



BILL JOHNSON AND ASSOC. REAL ESTATE CO.

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

1080 FRELSBURG ROAD



[More Photos](#)

ID: 60170
Type: Residential (Farm-Ranch)
Status: Active
City: ALLEYTON
County: Colorado
Price: \$895,000
Acreage: 62.17
School Dist: COLUMBUS I.S.D.
Taxes: \$3,928.88
Financing: Cash - Conventional -

[Map of ALLEYTON](#)

[Contact the Agent](#)

[Email this Listing](#)

LAZY LEE RANCH - Mentz Community - Colorado County***** Imagine This!! Sixty-two gently rolling sandy loam acres covered with majestic live oak, pine and cedar trees, featuring two stocked ponds, nature trails meandering through the heavy woods, an abundance of wildlife and most importantly "Enjoyable Privacy". For your comfort, relax and enjoy a spacious two-story bardominium of metal and stone construction featuring 2700 sq.ft. of living area, wood-burning fireplace, 3 bedrooms and 3-1/2 baths, and an attached 2600 sq.ft. of insulated area which can be used as a garage, barn, or recreational area, with a full bath. This area has 3 overhead doors providing the perfect setting for various outside entertainment. Minerals are available. A Real Opportunity!! BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS/HER AGENT AT ALL PROPERTY SHOWINGS.

Improvements:

3 Bedrooms - 3.5 Bathrooms - Approx. 2700 Sq Ft - Multi-level Floor - Metal Exterior - Metal Roof - Age Range: 0-5 Yrs - Well - Septic - Fireplace - Garage/Carport - CHA - Barns -

Land Features:

Maint. Fees: \$0 - Paved Road Frontage - County Road Frontage - Agricultural Exemption - Pond - Seasonal Creek - Heavily Wooded - Rolling - Sandy Soil -

Directions: From Sealy, take IH-10 West, turn right on FM 949, then left on Frelsburg Road for 4 miles to the property on the left.

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Realtor Only Information

Showing Req and Other Info: Please call either of our offices to show property:
Bellville 979-865-5466 or New Ulm 979-992-2636

Legal Description: Approx. 62.174 acres, Samuel P. Birt A-80 and Daniel Miller A-417, Colorado Co., TX





Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville, TX 77418

424 Cedar St., New Ulm, TX 78950

979-865-5969 or 281-463-3791 - Bellville

979-992-2636 or 281-220-2636 - New Ulm

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.

LAZY LEE RANCH

Location of Property: Sealy-IH10W-R on FM 949-left on Frelsburg Rd. 4 miles to property Listing #: 60170
 Address of Property: 1080 Frelsburg Road, Alleyton TX 78935 Road Frontage: Frelsburg Road 830.91'
 County: Colorado Co. Paved Road: YES NO For Sale Sign on Property? YES NO
 Subdivision: None Lot Size or Dimensions: 62.174 ACRES
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Number of Acres: 62.174 ACRES
Price per Acre (or) _____
Total Listing Price: \$895,000.00
Terms of Sale:
 Cash: YES NO
 Seller-Finance: YES NO
 Sell.-Fin. Terms: _____
 Down Payment: _____
 Note Period: _____
 Interest Rate: _____
 Payment Mode: Mo. Qt. S.A. Ann.
 Balloon Note: YES NO
 Number of Years: _____

Property Taxes: 2009
 School: \$ 2,792.45
 County: \$ 1,089.50
 GCD: \$ 46.93
 Hospital: _____
 City: _____
 TOTAL: \$ 3,928.88

Agricultural Exemption: Yes No
School District: COLUMBUS I.S.D.
Minerals and Royalty:
 Seller believes 50% *Minerals
 to own: 50% *Royalty
 Seller will NEGOTIABLE Minerals
 Convey: NEGOTIABLE Royalty

* Current title commitment to reflect mineral and royalty reservations *

Leases Affecting Property:
 Oil and Gas Lease: Yes No
 Lessee's Name: _____
 Lease Expiration Date: _____

Surface Lease: Yes No
 Lessee's Name: _____
 Lease Expiration Date: _____

Oil or Gas Locations: Yes No

Easements Affecting Property: Name(s): _____
 Pipeline: GULF PIPE LINE CO. AND GULF PRODUCTION CO.
 Roadway: FRELSBURG ROAD
 Electric: SAN BERNARD ELECTRIC CO-OP, INC.
 Telephone: NONE
 Water: NONE
 Other: NONE

