listing Office **024R01 Coldwell Banker United REALTOR** Office Phone **512-343-7500** Ex. **109** Exp Date **06/15/2010**
 2nd Listing Agent LA2 Phone Lckbx **NONE**
 Owner **Walter R & Carol Isenhour** Owner Phone **000-0000**
 Occ Phone **000-0000** Occ Other Phn Show Instructions **Appt w/ Agent** ADOM **1**
 Misc Subagent **0.00%** Buyers Agent **3.00%** Bonus to Buyers Agent Sign **N** Intermediary CDOM **1**
 Agent Email dave@dmty.com

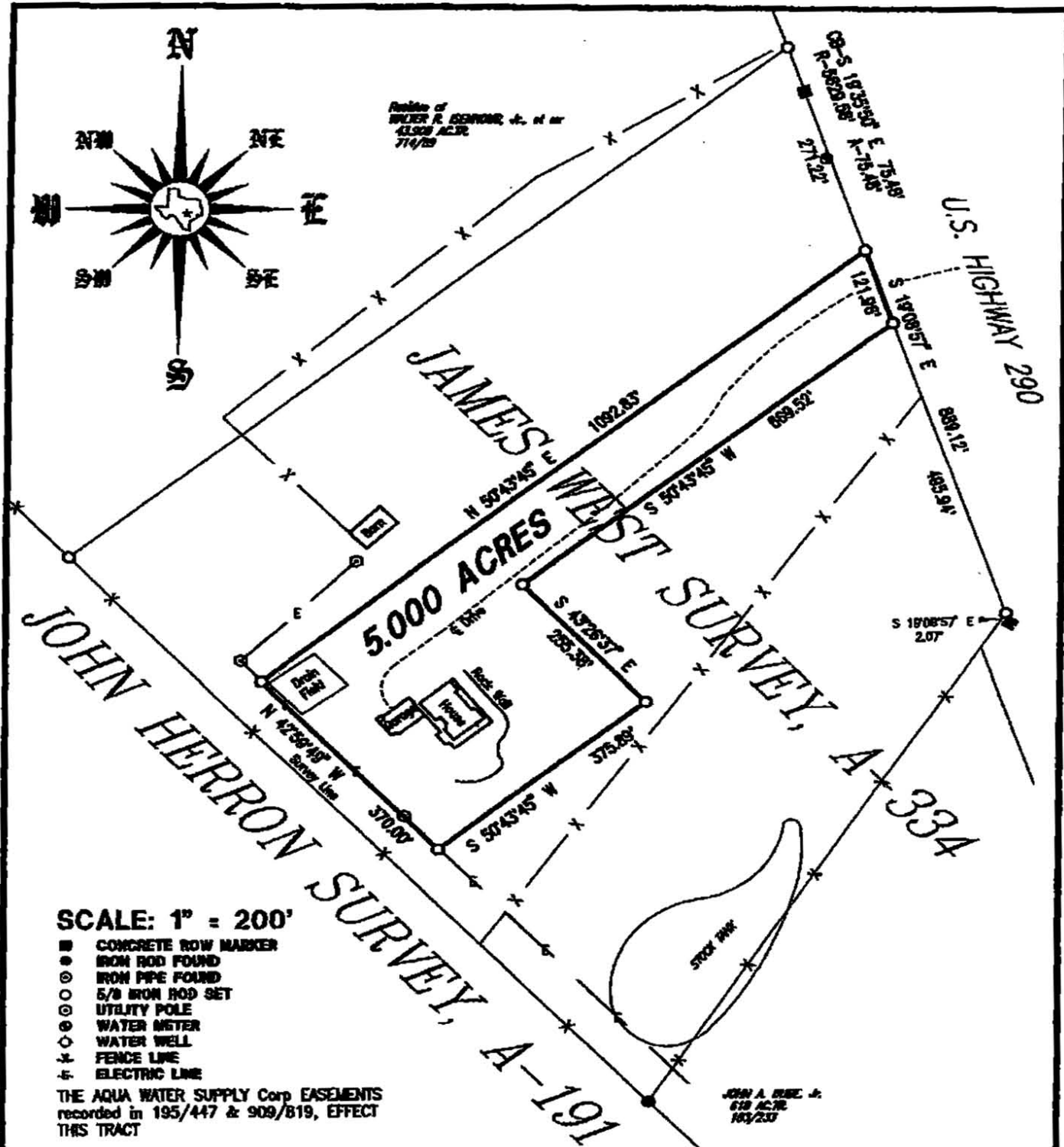
OD

Repairs

Bpts

 OLP **\$2,200,000**

Prepared by: Dave Murray



NO portion of this tract appears to be in a Federally designated FLOOD PRONE AREA according to FEMA No. 48024C 0150C for BASTROP COUNTY, TEXAS.

Effective Date: 02/02/05
This tract lies in Zone(s) X
Base Flood Elevation: None

WARNING:
This Flood Statement, as determined by FEMA DOES NOT IMPLY that the Property or Improvements thereon will be free of Flooding or Flood Damage on rare occasions. Greater Floods Can AND Will Occur, and Flood Heights may increase by One-Foot or More.

THIS STATEMENT SHALL NOT CHANGE EXCEPT BY THE SIGNER
© 2005 Dale L. Olson Surveying Company
ALL RIGHTS RESERVED

The undersigned does hereby certify to the State Agency, Underwriter, Lender, Mortgage Co., and/or Purchaser, that this survey was, this day, made on the ground, on the property hereby described herein, and in respect, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, encroachment of improvements, visible utility lines, or roads in place, except as shown herein, and that said property has boundaries as a delineated and map, except as shown herein.

