

★ ETHRIDGE HILLS RANCH ★

PRIVATE RANCHLAND WITH TWO GORGEOUS HOMES AND AMENITIES Gatesville, Coryell County, Texas • 342.36 Acres • \$1,695,000

512-756-7718 / INFO@TXRANCHBROKERS.COM / TXRANCHBROKERS.COM

O V E R V I E W

A versatile 342-acre live water ranch, **turnkey and centrally located in** Gatesville, Texas between Dallas, Houston and Austin. The ranch possesses a scenic and gently rolling topography with sweeping Hill Country views. Perfectly suited for both livestock and native game animals. An excellent mix of improved grass pastures, stands of huge oak trees in native grass fields and almost I miles of shady wooded bottom land along Dodd Creek. Fenced and cross fenced for the stockman, native stands of brush and food plots for the hunter. Properties this improved and manicured are very hard to find. Priced to sell, make an appointment to see it today, before it's gone.

This property is co-listed with DMTX Realty's agent Dave Murray. Call listing agents Listing Agents: Drew Colvin 512-755-2078 or email drew@txranchbrokers.com or Mike Bacon 512-940-8800 or email mike@txranchbrokers.com for more information!



Ethridge Hills Ranch

Texas Ranch Brokers



headquarters The ranch should satisfy even the most demanding of owners. A 2,243 sq. ft. home built in 2010 with quality and energy efficiency in mind! A short list of these features would include; Bose surround sound/ speakers on porch & living room, sprayed foam insulation, insulated walls, hardwood floors/ tile, wide 36" doors w/lever pewter handles, granite in kitchen/baths/study/makeup area, formal dining room with Schwartz chandelier, Custom hickory cabinetry built-ins throughout, stainless appliances, alarm system, commercial ice maker, ceiling fans, custom iron/glass exterior doors, double pane/tinted tilt out windows, mud room with built in benches/ storage, Culligan water softener w/ reverse osmosis system, 500 gal underground propane tank, 600+ft deep to 2nd trinity water well w/3.5 HP submergible pump, sprinkler system, huge covered and tiled front porch, metal roof.

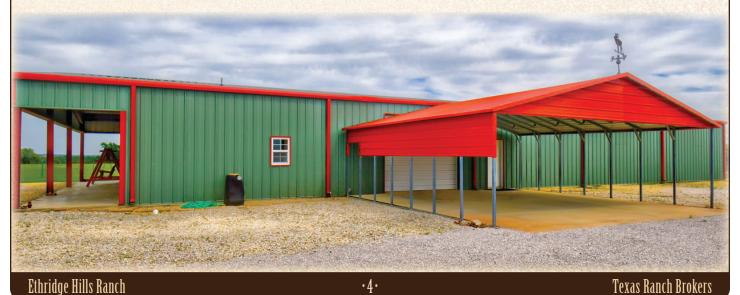


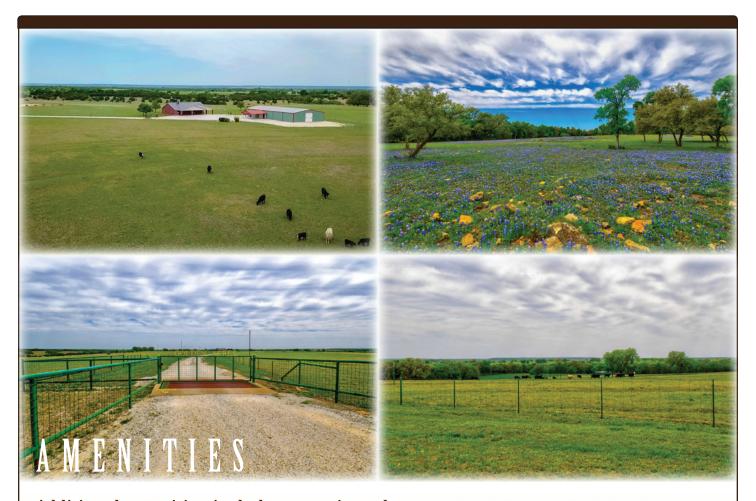
Ethridge Hills Ranch

Texas Ranch Brokers



No less attention was given to the outbuildings, which include a 6,000 sq. ft. warehouse on slab, double insulation, 1,445 sq. ft. living quarters w/double insulation, 3 huge walk-in closets w/lots of shelves and walk in pantry, 2 Trane A/C units, insulated double doors. The warehouse includes guest quarters with an electric hot water heater, LG black appliances, two LG washer/dryers on storage stands, grey upright freezer, hickory cabinets, reverse osmosis water system, 2 large attached carports on concrete, 2 insulated (one automatic, one manual) large doors to get in autos/tractors, separate septic system. Built with efficiency and economy in mind, the seller advises that the total electric bill for house/warehouse/ water well avg only \$90.00/mo. for systems for everything!





