

**Asking Price: \$ 520,000**

Beautiful home on 6.356 acres with open floor plan, large master suite & bath, slate and wood floors. Plenty of storage and built-ins, lots of windows. New roof and a/c units. Gorgeous pool and hot tub with large covered patio, outdoor kitchen, outdoor shower and pool bath. Beautiful landscaped yard overlooking stocked pond.

**BDRM:** 3  
**BATH:** 2.5  
**SQFT:** 3,167

**SCHOOL:** Bellville  
**MLS/ID:** 48077832 (HAR)  
**Year Built:** 2003



**SLIDESHOW**  
Scan QR

**Susan S. Kiel**  
979-251-4078  
Burton@marketrealty.com





## SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2018

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

12617 New Wehdem Rd  
Brenham, TX 77833-7451

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller    is    is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?                      (approximate date) or    never occupied the Property

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

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

Item	Y	N	U
Cable TV Wiring	X		
Carbon Monoxide Det.	X		
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal		X	
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.		X	
French Drain		X	
Gas Fixtures	X		
Natural Gas Lines		X	

Item	Y	N	U
Liquid Propane Gas:	X		
-LP Community (Captive)		X	
-LP on Property	X		
Hot Tub	X		
Intercom System		X	
Microwave	X		
Outdoor Grill	X		
Patio/Decking	X		
Plumbing System			
Pool	X		
Pool Equipment	X		
Pool Maint. Accessories	X		
Pool Heater	X		

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

Item	Y	N	U	Additional Information
Central A/C	X			X electric gas number of units: <u>                    </u>
Evaporative Coolers		X		number of units: <u>                    </u>
Wall/Window AC Units		X		number of units: <u>                    </u>
Attic Fan(s)		X		if yes, describe: <u>                    </u>
Central Heat	X			electric X gas number of units: <u>                    </u>
Other Heat		X		if yes, describe: <u>                    </u>
Oven	X			number of ovens: <u>                    </u> electric gas other: <u>                    </u>
Fireplace & Chimney	X			wood gas logs mock other: <u>gas w/ glass</u>
Carport	X			X attached not attached
Garage	X			X attached not attached
Garage Door Openers	X			number of units: <u>1</u> number of remotes: <u>2</u>
Satellite Dish & Controls		X		owned leased from: <u>                    </u>
Security System		X		owned leased from: <u>                    </u>
Solar Panels		X		owned leased from: <u>                    </u>
Water Heater	X			electric X gas other: <u>                    </u> number of units: <u>                    </u>
Water Softener	X			X owned leased from: <u>                    </u>
Other Leased Items(s)				if yes, describe: <u>                    </u>

(TXR-1406) 02-01-18

Buyers Incentive, 108 Copperleaf Austin TX 78734

Jerry Stein

Initialed by: Buyer:                      and Seller:                     

Phone: 512.301.3310

Fax: 877.301.3310

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Page 1 of 5

Sweet Brenham



12617 New Wehdem Rd  
Brenham, TX 77833-7451

Concerning the Property at \_\_\_\_\_

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> automatic	<input type="checkbox"/> manual	areas covered: _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)		

Water supply provided by: \_\_\_ city ☒ well \_\_\_ MUD \_\_\_ co-op \_\_\_ unknown \_\_\_ other: \_\_\_\_\_

Was the Property built before 1978? \_\_\_ yes ☒ no \_\_\_ unknown

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

Roof Type: Shingles Age: 10 years New (approximate)

Is there an overlay/ roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? \_\_\_ yes \_\_\_ no \_\_\_ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? \_\_\_ yes ☒ no If yes, describe (attach additional sheets if necessary): \_\_\_\_\_

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

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

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

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

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

(TXR-1406) 02-01-18

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

Page 2 of 5

Concerning the Property at \_\_\_\_\_

Historic Property Designation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Termite or WDI damage needing repair	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 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, with unresolved 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.



