



Welcome to







CONTACT INFORMATION:

Bill Johnson & Associates Real Estate Company
420 East Main
Bellville, TX 77418

(979) 865-5466 (Office)
(281) 463-3791 (Houston Line)
www.bjre.com

Bill Johnson Real Estate Company



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



Price:	\$229,500
Type:	Residential (Farm-Ranch)
Address:	3021 Newsom Road- REDUCED!!
City/County:	BELLVILLE, Austin County
Bed/Bath:	3 Bed, 2 Bath
Size/Acreage:	~2,216 Sq. Ft., ~3.54 Acres
ID No.:	59777
Status:	Active

PRICED REDUCED!! SELLERS WILL CONSIDER ALL REASONALBE OFFERS!! SELLERS ARE MOTIVATED!!!

If you enjoy feeling the gentle Southern breeze brush across your face, as you either enjoy your first morning cup of coffee while watching the sun come up, or while relaxing underneath this shady covered back porch and carport areas in the afternoon while sipping on your favorite refreshment, then this is the place for you and your family!!

This charming custom 3 bedroom, 2 bath country home consisting of 2,216 sq. ft. living area and 4,208 sq. ft. under roof, was built in 2000 and is situated upon 3.541 acres off of Newsom Road in the Buckhorn Community. The home features open floor plan, reverse osmosis filter and water system, sprinkler system with tree drip watering system, and outdoor lighting system. The property features a driveway that is lined with grafted pecan trees. Easy access to Hwy 290 and 45 mintues to Houston. **The tax information is based off of the 3.541 acres parent tract.**

ADDITIONAL ACERAGE UP TO 11 ACRES AVAILABLE.

Please call Bill Johnson & Associates Real Estate Company to schedule an appointment at (979) 865-5466. Thank you for choosing Bill Johnson & Associates!

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

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

**Bill Johnson and Associates Real Estate Co.**

420 E. Main St., P.O. Box 294

Bellville, Texas 77418

979-865-5969 or 281-463-3791

979-865-5500 - fax

www.bjre.com

billjohnson@bjre.com

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

LOT OR ACREAGE LISTING

Location of Property: Bellville Hwy. 159E left on FM 1456, right on Newsom Rd. to property on right Listing #: 59777
 Address of Property: 3021 Newsom Road, Bellville Road Frontage Approx. 243.71'
 County: Austin Paved Road: ☐ YES ☒ NO For Sale Sign on Property? ☒ YES ☐ NO
 Subdivision: N/A Lot Size or Dimensions: 3.541 acres
 Subdivision Restricted: ☐ YES ☒ NO Mandatory Membership in Property Owners' Assn. ☐ YES ☒ NO

Number of Acres: 3.5410**Price per Acre (or)****Total Listing Price:** \$229,500.00**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: _____

Property Taxes: Year: 2009
 School: \$2,422.25
 County: \$734.75
 Fm Rd: \$274.45
 Hospital: \$118.24

TOTAL: (for 3.5+ acres and improvements) \$3,549.69Agricultural Exemption: ☒ Yes ☐ No**School District:** Bellville I.S.D.**Minerals and Royalty:** *Approximate*

Seller believes *See Mineral Sheet in File *Minerals
 to own: *Royalty
 Seller will None Minerals
 Convey: None Royalty

* Current title commitment to reflect mineral and royalty reservations *

Leases Affecting Property:Oil and Gas Lease: ☐ Yes ☒ No

Lessee's Name: _____

Lease Expiration Date: _____

Surface Lease: ☐ Yes ☒ No

Lessee's Name: _____

Lease Expiration Date: _____

Oil or Gas Locations: ☐ Yes ☒ No**Easements Affecting Property:** Name(s): _____

Pipeline: None

Roadway: None

Electric: San Bernard Electric Coop. (Underground)

Telephone: None

Water: Austin Co. Water Supply

Other: _____

Improvements on Property:Home: ☒ YES ☐ NO See HOME listing if Yes

Buildings: None

Barns: None

Others: None

Approx. % Wooded: 2% +/-

Type Trees: Pecan and Live Oak

Fencing: Perimeter ☐ YES ☒ NO

Condition: _____

Cross-Fencing: ☐ YES ☒ NO

Condition: _____

Ponds: Number of Ponds: N/A

Sizes: _____

Creek(s): Name(s): N/A**River(s):** Name(s): N/A**Water Well(s): How Many?**

See add. Information

Year Drilled: _____ Depth: _____

Community Water Available: ☒ YES ☐ NO

Provider: Austin County Water Corp.