Additional amenities include approximately \$100,000 invested in excellent new net fencing with barbed wire on top and bottom, gates and cattle guards, \$42,000 invested in built-up all-weather gravel road from entrance to house, sheds for livestock, 5 Oak trees planted around house from George W. Bush property in Crawford, most cedar and scrub brush excavated leaving oaks and hardwoods, both a private well and public water meter on the property and tasteful landscaping around the house.



\star WHO WE ARE \star



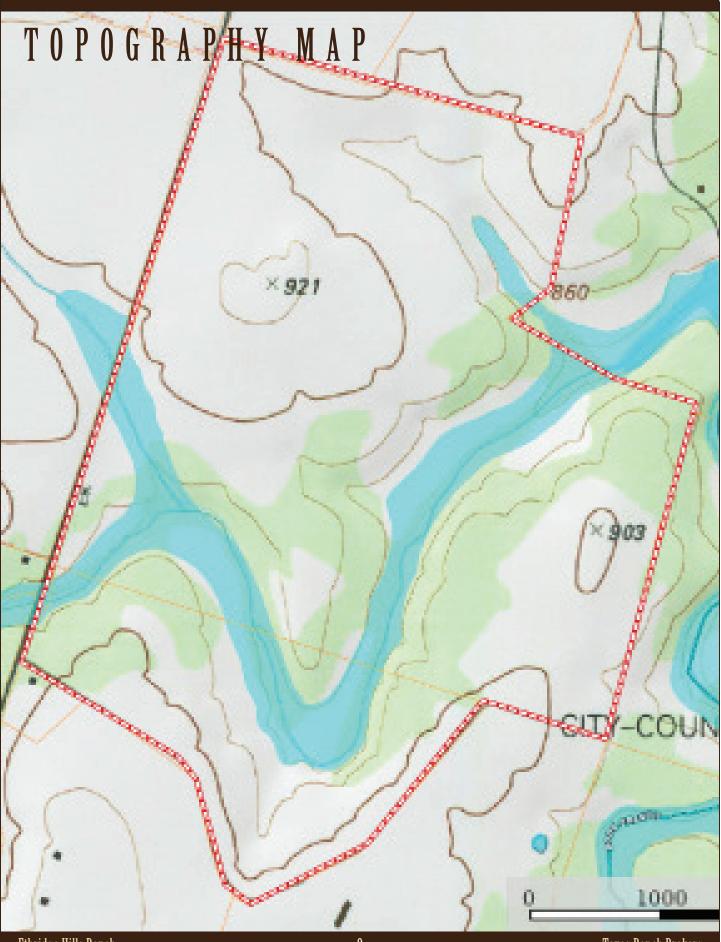
Our organization got its start in 2011 when our founders, Drew Colvin and Mike Bacon, partnered to form a real estate company that prided itself on honest knowledge and reliable expertise. We've grown since then, but we remain true to those roots of exceptional personal service, integrity, experience and professionalism.

Unlike some larger companies, we specialize in large ranch properties and residential land, so that all our knowledge, expertise, and assistance is relevant and useful for the property you are selling. Together, we have over 58 years of industry experience. If you're looking for quality work by specialized, knowledgeable brokers, look no further than us.

With a sale of this kind, you need a compassionate, professional and accessible team available when you need them. Because we are a small company, we take the time to truly understand our customers' needs and create a plan that takes all aspects of the sale into our capable consideration—from inspecting the property and analyzing data to applying our knowledge to your philanthropic needs.







Ethridge Hills Ranch

Texas Ranch Brokers





THE LEADERS IN HILL COUNTRY FARM & RANCH SALES ★ PUT US TO WORK FOR YOU ★

313 S. Main Street, Burnet TX 78611 512-756-7718 / INFO@TXRANCHBROKERS.COM TXRANCHBROKERS.COM



DISCLAIMER

Note: Buyer's agent must be present at initial showing to participate in real estate commission. This write-up may contain errors and omissions and is for information only. The above has been deemed correct but is not guaranteed and is subject to changes, corrections, and or withdraws from the market without prior notice. Texas law requires all real estate licensees to give the following information about brokerage services to all prospects: http://www.trec.state.tx.us/pdf/contracts/OP-K.pdf



Mark A. Heines, R.P.L.S.