12617 New Wehdem Rd  
Brenham, TX 77833-7451

Concerning the Property at \_\_\_\_\_

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	Type	Name of Inspector	No. of Pages
7/20/15	Property Insp.	Bradfield Property Inspections	30

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? \_\_\_\_\_ yes ☒ no

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 ☒ no 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.*

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller

Date

Signature of Seller

Date

Printed Name:

Printed Name:

(TXR-1406) 02-01-18

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

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Concerning the Property at \_\_\_\_\_

**ADDITIONAL NOTICES TO BUYER:**

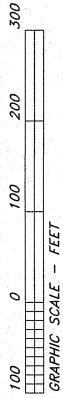
- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit [www.txdps.state.tx.us](http://www.txdps.state.tx.us). For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: <u>Bluebonnet Electric</u>	phone #: _____
Sewer: <u>—</u>	phone #: _____
Water: <u>—</u>	phone #: _____
Cable: <u>—</u>	phone #: _____
Trash: <u>—</u>	phone #: _____
Natural Gas: <u>—</u>	phone #: _____
Phone Company: <u>—</u>	phone #: _____
Propane: <u>Brenham LP Gas Inc.</u>	phone #: <u>979-836-2331</u>
Internet: <u>A.T.T.</u>	phone #: _____

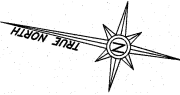
- (7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

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



GRAPHIC SCALE - FEET



# HENRY MATTHEWS SURVEY, A-160

WASHINGTON COUNTY, TEXAS

PAULA GAIL BAIDE  
CALLED 7.44 ACRES  
VOL. 78, PAGE 515  
(OPWCT)

FOUND 3/8" IRON ROD WITH  
ID. CAP (PALS 1989) AT THE  
FENCE CORNER POST

FOUND 5/8" IRON  
ROD WITH ID. CAP  
(PALS 519) IN  
FENCE LINE

AL 28109 PALS A 1/2"  
IRON ROD WITH ID. CAP  
BASE OF A "P" TREATED  
0.4' NORTH OF THIS LINE

PAULA GAIL BAIDE  
CALLED 2.000 ACRES  
VOL. 78, PAGE 202  
(OPWCT)

FOUND 5/8" IRON ROD WITH ID.  
CAP (PALS 519) IN  
FENCE LINE

SCALE: 1" = 100'

(1.514 AC. WASHINGTON CO.)

(1.739 AC. WASHINGTON CO.)

TRACT 1  
6.356 ACRES  
(4.842 AC. AUSTIN CO.)

TRACT 2  
6.589 ACRES  
(4.850 AC. AUSTIN CO.)

DAVID D. BORTH, ET UX  
CLERK FILE NO. 067232  
(OPWCT)

FOUND 5/8" IRON ROD WITH  
ID. CAP (PALS 1989) AT THE  
FENCE CORNER POST

FOUND 5/8" IRON ROD WITH ID.  
CAP (PALS 519) IN  
FENCE LINE

FOUND 5/8" IRON ROD WITH ID.  
CAP (PALS 519) IN  
FENCE LINE

FOUND 5/8" IRON ROD WITH ID.  
CAP (PALS 519) IN  
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FENCE LINE

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FENCE LINE

FOUND 5/8" IRON ROD WITH ID.  
CAP (PALS 519) IN  
FENCE LINE

FOUND 5/8" IRON ROD WITH ID.  
CAP (PALS 519) IN  
FENCE LINE

PLACE OF BEGINNING  
(TRACT 1)  
FOUND 5/8" IRON ROD WITH  
ID. CAP (PALS 1989) AT THE  
FENCE CORNER POST

FOUND 5/8" IRON ROD WITH ID.  
CAP (PALS 519) IN  
FENCE LINE

FOUND 5/8" IRON ROD WITH ID.  
CAP (PALS 519) IN  
FENCE LINE

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FENCE LINE

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CAP (PALS 519) IN  
FENCE LINE