Electric Service Provider (Name):

San Bernard Electric Co-Op

Gas Service Provider (Name):

N/A

Septic System(s): How Many: 1

Year Installed: 2000

Soil Type: Clayish Loam**Grass Type(s):** St. Augustine and Coastal**Flood Hazard Zone:** See Seller's Disclosure or to be determined by survey.**Nearest Town to Property:** Bellville

Distance: 8 miles

Approximate driving time to Houston: 40 minutes

Items specifically excluded from the sale:

Sellers personal property-furnishings, garage items.

Additional Information:

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HOME LISTING

Address of Home:	3021 Newsom Road, Bellville TX		Listing #:	59777
Location of Home:	Bellville Hwy. 159E, left on FM 1456, right on Newsom Rd. to property on right.			
County or Region:	Austin County	For Sale Sign on Property?	☒ YES	☐ NO
Subdivision:	N/A	Property Size:	3.541 Acres	
Subdivision Restricted:	☐ YES ☒ NO	Mandatory Membership in Property Owners' Assn.	☐ YES	☒ NO
Listing Price:	\$229,500.00			
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:	2000			
Lead Based Paint Addendum Required if prior to 1978:	☐ YES			
Bedrooms:	3	Baths:	2	
Size of Home (Approx.)	2,216	sq.ft. Living Area		
	4,206	sq.ft. Total		
Foundation:	☒ Slab	☐ Pier/Beam	☐ Other	
Roof Type:	Composition Year Installed: 2000			
Exterior Construction:	Frame with vinyl siding			
Room Measurements:	APPROXIMATE SIZE:			
Living Room	n/a			
Dining Room	n/a			
Kitchen:	23 x 12			
Family Room:	24 x 35			
Utility Room:	8 x 10			
Bath:	7 x 12	☒ Tub	☒ Shower	
Bath:		☐ Tub	☐ Shower	
Bath: Master	11 x 14	☒ Tub	☒ Shower	
Mast. Bedrm	15 x 20			
Bedroom:	12 x 19			
Bedroom:	12 x 19			
Bedroom:				
Game Room:	n/a			
Garage:	☒ Carport:	☒ No. of Cars:	4	
Size:	15 x 24/ 12 x 24	☒ Attached	☐ Detached	
Porches:				
Front: Size:	8 x 40 Covered			
Back: Size:	10 x 24 Covered			
Patio Size:	27 x 21	☐ Covered		
Deck: Size:	N/A	☐ Covered		
Fenced Yard:	N/A			
Outside Storage:	☐ Yes ☒ No	Size:		
Construction:				
TV Antenna	☒	Dish	☒	Cable

Home Features:

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

Items Specifically Excluded from The Sale: LIST:

Negotiable** Refrigerator, Glass Dining Room Table & Chairs
 China Cabinet in Dining Room

Heat and Air:

- | | | | | | | |
|-------------------------------------|------------------|------------------------------|--|----------|-------------------------------------|---|
| ☒ | Central Heat | Gas | ☐ | Electric | ☒ | 3 |
| ☒ | Central Air | Gas | ☐ | Electric | ☒ | 3 |
| ☐ | Other: | | | | | |
| ☒ | Fireplace(s) | Propane | | | | |
| ☐ | Wood Stove | | | | | |
| ☒ | Water Heater(s): | ☐ Gas | ☒ Electric | | | |

Utilities:

Electricity Provider: San Bernard Electric Co-Op
 Gas Provider: N/A
 Sewer Provider: Private Septic
 Water Provider: Austin County Water Supply
 Water Well: ☐ YES ☐ NO Depth: _____
 Year Drilled: _____
 Average Utility Bill: Monthly: \$170.00

Taxes:

2009 Year
 School: \$2,422.25
 County: \$734.75
 Road: \$274.45
 Hospital: \$118.24

Taxes:

\$3,549.69 *** On 3.5+ acres with imp.