DALE L. OLSON
REG. NO. 959
DALE L. OLSON SURVEYING COMPANY
DATE: 02/02/05

WALTER R. ISENHOUR, Jr.
REG. NO. 888
WALTER R. ISENHOUR, Jr. & CAROL A. ISENHOUR

DALE L. OLSON
REGISTERED PROFESSIONAL LAND SURVEYOR
711 WATER STREET (512) 321-5476 BASTROP, TEXAS

SURVEY PLAT
of a 25.882 ACRE TRACT in the
JAMES WEST SURVEY, A-334,
BASTROP COUNTY, TEXAS.

SCALE: 1" = 200.00'
DATE: 02 FEB 05
WKS-FILE: 234-36
OWNER:
PLAT FILE: -0-

Property Details Report
2187 Highway 290 E Mcdade, TX 78650-5281
Bastrop County

Multiple Building Card Property Summary

Owner Info:

Owner Name:	Isenhour Walter R Jr	Tax Billing City & State:	Mcdade TX
Owner Name 2:	Isenhour Carol	Tax Billing Zip:	78650
Tax Billing Address:	2187 Highway 290 E	Tax Billing Zip+4:	5281

Location Info:

School District:	Mcdade ISD	Flood Zone Panel:	4811930125E
MLS Area:	EL	Panel Date:	01/19/2006
Census Tract:	9505.00	Flood Zone Code:	X
Census Block:	1	Legal Description:	A334 West, James, Acres 43.9090
Carrier Route:	R001		

Tax Info:

Parcel ID:	R10518	Exemption (Ag):	320
Alt APN:	O0029814	Mileage Code:	G01
% Improv:	73%	Tax Appraisal Area:	G01
Exemption:	Homestead		

Assessment & Tax:

Assessment

Assessment Year	2006	2007	2008	2009
Assessment Type	Certified	Certified	Certified	Preliminary
Mkt Value - Total	\$744,725	\$845,632	\$867,406	\$867,406
Mkt Value - Land	\$151,837	\$234,913	\$234,913	\$234,913
Mkt Value - Improved	\$592,888	\$610,719	\$632,493	\$632,493
Assd Value - Total	\$616,669	\$645,738	\$667,777	\$667,891
Yr-to-Yr Assd Value Change (\$)		\$29,069	\$22,039	\$114
Yr-to-Yr Assd Value Change (%)		4.7%	3.4%	

