



HICKORY CREEK RANCH

38 ACRE RANCH NEAR
LAKE TRAVIS FEATURING
500 FT. OF YEAR-ROUND
SPRING-FED HICKORY
CREEK, PANORAMIC HILL
COUNTRY VIEWS AND
BEAUTIFUL FIELDS OF
NATIVE GRASSES WITH
MATURE OAKS AND ELMS.



www.DMTX.com

THE DAVE MURRAY TEAM
COLDWELL BANKER UNITED
PH. 751-6060
E-MAIL. DAVE@DMTX.COM



HICKORY CREEK RANCH

BURNET COUNTY, TEXAS

LAND DESCRIPTION: THESE GATED 38 ACRES ARE SURROUNDED BY BLUFFS AND ROLLING HILLS. THE FRONT PASTURE FEATURES A STOCK POND AND FIELDS WITH FLOURISHING NATIVE GRASSES AND MATURE TREES. THE BACK HALF OF THE PROPERTY FEATURES A BLUFF OVERLOOKING A DEEP DRAW LEADING TO THE 500 FT. OF HICKORY CREEK. A HOME SITE FEATURING VIEWS OF BLUFFS AND HILLS AND AN EASY WALK TO HICKORY CREEK HAS BEEN CLEARED AND IS READY FOR YOUR DREAM HOME.

WATERFRONT DESCRIPTION: HICKORY CREEK RANCH FEATURES BOTH SIDES OF YEAR-ROUND HICKORY CREEK. A STRONG SPRING SPILLS INTO HICKORY CREEK, KEEPING WATER FLOWING CLEAN AND HELPING TO FORM A LARGE POOL, SUITABLE FOR SWIMMING AND FISHING, WHICH IS DAMMED BY A REINFORCED CONCRETE DAM.

HOME DESCRIPTION: SHADED BY BIG, MATURE OAKS, THE 1,100 SF RECENTLY BUILT "WEEKEND" HOME FEATURES HARDIPLANK SIDING AND A CARPORT. THE INTERIOR FEATURES CUSTOM TILE THROUGHOUT. BRIGHT LIVING AT ENTRY LEADS TO AN OPEN KITCHEN WITH BREAKFAST BAR. THE HOME ALSO INCLUDES TWO BEDROOMS AND A BATHROOM.

IMPROVEMENTS: THE PROPERTY IS FULLY FENCED AND GATED AT ENTRY. AN ELECTRIC FENCE SEPARATES THE FRONT CATTLE PASTURE FROM THE BACK ACREAGE. UTILITIES INCLUDE WELL, SEPTIC, ELECTRICITY AND PHONE. IT IS AG EXEMPT WITH CATTLE CURRENTLY ON THE PROPERTY.

LOCATION: LOCATED 10 MINUTES EAST OF MARBLE FALLS ON FM 1431 NEAR THE INTERSECTION OF FM 1431 AND FM 1174. IT IS APPROXIMATELY 10 MINUTES TO MARBLE FALLS, 20 MINUTES TO LAGO VISTA AND 45 MINUTES TO THE ARBORETUM AREA IN AUSTIN.

PRICING:

20 ACRES, HOME AND 500 FT. OF HICKORY CREEK OFFERED FOR \$499,900
ENTIRE 38 ACRES AND ALL IMPROVEMENTS FOR \$799,900

HICKORY CREEK RANCH

PHOTOS



HICKORY CREEK RANCH

PHOTOS



HICKORY CREEK RANCH

SURVEY

BURCKLIN ENGINEERING
916 BROADWAY
MARBLE FALLS, TEXAS 78654
(830)892-2231

REMAINDER OF 143.74 AC.
JOHN ROSS DICKENS, ET AL
VOL. 889 PG. 461 CORRC

12.03 AC
ELWAY, PHILLIPS, ET AL
VOL. 810 PG. 890 CORRC

13.00 AC
GARY P. HUNT, ET AL
VOL. 1080 PG. 258 CORRC

PORTION OF 13.86 AC
PERCE, ET AL
VOL. 1173 PG. 568 CORRC

PORTION OF 20.00 AC
PERCE, ET AL
VOL. 891 PG. 227 CORRC

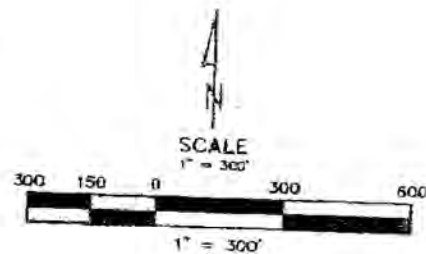
38 ACRES

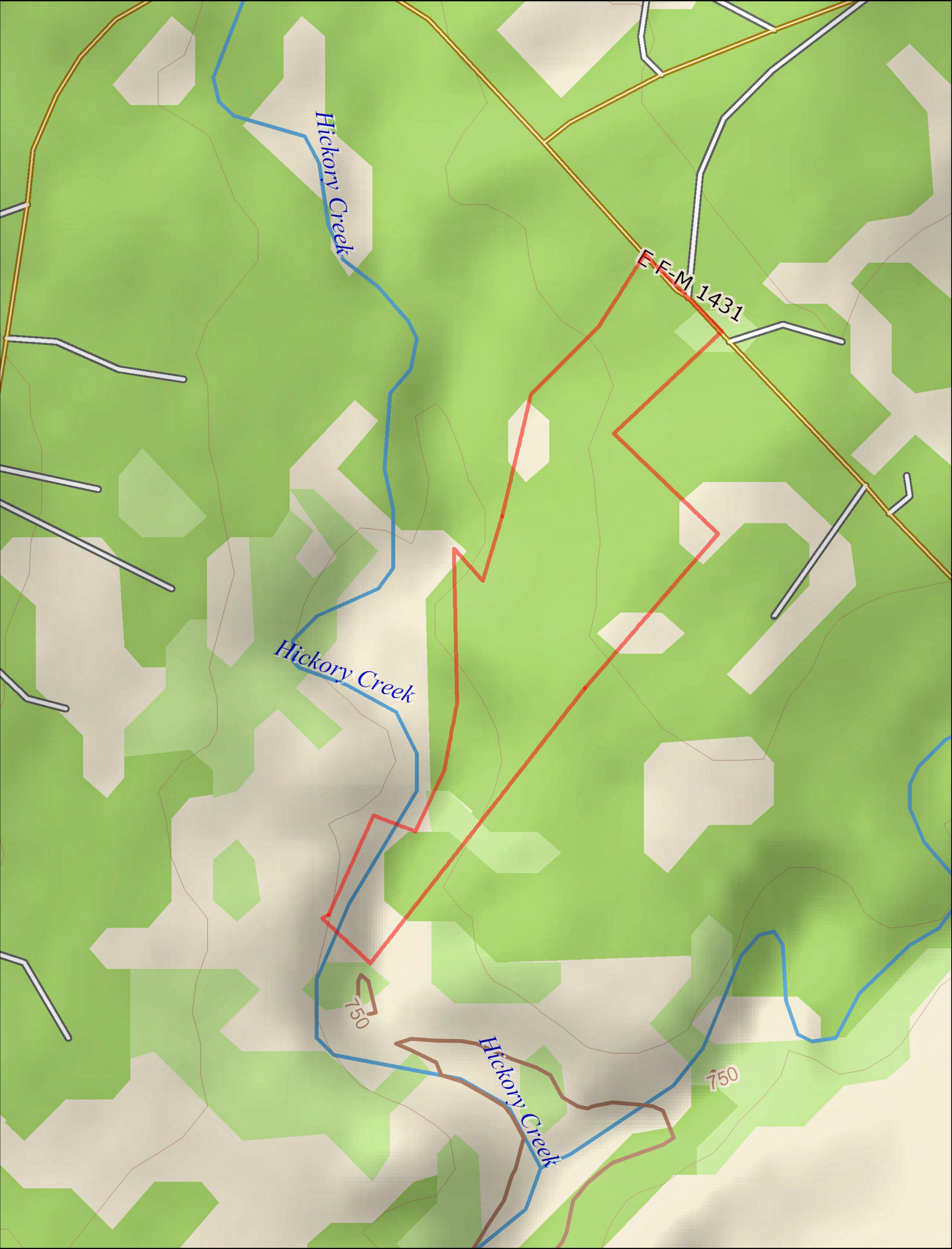
PORTION OF 142.74 AC.
JOHN ROSS DICKENS, ET AL
VOL. 889 PG. 461 CORRC

