

# **The Sandy Ranch**

**242 Gated,  
Game-Fenced  
Acres in the  
Heart of the  
Hill Country  
Featuring a  
5,474 SF Home,  
Spring-Fed  
Year-Round  
Creek and Manicured Fields of Native Grasses Filled with  
Mature Oaks and Elms**



**[www.DMTX.com](http://www.DMTX.com)**

**The Dave Murray Team  
Coldwell Banker United  
ph. 512-751-6060  
e-mail [dave@dmtx.com](mailto:dave@dmtx.com)**





# Sandy Ranch

## BLANCO COUNTY, TEXAS



**Land Description:** Manicured fields of native grasses filled with an incredible amount of mature oaks and elms highlight these 242 acres. Wet weather creeks have carved ravines revealing limestone outcroppings and cliffs on portions of the property. The centerpiece of the property is the dammed, spring-fed creek framing the back of the home. Intimes of severe drought, this creek is supplemented by its own 40 gpm well.

The property is gated and fully game fenced allowing for both native and exotic wildlife to flourish. Exotics on the property include elk, axis deer and llama. The property also features a number of white tail deer.

**Home Description:** The 5,474 SF custom Tuscan style home is centered around a rooftop waterfall cascading into the pool with spa and surrounded by covered patios. Cantera doors lead to the great room with fireplace and open to dining area with a wall of windows revealing the patios and pool. The oversized gourmet kitchen features a built-in Jennaire Fridge, 6 burner Jennaire range, granite counters, oak cabinets and big breakfast bar. One wing of the house is dedicated to the master suite and luxurious master bath with elevated jetted tub, walk-in shower, double vanity with landscape window and exercise room. The other wing features two bedrooms connected by a full bath. The home also features an oak paneled study with big windows and large closet. Attached to the home, but with separate entry, is a guest apartment with kitchen, living area, bedroom and bath.



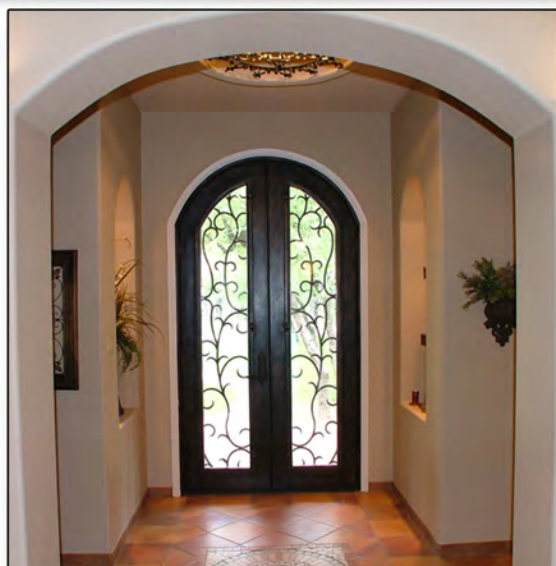
**Improvements:** Apart from game fencing, this property also features a 40 ft. x 80 ft. barn on slab including a guest apartment with bath and kitchen. There's plenty of room in the bright interior for equipment parking, storage and workshop space.

The property features 4 wells, septic and propane. It is currently ag exempt with cattle and goats on the property.

**Location:** Located in the Hill Country just outside of Johnson City on RR 1323, yards from the corner of RR 1323 and Hwy. 281. Approximately 1 hour to San Antonio, 50 minutes to downtown Austin, 40 minutes to the new Hill Country Galleria, 20 minutes to Fredericksburg, Marble Falls, Horseshoe Bay and conveniently located just 5 minutes north of Johnson City shops and restaurants.



# Sandy Ranch HOME PHOTOS





# Sandy Ranch

## LAND PHOTOS





# Sandy Ranch

## AERIAL PHOTO





# Sandy Ranch SURVEY

143 743 Ac.  
Stewart Black Wier  
Vol 124 Pg 333  
D.R.B.C.

398 845 Ac.  
Marshall Scott Wier  
Vol 125 Pg 243  
D.R.B.C.