HAINES SURVEYING CO.

Mark A. Haines, R.P.L.S. 307 S. 7th P. O. BOX 1031 GATESVILLE, TEXAS 76528 (254) 865-4200

FIELDNOTES

For: John Dayton Brown, III

Dated: January 12, 2006

All that certain tract or parcel of land located in Coryell County, Texas out of the Alfred Woods Survey Abstract No. 1062, the Bernard Eilers Survey Abstract No. 323 and being a portion of a 56.5 acres tract and a 313.6 acres tract of land conveyed to John Dayton Brown, III, by deed recorded in the Deed Records of Coryell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a small nail found in the center of County Road No. 133 for the called southwest corner of a so-called 43.076 acres tract of land conveyed to Carolyn W. Floyd, et vir, Document No. 167911 (D.R.C.C.T.). Said corner also being the northwest corner of said Brown 56.5 acres tract. From which a found 3/8" dia. capped iron pin bears S 72-49-25 E 18.83 feet.

THENCE South 72 deg. 49 min. 25 sec. East along the south line of said 43.076 acres tract a distance of 1019.17 feet to a 2" dia. pipe fence post for the southeast corner of same and being the southwest corner of a so-called 42.321 acres tract of land conveyed to Johnnie W. Peevy et vir, Document No. 167912 (D.R.C.C.T).

THENCE South 75 deg. 04 min. 15 sec. East along the south line of said 42.321 acres tract a distance of 1417.24 feet to a 2" dia. pipe fence corner post for the southeast corner of same, being the occupied northeast corner of said Brown 56.5 acres tract and also being a corner in a so-called 116.56 acres tract of land conveyed to Beasley Partnership, Ltd., Document No. 116630 (D.R.C.C.T.).

THENCE along the fenced or occupied east line of said Brown 56.5 acres tract and the occupied west line of said Beasley Tract as follows; South 10 deg. 33 min. 53 sec. West 998.81 feet to a 6" dia. cedar fence corner post and South 57 deg. 37 min. 22 sec. West a distance of 354.72 feet to a 6" dia. cedar fence corner post for the occupied southeast corner of said Brown 56.5 acres tract and the occupied southwest corner of said Beasley Tract and also being the occupied north line of said Brown 313.6 acres tract.

THENCE along the occupied or fenced north line of said Brown 131.6 acres tract and the occupied south line of said Beasley Tract as follows; South 59 deg. 05 min. 18 sec. East 648.12 feet to a 6" cedar fence corner post on the west bank of Dodds Creek and

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South 48 deg. 59 min. 12 sec. East 51.38 feet to a 6" dia. cedar fence corner post on the east bank of said creek and South 67 deg. 55 min. 17 sec. East 310.14 feet to a 6" dia. cedar fence corner post on the brow of a hill and South 76 deg. 22 min. 09 sec. East a distance of 349.11 feet to a 6" dia. cedar fence corner post for the occupied northeast corner of said Brown 313.6 acres tract and being an ell corner in said Beasley Tract.

THENCE South 12 deg. 58 min. 17 sec. West along the occupied or fenced east line of said Brown 313.6 acres tract and lower west line of said Beasley Tract, a distance of 63.47 feet to a 6" dia. cedar fence corner post for the occupied easterly southwest corner of said Beasley Tract and also being the northwest corner of a 90.716 acres tract of land conveyed to Donald R. Strieber et ux, Document No. 147313 (D.R.C.C.T.).

THENCE along the occupied or fenced east line of said Brown 313.6 acres tract and the fenced west line of said Strieber Tract as follows; South 15 deg. 55 min. 59 sec. West 640.19 feet to a 12" dia. cedar fence corner post and South 24 deg. 09 min. 16 sec. West 89.64 feet to a 12' dia. cedar fence corner post and South 15 deg. 25 min. 02 sec. West (Basis of Bearing Strieber Deed Call N 15-25-02 E 1453.22'), at 1453.22 feet pass a 12" dia. cedar fence corner north line of an abandoned county road for an ell corner in said Strieber Tract and in all a distance of 1465.22 feet to a point in the center of said road for a corner in said Brown Tract.

