

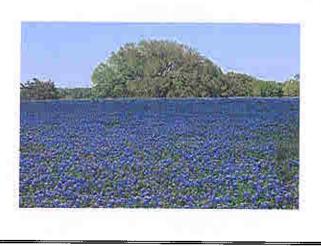
BILL JOHNSON AND ASSOC. REAL ESTATE CO.

420 E. Main St., Beliville FM 1094 at Cedar St., New Ulm Beliville - 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: billiohnson@bjre.com

6006 FM 1457



More Photos

ID: 51818

Residential (Farm-

Type: Ranch)

Status: Active

City: SHELBY

County: Austin
Price: \$3,500,000

Acreage: 308.81

School

Dist: Bellville ISD Taxes: \$2.515.81

Financing: Cash - Conventional -

Map of SHELBY

Contact the Agent

Email this Listing

One of the most spectacular views in Austin County. Great ranch for cattle and horses plus excellent hunting and fishing. Must see to appreciate. An adjoining 47.5-acre tract also available. SHOWN BY APPOINTMENT ONLY. BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.

Improvements:

6 Bedrooms - 5 Bathrooms - Approx. 5000 Sq Ft - Multi-level Floor - Other Exterior - Composition Roof - Age Range: 5-20 Yrs - Well - Septic - Formals - Fireplace - CHA - Barns - Additional House

Land Features:

Maint. Fees: \$0 - Paved Road Frontage - Farm to Market Road Frontage - Agricultural Lease - 2+ Acre Lake - Pond - Partially Wooded - Open - Rolling - Improved Pasture

Directions: Call Bill Johnson Office at 979-865-5969 in Bellville or 979-992-2636 in New Ulm.

Previous Page

Listing Detail

Member Only Information

Office Notes:



Previous Page

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7



Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville, TX 77418

FM 1094 @ Cedar St., New Ulm, TX 78950 979-865-5969 or 281-463-3791 - Bellville 979-992-2636 or 281-220-2636 - New Ulm

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, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

,		. S WISICITY, MICT	LOT OF AC	ONDITION OF ANY PRO	OPERTY DESCRIBED HEREIN.	OK WITH RESPEC	OT TO THE SUITABILITY, USEABILITY,
Location of Property:	Near inte	rsection of F	M 389 & FM 3	REAGE LIS 1457 at Shelby	STING		
Address of Property:	6006 FM 14	57, Round Top	D. TX 78954	1457 at Shelby		Listing	<u>) #: 5</u> 1818
County:	Austin		Paved Ro	ad: VES	Road Fron	tage	1352.38ft.
Subdivision:	N/A				NO For Sale Sign on P	roperty?	VEC / NO
Subdivision Restricted:	YES	☑ NO	Mandai	ory Membership i	ot Size or Dimension Property Owners' Assr		
Number of Acres:	308.8134					^{1.} □YES	✓NO
Price per Acre (or)	300.0134			Improvem	ents on Property:		
Total Listing Price:	00 -00 00			Home:	☑YES ☐NO	Son HOI	IAP 11-41
Terms of Sale:	\$3,500,000	2.00		Buildings:		See HOP	WE listing if Yes
Cash:		r			Two Residences		
Seller-Finance:		YES	□NO	Barns:			
SellFin. Term	IS:	YES	☑ NO	 	Large Metal Barr	w/Resider	nce
Down Payme				Others:			
Note Period:	•			- 	Cattle Pens		
Interest Rate:				Approx. % \	Mondadi		
Payment Mod		Qt.	S.A. Ann	Type Trees:		30%	
Balloon Note:		□n	0	Fencing:	, - 5 and 1 1 100	KDerry ✓ YES	T
	Nu	mber of Yea	ırs:		Condition:	Good Cood	NO
Property Taxes:						✓ YES	□NO
School: \$	-	<u>_</u>	2008		Condition:	Good	□ NO
County: \$			1,758.16		Number of Ponds	: 6	
FM/Rd/Br.: \$			480.61 178.14	Sizes		"	
Hospital: \$		 	98.90	Creek(s):	Name(s):	NONE	
City: \$			- 50.30	River(s):	No. ()		
TOTAL: \$			2,515.81	TAVOIS).	Name(s):	NONE	
Agricultural Exemption: School District: B	✓ Yes	No		Water Well(s): How Many?	ONE	
Minerals and Royalty:	eliville		I.S.D.	Year Drilled:	197	ONE Don't	do 4004
Seller believes 50%				Community	Water Available:	5 Dept □YES	
to own: 50%			*Minerals	Provider:			☑ NO
Seller will Negotiable			*Royalty	Electric Serv	ice Provider (Nam	e):	
Convey: Negotiable	<u> </u>		_ Minerals _ Royalty	Fayette Electi	ric Coop.		
* Current title commitment to reflect	nineral and ro	valty reservation	INOyally	NONE	Provider (Name):		
Leases Affecting Property		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	j		-/->-		
Oil and Gas Lease: Yes		☑ No	J	Year Installed:	n(s): How Many: 1983, 2003, 2003	Three	
Lessee's Name:						Diit-	
_ease Expiration Date:					Sand, Sandy Loam Bajia, Coastal, Ang	, Blackland	A Nati
Surface Lease: Yes				Flood Hazard 2	one: See Seller's D	ischeure er	tem, Native
	bby Rinn	☐ No					termined by survey.
		(Oral Lease	,	<u>Nearest Town</u>	to Property:	Shelby Shelby	commed by survey.
Oil or Gas Locations:	□ Ye			Distance: 0	One Mile		
asements Affecting Prope		me(s):		Oriving time from I	-louston	1 H, 20 M	
'ipeline: NONE				tems specifica	ily excluded from the	e sale:	
Roadway: NONE			 ;	oremises.	ersonal property loc	ated on the	subject
lectric: Fayette Electric	Соор.			Additional Info	arm of in		
elephone: AT&T				surface control	owned -	Seller will c	onvey all surface
/ater: NONE NONE				historical man	rker on the property	morter #	
	A 100			helby (and so	n James) for whom	Shelby is a	graves of David
BILL JOHNSON A ACCOM	IND ASSO	CIATES F	LEAL ESTAT	- ('/ IDAL) A KI	V 14/11 00		IVED IC
ACCON	IPANIED	BY HIS OF	R HER AGEN	NT AT ALL P	ROPERTY SHOV	VINCE VINCE	11 EK 19
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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 HOME LISTING (LARGE HOUSE) Address of Home: 6006 FM 1457, Round Top, TX 78954 Listing #: 51818 Near Intersection of FM 389 & FM 1456 near Shelby, Austin County Location of Home: County or Region: Austin For Sale Sign on Property? YES √ NO Subdivision: N/A Property Size: 308.8134 Acres Subdivision Restricted: YES ΩNO Mandatory Membership in Property Owners' Assn. YES ☑ NO Listing Price: \$3,500,000.00 **Home Featues Terms of Sale** $\overline{\mathbf{A}}$ Ceiling Fans Cash: √ YES. Пио ✓ Dishwasher Seller-Finance: YES ☑ NO Garbage Disposal Sell.-Fin. Terms: **V** Microwave (Built-In) Down Payment: **~** Kitchen Range (Built-In) Gas Electric Note Period: Other interest Rate: Items Specifically Excluded from The Sale: LIST: Payment Mode: Mo. Ot The old spanish bell near the main house does not convey. ___ S.A. Ann. Balloon Note: YES □ NO Number of Years: Heat and Air: Size and Construction: V Central Heat Gas Electric < Year Home was Built: 1995 1 Central Air Gas Electric 🗸 Lead Based Paint Addendum Required if prior to 1978: YES Other: Bedrooms: 3 Bath: 1 1/2 Fireplace(s) Size of Home (Approx.) Living Area 1287 Wood Stove Total 1313 Water Heater(s): Gas ✓ Electric Foundation: Slab Pier/Beam Other Roof Type: Composition Year Installed: Utilities: **Exterior Construction:** 1987 Electricity Provider: Fayette Elec Coop Gas Provider: NONE Room Measurements: **APPROXIMATE SIZE:** Sewer Provider: NONE Living Room: 18 X 18 Water Provider: NONE Dining Room: Water Well: YES NO Depth: 220' Kitchen: 11 X 17 Year Drilled: Reworked 2002 Family Room: Average Utility Bill: Monthly: \$200.00 Utility Room: 4 X 5 Bath: Tub Shower Taxes: Year 2008 Bath: (1/2) 4 X 5 ___ Tub Shower School: \$1,758.16 Mster Bath: 5 X 8 **∠** Tub ✓ Shower County: \$480.61 Mstr Bdrm; 13 X 19 FM/Rd/Br: \$178.14 Bedroom: 12 X 12 Hospital: \$98.90 7 X 15 Bedroom: City: Bedroom: Taxes: \$2,515.81 Other: School District: Bellville ISD Garage: Carport: No. of Cars: Size: Attached Detached Additional Information: Porches: Front: Size: Side: Size: Deck: Size: 12 X 36 Covered Deck: Size: Covered Fenced Yard: Outside Storage: Yes V No Size: Construction: TV Antenna Dish 7 Cable