Improvements on Property:
 Home: YES NO See HOME listing if Yes
 Buildings: BARNDOMINIUM (See HOME information)
 Barns: Within the barndominium, there is a fully insulated concreted area with 3 overhead doors, full bath.
 Others: _____

Approx. % Wooded: 85%
 Type Trees: LIVE OAK, CEDAR, PINE
Fencing: Perimeter YES NO
 Condition: GOOD
 Cross-Fencing: YES NO
 Condition: _____

Ponds: Number of Ponds: 2
 Sizes: EACH ABOUT 1/2 ACRE +

Creek(s): Name(s): DRY-BED CREEK

River(s): Name(s): NONE

Water Well(s): How Many? ONE
 Year Drilled: _____ Depth _____

Community Water Available: YES NO
 Provider: _____

Electric Service Provider (Name): SAN BERNARD ELECTRIC COOPERATIVE

Gas Service Provider (Name): COLUMBUS BUTANE

Septic System(s): How Many: ONE
 Year Installed: UNKNOWN

Soil Type: SANDY LOAM

Grass Type(s): NATIVE, ST. AUGUSTINE

Flood Hazard Zone: See Seller's Disclosure or to be determined by survey.

Nearest Town to Property: COLUMBUS
 Distance: 8 MILES

Driving time from Houston _____

Items specifically excluded from the sale: ALL OF SELLER'S PERSONAL PROPERTY LOCATED IN AND ON SAID 62.174 ACRES

Additional Information: _____

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LAZY LEE RANCH - HOME

Address of Home: 1080 Frelsburg Road, Alleyton, TX 78935 Listing 60170
 Location of Home: Sealy-IH10 W, right on FM 949, left on Frelsburg Rd. approx. 4 miles to property on left.
 County or Region: COLORADO COUNTY For Sale Sign on Property? YES NO
 Subdivision: N/A Property Size: 62.174 ACRES
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Listing Price: \$895,000.00
Terms of Sale
 Cash: YES NO
 Seller-Finance: YES NO
 Sell.-Fin. Terms: _____
 Down Payment: _____
 Note Period: _____
 Interest Rate: _____
 Payment Mode: Mo. Qt. S.A. Ann.
 Balloon Note: YES NO
 Number of Years: _____

Size and Construction:
 Year Home was Built: 2007
 Lead Based Paint Addendum Required if prior to 1978: YES
 Bedrooms: 3 Bath: 3 1/2
 Size of Home (Approx.) 2,700 Living Area
 Total _____
 Foundation: Slab Pier/Beam Other
 Roof Type: METAL Year Installed: 2007
 Exterior Construction: METAL AND STONE

Room Measurements: APPROXIMATE SIZE:
 Living Room: 22' x 16'
 Dining Room: 10' x 10'
 Kitchen: 10' x 9'
 Family Room: _____
 Utility: 10' x 10' with sink
 Bath: Barn Tub Shower
 Bath: Up Tub Shower
 Mstr Bath: Downstairs Tub Shower
 Mstr Bdrm: 16' x 14' (downstairs)
 Bedroom: 15' x 14' (upstairs)
 Bedroom: 15' x 14' (upstairs)
 Bath: Half Bath off living area
 Other: _____
 Garage: Carport: No. of Cars: _____
 Size: in barndominium Attached Detached

Porches:
 Front: Size: Covered wraparound front and sides
 Back: Size: None
 Deck: Size: None Covered
 Deck: Size: None Covered
 Fenced Yard: No
 Outside Storage: Yes No Size: _____
 Construction: in barn area
 TV Antenna Dish Cable

Home Features
 Ceiling Fans No. _____ 5
 Dishwasher
 Garbage Disposal
 Microwave (Built-In)
 Kitchen Range (Built-In) Gas Electric
 Other: _____

Items Specifically Excluded from The Sale: LIST:
All of Sellers' personal property located on said 62.174 acres.

Heat and Air:
 Central Heat Gas Electric
 Central Air Gas Electric
 Other: _____
 Fireplace(s): Woodburning
 Wood Stove
 Water Heater(s): 2 Gas Electric
***Demand Units**

Utilities:
 Electricity Provider: SAN BERNARD ELECTRIC
 Gas Provider: PRIVATE
 Sewer Provider: PRIVATE
 Water Provider: PRIVATE
 Water Well: YES NO Depth: UNKNOWN
 Year Drilled: UNKNOWN
 Average Utility Bill: Monthly: \$100 (Unoccupied)

Taxes: 2009 Year
 School: _____ \$2,792.45
 County: _____ \$1,089.50
 GCD: _____ \$46.93
 Hospital: _____
 City: _____
Total: \$3,928.88
 School District: COLUMBUS I. S. D.