FOUND 5/8" IRON ROD WITH ID.  
CAP (PALS 519) IN  
FENCE LINE

# HENRY MATTHEWS SURVEY, A-264

AUSTIN COUNTY, TEXAS

FOUND 5/8" IRON ROD WITH ID.  
CAP (PALS 519) IN  
FENCE LINE

FOUND 5/8" IRON ROD WITH ID.  
CAP (PALS 519) IN  
FENCE LINE

FOUND 5/8" IRON ROD WITH ID.  
CAP (PALS 519) IN  
FENCE LINE

## NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO TRUE NORTH AS OBTAINED BY MEANS OF A MAGNETIC OBSERVATION AT LATITUDE: 30°05'07.76" N - LONGITUDE: 96°21'56.24" W (NWS-64).
2. NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP'S (FIRM) AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE PROGRAM, MAP NUMBER 48477004750, MAP REVISED MAY 16, 2019, WASHINGTON COUNTY, TEXAS AND MAP NUMBER 4801500755, MAP REVISED OCTOBER 18, 2019, AUSTIN COUNTY, TEXAS.
3. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH BOTTS TITLE COMPANY (WESTCOOR LAND TITLE INSURANCE COMPANY) TITLE COMMITMENT G.F. NO. W-19-05-13, DATED NOVEMBER 13, 2019, 8:00 AM, ISSUED NOVEMBER 25, 2019, TX.
4. THERE WERE SEPARATE METES AND BOUNDS DESCRIPTIONS PREPARED IN CONJUNCTION WITH THIS SURVEY MAP.
5. (OPWCT) DENOTES OFFICIAL PUBLIC RECORDS OF WASHINGTON COUNTY, TEXAS.

PROPOSED BORROWER (TRACT 2):  
LINNIS E. CASWELL AND  
LAURA D. CASWELL

PROPERTY ADDRESS (TRACTS 1 & 2):  
12817 NEW WEHDEM ROAD  
BRENNHAM, TEXAS 77833

## SURVEY MAP

SHOWING A SURVEY OF 6.356 ACRES (TRACT 1) AND 6.589 ACRES (TRACT 2) OF LAND AND THE IMPROVEMENTS THEREON Lying and Being Situated in Washington County and Austin County, Texas, Tracts of the Henry Matthews Survey, A-160 (Washington County) and A-264 (Austin County), Being a Resurvey of the Same Land Described as 12.946 Acres in the Deed From Kyle Dean Dannhaus and Ginger Dannhaus to Larry N. Sweet and Cheryl A. Sweet, Dated November 23, 2015, as Recorded in Volume 1525, Page 322, in the Official Records of Washington County, Texas, and 15.4859 Acres of Land Described as Tract 15-4859 in the Official Public Records of Austin County, Texas.

## CERTIFICATION

THE STATE OF TEXAS  
COUNTIES OF AUSTIN AND WASHINGTON

I, JON E. HODDE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5197 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP SHOWING A SURVEY OF A 6.356 ACRES (TRACT 1) AND 6.589 ACRES (TRACT 2) AND THE IMPROVEMENTS SITUATED THEREON IS TRUE AND CORRECT IN ACCORDANCE WITH AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY PERSONAL DIRECTION AND SUPERVISION. DATED THIS 25TH DAY OF NOVEMBER, 2019, A.D.



Hodde & Hodde Land Surveying, Inc.  
Professional Land Surveying & Engineering  
613 E. Blue Bell Road - Brenham, Texas 77833  
979-836-5681 - 979-836-5683 (Fax)  
www.hoddesurveying.com

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HODDE & HODDE  
LAND SURVEYING, INC.  
ALL RIGHTS RESERVED

W. G. NO. 7825 (DANNHAUS 5.89/89) (OPERATING/MAP) REF: DANNHAUS SURVEY

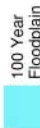
JON E. HODDE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5197  
HODDE & HODDE LAND SURVEYING, INC.  
613 EAST BLUE BELL ROAD  
BRENNHAM, TEXAS 77833  
(979)-836-5681  
TBP&LS SURVEY FIRM REG. NO. 10018600



12617 New Wehdem  
Texas, AC +/-



Boundary



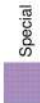
100 Year  
Floodplain



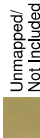
500 Year  
Floodplain



Floodway



Special



Unmapped/  
Not Included





## 12617 New Wehdem Rd

- ☐ **New A/C units in 2018**
- ☐ **New roof September 2019**
- ☐ Outdoor kitchen with gas grill and griddle, fridge
- ☐ Outdoor shower & bathroom (shower has hot water)
- ☐ Catfish stocked pond
- ☐ Radiant barrier and extra blown insulation – low electric bills
- ☐ Retractable screen for back patio
- ☐ Pool/hot tub
- ☐ Extended patio cover
- ☐ Removable sail for shade over part of the pool
- ☐ Beautiful 3 bedroom, 2.5 bath home (2 other rooms that can also be used)
- ☐ Slate tile & wood flooring –**NO CARPET**
- ☐ Dining room with built-in china cabinet
- ☐ Extra room for office, craft room, etc.
- ☐ Large area between 2 spare bedrooms – can be used for extra guest sleep area
- ☐ Large walk in pantry
- ☐ Remote control gas fireplace
- ☐ Wifi controlled garage door opener
- ☐ Wifi controlled thermostat
- ☐ Kitchen has instant hot water
- ☐ Elevated dishwasher