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



6006 FM 1457

Shelby, TX



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.

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

CONCERNING THE PROPERTY AT

Don Cornett

AGENI.											SELLER'S AGENTS, OR AN	Y (TTC	HEF
Seller	ccu	pying th	e Pro	oper or [ty. I	If unoccupied (by Se ever occupied the Pro	ller) oper	, ho rty	ow lo	ong	since Seller has occupied the	Pro	ope	rty?
Section 1. The Propert	ty h	as the i	item:	s ma	arke to be	ed below: (Mark Ye e conveyed. The contro	s (Y act v	'), N vill d	lo (l leter	N), c	or Unknown (U).) e which items will & will not conve	y.		
Item	Υ	N U		Iten			Y	$\overline{}$	U		Item	Y	N	U
Cable TV Wiring				Gas	Lir	nes (Nat/LP)	1	1			Pump: sump grinder	Ė		Ť
Carbon Monoxide Det.				Hot	Tu	b	/				Rain Gutters		V	╁
Ceiling Fans	V			Inte	rco	m System					Range/Stove		1/	\vdash
Cooktop	V			Місі	ow	ave	V				Roof/Attic Vents		V	╁
Dishwasher	V			Out	doo	r Grill	V				Sauna			ケ
Disposal		V		Pati	o/D	ecking	V				Smoke Detector	i /		
Emergency Escape		//		Plur	nbir	ng System					Smoke Detector - Hearing	-		_
Ladder(s)		V					/				Impaired		1	
Exhaust Fans	V			Poo	1			1		Ì	Spa		1/	•
Fences		V	L	Poo	ΙEc	uipment	T	/			Trash Compactor			
Fire Detection Equip.		V		Poo	Ma	aint. Accessories				l	TV Antenna			
French Drain		V		Poo	Не	eater		1	,	ı	Washer/Dryer Hookup	1		
Gas Fixtures		V		Publ	ic S	Sewer System		\checkmark			Window Screens		V	
Item		******	V	N	11	T		Λ.	44:4	ion	al Information			
Central A/C			V	/ 	<u> </u>	☑ electric ☐ gas	m.							\dashv
Evaporative Coolers			+	n		number of units:	- 110	arrib	ים כו	n ui	iits.		—	
Wall/Window AC Units		,	1/	7-		number of units:	1							\dashv
Attic Fan(s)				//	-	if yes, describe:							\dashv	
Central Heat	-		V		-	☑ electric ☐ gas number of units:								
Other Heat			Ť	1		if yes, describe:								
Oven			1/		_	number of ovens:							╡	
Fireplace & Chimney			<u> </u>	1		☐ wood ☐ gas log	_							_
Carport				1		☐ attached ☐ no								╡
Garage				7		☐ attached ☐ no								\dashv
Garage Door Openers				V		number of units:			-		number of remotes:			一
Satellite Dish & Controls Downed leased from							\dashv							
Security System							\dashv							
Water Heater							7							
Water Softener								\dashv						
Underground Lawn Sprinkler							=-							
Septic / On-Site Sewer Fa			1		7						n-Site Sewer Facility (TAR-14	<u> </u>		-
ΓAR-1406) 7-16-08		Initia	led h	1 - (ر مالم:	. 5117/		. ,						
ll Johnson & Associates Real Estate 420 E Mair	- n-u			/y. C	CHE	" - AB	&		•	'er:) 865-5		-	1 of	

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and Buyer:

Initialed by: Seller:

(TAR-1406) 7-16-08

Page 2 of 5
Bruce Interest

Con	cern	ing the Property atShelby, TX
if the	e ans	swer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
WILL	cn n	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repa as not been previously disclosed in this notice? yes no if yes, explain (attach additional sheets ry):
Sect	tion :	5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are.)
<u>Y</u>	N	Room additions, structural modifications, or other alterations or repairs made without necessary permits or no in compliance with building codes in effect at the time.
	a'	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: \(\precedit \) mandatory \(\precedit \) voluntary. Any unpaid fees or assessment for the Property? \(\precedit \) yes (\$) \(\precedit \) no If the Property is in more than one association, provide information about the other associations below attach information to this notice.
	z	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interes with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe:
3 6	a	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	र्ष्र	Any lawsuits or other legal proceedings directly or indirectly affecting the Property.
] 6	⊴	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
∃ €	4	Any condition on the Property which materially affects the health or safety of an individual.
) (र्ज ज	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).
fthe	answ	ver to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
TAR-	-1406	6) 7-16-08 Initialed by: Seller: and Buyer: Page 3 of 5

Concerning the Pro	perty at		6006 FM 1457 Shelby, TX	
Section 6. Seller	☐ has ☐ has	not attached a survey of th	e Property.	
regularly provide	inspections and	rs, have you (Seller) receiv who are either licensed ares, attach copies and comple	s inspectors or otherwis	ion reports from persons whose permitted by law to perform
Inspection Date	Туре	Name of Inspector		No. of Pages
Note: A buye Pr	er should not re operty. A buyer	ly on the above-cited repo should obtain inspections	rts as a reflection of the from inspectors chosen	current condition of the by the buver.
		ion(s) which you (Seller) cu □ Serior Citizen		-
		☑ Agricultural	☐ Disabled Veter	an
☐ Other:			Unknown	
'equirements of Ch	lapter 766 of the	Health and Safety Code?*	□ unknown 457no □	nce with the smoke detector yes. If no or unknown, explain.
smoke detect which the dw know the building local building A buyer may of the buyer's evidence of the buyer may specifies the	tors installed in a selling is located, a ding code require official for more is family who will repeating impairs a written relocations for installed.	nd Safety Code requires on accordance with the requirer including performance, locate aments in effect in your area information. In install smoke detectors for a seside in the dwelling is hear ment from a licensed physici quest for the seller to instabiliation. The parties may again moke detectors to install.	nents of the building code fon, and power source required in you may check unknow the hearing impaired if: (1) ing-impaired; (2) the buye an; and (3) within 10 days the smoke detectors for the source.	e in effect in the area in quirements. If you do not yn above or contact your I the buyer or a member or gives the seller written after the effective date, we hearing-impaired and
oroker(s), nas instruc	that the statemer	nts in this notice are true to the Seller to provide inaccurate	ne best of Seller's belief ar information or to omit any	nd that no person, including the material information.
SIGNYHERE) 11111	sic ac	ON HERE	
grature of Seller	MM	Date Sign	ature of Seller	Date
rinted Name:	ANTEN	Druc F Print	ed Name:	Date
TAR-1406) 7-16-08	Initial	ed by: Seller:	and Buyer:	, Page 4 of 5