THENCE along the center of said abandoned county road as follows; North 76 deg. 10 min. 09 sec. West 216.72 feet, North 72 deg. 18 min. 00 sec. West 609.13 feet, South 41 deg. 29 min. 30 sec. West 1234.49 feet, South 64 deg. 56 min. 44 sec. West 785.46 feet, North 71 deg. 16 min. 26 sec. West 94.88 feet, North 43 deg. 08 min. 22 sec. West 120.43 feet, North 28 deg. 49 min. 40 sec. West 124.02 feet, North 13 deg. 36 min. 09 sec. West 623.22 feet, North 53 deg. 25 min. 31 sec. West 797.85 feet, and North 57 deg. 57 min. 34 sec. West a distance of 586.90 feet to a point in the center of said County Road No. 133 for a corner. From which a 2" dia. pipe fence corner post bears S 78-50-21 E 33.67 feet.

THENCE North 19 deg. 29 min. 33 sec. East along the center of said County Road No. 133 a distance of 195.16 feet to a point in the south line of a 0.997 acres tract of land conveyed to the County of Coryell, Document No. 86513 (D.R.C.C.T.).

THENCE South 68 deg. 58 min. 15 sec. East along the south line of said 0.997 acres tract a distance of 40.00 feet to a 5/8" dia. iron pin found at a fence corner for the southeast corner of same.

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THENCE along the east line of said 0.997 acres tract being the present east line of said road, same being fenced as follows; North 21 deg. 01 min. 45 sec. East 50.54 feet to a 5/8" dia. iron pin found at a fence corner and North 36 deg. 19 min. 08 sec. East 104.12 feet to a 2" dia. pipe fence corner post and North 19 deg. 46 min. 54 sec. East 100.00 feet to a point for a corner in the bed of Dodds Creek and North 03 deg. 25 min. 06 sec. East 104.40 feet to a 2' dia. pipe fence corner post and North 18 deg. 58 min. 23 sec. East 99.57 feet to a 5/8" dia. iron pin found at a fence corner for the northeast corner of said 0.997 acres tract and North 74 deg. 52 min. 05 sec. West at 10.90 feet pass a 2" dia. pipe fence corner post in the original fenced east line of said road, and in all a distance of 37.87 feet to a point in the center of said County Road No. 133.

THENCE along the center of said County Road No. 133 as follows; North 19 deg. 18 min. 31 sec. East 2607.07 feet, North 18 deg. 32 min. 13 sec. East 138.81 feet, North 13 deg. 54 min. 34 sec. East 182.11 feet, North 16 deg. 42 min. 54 sec. East 113.31 feet and North 18 deg. 59 min. 27 sec. East a distance of 524.14 feet to the PLACE OF BEGINNING and containing 342.36 acres of land. Of which 270.64 acres lies in said Woods Survey, 71.72 acres lies in said Eilers Survey and 3.57 acres lies within the fenced right of ways of said county roads.

Surveyed on the ground December 26, 2005.

Marp G. Hain

Mark A. Haines, Registered Professional Land Surveyor



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Main Mas

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

445 County Road 133 Gatesville, TX 76528

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 V is v 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	Ų
Cable TV Wiring		V	
Carbon Monoxide Det.		V	1
Ceiling Fans	V		
Cooktop	V		
Dishwasher	V	,	
Disposal	V		
Emergency Escape Ladder(s)		V	/
Exhaust Fans	V		
Fences	V		1
Fire Detection Equip.	1	1	
French Drain		V	
Gas Fixtures		V	1
Natural Gas Lines		V	

ltem	Y	N	U
Liquid Propane Gas:	V		/
-LP Community (Captive)		1	
-LP on Property	V		
Hot Tub		1	
Intercom System		1	
Microwave	V		
Outdoor Grill		V	
Patio/Decking	1		
Plumbing System	1		2
Pool		V	1
Pool Equipment		V	
Pool Maint, Accessories		V	1
Pool Heater		V	

ltem	Y	N	U
Pump: sump grinder			
Rain Gutters		~	
Range/Stove	V		
Roof/Attic Vents		V	
Sauna		2	
Smoke Detector	1		
Smoke Detector - Hearing Impaired		~	/
Spa		1	
Trash Compactor		V	-
TV Antenna	1		
Washer/Dryer Hookup	1		
Window Screens	2		/
Public Sewer System		N	