Tax

Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est.	2007	\$11,915			
Total Tax - Est.	2008	\$12,181	\$266	2.2%	
Total Tax - Est.	2009	\$12,183	\$2		1.824100
Bastrop County		\$3,294			0.493200
County Road		\$842			0.126000
Mcdade Isd		\$7,380			1.104900
Bastrop Emergency Svc Dist #1		\$668			0.100000

Characteristics:

Universal Land Use:	Farms	Gross Bldg Area:	12,986
County Land Use:	Farm-Rnch-House-Ltd-Acre	Stories:	2
State Land Use:	Farm-Rnch-Imps Residence	Bedrooms:	6
Lot Acres:	43.909	Year Built:	1996
Building Sq Ft:	12,986		

Sales History:

Nominal:		Y
Buyer Name:	Isenhour Walter R Jr	Paenitz Delbert
Seller Name:	Paenitz Delbert	Paenitz H B
Document No:	714-89	714-77
Document Type:	Deed (Reg)	Deed (Reg)

Mortgage History:

Mortgage Date:	03/28/2005
Mortgage Amt:	\$760,000
Mortgage Lender:	Option One Mtg Corp

Mortgage Type: Conventional

Features:

Extra Features	Sq Ft:	Number:	Width:	Depth:	Extra Fea Yr Blt:	Value:
Description:	2160				1996	
Main Area	4000				2006	

Building 1 of 2**Owner Info:**

Owner Name:	Isenhour Walter R Jr	Tax Billing Zip:	78650
Owner Name 2:	Isenhour Carol	Tax Billing Zip+4:	5281
Tax Billing City & State:	Mcdade TX		

Location Info:

School District:	Mcdade ISD	Panel Date:	01/19/2006
MLS Area:	EL	Flood Zone Code:	X
Census Tract:	9505.00	Zoning:	R001
Census Block:	1	Legal Description:	A334 West, James, Acres 43.9090
Flood Zone Panel:	4811930125E		

Tax Info:

Parcel ID:	R10518	Exemption (Ag):	320
Alt APN:	O0029814	Mileage Code:	G01
% Improv:	73%	Tax Appraisal Area:	G01
Exemption:	Homestead		

Assessment & Tax:**Assessment**

Assessment Year	2008
Assessment Type	Certified
Mkt Value - Total	\$867,406
Mkt Value - Land	\$234,913
Mkt Value - Improved	\$632,493
Assd Value - Total	\$667,777
Yr-to-Yr Assd Value Change (\$)	\$22,039
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Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
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County Road		\$842			0.126000
Mcdade Isd		\$7,380			1.104900
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Characteristics:

Universal Land Use:	Farms	Gross Bldg Area:	12,986
County Land Use:	Farm-Rnch-House-Ltd-Acre	Stories:	2
State Land Use:	Farm-Rnch-Imps Residence	Bedrooms:	6
Lot Acres:	43.909	Year Built:	1996
Building Sq Ft:	6,160		

Sales History:

Nominal:		Y
Buyer Name:	Isenhour Walter R Jr	Paenitz Delbert
Seller Name:	Paenitz Delbert	Paenitz H B
Document No:	714-89	714-77
Document Type:	Deed (Reg)	Deed (Reg)

Mortgage History:

Mortgage Date:	03/28/2005
Mortgage Amt:	\$760,000

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Mortgage Type: Conventional

Features:

Extra Features Description:	Sq Ft:	Number:	Width:	Depth:	Extra Fea Yr Blt:	Value:
Main Area	2160				1996	
Main Area	4000				2006	