BEGINNING  
HEREOF

BASE BEARING

SARTOLMI  
1857-1863  
SURVEY NO. 10

242 +/-  
ACRES

50 AC  
Bob H. Smith  
Vol 181 Pg 214  
D.R.B.C.

F.M. HIGHWAY NO. 1323

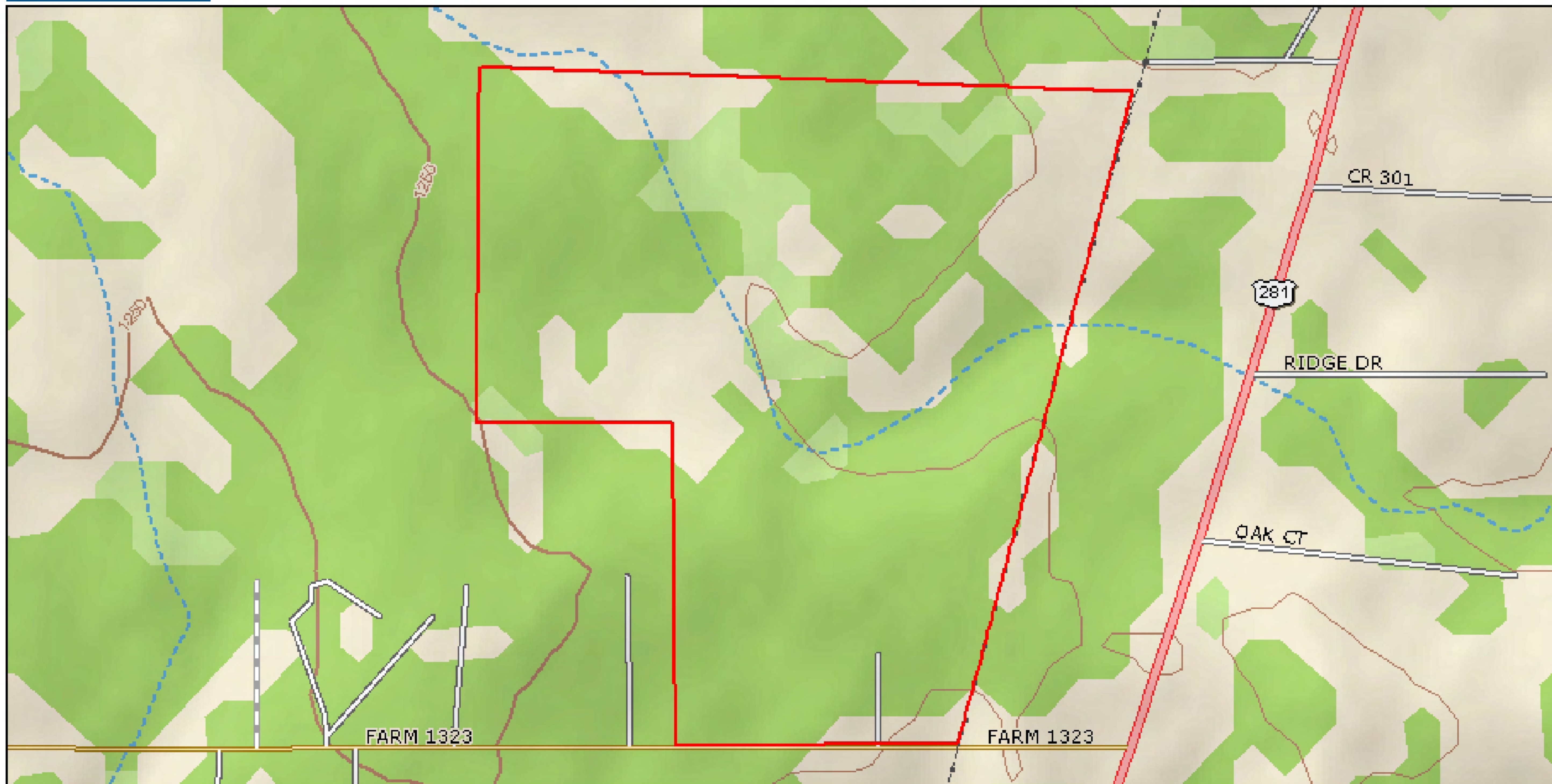
U.S. HIGHWAY NO. 281

SCALE 1" = 1000'  
LEGEND

- Iron Pin Found
- 1) Lone Highway Monument
- Pine Fence Post
- ( ) REFORM

STATE OF TEXAS:  
COUNTY OF BURNET:

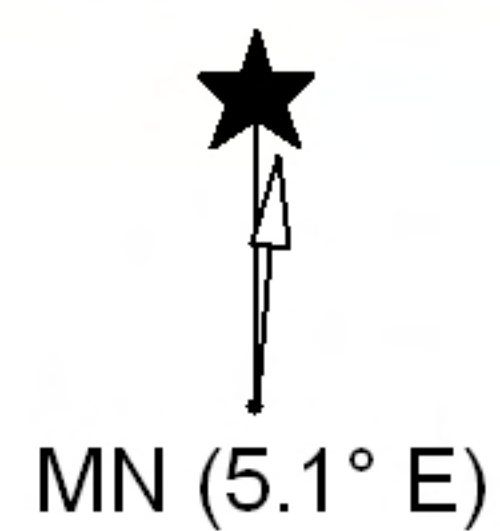




Data use subject to license.

© DeLorme. Topo USA® 8.

[www.delorme.com](http://www.delorme.com)





**Property Details Report**  
**282 Rr 1323**  
**Blanco County**

**Multiple Building Card Property Summary**

**Owner Info:**

Owner Name:	Tebben Larry	Tax Billing City & State:	Johnson City TX
Owner Name 2:	Tebben Elaine	Tax Billing Zip:	78636
Tax Billing Address:	Po Box 736	Tax Billing Zip+4:	0736

**Location Info:**

School District:	Johnson City ISD	Legal Description:	A0033 Survey 10 Bartholomew Baldez, Acres 277.25
MLS Area:	BL		

**Tax Info:**

Parcel ID:	R15646	Mileage Code:	GBL
Alt APN:	88810013817003	Tax Appraisal Area:	GBL
% Improv:	95%		

**Assessment & Tax:**

**Assessment**

Assessment Year	2006	2007	2008
Assessment Type	Certified	Certified	Certified
Mkt Value - Total	\$2,536,830	\$2,853,510	\$2,997,290
Mkt Value - Land	\$1,960,160	\$2,240,180	\$2,380,200
Mkt Value - Improved	\$576,670	\$613,330	\$617,090
Assd Value - Total	\$605,840	\$643,510	\$648,610
Assd Value - Land	\$576,670	\$30,180	\$31,520
Assd Value - Improved	\$29,170	\$613,330	\$617,090
Yr-to-Yr Assd Value Change (\$)		\$37,670	\$5,100
Yr-to-Yr Assd Value Change (%)		6.2%	0.7%

**Tax**

Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est.	2006	\$11,320			
Total Tax - Est.	2007	\$10,832	-\$488	-4.3%	
Total Tax - Est.	2008	\$10,744	-\$88	-0.8%	1.656400
County Of Blanco		\$2,240			0.345400
Blanco/Pedernales Uwcd		\$160			0.024600
N. Blanco Emerg Serv Dist		\$616			0.094900
Johnson City Isd		\$7,728			1.191500

**Characteristics:**

Universal Land Use:	Miscellaneous	Porch:	Covered Porch
State Land Use:	Acreage- Ag & Timberland	Patio Type:	Patio
Lot Acres:	277.25	Garage Type:	Attached Garage
Building Sq Ft:	5,747	Garage Sq Ft:	1230
Gross Bldg Area:	5,747	Roof Type:	Hip
Total Baths:	1	Roof Material:	Wood Shake
Full Baths:	1	Construction:	Stone
Bath Fixtures:	3	Exterior:	Stucco
Fireplaces:	1	Foundation:	Slab
Cooling Type:	Central	Pool:	Pool
Heat Type:	Central	Year Built:	2005

**Sales History:**

Buyer Name:	Tebben Larry & Elaine
Seller Name:	Owner Record
Document No:	171-270
Document Type:	Deed (Reg)