School District:

Bellville I. S. D.

Additional Information:

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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 3021 Newsom Road
Bellville, TX 77418

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?
☐ 06-15-2009 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	✓		
Carbon Monoxide Det.		✓	
Ceiling Fans	✓		
Cooktop		✓	
Dishwasher	✓		
Disposal	✓		
Emergency Escape Ladder(s)		✓	
Exhaust Fans	✓		
Fences		✓	
Fire Detection Equip.	✓		
French Drain		✓	
Gas Fixtures		✓	

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

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

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

(TAR-1406) 1-01-10

Initialed by: Seller: [Signature] and Buyer: [Signature]

Page 1 of 5

Concerning the Property at _____

3021 Newsom Road
Bellville, TX 77418

Water supply provided by: ☐ city ☐ well ☐ MUD ☒ co-op ☐ unknown ☐ other: _____

Was the Property built before 1978? ☐ yes ☒ no ☐ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: Composition Age: 11 years (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		☒
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): N/A

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		☒

Concerning the Property at 3021 Newsom Road
Bellville, TX 77418

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

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.)

- ☒ 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.
- ☒ N Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
Name of association: N/A
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.
- ☒ N 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: N/A
- ☒ N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- ☒ N Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- ☒ N Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- ☒ N Any condition on the Property which materially affects the health or safety of an individual.
- ☒ N 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): N/A

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: N/A

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): N/A

**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.

Kimberlyn I. Womack 04-10-10
Signature of Seller _____ Date _____

Printed Name: Kimberlyn I. Womack

Signature of Seller _____ Date _____

Printed Name: Gerald W. Janczak

(TAR-1406) 1-01-10

Initialed by: Seller: KW, gy and Buyer: _____, _____

Page 4 of 5

Concerning the Property at _____

3021 Newsom Road
Bellville, TX 77418

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:
- | | |
|--|--------------------------------|
| Electric: <u>San Bernard Electrical Coop</u> | phone #: <u>979-865-3171</u> |
| Sewer: _____ | phone #: _____ |
| Water: <u>Austin County Water Supply Corp.</u> | phone #: <u>979-865-3052</u> |
| Cable: _____ | phone #: _____ |
| Trash: _____ | phone #: _____ |
| Natural Gas: _____ | phone #: _____ |
| Phone Company: <u>AT&T</u> | phone #: <u>1-800-288-2020</u> |
| Propane: <u>Bellville Butane</u> | phone #: <u>979-865-2698</u> |
- (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

Printed Name: _____

Date _____

Signature of Buyer

Printed Name: _____

Date _____



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

3021 Newsom Road
Bellville, TX 77418

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: FIELD LINES ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: IN THE BACKYARD AREA. ☐ Unknown

- (4) Installer: GALLE CONSTRUCTION ☐ Unknown
- (5) Approximate Age: 10 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? May 2009.
- (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

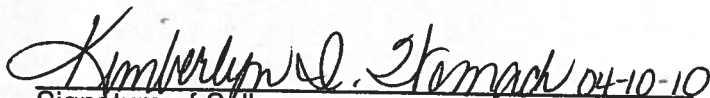
C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (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 ☒ INFORMATION
FILED AND AVAILABLE AT AUSTIN COUNTY COURTHOUSE.
- (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.