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Bruce Interest

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.

	the state of the s	adon.	
(4)	The following providers currently provide service to the	e property:	
	Electric: FAYVET ELECT COOP	Sewer:	Septi's
	Water:	Cable:	
	Trash:	Natural Gas:	
	Local Phone:	Propane:	
(5)	This Seller's Disclosure Notice was completed by Sell as true and correct and have no reason to believe it AN INSPECTOR OF YOUR CHOICE INSPECT THE I	to be false or inacc	rigned. The brokers have relied on this notice curate. YOU ARE ENCOURAGED TO HAVE
etec	undersigned Buyer acknowledges receipt of the foregote detector requirements of Chapter 766, Health and Stor requirements of Chapter 766, the buyer waives the Chapter 766.	afety Code, or, if t	the property does not comply with the smoke
_	ture of Buyer Date ad Name:	Signature of Buy	ver Date
mire	W MANIC.	Printed Name: _	



LARGE HOUSE

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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CC	ONCERNING THE PROPERTY AT Shelby, TX	
A.	Sile Loy, IA	
	(1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown
	(2) Type of Distribution System: Leach Live	Unknown
	(3) Approximate Location of Drain Field or Distribution System:	Unknown
	(4) Installer:	Unknown
В.	(5) Approximate Age: 30 1/60 5 MAINTENANCE INFORMATION:	Unknown
	(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? If yes, name of maintenance contractor: Phone: contract expiration date: Maintenance contracts must be in effect to operate aerobic treatment and certain non sewer facilities.)	
	(2) Approximate date any tanks were last pumped?	
	(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain:	Yes No
C.	 (4) Does Seller have manufacturer or warranty information available for review? PLANNING MATERIALS, PERMITS, AND CONTRACTS: (1) The following items concerning the on-site sewer facility are attached: planning materials permit for original installation inspection when OS maintenance contract manufacturer information. 	Yes No
	(2) "Planning materials" are the supporting materials that describe the supporting materials the supporting materials that describe the supporting materials the supporting	
	and permit to install the on-site sew	er facility.
	(3) It may be necessary for a buyer to have the permit to operate an on-site transferred to the buyer.	sewer facility
AR-1	1407) 1-7-04 Initialed for Identification by Buyer and Seller	Page 1 of 2
ll Johr ione: (9	nnson & Associates Real Estate 420 E Main, Bellville TX 77418 (979) 865-5969 Fax: (979) 865-5500 Don Cornett Produced with ZipForm™ by RE FormsNet, LLC 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipform.com	Bruce Interest

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>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf) Single family dwelling (3 bedrooms; less than 2,500 sf) Single family dwelling (4 bedrooms; less than 3,500 sf) Single family dwelling (5 bedrooms; less than 4,500 sf) Single family dwelling (6 bedrooms; less than 5,500 sf) Mobile home, condo, or townhouse (1-2 bedroom) Mobile home, condo, or townhouse (each add'l bedroom)	225 300 375 450 525 225	180 240 300 360 420 180 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.

SIGN HERE		SIGN HERE				
Signature of Seller /	<u>04-08</u> Date	Signature of Seller	Date			
Receipt acknowledged by:						
Signature of Buyer	Date	Signature of Buyer	Date			



Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville TX 77418 FM 1094 @ Cedar St., New Ulm, TX 78950 979-865-5969 or 281-463-3791 - Bellville office 979-992-2636 or 281-220-2636 - New Ulm office

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SMALL HOME LISTING

Address of Home:	6006 fm 1457		Listing #: 51818
Location of Home:	One mile N of Shelby, Texas		Listing #. 51616
County or Region:	Austin County	For Sale Sign on Property	? YES VO
Subdivision:		Property Size:	308.8134 acres
Subdivision Restricted:	YES NO Mandatory	Membership in Property Owners' Assn.	☐ YES ☑ NO
<u>Listing Price:</u>	\$3,500,000.00	Home Featues	[] 1E3 [] NO
<u>Terms of Sale</u>		☐ Ceiling Fans No.	
Cash:	✓ YES □ NO	Dishwasher	
Seller-Finance:	☐ YES ☑ NO	Garbage Disposal	
SellFin. Terms:		Microwave (Built-In)	
Down Payment:		Kitchen Range (Built-In)	Gas Electric
Note Period:		Other	Lieure
Interest Rate:		Items Specifically Excluded from The Sal	e: LIST:
Payment Mode:	☐ Mo. ☐ Qt. ☐ S.A. ☐ Ann.	The old spanish bell in yard near	main house id
Balloon Note:	☐ YES ☐ NO	excluded from sale.	masi nodse id
Number of Years:			
·		Heat and Air:	
Size and Construction:		Central Heat Gas	Electric
Year Home was Built:	2003	Central Air Gas	Electric
Lead Based Paint Addendum Req	uired if prior to 1978:	Other:	LIGGUIO
	Bath: 2	Fireplace(s)	
Size of Home (Approx.)	574	☐ Wood Stove	
	1114 Total	11 r 1	Gas
Foundation: Slab Pier/E	Beam Other		
Roof Type: Composition	Year Installed: 2003	Utilities:	
Exterior Construction:	Vinyl Siding	Electricity Provider:	Fayette Electrec Doop.
_		Gas Provider:	NONE
	APPROXIMATE SIZE:	Sewer Provider:	NONE
Living Room: 10 X 15		Water Provider:	NONE
Dining Room:		Water Well: YES NO Depth:	220'
Kitchen: 9 X 9		Year Drilled:	Reworked 2002
Family Room:		Average Utility Bill: Monthly:	\$200.00
Utility Room:			
Bath: 5 X 8	Tub Shower	Taxes:	Year 2008
Bath: 6 X 8		School:	\$1,758.16
Mster Bath: 9 X 15	Tub Shower	County:	\$480.61
Mstr Bdrm: 10 X 12		FM/Rd/Br:	\$178.14
Bedroom:		Hospital:	\$98.90
Bedroom:		City:	
Bedroom:		Taxes:	\$2,515.81
Other:		School District:	Bellville ISD
Garage: Carport: 🗹 N		,	
Size:	✓ Attached ☐ Detached	Additional Information:	
Porches:			
ront: Size:			
Side: Size:			
Deck: Size: 9 X 60	Partially		
Deck: Size:	Covered		
enced Yard: NO			
Outside Storage: Yes V No	o Size:		
Construction: ▼ Antenna	Note D		
	Dish Cable Cable		
RILL JOHNSON A	ND ASSOCIATES REAL ESTAT	E COMPANY WILL CO-BROK	ER IF BUYER IS

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



Smm House

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.