**Features:**

Extra Features



Description:	Sq Ft:	Number:	Width:	Depth:	Extra Fea Yr Blt:	Value:
Main Area					2004	461720
Attached Garage (2 Car)					2004	35760
Covered Porch					2004	3660
Covered Porch					2004	3920
Patio					2004	6990
Pool					2005	35000
Patio					2005	9540
Concrete Driveway					2005	14000

**Building 1 of 2****Owner Info:**

Owner Name:	Tebben Larry	Tax Billing Zip:	78636
Owner Name 2:	Tebben Elaine	Tax Billing Zip+4:	0736
Tax Billing City & State:	Johnson City TX		

**Location Info:**

School District:	Johnson City ISD	Legal Description:	A0033 Survey 10 Bartholomew Baldez, Acres 277.25
MLS Area:	BL		

**Tax Info:**

Parcel ID:	R15646	Mileage Code:	GBL
Alt APN:	88810013817003	Tax Appraisal Area:	GBL
% Improv:	95%		

**Assessment & Tax:****Assessment**

Assessment Year	2008
Assessment Type	Certified
Mkt Value - Total	\$2,997,290
Mkt Value - Land	\$2,380,200
Mkt Value - Improved	\$617,090
Assd Value - Total	\$648,610
Assd Value - Land	\$31,520
Assd Value - Improved	\$617,090
Yr-to-Yr Assd Value Change (\$)	\$5,100
Yr-to-Yr Assd Value Change (%)	0.7%

**Tax**

Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est.		\$10,832			
Total Tax - Est.	2008	\$10,744	-\$88	-0.8%	1.656400
County Of Blanco		\$2,240			0.345400
Blanco/Pedernales Uwcd		\$160			0.024600
N. Blanco Emerg Serv Dist		\$616			0.094900
Johnson City Isd		\$7,728			1.191500

**Characteristics:**

Universal Land Use:	Miscellaneous	Patio Type:	Patio
State Land Use:	Acreage- Ag & Timberland	Garage Type:	Attached Garage
Lot Acres:	277.25	Garage Sq Ft:	1230
Building Sq Ft:	5,747	Roof Type:	Hip
Gross Bldg Area:	5,747	Roof Material:	Wood Shake
Bath Fixtures:	3	Construction:	Stone
Fireplaces:	1	Exterior:	Stucco
Cooling Type:	Central	Foundation:	Slab
Heat Type:	Central	Pool:	Pool
Porch:	Covered Porch	Year Built:	2005

**Sales History:**

Buyer Name:	Tebben Larry & Elaine
Seller Name:	Owner Record
Document No:	171-270
Document Type:	Deed (Reg)



**Features:****Extra Features**

Description:	Sq Ft:	Number:	Width:	Depth:	Extra Fea Yr Blt:	Value:
Main Area					2004	461720
Attached Garage (2 Car)					2004	35760
Covered Porch					2004	3660
Covered Porch					2004	3920
Patio					2004	6990
Pool					2005	35000
Patio					2005	9540
Concrete Driveway					2005	14000

**Building 2 of 2****Owner Info:**

Owner Name:	Tebben Larry	Tax Billing Zip:	78636
Owner Name 2:	Tebben Elaine	Tax Billing Zip+4:	0736
Tax Billing City & State:	Johnson City TX		

**Location Info:**

School District:	Johnson City ISD	Legal Description:	A0033 Survey 10 Bartholomew Baldez, Acres 277.25
MLS Area:	BL		

**Tax Info:**

Parcel ID:	R15646	Mileage Code:	GBL
Alt APN:	88810013817003	Tax Appraisal Area:	GBL
% Improv:	95%		

**Assessment & Tax:****Assessment**

Assessment Year	2008
Assessment Type	Certified
Mkt Value - Total	\$2,997,290
Mkt Value - Land	\$2,380,200
Mkt Value - Improved	\$617,090
Assd Value - Total	\$648,610
Assd Value - Land	\$31,520
Assd Value - Improved	\$617,090
Yr-to-Yr Assd Value Change (\$)	\$5,100
Yr-to-Yr Assd Value Change (%)	0.7%