Building 2 of 2**Owner Info:**

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Owner Name 2:	Isenhour Carol	Tax Billing Zip+4:	5281
Tax Billing City & State:	Mcdade TX		

Location Info:

School District:	Mcdade ISD	Panel Date:	01/19/2006
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County Road		\$842			0.126000
Mcdade Isd		\$7,380			1.104900
Bastrop Emergency Svc Dist #1		\$668			0.100000

Characteristics:

Universal Land Use:	Farms	Heat Type:	Central
County Land Use:	Farm-Rnch-House-Ltd-Acre	Porch:	Covered Porch
State Land Use:	Farm-Rnch-Imps Residence	Garage Type:	Attached Garage
Lot Acres:	43.909	Garage Sq Ft:	1980
Building Sq Ft:	6,826	Roof Type:	L
Gross Bldg Area:	12,986	Roof Frame:	Metal
Stories:	2	Exterior:	Masonry
Bedrooms:	6	Foundation:	Concrete
Cooling Type:	Central	Year Built:	2003

Sales History:

Nominal:	Y
Buyer Name:	Isenhour Walter R Jr Paenitz Delbert
Seller Name:	Paenitz Delbert Paenitz H B

Document No: 714-89 714-77
Document Type: Deed (Reg) Deed (Reg)

Mortgage History:

Mortgage Date: 03/28/2005
Mortgage Amt: \$760,000
Mortgage Lender: Option One Mtg Corp
Mortgage Type: Conventional

Features:

Extra Features	Sq Ft:	Number:	Width:	Depth:	Extra Fea Yr Blt:	Value:
Description:						
Attached Garage	1980				2003	
Main Area 2 Story	983				2003	
Covered Porch	2226				2003	
Covered Porch	509				2003	
Main Area	3863				2003	

Courtesy of Charles Stephens
ACTRIS

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Jun 09 09 09:35a

Walt Tsenhour

(512) 2732776

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TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT

2187 HIGHWAY 290
MCDADE, TX 78650

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: Drain Field ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: SOUTH WEST ☐ Unknown
OF GARAGE APPROXIMATELY 300 FEET
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 5 YEARS ☐ Unknown

B. MAINTENANCE INFORMATION:

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

Coldwell Banker United REALTOR 8600 Brodie Lane Austin, TX 78745

Phone: (512) 691 - 6709

Fax: (512) 691 - 6797

Jean Howell

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

2187 Highway 2

Jun 09 09 09:35a

Walt Isenhour

(512) 2732776

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2187 HIGHWAY 290
MCDADE, TX 78650

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.

 6/8/09
Signature of Seller Date
WALTER R. ISENHOUR

 6/8/09
Signature of Seller Date
CAROL ISENHOUR

Receipt acknowledged by:

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____

Jun 09 09 09:36a

Walt Jensenhour

(512) 2732776

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TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT

2187 HIGHWAY 290

MCDADE, TX 78650

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			
Emergency Escape Ladder(s)			
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	X		
French Drain			
Gas Fixtures	X		

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

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

Item	Y	N	U	Additional Information
Central A/C	X			☒ electric ☐ gas number of units: <u>3</u>
Evaporative Coolers				number of units: _____
Wall/Window AC Units	X			number of units: <u>1</u>
Attic Fan(s)				if yes, describe: _____
Central Heat	X			☐ electric ☒ gas number of units: <u>3</u>
Other Heat				if yes, describe: _____
Oven	X			number of ovens: <u>2</u> ☒ electric ☐ gas ☐ other: _____
Fireplace & Chimney <u>2</u>	X			☒ wood ☒ gas logs ☐ mock ☐ other: _____
Carport				☐ attached ☐ not attached
Garage	X			☐ attached ☒ not attached
Garage Door Openers	X			number of units: <u>2</u> number of remotes: <u>2</u>
Satellite Dish & Controls	X			☐ owned ☒ leased from <u>Dish Network</u>
Security System	X			☒ owned ☐ leased from _____
Water Heater	X			☒ electric ☐ gas ☐ other: _____ number of units: <u>2</u>
Water Softener	X			☒ owned ☐ leased from _____
Underground Lawn Sprinkler				☐ automatic ☐ manual areas covered: _____
Septic / On-Site Sewer Facility	X			if yes, attach information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 7-16-08