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

CONCERNING THE PROPERTY AT

Don Cornett

6006 FM 1457

Shelby, TX

AGENT. Seller ☐ is ☑ is not or	ссиру	ing the l	⊃ro∣	per	ty. It		r),	how lon-	R, SELLER'S AGENTS, OR A			
Section 1. The Propert	ty has	s the ite	ms	ma	arke	d below: (Mark Yes ((Y)), No (N),	or Unknown (U).) ne which items will & will not con	vey.		
Item	YI	V U	ľ	ten	1	1	Υ	N U	Item	Y	N	U
Cable TV Wiring	1			3as	Lin	es (Nat/LP)	\exists		Pump: ☐ sump ☐ grinde	_	1	1
Carbon Monoxide Det.	الغر		F	lot	Tub)	\neg	V	Rain Gutters			
Ceiling Fans	/	1	1	nte	rcor	n System		V,	Range/Stove	1		
Cooktop	V		N	/lici	owa	ave			Roof/Attic Vents		V	
Dishwasher	V	7,		Dute	loob	r Grill	,		Sauna		100	1
Disposal	V		F	ati	o/De	ecking	1		Smoke Detector	1/	_	
Emergency Escape		/	F	lur	nbin	g System	٦		Smoke Detector - Hearing			
Ladder(s)	N					- ·			Impaired		1/	1
Exhaust Fans			F	,00	Ī		╗	7	Spa			П
Fences	₩.		F	,00	l Eq	uipment	\exists		Trash Compactor	7	1	
Fire Detection Equip.	V		F	,00	Ма	nint. Accessories	7	7	TV Antenna		1	
French Drain	ν		F	,00	l He	ater		V /	Washer/Dryer Hookup	V		
Gas Fixtures	V		F	ub	lic S	Sewer System	1		Window Screens	V	4	
			1		7							
Item			Y	N	U				nal Information			
Central A/C			V	,,		☑relectric ☐ gas	ทเ	imber of	units:			
Evaporative Coolers				V		number of units:						
Wall/Window AC Units			ļ	V	_	number of units:						_
Attic Fan(s)			<u> </u>	y	_	if yes, describe:						
Central Heat			V	<u> </u>		☑ electric ☐ gas number of units:						
Other Heat			ļ	V		if yes, describe:						
Oven				V	_	number of ovens: / Øelectric gas other:						
Fireplace & Chimney			ļ.,	N		wood gas logs mock other:						
Carport			V	L_,		☐ attached ☐ not attached						
Garage				V		☐ attached ☐ not attached						
Garage Door Openers				V	_	number of units:	<u>-</u>		number of remotes:			
Satellite Dish & Controls	<u>;</u>		<u> </u>	V		☐ owned ☐ leased	fr	om				
Security System	Security System											
Water Heater			✓ delectric gas other: / number of units:									
Water Softener			owned leased from									
Underground Lawn Sprir	ıkler_		□ automatic □ manual areas covered:									
Septic / On-Site Sewer F	acility	ility if yes, attach information About On-Site Sewer Facility (TAR-1407)										
TAR-1406) 7-16-08 ill Johnson & Associates Real Estate 420 E Ma	ain, Bellvi	Initiale		-				and Buye	·	Page	1 C	
on South		1,00	Joed		p, u	FRE	.001	TIMO TORU, F	MANUSCH TOOKO THE PROPERTY OF			

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Initialed by: Seller:

(TAR-1406) 7-16-08

and Buyer: Page 2 of 5 Bruce Interest

Concern	ning the Property atShelby, TX
If the an	swer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
which h	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of replaced not been previously disclosed in this notice? yes no If yes, explain (attach additional sheet) yes.
Section not awa	5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you re.)
Y N	Room additions, structural modifications, or other alterations or repairs made without necessary permits or in compliance with building codes in effect at the time.
o d	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association:
	Manager's name: Phone: and are: ☐ mandatory ☐ volunt 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 attach information to this notice.
J d	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interwith others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe:
J 0	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of Property.
J. Ø	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 the condition of the Property.
] [Any condition on the Property which materially affects the health or safety of an individual.
J Ø	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environment 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).
f the ans\	wer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):
TAR-1406	6) 7-16-08 Initialed by: Seller: and Buyer: Page 3 o

Concerning the Prop	erty at		6006 FM 1457 Shelby, TX	
Section 6. Seller	dhas □has r	not attached a survey	of the Property.	
Section 7. Within regularly provide in	the last 4 years	s. have vou (Seller) n	eceived any written inspected as inspectors or otherw	ction reports from persons who rise permitted by law to perforn
Inspection Date	Туре	Name of Inspector	r	No. of Pages
Note: A buye	r should not rel	y on the above-cited	reports as a reflection of th	ne current condition of the
			ions from inspectors chose	
☐ Homestead		Sexior Citizen	er) currently claim for the P	roperty:
☐ Wildlife Manag	ement	Agricultural	☐ Disabled Vet	eran
Other:			Unknown	
requirements of Cha	pter 766 of the	Health and Safety Cod	de?* 🔲 unknown 🖬 no .∫	lance with the smoke detector ☐ yes. If no or unknown, explain.
smoke detector which the dwe know the build local building of the buyer's evidence of the specifies the local building the buyer males.	ors installed in a alling is located, in thing code require official for more in the family who will represent a written recordations for installed.	ccordance with the required including performance, in the performance, in the comments in effect in your information. Install smoke detectors eside in the dwelling is ment from a licensed playest for the seller to	es one-family or two-family of the building considered and power source in area, you may check unknown as for the hearing impaired if: (hearing-impaired; (2) the building and (3) within 10 days install smoke detectors for y agree who will bear the coll.	de in effect in the area in equirements. If you do not own above or contact your (1) the buyer or a member over gives the seller written ys after the effective date, the hearing-impaired and
Seller acknowledges t proker(s), has instruct	hat the statemen	its in this notice are true Seller to provide inaccu	e to the best of Seller's belief trate information or to omit ar	and that no person, including the ny material information.
SIGNHERE /			SIGN HERE	
/ with br	W	1-9-08		
Signature of Seller	·····	Date	Signature of Seller	Date
Printed Name:		· NI	Printed Name:	
TAR-1406) 7-16-08	Initial	ed by: Seller:	and Buyer:	. Page 4 of 5

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Bruce Interest

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.

smol deter with	ctor requirements of Chapter 766, the buyer waives the Chapter 766.	Signature of Buyer Date
smol dete	ctor requirements of Chapter 766, the buyer waives the	ouyer's rights to have smoke detectors installed in compliance
Γhe	undersigned Buyer acknowledges receipt of the foregoike detector requirements of Chapter 766. Health and Sa	ing notice and acknowledges the property complies with the fety Code, or, if the property does not comply with the smoke
(5)	This Seller's Disclosure Notice was completed by Selle as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE P	r as of the date signed. The brokers have relied on this notice be false or inaccurate. YOU ARE ENCOURAGED TO HAVE ROPERTY.
	Local Phone:	Propane:
	Trash:	Natural Gas:
	Water:	Cable:
	Electric: FAYETTE LEGT COO	P Sewer: Septiz
(4)	The following providers currently provide service to the	mana and