**Tax**

Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est.		\$10,832			
Total Tax - Est.	2008	\$10,744	-\$88	-0.8%	1.656400
County Of Blanco		\$2,240			0.345400
Blanco/Pedernales Uwcd		\$160			0.024600
N. Blanco Emerg Serv Dist		\$616			0.094900
Johnson City Isd		\$7,728			1.191500

**Characteristics:**

Universal Land Use:	Miscellaneous	Building Sq Ft:	5,747
State Land Use:	Acreage- Ag & Timberland	Gross Bldg Area:	5,747
Lot Acres:	277.25	Year Built:	2007

**Sales History:**

Buyer Name:	Tebben Larry & Elaine
Seller Name:	Owner Record
Document No:	171-270
Document Type:	Deed (Reg)

**Features:****Extra Features**

Description:	Sq Ft:	Number:	Extra Fea Yr Blt:	Value:
Barn			2007	46500





## TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2008

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 282 RR 1323  
JOHNSON CITY, TX 78636

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?  
☐ 4 yrs 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 <u>Spa yes</u>		✓	
Public Sewer System		✓	

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		✓	
Rain Gutters	✓		
Range/Stove	✓		
Roof/Attic Vents <u>Ridge Vents</u>		✓	
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	✓			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>3</u>
Evaporative Coolers		✓		number of units: _____
Wall/Window AC Units		✓		number of units: _____
Attic Fan(s)		✓		if yes, describe: _____
Central Heat	✓			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>3</u>
Other Heat	✓			if yes, describe: _____
Oven	✓			number of ovens: <u>1</u> <input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	✓			<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		✓		<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	✓			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	✓			number of units: <u>3</u> number of remotes: <u>2</u>
Satellite Dish & Controls	✓			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from <u>direct tv</u>
Security System <u>wired only</u>	✓			<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	✓			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: <u>3</u>
Water Softener	✓			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from _____
Underground Lawn Sprinkler		✓		<input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility	✓			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 7-16-08

Initialed by: Seller: JS ED and Buyer: \_\_\_\_\_

Page 1 of 5



282 RR 1323

JOHNSON CITY, TX 78636

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 tiles Age: \_\_\_\_\_ (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	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

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

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

Condition	Y	N	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Previous Foundation Repairs		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Previous Roof Repairs	<input checked="" type="checkbox"/>	
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>	Other Structural Repairs		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Underground Storage Tanks <u>propane tank</u>	<input checked="" type="checkbox"/>	
Landfill		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Water Penetration		<input checked="" type="checkbox"/>
Located in 100-year Floodplain <u>creek</u>		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Located in Floodway		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>	Active infestation of termites or other wood-destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>			

Selling House

(TAR-1406) 7-16-08

Initialed by: Seller: ZI, ED and Buyer: \_\_\_\_\_



282 RR 1323

Concerning the Property at JOHNSON CITY, TX 78636

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 ☐ voluntaryAny 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: AS, ED and Buyer: \_\_\_\_\_, \_\_\_\_\_

Page 3 of 5



282 RR 1323

Concerning the Property at JOHNSON CITY, TX 78636Section 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: \_\_\_\_\_

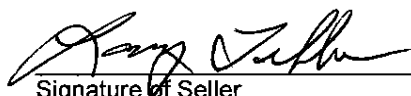
Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☒ unknown ☐ no ☐ yes. If no or unknown, explain.

(Attach additional sheets if necessary): I think the hard wired alarms comply, but am not familiar with chapter 766 requirements (25)

*\*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: LARRY TEBBEN

5-6-08

Date

Elaine Tebben 5-5-09

Signature of Seller

Date

Printed Name: ELAINE TEBBEN

(TAR-1406) 7-16-08

Initialed by: Seller: \_\_\_\_\_, \_\_\_\_\_ and Buyer: \_\_\_\_\_, \_\_\_\_\_

Page 4 of 5



282 RR 1323

Concerning the Property at JOHNSON CITY, TX 78636**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: PEC Sewer: septic  
 Water: well Cable: Direct TV  
 Trash: \_\_\_\_\_ Natural Gas: NA  
 Local Phone: verizon Propane: Johnson City Hydro Gas

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