Item	Y	N	U					
Central A/C	V			Velectric gas number of units: (1) Am AmA				
Evaporative Coolers		V		number of units: ()				
Wall/Window AC Units		1		number of units:				
Attic Fan(s)		V		if yes, describe; AMANA				
Central Heat	V			electric gas number of units: (()				
Other Heat		1		if yes, describe: PKD VANE 1490				
Oven	V			number of ovens: velectric egas other:				
Fireplace & Chimney	i./	1		wood j gas logs mock other:				
Carport	L	V		attached not attached				
Garage		V		attached not attached				
Garage Door Openers		V	,	number of units: number of remotes:				
Satellite Dish & Controls		V		owned lease from:				
Security System	V	,		owned lease from:				
Water Heater JANK Less	1	1		electric gas other: (AnK) ess number of units: (D				
Water Softener	V			vowned lease from: Cullq por				
Underground Lawn Sprinkler	N	1		vautomatic manual areas covered: 0				
Septic / On-Site Sewer Facility	V			if yes, attach Information About On-Site Sewer Facility (TAR-1407)				
	itialed I	by: I	Buy	rer:, and Seller: <u>975 E</u> , <u>WU</u> Phone (254)471-5738 Fax: (254)471-5978 Page 1 of 5 342 acres Ethridg				

Burks Real Estate, 715 E US 84 Hwy Evant, TX 76525 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com **Calvin Burks**

•	445 County Road 133
Concerning the Property at	Gatesville, TX 76528
Water supply provided by:citywell MUDco-op Was the Property built before 1978?yesnounknown	unknown other:
(If yes, complete, sign, and attach TAR-1906 concerning le Roof Type: <u>24</u> <u>GAMGE</u> <u>METAL</u> Age: Is there an overlay roof coverling on the Property (shingles covering)?yesno unknown	ad-based paint hazards) ?? (7ef 20(7) (approximate)
Are you (Seller) aware of any of the items listed in this Section are need of repair?yesno If yes, describe (attach addition	n 1 that are not in working condition, that have defects, or nal 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.)

ltem	Y	N
Basement		~
Ceilings		1
Doors		1
Driveways		V
Electrical Systems		1
Exterior Walls		1

Item	Y	N
Floors		V
Foundation / Slab(s)		V
Interior Walls		V
Lighting Fixtures		V
Plumbing Systems		V
Roof		1

Y	N
	V
	V
	V
	V
	Y

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	1	Condition	Y	N
Aluminum Wiring		V		Previous Foundation Repairs		V
Asbestos Components		V		Previous Roof Repairs Feb 2017 (New Roy)	V	
Diseased Trees: oak wilt		V		Other Structural Repairs		V
Endangered Species/Habitat on Property		V	-	Radon Gas		2
Fault Lines		V		Settling		V
Hazardous or Toxic Waste		1		Soil Movement		~
Improper Drainage		V		Subsurface Structure or Pits		0
Intermittent or Weather Springs		V		Underground Storage Tanks		V
Landfill		2		Unplatted Easements		1
Lead-Based Paint or Lead-Based Pt. Hazards		1		Unrecorded Easements		V
Encroachments onto the Property		V		Urea-formaldehyde Insulation		V
Improvements encroaching on others' property		V		Water Penetration		V
Located in 100-year Floodplain		1	1	Wetlands on Property		V
Located in Floodway		V		Wood Rot		V
Present Flood Ins. Coverage (If yes, attach TAR-1414)		V		Active infestation of termites or other wood destroying insects (WDI)		V
Previous Flooding into the Structures		V		Previous treatment for termites or WDI		0
Previous Flooding onto the Property		V	1	Previous termite or WDI damage repaired		V
Located in Historic District		V	1	Previous Fires		V
Historic Property Designation		1		Termite or WDI damage needing repair		0
Previous Use of Premises for Manufacture of Methamphetamine		V		Single Blockable Main Drain in Pool/Hot Tub/Spa*		V

(TAR-1406) 01-01-16

Initialed by: Buyer: _____, and Seller: ______ Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026

Page 2 of 5 342 acres Ethridge

Concerning	the	Pro	pertv	at
QONGOLINING		1.0	POIS.	~ -

If the answer to any of the items in S	Section 3 is yes, explain (attach addition	nal sheets if necessary): fan of
Storm Bleever	I most of Aki	ucles 767. 2017
the placed UP	24 Gouged met	nal sheets if necessary): Jan. 2017 Lefter - Flet. 2017
	$\gamma = \gamma$	0

*A single blockable main drain may cause a suction entrapment hazard for an individual.