Signature of Seller Date
Kimberlyn I. Womack

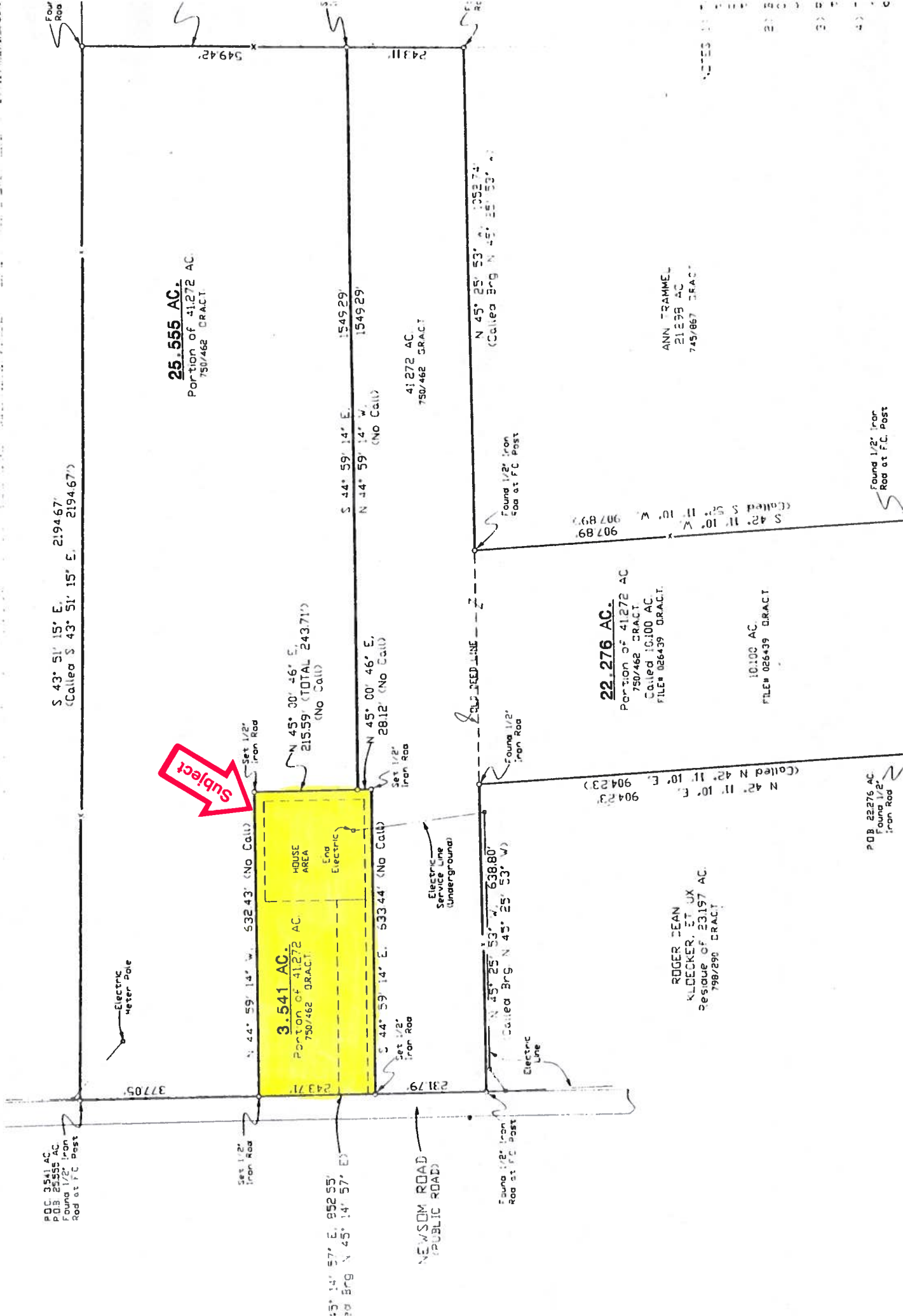


Signature of Seller Date
Gerald W. Janczak

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date



Subject

P.O.B. 3541 AC.
P.O.B. 2555 AC.
Found 1/2" Iron
Rod at F.C. Post

Electric
Meter Pole

Set 1/2"
Iron Rod

3.541 AC.
PORTION OF 41,272 AC.
750/462 GRAC.

HOUSE
AREA

S 43° 51' 15" E, 2194.67'
(Called S 43° 51' 15" E, 2194.67')

25.555 AC.
PORTION OF 41,272 AC.
750/462 GRAC.

End
Electric

Set 1/2"
Iron Rod

NEWSDOM ROAD
(PUBLIC ROAD)

Electric
Service Line
(Underground)

Found 1/2" Iron
Rod at F.C. Post

Electric
Line

ROGER DEAN
KLBECKER, ET UX
Residue of 23,197 AC.
798/290 GRAC.