124.952 AC
GENEVA LAVERNE BIBLE
VOL. 139 PG. 554 CORRC

8.46 AC
BY FRANK, ET AL
VOL. 1188 PG. 103 CORRC

1.91 AC
HEATY, ET AL
VOL. 109 PG. 504 CORRC

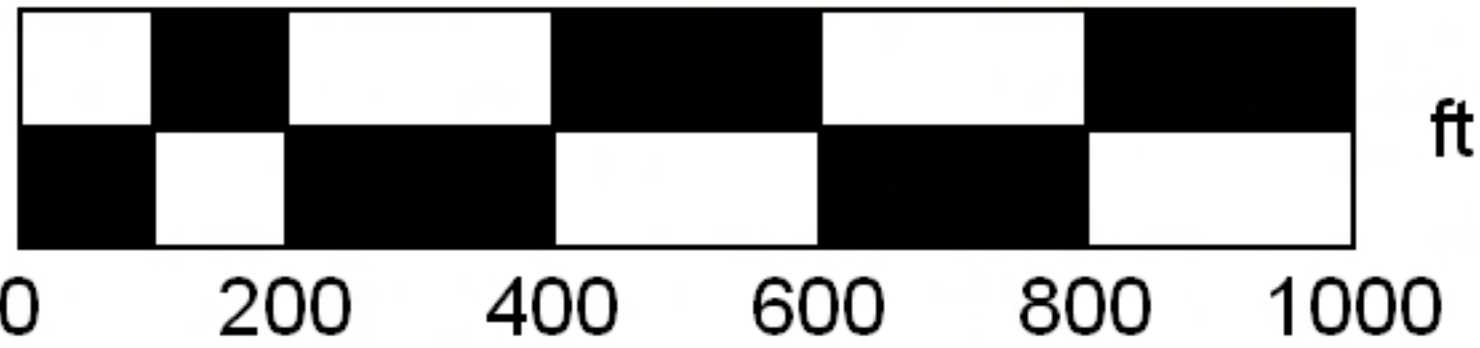




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ACTRIS/ABOR

Copy ML#

ML# **7793445** Area **BU** Region **Burnet/Llano** Status **A / FRM**
Label ListAgrTp **Exclusive Right to Sell** ListAgrDoc **T**
Address **13145 E Hwy 1431** \$/Acre **\$20,116.28** List Price **\$865,000**
County **Burnet** PID **B175900000004000**
City **Marble Falls** Zip **78654** Also Listed As
Subd **Gw Lewis Abs 1759 Surv** Mapsco **00 00** House **Y**
Legal **Abs A1759 G.w. Lewis, Tract And Abst 550 Henry LETJ** No
School **Marble Falls ISD** Elem A **Marble Falls** Elem B **Marble Falls**
Images **12** Middle **Marble Falls** JrHS **N/A**
9/Hs **N/A** SrHS **Marble Falls**

Farm Information

Acres **43.00** Grass Acres Fema **Partial** Farm
Wooded Natural Grass Acres Oper Endangered Species **No**
Cultiv Enclosed Acres Topo Cond
Tillab # Ponds **1** Soil Easements **Non Visible**
Roadfront # Wells **1** Crops View **Creek/Stream, Hill Country, Panorai**
Perimeter Fence **100% / Good** Depth Trees
Encl Fence **50% / Good** Fence **3 Strand** Mineral **Partial**
Dir **From Lago Vista, take FM 1431 West towards Marble Falls, Property on Left Just Before FM 1174**

Rem **Gated 43 acre ranch with 500 ft. of year-round, spring-fed Hickory Creek. Well manicured land features draws, ravines, bluffs and big oaks, elms, maples. Incredible views of surrounding Hill Country. Recently built 2/1 weekend home includes living, kitchen. Ag exempt. Electric cattle fencing separates pasture with stock pond from homesites. Creek is dammed on one end forming clean, clear pool for swimming and fishing. Homesite currently being cleared for your dream getaway or waterfront estate.**
Internet **Y/Y/Y/Y** WEB <http://www.dmtx.com>