Sman House

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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CON	CERNING THE PROPERTY AT Shelby, TX	
Α.	DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
((1) Type of Treatment System: Septic Tank Aerobic Treatment	Unknown
((2) Type of Distribution System: LeACL Live	 🛄 Unknown
	(3) Approximate Location of Drain Field or Distribution System:	d Unknown
((4) Installer:	
	(5) Approximate Age:	
	WAINTENANCE INFORMATION:	Onknown
(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? If yes, name of maintenance contractor: Phone: Maintenance contracts must be in effect to operate aerobic treatment and certain not sewer facilities.)	
(2	Approximate date any tanks were last pumped?	
	3) Is Seller aware of any defect or malfunction in the on-site sewer facility? If yes, explain:	Yes No
(4	4) Does Seller have manufacturer or warranty information available for review?	☐ Yes ☐ No
	LANNING MATERIALS, PERMITS, AND CONTRACTS:	ies into
	The following items concerning the on-site sewer facility are attached: planning materials permit for original installation final inspection when Os maintenance contract manufacturer information warranty information	SSF was installed
(2	2) "Planning materials" are the supporting materials that describe the on-site sewe submitted to the permitting authority in order to obtain a permit to install the on-site se	r facility that are wer facility.
(3	 It may be necessary for a buyer to have the permit to operate an on-sit transferred to the buyer. 	
(TAR-140	07) 1-7-04 Initialed for Identification by Buyer and Seller	Page 1 of 2
Bill Johnson	on & Associates Real Estate 420 E Main, Bellville TX 77418	

Ph

Bruce Interest

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>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf) Single family dwelling (3 bedrooms; less than 2,500 sf) Single family dwelling (4 bedrooms; less than 3,500 sf) Single family dwelling (5 bedrooms; less than 4,500 sf) Single family dwelling (6 bedrooms; less than 5,500 sf) Mobile home, condo, or townhouse (1-2 bedroom) Mobile home, condo, or townhouse (each add'l bedroom)	300 375 450 525 225	180 240 300 360 420 180 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.

SIGN HERE	C.	SIGN HERE	
Signature of Seller	<u>J</u> Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date



Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville TX 77418 FM 1094 @ Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville office 979-992-2636 or 281-220-2636 - New Ulm office

www.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.

BARN HOUSE

Address of Home:	6006 FM 1457, Round Top	TX 78954		Listing #: 51818
Location of Home:	One Mile North of Shelby			Eisting #. 51616
County or Region:	Austin County		For Sale Sign on Property	? YES VNO
Subdivision:	N/A		Property Size:	?
Subdivision Restricted:	☐ YES ☑ NO Mandatory	Membership in	Property Owners' Assn.	
Listing Price:	\$3,500,000.00	Home Fea	Tropeny Owners Assn.	YES 🗹 NO
Terms of Sale:	++,000,000.00	Inome rea		
Cash:	✓ YES □ NO		Ceiling Fans No.	
Seller-Finance:	☐ YES ☑ NO		Dishwasher	
SellFin. Terms:			Garbage Disposal	
Down Payment:			Microwave (Built-In)	
Note Period:		- - - - - - - - - -	Kitchen Range (Built-In) Other	Gas Electric
Interest Rate:		-		
Payment Mode:	Mo. Qt. S.A. Ann.	All of Calle	cally Excluded from The Sale	e: LIST:
Balloon Note:	YES NO	agid promi	rs and Tenant's perso	onal property located on
Number of Years:		said premis	ses. Old spanish bell	near main house is exclude
Size and Construction:		Heat and A		
Year Home was Built:	2003		Central Heat Gas	Electric 2
		네 빔	Central Air Gas	Electric
Lead Based Paint Addendum R Bedrooms: 2		4 4	Other:	
Size of Home (Approx.)			Fireplace(s)	-
Oize of Home (Approx.)			Wood Stove	
Foundation: Slab Pie			Water Heater(s):	Gas 🗹 Electric
Roof Type: Composition		-		
Exterior Construction:		<u>Utilities:</u>	_	
Exterior Construction.	Metal	Electricity F		Fayette Electric Coop
Room Measurements:	A DDDOVINA TO OUT	Gas Provid		NONE
Living and	APPROXIMATE SIZE:	Sewer Prov		NONE
Dining Room 323		Water Prov		NONE
Kitchen: 132		Water Well:		
	<u> </u>	41.	Year Drilled:	
Family Room:		∐Average Ut	ility Bill: Monthly:	\$200.00
Utility Room:		41_		
Bath: 6 X 8	✓ Tub ✓ Shower	Taxes:		Year 2008
Bath:		∬School: _		\$1,758.16
Bath:Master		County:		\$480.61
Bedroom: 8 X 9		FM/Rd/Br:		\$178.14
Bedroom: 8 X 9	· · · · · · · · · · · · · · · · · · ·	Hospital:		\$98.90
Bedroom:	***	City:		
Bedroom:		Taxes:		\$2,515.81
Other:		School Dis	trict:	Bellville ISD
Garage: 🗹 Carport: 🗌	No. of Cars: 2]]	·	
Size:	✓ Attached Detached	Additional	Information:	
Porches:				
ront: Size:				
Back: Size:				
Deck: Size: 12 X 16	Covered			
Deck: Size:	Covered			
enced Yard:				
Outside Storage: Yes	No Size:			
Construction:				
V Antenna ☐	Dish Cable			· · · · · · · · · · · · · · · · · · ·
BILL JOHNSON	AND ASSOCIATES REAL ESTA	TE COMPA	NY WILL CO-BROK	FR IF BLIVER IS
ACCO	MPANIED BY HIS OR HER AGE	ΝΤ ΔΤ ΔΙ Ι	PROPERTY SHOW	INCE
		^ : ^LL		ANYCIO.



Barn House

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.

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CONCERNING THE PROPERTY AT

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

Don Cornett

6006 FM 1457

Shelby, TX

MAY WISH TO OBTAIN AGENT.	. IT	IS I	NOT /	A N	VAF	RRA	NTY OF ANY KIND	BY	SELLE	R, 8	SELLER'S AGENTS, OR A	ANY (⊃T⊦	HER
Seller ☐ is ☐ is not oc	cup:	ying	the f				f unoccupied (by Sel ver occupied the Pro			ng s	ince Seller has occupied t	ne Pro	pei	rty?
Section 1. The Propert This notice does no	y ha ot es	as ti tabli	he ite ish the	ms iten	ma ns i	arke to be	ed below: (Mark Yes conveyed. The contra	(Y), No (N) vill determ), or nine	Unknown (U).) which items will & will not cor	ivey.		
Item	Y	N	Ų	I	ter	n	, , , , , , , , , , , , , , , , , , , ,	Υ	NU	Γ	Item	Υ	N	U
Cable TV Wiring		5/			3as	Lin	es (Nat/LP)		V,		Pump: ☐ sump ☐ grinde	r	V	
Carbon Monoxide Det.		1		L	lot	Tuk)		V		Rain Gutters			1
Ceiling Fans	1	$[\cdot]$	_		nte	rcor	n System		1/		Range/Stove	V	[•	
Cooktop		y		Microwave		ļ	1		Roof/Attic Vents		V			
Dishwasher	1		_	Outdoor Grill			W		Sauna					
Disposal		1		Patio/Decking		/			Smoke Detector	V				
Emergency Escape			,	Plumbing System					Smoke Detector - Hearing	ן נ				
Ladder(s)		1						V		_	Impaired		V	
Exhaust Fans				Pool				V,		Spa			<u> </u>	
Fences	Ш	1	_	F	200	l Eq	uipment			L	Trash Compactor		V	<u> </u>
Fire Detection Equip.	Ш			F	00	l Ma	aint. Accessories		1/		TV Antenna		//	4
French Drain				LF	200	l He	ater		1/		Washer/Dryer Hookup		V	
Gas Fixtures		V		F	ub	lic S	Sewer System		1/	L	Window Screens			
Item				Y	N	U			Additie	ona	I Information			
Central A/C				V			electric	n	umber of	f uni	ts:			
Evaporative Coolers					V	1	number of units: _							
Wall/Window AC Units					V		number of units:							
Attic Fan(s)					V		if yes, describe:							
Central Heat				V			☑ electric ☐ gas number of units:							
Other Heat				L	1		if yes, describe:							
Oven				V			number of ovens:		el	lectr	ic 🛮 gas 🔲 other:			
Fireplace & Chimney					1	,	☐ wood ☐ gas log	gs	☐ mock	< [] other:			
Carport					N		☐ attached ☐ no	t at	tached					
Garage				V			☐ attached ☐ no	t at	tached					
Garage Door Openers				1/			number of units:			_ r	number of remotes:			
Satellite Dish & Controls		_			V	,	☐ owned ☐ lease	ed f	rom					
Security System					V		☐ owned ☐ lease	ed f	rom		· · · · · · · · · · · · · · · · · · ·			
Water Heater				1		/			other: _	_/	number of units:			
Water Softener					V	1	☐ owned ☐ lease	d fi	rom					[
Underground Lawn Sprin	ıkle	r			y		☐ automatic ☐ m	anı	ıal are	as c	overed:			
Septic / On-Site Sewer F	acil	ity		V			if yes, attach Inform	nati	on Abou	ıt Or	n-Site Sewer Facility (TAR	-1407)	
(TAR-1406) 7-16-08		1	nitiale	d h	ν. 	Sell	er:		and Buy	er:		Page	1.0	of 5
Bill Johnson & Associates Real Estate 420 E Ma	in, Be			~ N	٠,٠	2011		••••	Phone: (979)			_		nterest