N 42° 11' 10" E, 904.23'
(Called N 42° 11' 10" E, 904.23')

22,276 AC.
PORTION OF 41,272 AC.
750/462 GRAC.
Called 10,100 AC.
FILE# 026439 GRAC.

10,100 AC.
FILE# 026439 GRAC.

P.O.B. 22,276 AC.
Found 1/2" Iron
Rod

Found 1/2" Iron
Rod at F.C. Post

ANN TRAMMEL
21,295 AC.
745/867 GRAC.

N 45° 25' 53" E, 1052.72'
(Called BrG N 45° 25' 53" E, 1052.72')

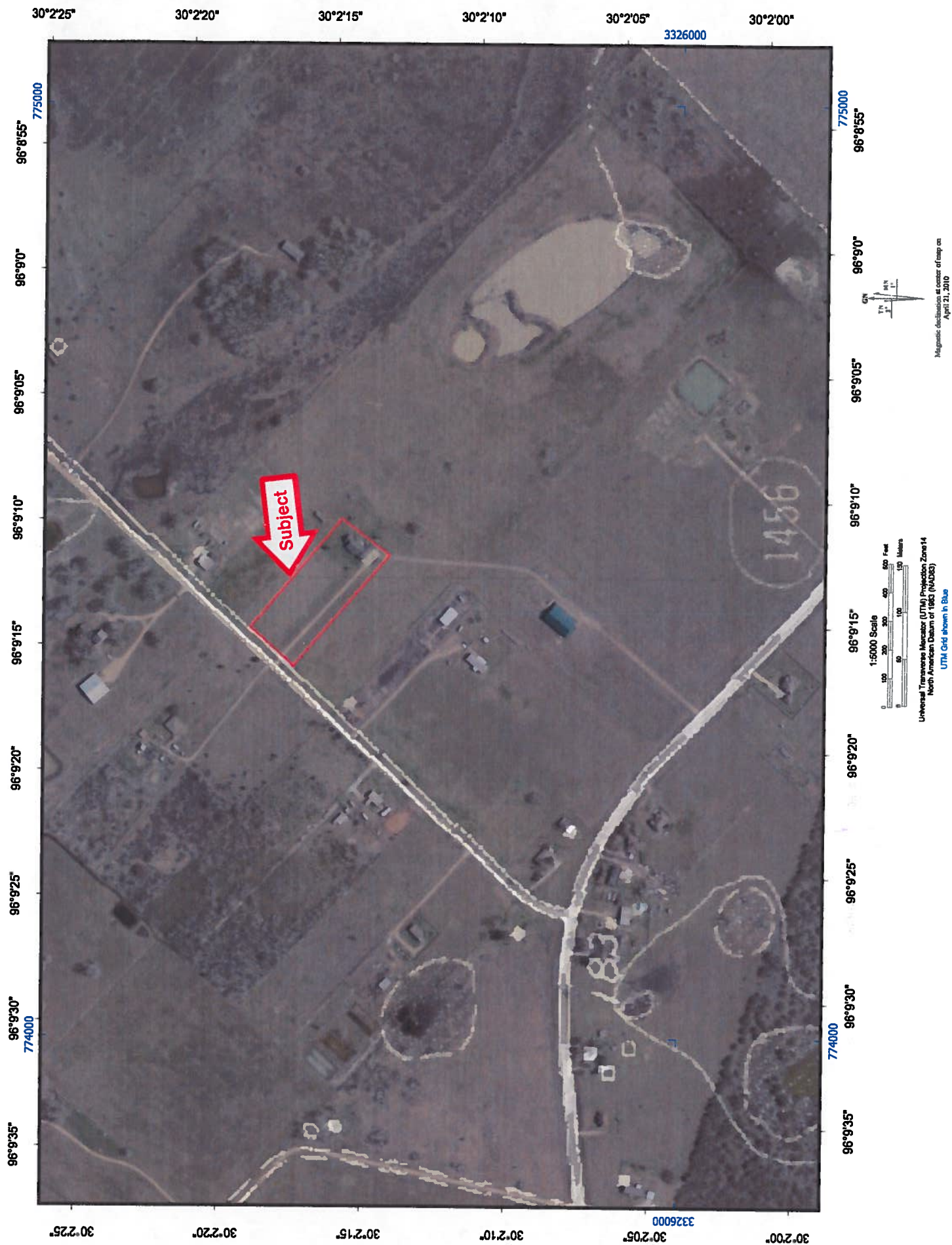
41,272 AC.
750/462 GRAC.