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. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

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).

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

(TAR-1406) 01-01-16

Initialed by: Buyer: _____, ____ and Seller: _____, ____ Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 Page 3 of 5 342 scres Ethridge

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

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	Туре	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

,		
Homestead	Senior Citizen	Disabled
Wildlife Management	Agricultural	Disabled Veteran
Other:		Unknown

Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? $\underline{\checkmark}$ yes no (\mathcal{ROOL})

Section 10. 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? ______ no if yes, explain: _______ Kerle ______ Kerle & ______ (is concreted by Maestance)

Section 11. 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.

(TAR-1406) 01-01-16

Initialed by: Buyer: _____, ____ and Seller: ______ Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026

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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.

	01-25-19	2 Will Afr	01225-19
Gel	EA 01 23	19 W LITH	81-65-18
Signature of Seller	Date	Signature of Seller	Dáte
Printed Name:	ETHRIDBE	Printed Name: Danda	ETHERDGE

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 <u>www.txdps.state.tx.us</u>. 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:

Electricize C E C (Hamilton Co Electric crop)	phone #: 254-386-3123
Sewer: ON Site	phone #:
Water: ON Site 20 el meter Juniomet	l)phone #: 254-8658951
Cable:	phone #:
Trash: Kd Bs	phone #: 254-411- 30 74
Natural Gas:	phone #:
Phone Company: Verizon Wireles	phone #:
Propane: Star Tak Propanly the.	phone #: 254 - 865 - 2199

(5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer Date	Signature of Buyer	Date
Printed Name:	Printed Name:	

(TAR-1406) 01-01-16



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.

CIEXSE MESOCISTION C	I KEALTOKSO, II	IG., 2004	

	unty Road 133 ille, TX_76528
A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:	
(1) Type of Treatment System: Septic Tank Aerobic Treatr	nent 🗌 Unknown
(2) Type of Distribution System: <u>LATERAL Line</u>	S Unknown
(3) Approximate Location of Drain Field or Distribution System:	With of HS. Unknown
(4) Installer: <u>GARY GRibble</u> (5) Approximate Age: <u>2010</u> (Tyrs 4)	Unknown
(5) Approximate Age: 2010 (Turks 4)	Unknown
B. MAINTENANCE INFORMATION:	
(1) Is Seller aware of any maintenance contract in effect for the on-sit If yes, name of maintenance contractor:	· u u
Phone: contract expiration date: Maintenance contracts must be in effect to operate aerobic treatm sewer facilities.)	ent and certain non-standard" on-site
(2) Approximate date any tanks were last pumped?	N
(3) Is Seller aware of any defect or malfunction in the on-site sewer fa If yes, explain:	1
(4) Does Seller have manufacturer or warranty information available f	or review?
C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:	
(1) The following items concerning the on-site sewer facility are attack planning materials permit for original installation final i maintenance contract manufacturer information warranty	nspection when OSSF was installed
(2) "Planning materials" are the supporting materials that describ submitted to the permitting authority in order to obtain a permit to	e the on-site sewer facility that are install the on-site sewer facility.
(3) It may be necessary for a buyer to have the permit to transferred to the buyer.	operate an on-site sewer facility
(TAR-1407) 1-7-04 Initialed for Identification by Buyer, and S	eller DEE W Page 1 of 2
	254)471-5738 Fax: (254)471-5978 342 scres Ethridge

	445 County Road 133
Information about On-Site Sewer Facility concerning	Gatesville, TX 76528

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.

Facility	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- <u>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 Joe E Ethridge

Receipt acknowledged by:

Signature of Buyer

Date

01-35-

Signature of S Wanda Ethridge

0-25-1

Date

Date

Signature of Buyer

Date

Warehouse

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

445 County Road 133 Gatesville, TX 76528

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 1/ is 1/ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