Concerning the Description	_4							FM :			
Concerning the Property		,						by, :	· · · · · · · · · · · · · · · · · · ·		
							cnc	own [] other:		
Was the Property built be			-								
(If yes, complete, sign	gn, and	l attach	TAR-1906 co	nce	ning	lead-bas	ed	paint	hazardş).		
Roof Type:	<u> </u>	201		_ Aç	je:_		2	1/6	(ap	proxin	nate)
		g on the	Property (shi	ingle	es o	roof cove	eriı	ng /plad	ced over existing shingles or roof	coveri	ng)?
☐yes ☐no ☐unkno	own										
Are you (Seller) aware of	f any of	f the iter	ns listed in th	is S	ectio	n 1 that a	ire	not in	working condition, that have defe	ects or	r are
need of repair? ☐ yes	□no	If yes,	describe (atta	ach	addi	tional she	ets	s if nec	cessary):		
Section 2. Are you (Se	eller) a	ware of	any defects	or	malt	unctions	in	any c	of the following?: (Mark Yes (Y)	if you	ı are
aware and No (N) if you	are no	ot aware	÷.)								
Item	Υ	N	Item				Υ	N /	Item	Υ	' N
Basement			Floors						Sidewalks		
Ceilings		THE STATE OF	Foundation	1/5	lah(s	2)	\dashv	1	Walls / Fences		
Doors			Interior Wa		ιαυί	"	\dashv	1//	Windows		
Driveways		~	Lighting Fix		76		1	•	Other Structural Components		12/
Electrical Systems		1/	Plumbing S				\dashv		Other Structural Components		+
Exterior Walls	-	1/	Roof) y St	21113		\dashv	<u>-</u>			+
<u> </u>		F					_	<u>~</u>	heets if necessary): ETCLEN CEL	L	
Section 3. Are you (Se you are not aware.)	eller) av	ware of	any of the fe	OIIO	wing	g conditio	ons	s: (Ma	rk Yes (Y) if you are aware and	No (I	N) if
Condition				Υ	N	Condi	tic	on .	******	Y	N
Aluminum Wiring						———	_		dation Repairs	- •	
Asbestos Components					-	T-T			Repairs		1
Diseased Trees: ao	k wilt	$\overline{}$						-	al Repairs		1
Endangered Species/Ha			rtv		7.	Radon					1
Fault Lines	20.101 01	торо		 		Settling					
Hazardous or Toxic Was	ste				7	Soil Me		ement			1
Improper Drainage	<u> </u>			1					ucture or Pits		1,/
Intermittent or Weather	Springs			-					storage Tanks		
Landfill						Unplat					
Lead-Based Paint or Lea	ad-Base	ed Pt H	azards					~	sements		1
Encroachments onto the									nyde Insulation		1
Improvements encroach			property			Water				+-	
Located in 100-year Floor		·	siopolity .		/	Wetlan					17
Located in Floodway	o a piani					Wood			орону	+	
Present Flood Ins. Cove	rage				\dashv	-			on of termites or other wood-		-
(If yes, attach TAR-1414	_			,	1.	1			cts (WDI)		1/
Previous Flooding into the	•	ctures							nent for termites or WDI		
Previous Flooding onto t	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	1		}			e or WDI damage repaired	-	
Previous Fires	.10 1 10	ρωι ty							damage needing repair		
Previous Use of Premise	s for M	lanufact	ure	 -		13111111		,, AADI	danage needing repair	+	
				1.4						- 1	1 1

7-16-08 Initialed by: Seller: ______ and Buyer: _____, Produced with ZipForm™ by RE FormsNet, LLC 18070 Fifteen Wile Road, Traser, Michigan 48026 www.zipform.com

(TAR-1406) 7-16-08

Page 2 of 5 Bruce Interest

Cond	ncerning the Property at	Shelby, TX
If the	e answer to any of the items in Section 3 is ye	s, explain (attach additional sheets if necessary):
whic	ction 4. Are you (Seller) aware of any item, ch has not been previously disclosed in essary):	equipment, or system in or on the Property that is in need of repair this notice? yes no If yes, explain (attach additional sheets
Sect not a	tion 5. Are you (Seller) aware of any of the	ne following (Mark Yes (Y) if you are aware. Mark No (N) if you ar
	Room additions, structural modification in compliance with building codes in eff	es, or other alterations or repairs made without necessary permits or no ect at the time.
	Name of association:	nce fees or assessments. If yes, complete the following:
	Fees or assessments are: \$ Any unpaid fees or assessment for t	Phone: per and are: ☐ mandatory ☐ voluntary he Property? ☐ yes (\$) ☐ no association, provide information about the other associations below o
	with others. If yes, complete the following	ools, tennis courts, walkways, or other) co-owned in undivided interes ng: acilities charged? yes no If yes, describe:
	Any notices of violations of deed restri	ctions or governmental ordinances affecting the condition or use of the
	Mny lawsuits or other legal proceedings	directly or indirectly affecting the Property.
	Any death on the Property except for the condition of the Property.	nose deaths caused by: natural causes, suicide, or accident unrelated to
	Any condition on the Property which ma	terially affects the health or safety of an individual.
	hazards such as asbestos, radon, lead-l	routine maintenance, made to the Property to remediate environmenta based paint, urea-formaldehyde, or mold. For documentation identifying the extent of the remediation (for example er remediation).
If the	answer to any of the items in Section 5 is yes,	, explain (attach additional sheets if necessary):
		, NIT:
(TAR-	2-1406) 7-16-08 Initialed by: Seller	:,