Additional Information

Garage Improvements **Fenced, Septic System, Utilities-Electric, Well - Private**
Barns Bldgs Restrictions
Sheds Lease **None** Creek **Year-Round, Spring Fed**
Corral Documents **Aerial Photos, Deed Restrictions, Survey** Waterfront **Creek/Stream**

House Information

Property **House** #Stories **1** #Living Rooms **1** #Dining Rooms **0** #Beds **2** #Main **2** #Other **0** #Full Baths **1** #Half Bath **0**
Dining Disability SqFt **1100 /Builder** Disability
Const **HardiPlank Type** Faces \$/SqFt **786.36**
Foundation **Slab** Cond. YearBlt **2008 /Resale**
Floor **Hard Tile** Kitchen AddOn
Int Features

Ext Features

Potential Utilities Information

Heat **Central Heat,Electric** 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 **\$27** Tax Year **2008** Tax Rate % **1.63%** Preferred Title **D. Peek - Frst American**
Exemptions **Agricultural** Buyer Incntive Sell **Cash, Conventional**

Office Information

Listing Agent **340639 Dave Murray** Agent Phone **512-751-6060** Fax **512-691-6797** List Date **05/13/2009**
Listing Office **024R01 Coldwell Banker United REALTOR** Office Phone **512-343-7500** Ex. **109** Exp Date **05/31/2010**
2nd Listing Agent LA2 Phone Lckbx **COMBOLBX**
Owner **Lance & Mandee Poling** Owner Phone **000-0000**
Occ Phone **000-0000** Occ Other Phn Show Instructions **Appt w/ Agent** ADOM **0**
Misc Subagent **0.00%** Buyers Agent **3.00%** Bonus to Buyers Agent Sign **Y** Intermediary CDOM **0**
Agent Email dave@dmty.com

OD

Repairs

Bpts

OLP **\$865,000**

Prepared by: Dave Murray

Property Details Report
E Side Hwy 1431
Burnet County

Owner Info:

Owner Name:	Poling Lance	Tax Billing City & State:	Lago Vista TX
Owner Name 2:	Poling Mande	Tax Billing Zip:	78645
Tax Billing Address:	Po Box 4521	Tax Billing Zip+4:	0053

Location Info:

School District:	Marble Falls ISD	Subdivision:	Gw Lewis Abs 1759 Surv 108
MLS Area:	BU	Legal Description:	Abs A1759 G.w. Lewis, Tract And Abst 550 Henry Lewis, 19.5 Acres

Tax Info:

Parcel ID:	B1759000000004000	Tax Appraisal Area:	GBU
Mileage Code:	GBU		

Assessment & Tax:

Assessment

Assessment Year	2006	2007	2008
Assessment Type	Certified	Certified	Certified
Mkt Value - Total	\$49,969	\$65,712	\$107,250
Mkt Value - Land	\$49,969	\$65,712	\$107,250
Assd Value - Total	\$1,082	\$1,082	\$1,626
Assd Value - Land		\$1,082	\$1,626
Assd Value - Improved	\$1,082		
Yr-to-Yr Assd Value Change (\$)			\$544
Yr-to-Yr Assd Value Change (%)			50.2%

Tax

Jurisdiction	Tax Year	Tax Amount	Chg (\$)	Chg (%)	Tax Rate
Total Tax - Est.	2006	\$20			
Total Tax - Est.	2007	\$18	-\$2	-9.8%	
Total Tax - Est.	2008	\$27	\$9	50.0%	1.631400
Burnet County		\$5			0.327700
Burnet County Special		\$1			0.035000
Marble Falls Isd		\$20			1.255000
Water Cons Dist Of Central Tx		\$0			0.013700

Characteristics:

Universal Land Use:	Agricultural Land	Lot Acres:	19.5
State Land Use:	Acreage- Ag & Timberland		

Last Market Sale:

MLS Sold Date:	06/30/2008	MLS #:	4166177
MLS Sold Price:	\$500,000		

Sales History:

Recording Date:	06/30/2008
Buyer Name:	Poling Lance & Mande
Seller Name:	Szabo Peter F & Jeanette L
Document No:	7058
Document Type:	Warranty Deed

Mortgage History:

Mortgage Date:	06/30/2008
Mortgage Amt:	\$400,000
Mortgage Lender:	Security St Bk&Tr
Mortgage Type:	Conventional

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.