S 44° 59' 14" E, 1549.29'
N 44° 59' 14" W, 1549.29'
(NO CALL)

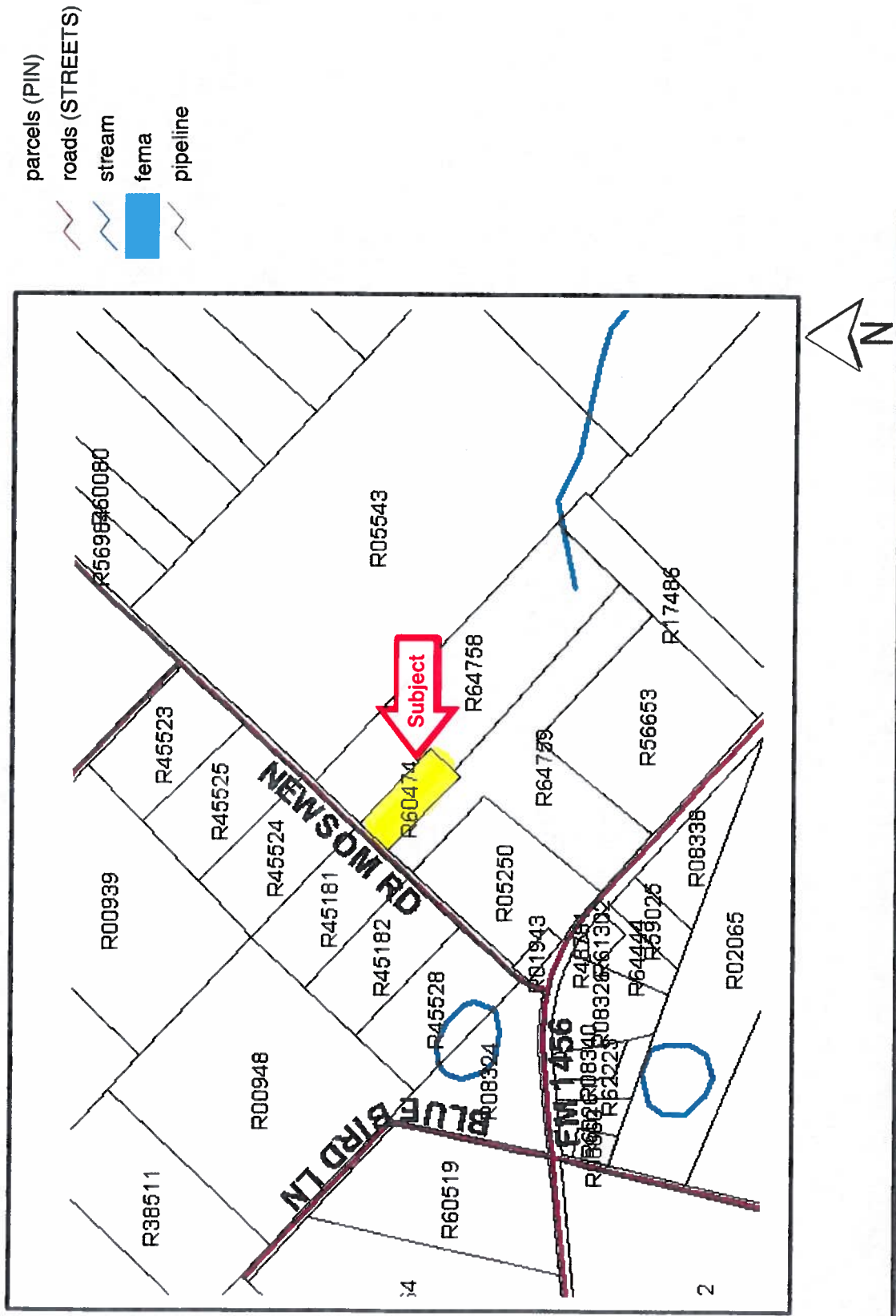
549.42'