Concerning the Property at		Shelby, TX	
Section 6. Seller ☐ has ☐ h	as not attached a survey of the	Property.	
Section 7. Within the last 4 y regularly provide inspections a inspections?	and who are either licensed as	ed any written inspection repo inspectors or otherwise permi e the following:	rts from persons who tted by law to perform
Inspection Date Type	Name of Inspector		No. of Pages
			7,10, 011 4900
Note: A buyer should not Property. A buy	rely on the above-cited repor ver should obtain inspections	ts as a reflection of the current from inspectors chosen by the	condition of the buyer.
Section 8. Check any tax exer		rrently claim for the Property:	
☐ Homestead	Senior Citizen	☐ Disabled	
Wildlife Management Other:	☑ Agricultural	☐ Disabled Veteran ☐ Unknown	
insurance claim or a settlemen	i or award in a legal proceedin	claim for damage to the Prop g) and not used the proceeds t	o make the repairs for
which the claim was made? 🛚	yes no If yes, explain:		
Section 10. Does the property requirements of Chapter 766 of Attach additional sheets if necess	the Health and Safety Code?*	□unknown ☑no □ves Jfn	the smoke detector o or unknown, explain.
smoke detectors installed which the dwelling is locate	in accordance with the requirem ed, including performance, location quirements in effect in your area,	e-family or two-family dwellings in ents of the building code in effect on, and power source requirement you may check unknown above	ct in the area in its. If you do not
of the buyer's family who we evidence of the hearing important the buyer makes a written specifies the locations for	vill reside in the dwelling is heari pairment from a licensed physicia n request for the seller to instal	he hearing impaired if: (1) the buy ng-impaired; (2) the buyer gives t an; and (3) within 10 days after th I smoke detectors for the hearing ee who will bear the cost of insta	he seller written e effective date, ng-impaired and
Seller acknowledges that the state roker(s) has instructed or influen	ments in this notice are true to th ced Seller to provide inaccurate i	e best of Seller's belief and that n nformation or to omit any material	o person, including the information.
SIGN/HERE ()	Sic	3N HERE	
MITI SWM	1-09-08		
ignature of Seller	_	ature of Seller	Date
rinted Name:	Print	ed Name:	
ГAR-1406) 7-16-08 Ir	iitialed by: Seller:	and Buyer:,	Page 4 of 5
Produced with ZipForm™ by R	E FormsNet, LLC 18070 Fifteen Mile Food, Fra	ser, Michigan 48026 www.zipform.com	Bruce Interest

6006 FM 1457

ADDITIONAL NOTICES TO BUYER:

- 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.
- If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the (2) 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.
- If you are basing your offers on square footage measurements or boundaries

detec	ctor requirements of Chapter 766, the buyer waives the b	Signature of Buyer Date
detec	ctor requirements of Chapter 766, the buyer waives the b	uyer's rights to have smoke detectors installed in compliance
detec	ctor requirements of Chapter 766, the buyer waives the b	uyer's rights to have smoke detectors installed in compliance
The .	ke detector requirements of Chapter 766, Health and Saf	ng notice and acknowledges the property complies with the ety Code, or, if the property does not comply with the smoke
(5)	This Seller's Disclosure Notice was completed by Seller as true and correct and have no reason to believe it to AN INSPECTOR OF YOUR CHOICE INSPECT THE PR	as of the date signed. The brokers have relied on this notice be false or inaccurate. YOU ARE ENCOURAGED TO HAVE OPERTY.
	Local Phone:	Propane:
	Trash:	Natural Gas:
	Water: Well	Cable:
	Electric: FAYETTE elect GOP	Sewer:Sept_(C
(4)	The following providers currently provide service to the	property:



BARN HOUSE

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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CO	NCERNING TI	E PROPERTY AT	-	6006 FM 1 Shelby, T	457 X		
A.	DESCRIPTION	N OF ON-SITE SEWER FAC	ILITY ON I	-		· · · · · · · · · · · · · · · · · · ·	··
	(1) Type of T	reatment System: 4 Sept	ic Tank	Aerobic Treatm		□ i Uni	knowr
	(2) Type of D	stribution System: LeA	ch	Live		 🔲 Unl	known
		ate Location of Drain Field or l	Distribution	System:		d Uni	
	(4) Installer:			n			- known
		te Age:					
B.		E INFORMATION:				21 OIR	CHOWIT
	Phone:	vare of any maintenance cont ne of maintenance contractor: cont ce contracts must be in effect ities.)	tract expira	tion date:			
	(2) Approxima	te date any tanks were last ρι	imped?				
	(3) Is Seller as	vare of any defect or malfunct	ion in the o	n-site sewer facility?	•	Yes	No
	(4) Does Selle	have manufacturer or warrar	nty informat	ion available for revi	ew?	☐ Yes E	1 No
C.		ATERIALS, PERMITS, AND (
	💶 planning	ng items concerning the on-sit materials permit for orig	inal installa	ation 🗍 final inspec	tion when OS:	SF was inst	alled
	(2) "Planning submitted t	naterials" are the supporting the permitting authority in or	materials der to obtai	that describe the n a permit to install t	on-site sewer the on-site sew	facility that er facility.	are
((3) It may be transferred	necessary for a buyer to the buyer.	have the	e permit to opera	te an on-site	sewer fac	cility
TAR-1	1407) 1-7-04	Initialed for Identification by E	3uyer	, and Selle	TA	Page ′	1 of 2
Bill John Phone: (9	979) 865-5969	Estate 420 E Main, Bellville TX 77418 Fax: (979) 865-5500 Don Corne duced with ZipForm™ by RE FormsNet, LLC 1		Road,-Fraser, Michigan 48026	www.zipitringen	Bruce I	

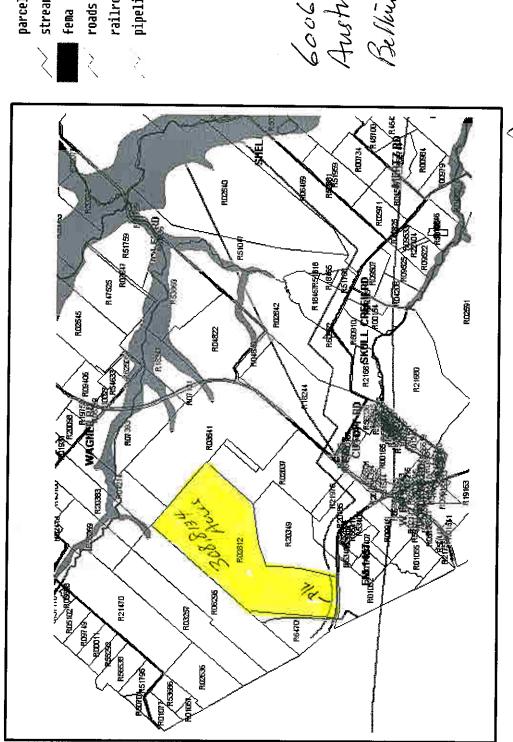
D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf) Single family dwelling (3 bedrooms; less than 2,500 sf) Single family dwelling (4 bedrooms; less than 3,500 sf) Single family dwelling (5 bedrooms; less than 4,500 sf) Single family dwelling (6 bedrooms; less than 5,500 sf) Mobile home, condo, or townhouse (1-2 bedroom) Mobile home, condo, or townhouse (each add'l bedroom)	300 375 450 525 225	180 240 300 360 420 180 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.