Additional Information:
 Security System- Operable with phone service
 Lighted, gated entrance with concrete drive around the barndominium. Water Softener. Speakers throughout the home, barn area, porches. Underground electricity. Structure is completely guttered with drains under the concrete drive.

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TEXAS ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT 1080 Frelsburg Road Alleyton, TX 78935

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

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

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

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

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

Item	Y	N	U
Gas Lines (Nat/LP)	✓		
Hot Tub		✓	
Intercom System		✓	
Microwave	✓		
Outdoor Grill		✓	
Patio/Decking	✓		
Plumbing System			✓
Pool			✓
Pool Equipment			✓
Pool Maint. Accessories			✓
Pool Heater			✓
Public Sewer System			✓

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

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

(TAR-1406) 7-2-07

Initialed by: Seller: BJ, SA and Buyer: _____

Page 1 of 5

Concerning the Property at 1080 Freysburg Road Alleyton, TX. 78935

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

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

Roof Type: Metal Age: 3 1/2 yrs (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 Roof Repairs		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Other Structural Repairs		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Water Penetration		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Present Flood Insurance Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>	Active infestation of termites or other wood-destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

(TAR-1406) 7-2-07 Initialed by: Seller: [Signature] and Buyer: _____

Concerning the Property at 1080 Greisburg Rd. Alherton, Tx. 78935

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

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

- | | | |
|----------|----------|--|
| <u>Y</u> | <u>N</u> | |
|----------|----------|--|
- Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.
 - Homeowners' associations or maintenance fees or assessments. If yes, complete the following:
 Name of association: _____
 Manager's name: _____ Phone: _____
 Fees or assessments are: \$ _____ per _____ and are: mandatory voluntary
 Any unpaid fees or assessment for the Property? yes (\$ _____) no
 If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
 - Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:
 Any optional user fees for common facilities charged? yes no If yes, describe: _____
 - Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
 - Any lawsuits or other legal proceedings directly or indirectly affecting the Property.
 - Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
 - Any condition on the Property which materially affects the health or safety of an individual.
 - Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
 If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

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

Concerning the Property at 1080 Frelsburg Rd. Alkleyton, Tx 78935

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 seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(4) The following providers currently provide service to the property:

Electric: San Bernard Sewer: _____
 Water: _____ Cable: _____
 Trash: No Trash Company Natural Gas: _____
 Local Phone: _____ Propane: _____

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

The undersigned Buyer acknowledges receipt of the foregoing notice and acknowledges the property complies with the smoke detector requirements of Chapter 766, Health and Safety Code, or, if the property does not comply with the smoke detector requirements of Chapter 766, the buyer waives the buyer's rights to have smoke detectors installed in compliance with Chapter 766.

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



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. ©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT 1080 Frelsburg Road Alleyton, TX 78935

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

- (1) Type of Treatment System: [] Septic Tank [x] Aerobic Treatment [] Unknown
(2) Type of Distribution System: [x] Unknown
(3) Approximate Location of Drain Field or Distribution System: [x] Unknown
(4) Installer: [x] Unknown
(5) Approximate Age: [x] Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? [] Yes [x] No
(2) Approximate date any tanks were last pumped?
(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? [] Yes [] No
(4) Does Seller have manufacturer or warranty information available for review? [] Yes [] No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