Property Details Report

Burnet County

Owner Info:

Owner Name:	Poling Lance	Tax Billing City & State:	Lago Vista TX
Owner Name 2:	Poling Mandee	Tax Billing Zip:	78645
Tax Billing Address:	Po Box 4521	Tax Billing Zip+4:	0053

Location Info:

School District:	Marble Falls ISD	Legal Description:	Abs A1704 G.w. Lewis, Tract Various Abstracts, 18.5 Acres
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Tax Info:

Parcel ID:	B170400000004000	Tax Appraisal Area:	GBU
Mileage Code:	GBU		

Assessment & Tax:**Assessment**

Assessment Year	2008
Assessment Type	Certified
Mkt Value - Total	\$101,750
Mkt Value - Land	\$101,750
Assd Value - Total	\$1,543
Assd Value - Land	\$1,543

Tax

Jurisdiction	Tax Year	Tax Amount
Total Tax - Est.	2008	\$25

Characteristics:

Universal Land Use:	Agricultural Land	Lot Acres:	18.5
State Land Use:	Acreage- Ag & Timberland		

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.



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT

0 E SIDE HWY 1431
MARBLE FALLS, TX 78654

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Conventional Septic drain field ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: approx. 50 ft. S.W. of house ☐ Unknown
- (4) Installer: Jimmy Burnett Excav. ☐ Unknown
- (5) Approximate Age: 1 yr. ☐ 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? 12/11
- (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 ☒ permitted with Burnett County
- (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 [Signature]

Page 1 of 2

Coldwell Banker United REALTOR 8600 Brodie Lane Austin, TX 78745

Phone (512) 691 - 6700

Fax: (512) 691 - 6707

John Howell

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Poling Ranch

Information about On-Site Sewer Facility concerning

13775 East 8th St
 0-E SIDE HWY 1431
 MARBLE FALLS, TX 78654

- 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
 LANCE POLING

Date

Signature of Seller
 MANDEE POLING

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

(TAR-1407) 1-7-04

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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

17705 E. O-E-SIDE HWY 1431
MARBLE FALLS, TX 78654

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"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Det.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Emergency Escape Ladder(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exhaust Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Detection Equip.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
French Drain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Item	Y	N	U
Gas Lines (Nat/LP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hot Tub	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intercom System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Grill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patio/Decking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plumbing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Maint. Accessories	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

(TAR-1406) 7-16-08

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

Page 1 of 5

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Jean Howell

Phone: (512) 691-6799 Fax: (512) 691-6797
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Poling Ranch

13145th W. HWY 1431
Q-E SIDE HWY 1431
MARBLE FALLS, TX 78654

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: 30 year shingles Age: 12 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		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

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

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

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

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

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <input checked="" 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 <u>creek #</u>		<input checked="" type="checkbox"/>
Located in Floodway <u>creek #</u>		<input checked="" type="checkbox"/>
Present Flood Ins. Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

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

(TAR-1406) 7-16-08

Initialed by: Seller: MS

and Buyer: _____

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Pricing Ranch

13145 6431
 1000 E SIDE HWY 1431
 MARBLE FALLS, TX 78654

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

Initiated by: Seller: _____

and Buyer: _____

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Concerning the Property at

13145 East
 9-E SIDE HWY 1431
 MARBLE FALLS, TX 78654

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
2008	Home Condition	Bob Rogers PTS	—
2008	Septic	Boyd Co.	—

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: Plant Station / garden

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: LANCE POLING

Date

Signature of Seller

Printed Name: MANDEE POLING

Date

(TAR-1406) 7-16-08

Initialed by: Seller: LPand Buyer: MP

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13143 6.25 528
 O-E-SIDE HWY 1431
 MARBLE FALLS, TX 78654

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: P.L.C. Sewer: Separate
 Water: Well Cable: Dish Network
 Trash: N/A Natural Gas: N/A
 Local Phone: N/A Propane: N/A
- (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: _____	

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Peking Ranch