Item	Y	N,	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	_	VX		Liquid Propane Gas:		1		Pump: sump grinder			
Carbon Monoxide Det.		1		-LP Community (Captive)		1	/	Rain Gutters	V		
Ceiling Fans	V			-LP on Property		V	1	Range/Stove	V		
Cooktop		V.		Hot Tub		V	/	Roof/Attic Vents		V	
Dishwasher		Y		Intercom System		1		Sauna		V	
Disposal	V	1		Microwave	V			Smoke Detector	1		
Emergency Escape Ladder(s)				Outdoor Grill		V	/	Smoke Detector - Hearing Impaired		1	
Exhaust Fans	V			Patio/Decking Lo Ret	V	1		Spa		N	-
Fences la	EV			Plumbing System	V			Trash Compactor		V	
Fire Detection Equip. 0	WE	1		Pool		2	/	TV Antenna		V	
French Drain		1		Pool Equipment		V		Washer/Dryer Hookup	V		
Gas Fixtures		N	-	Pool Maint. Accessories		V	2	Window Screens	V		
Natural Gas Lines		V		Pool Heater		i		Public Sewer System		V	

Item	Y	N	U	Additional Information	
Central A/C	V			velectric gas number of units: (3)	
Evaporative Coolers		1		number of units: (2)	
Wall/Window AC Units		1		number of units:	
Attic Fan(s)		V		if yes, describe: TRANE	
Central Heat	V	1		electric gas number of units: (/)	
Other Heat		V		if yes, describe:	
Oven	V	1		number of ovens: (1) reléctric gas other:	
Fireplace & Chimney		V		wood gas logs mock other:	
Carport	1			attachednot attached	
Garage		V		attachednot attached	
Garage Door Openers		V		number of units: number of remotes:	
Satellite Dish & Controls		V		owned lease from:	
Security System		V		owned lease from:	
Water Heater	V			electric gas other: number of units:	
Water Softener	V	1	1	Vowned lease from: Cullice By	
Underground Lawn Sprinkler		V		automatic manual areas covered:	
Septic / On-Site Sewer Facility	V	Í		if yes, attach Information About On-Site Sewer Facility (TAR-1407)	

445	County Road 133
Concerning the Property at Gat	esville, TX 76528
Water supply provided by: city well MUD co-op unkr Was the Property built before 1978?yes no unknown (If yes, complete, sign, and attach TAR-1906 concerning lead-b	own other:
Roof Type:Age:	IONRS (approximate)
Are you (Seller) aware of any of the items listed in this Section 1 t are need of repair?yesno If yes, describe (attach additional s	

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N		Item
Basement		1		Floors
Ceilings		V		Foundati
Doors		~		Interior V
Driveways		0		Lighting
Electrical Systems		V	1	Plumbing
Exterior Walls		V		Roof

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

Item	Y	N
Sidewalks		i
Walls / Fences		V
Windows		V
Other Structural Components		~
		-

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

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

Condition	Y	N	Condition	Y	N
Aluminum Wiring		V	Previous Foundation Repairs		V
Asbestos Components		V	Previous Roof Repairs		V
Diseased Trees: oak wilt		2	Other Structural Repairs		V
Endangered Species/Habitat on Property			Radon Gas		V
Fault Lines		V	Settling		V
Hazardous or Toxic Waste		V	Soil Movement		1
Improper Drainage		V	Subsurface Structure or Pits		V
Intermittent or Weather Springs		i	Underground Storage Tanks		10
Landfill		V	Unplatted Easements		0
Lead-Based Paint or Lead-Based Pt. Hazards		V	Unrecorded Easements		1
Encroachments onto the Property		10	Urea-formaldehyde Insulation		U,
Improvements encroaching on others' property		V	Water Penetration		V
Located in 100-year Floodplain		V	Wetlands on Property		V
Located in Floodway		V	Wood Rot		V
Present Flood Ins. Coverage (If yes, attach TAR-1414)		i	Active infestation of termites or other wood destroying insects (WDI)		V
Previous Flooding into the Structures		V	Previous treatment for termites or WDI		1
Previous Flooding onto the Property		12	Previous termite or WDI damage repaired		V
Located in Historic District		V	Previous Fires		V
Historic Property Designation		V	Termite or WDI damage needing repair		0
Previous Use of Premises for Manufacture of Methamphetamine		V	Single Blockable Main Drain in Pool/Hot Tub/Spa*		V

(TAR-1406) 01-01-16

Initialed by: Buyer: _____, ____ and Seller: ______

Page 2 of 5 342 acres Ethridge

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

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in of 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:	
Managaria nomo:	

Manager's name:		Phone:		
Fees or assessments are: \$	per	and are:	mandatory	voluntary
Any unpaid fees or assessment for the	Property?yes (\$)	no	

Dhana

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. (Includes, but is not limited to; divorce, foreclosure, heirship, bankruptcy, and taxes.)