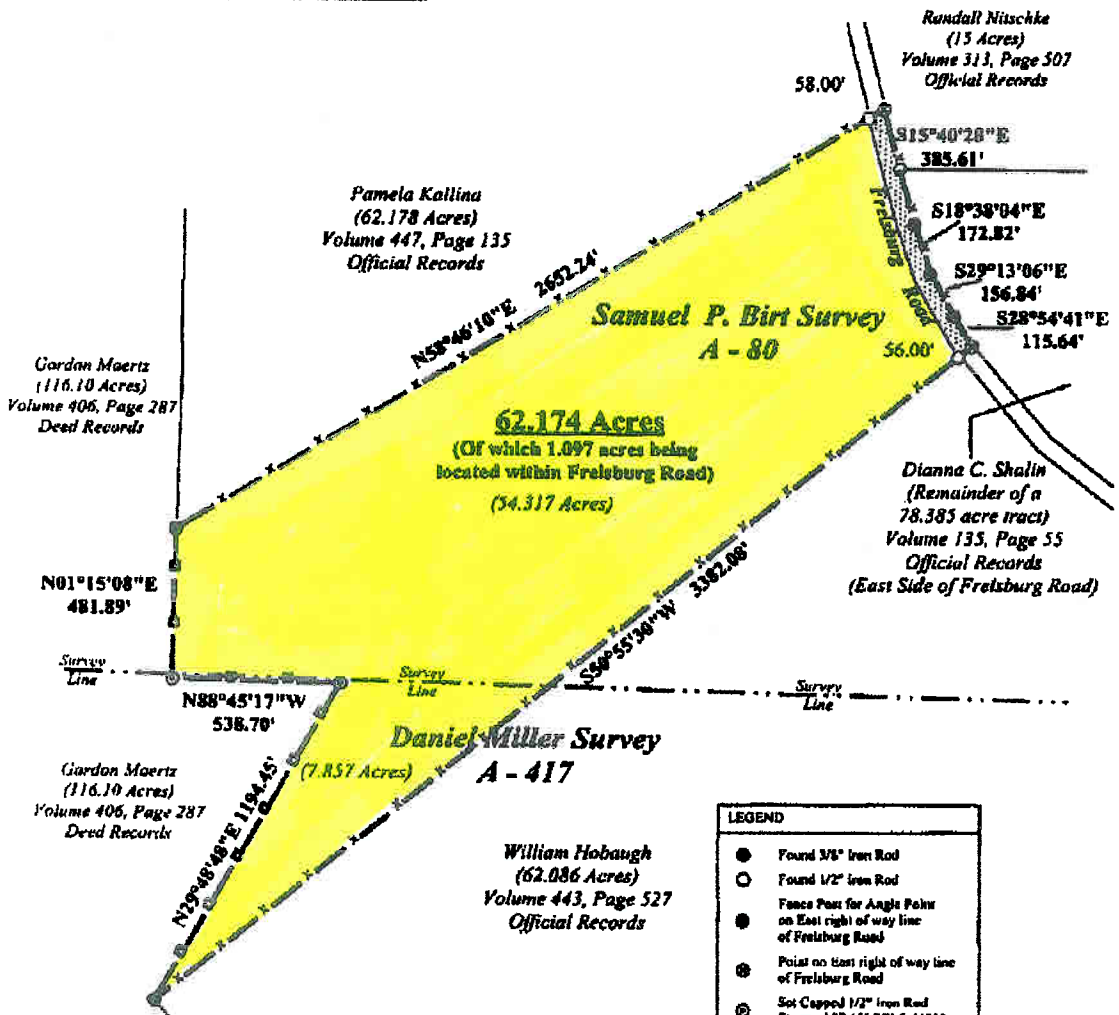
- (1) The following items concerning the on-site sewer facility are attached: [] planning materials [] permit for original installation [] final inspection when OSSF was installed
(2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
(3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

COLORADO COUNTY, TEXAS
SAMUEL P. BIRT SURVEY (A - 80)
DANIEL MILLER SURVEY (A - 417)



FILE NAME NELSON.TRV		
SCALE 500 Ft/1" =	DATE 8-2-2006	DRAWN BY BJP
KYS 08022006-001	REVISION 1/1	SHEET 1/1

Property Address: Frelsburg Road
 Alleyton, TX 78935



- Notes**
- (1) This property is shown to be outside the flood hazard areas according to FIRM No. 48089C0100 C, effective date January 3, 1990.
 - (2) Property description to accompany this plat.

LEGEND	
●	Found 3/8" Iron Rod
○	Found 1/2" Iron Rod
●	Fence Post for Angle Point on East right of way line of Frelsburg Road
○	Point on East right of way line of Frelsburg Road
⊙	Set Capped 1/2" Iron Rod Stamped "RAU RPLS 4117"
-X-	Wire Fence
-□-	Game Proof Fence

Survey Plat of a 62.174 acre tract of land situated in the Samuel P. Birt Survey, Abstract No. 80, and the Daniel Miller Survey, Abstract No. 417, Colorado County, Texas, of which 1.097 acres being located within Frelsburg Road and being all that land described as 62.322 acres in Deed dated December 16, 1992, from Wilma Nelson to Gerton Hugh Nelson, et al, recorded in Volume 42, Page 130, Colorado County Official Records.