SIGN HERE		SIGN HERE	
Signature of Seller	Date	Signature of Seller	Date
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date

Map Title



parcels (PIN)

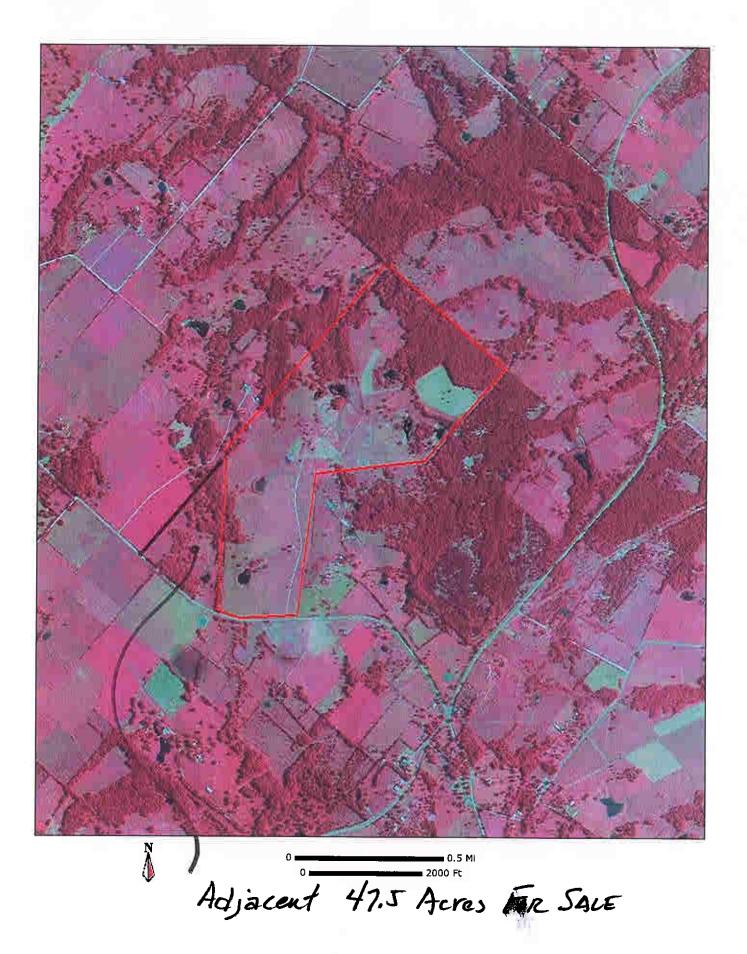
stream
fema
roads (STREETS)
railroad
pipeline

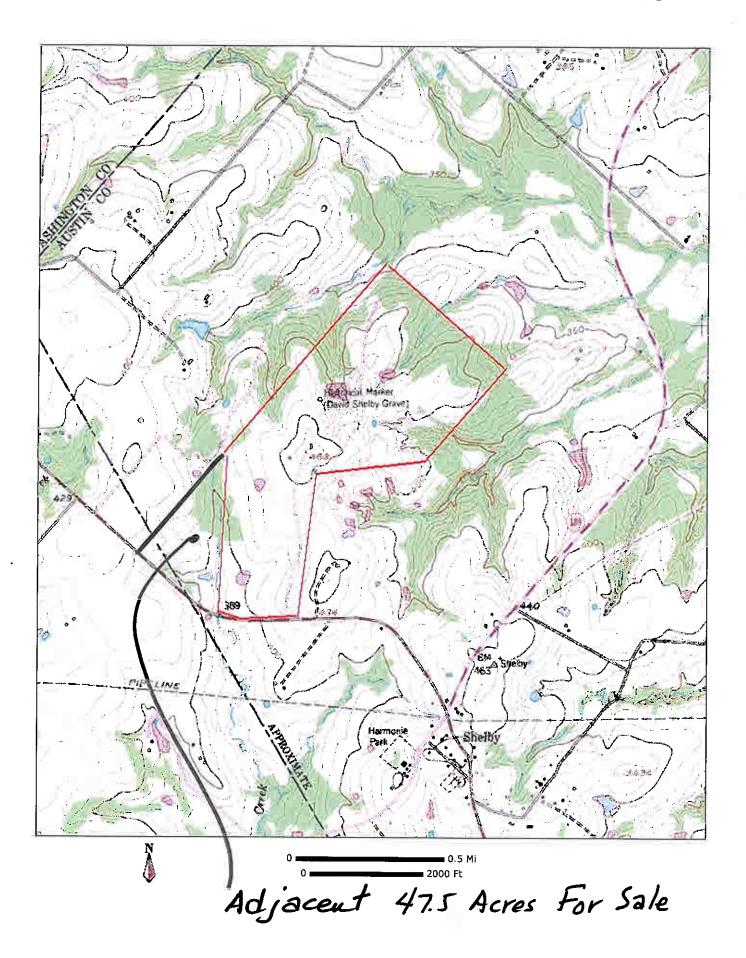
pipeline

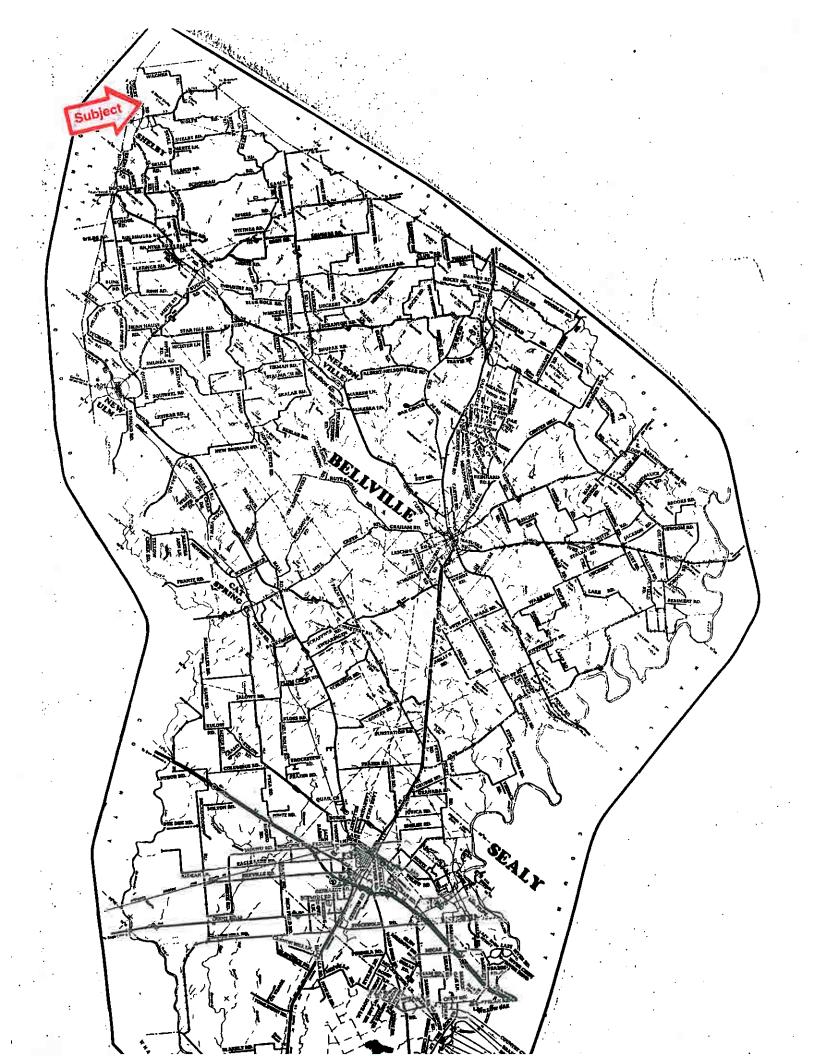
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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

efore 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 linancing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction;

(1) shall treat all parties honestly:

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

- * Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.
- ** If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-485-3960.



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TREC No. OP-K