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).

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

(TAR-1406) 01-01-16

Initialed by: Buyer: _____, ____ and Seller: DEC, _____ Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 Avww.zipLogix.com

Page 3 of 5 342 acres Ethridge

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

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 1 no If yes, attach copies and complete the following:

Inspection Date	Туре	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section-8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

Homestead	L Senior Citizen	Disabled
Wildlife Management	Agricultural	Disabled Veteran
Other:		Unknown
and the second		

Section 9. Have your (Seller) ever filed a claim for damage to the Property with any insurance provider? yes ino

Section 10. 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 ino If yes, explain: ____

Section 11. 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.

(TAR-1406) 01-01-16

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Page 4 of 5 342 acres Ethridge

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.

Que Ett 6-a	35-	i North	01-25-14
Signature of Seller	Date	Signature of Seller	Date
Printed Name: SOE ETHRIDGE		Printed Name: Wanda	ETHRIDGE

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 <u>www.txdps.state.tx.us</u>. 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:

	phone #: $254 - 386 - 3123$ phone #: phone #: phone #: phone #: phone #: phone #: phone #:
Natural Gas:	phone #:
Propane: Verig on Wireless Propane:	phone #: <u>N/A-354-865-</u> 219

(5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	

(TAR-1406) 01-01-16

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TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT	445 County Road 133 Gatesville, TX 76528	
A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PRO	PERTY:	
(1) Type of Treatment System: Septic Tank	obic Treatment	Unknown
(2) Type of Distribution System: LATERAL	LINES	Unknown
(3) Approximate Location of Drain Field or Distribution Sys	stem:	Unknown
(4) Installer: Joby MONEY		Unknown
(5) Approximate Age: 10 YRS		Unknown
B. MAINTENANCE INFORMATION:		
 (1) Is Seller aware of any maintenance contract in effect for If yes, name of maintenance contractor: Phone: 		
Maintenance contracts must be in effect to operate aer sewer facilities.)	robic treatment and certain nor	n-standard" on-site
(2) Approximate date any tanks were last pumped?		
(3) Is Seller aware of any defect or malfunction in the on-s If yes, explain:	ite sewer facility?	Yes 4No
(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 planning materials permit for original installation maintenance contract manufacturer information 	n final inspection when O	SSF was installed
(2) "Planning materials" are the supporting materials the submitted to the permitting authority in order to obtain	nat describe the on-site sew a permit to install the on-site se	er facility that are ewer facility.
(3) It may be necessary for a buyer to have the transferred to the buyer.	permit to operate an on-s	ite sewer facility
(TAR-1407) 1-7-04 Initialed for Identification by Buyer,	and Seller QEE, 100	Page 1 of 2
Burke Deal Retain 715 F 1/S 84 Hwy Evant, TX 76525	Phone: (254)471-5738 Fax: (254)47	71-5978 342 acres Ethridge

Burks Real Estate, 715 E US 84 Hwy Evant, TX 76525 Produced with zipForm@ by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com Calvin Burks

Information about On-Site Sewer Facility concerning

445 County Road 133 Gatesville_TX_76528

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.

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Signature of Seller Joe E Ethridge

Receipt acknowledged by:

Date

Signature of Seller Wanda Ethridge

Date

Signature of Buyer

Date

Signature of Buyer

Date



Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Texas Ranch Brokers LLC	9003375	info@txranchbrokers.com	(512)756-7718
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Designated Broker of Firm	License No.	Email	Phone
Mike Bacon	273134	mike@txranchbrokers.com	(830)940-8800
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Drew Colvin	202616	drew@txranchbrokers.com	(512)755-2078
Sales Agent/Associate's Name	License Non	Email	Phone
	976 1770	01-2579	
Buyer/7	enant/Seller/Landlord Initial	s Date	
Regulated by the Texas Real Estate Com	Information available at www.trec.texas.gov		

				in voltenauget
FAR-2501				IABS 1-0 Date
Circle C Ranch Sa	es, P.O. Box 1338 Burnet TX 78611	Phone: 512.756.7718	Fax: 512.715.8834	Joe and Wanda
ohn Colvin	Produced with zipForm® by zipLogix 18070 Fifteen Mile Road.	Fraser, Michigan 48026 www.zipl.ogix.com		