Initialed by: Seller: WJ CA and Buyer: C

Page 1 of 5

Jun 09 09 09:36a

Walt Tsenhour

(512) 2732776

p.13

2187 HIGHWAY 290

MCDADE, TX 78650

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: Metal Age: 5 YEARS (approximate)

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

☐ yes ☒ no ☐ unknownAre you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): _____**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N
Basement		☒
Ceilings		☒
Doors		☒
Driveways		☒
Electrical Systems		☒
Exterior Walls		☒

Item	Y	N
Floors		☒
Foundation / Slab(s)		☒
Interior Walls		☒
Lighting Fixtures		☒
Plumbing Systems		☒
Roof		☒

Item	Y	N
Sidewalks		☒
Walls / Fences		☒
Windows		☒
Other Structural Components		☒

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		☒
Asbestos Components		☒
Diseased Trees: ☐ oak wilt ☐ _____		☒
Endangered Species/Habitat on Property		☒
Fault Lines		☒
Hazardous or Toxic Waste		☒
Improper Drainage		☒
Intermittent or Weather Springs		☒
Landfill		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒
Encroachments onto the Property		☒
Improvements encroaching on others' property		☒
Located in 100-year Floodplain		☒
Located in Floodway		☒
Present Flood Ins. Coverage (If yes, attach TAR-1414)		☒
Previous Flooding into the Structures		☒
Previous Flooding onto the Property		☒
Previous Fires		☒
Previous Use of Premises for Manufacture of Methamphetamine		☒

Condition	Y	N
Previous Foundation Repairs		☒
Previous Roof Repairs		☒
Other Structural Repairs		☒
Radon Gas		☒
Settling		☒
Soil Movement		☒
Subsurface Structure or Pits		☒
Underground Storage Tanks		☒
Unplatted Easements		☒
Unrecorded Easements		☒
Urea-formaldehyde Insulation		☒
Water Penetration		☒
Wetlands on Property		☒
Wood Rot		☒
Active infestation of termites or other wood- destroying insects (WDI)		☒
Previous treatment for termites or WDI		☒
Previous termite or WDI damage repaired		☒
Termite or WDI damage needing repair		☒

(TAR-1406) 7-16-08

Initiated by: Seller: Walt Tsenhour

and Buyer: _____

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Walt Tsenhour

(512) 2732776

p.14

2187 HIGHWAY 290

MCDADE, TX 78650

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. |
| ☐ | ☒ | 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): _____

(TAR-1406) 7-16-08

Initialed by: Seller: MT, CAO and Buyer: _____

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Walt Isenhour

(512) 2732776

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2187 HIGHWAY 290
MCDADE, TX 78650

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:

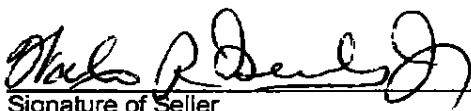
- ☒ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☒ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

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

Printed Name: **WALTER R. ISENHOUR**

6/18/09 
Date Signature of Seller

Printed Name: **CAROL ISENHOUR**

6/18/09
Date

(TAR-1406) 7-16-08

Initialed by: Seller:  and Buyer: _____

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Walt Tsenhour

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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: BLUE BONNET ELECT COOP Sewer: _____
- Water: _____ Cable: _____
- Trash: CAM DISPOSAL Natural Gas: _____
- Local Phone: VERIZON Propane: MAAS BUTANE
- (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 and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.

Signature of Buyer

Date

Printed Name: _____

Signature of Buyer

Date

Printed Name: _____