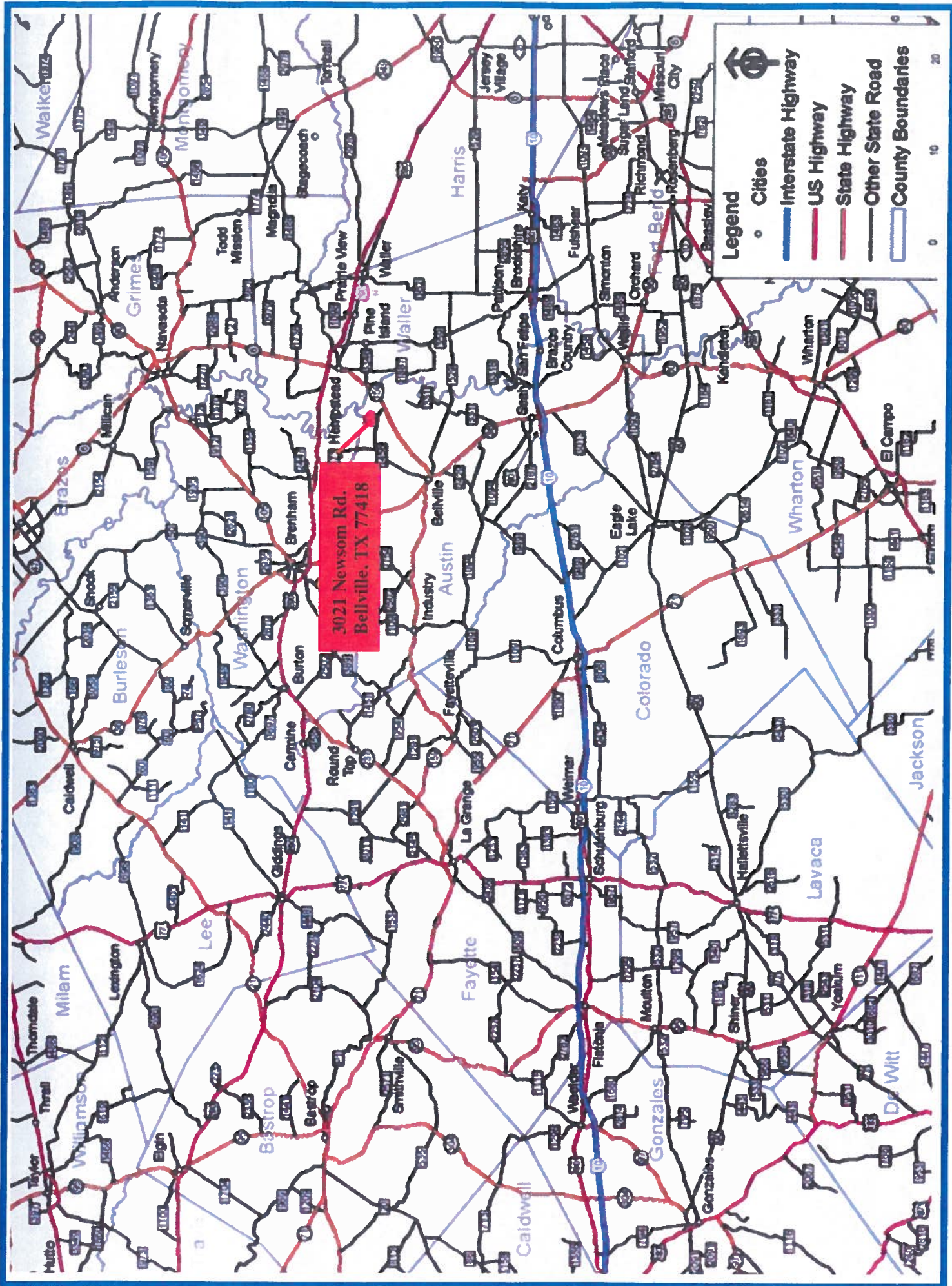
243.11'

Four
Rod



R60474 (Newsom Road)





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