Rau Surveying 1276 Hwy 71 - P.O. Box 692 Columbus, Texas, 78934 Phone (979)-732-8464 Fax (979) 732-6468	
I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described herein, and there are no encroachments apparent on the ground, and that all improvements, if any, be wholly within the property lines, except as shown or noted herein. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition IV Survey.	
 Darrell D. Rau, Registration No. 4173	



1080 Frelsburg Rd, Alleyston, TX 78935

Lille Ln

Z Rd

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Texas Orthoimagery Program

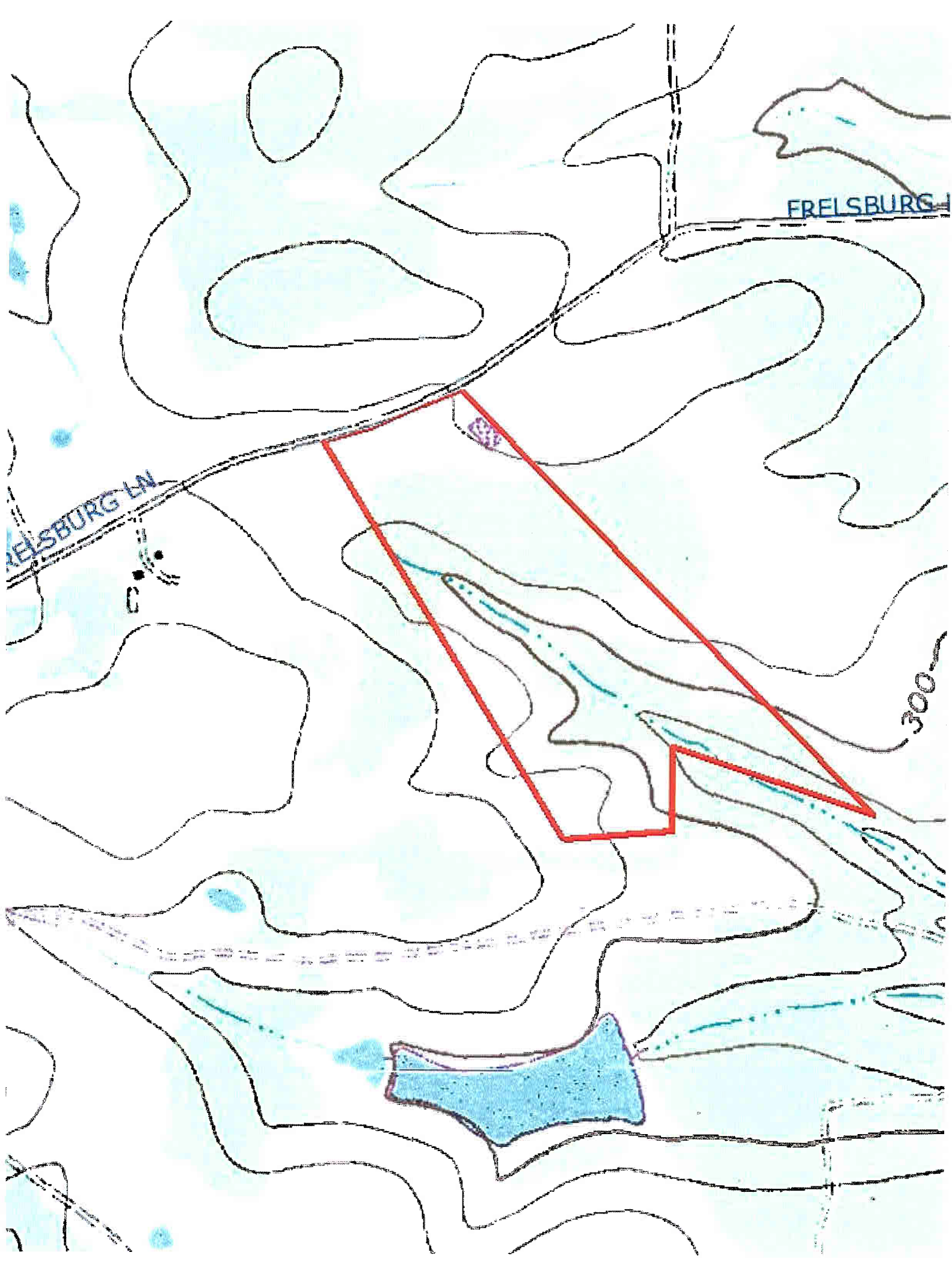
©2009 G00

Acq Date: Mar 31, 2008

28°46'35.42" N 96°27'04.90" W

elev 298 ft

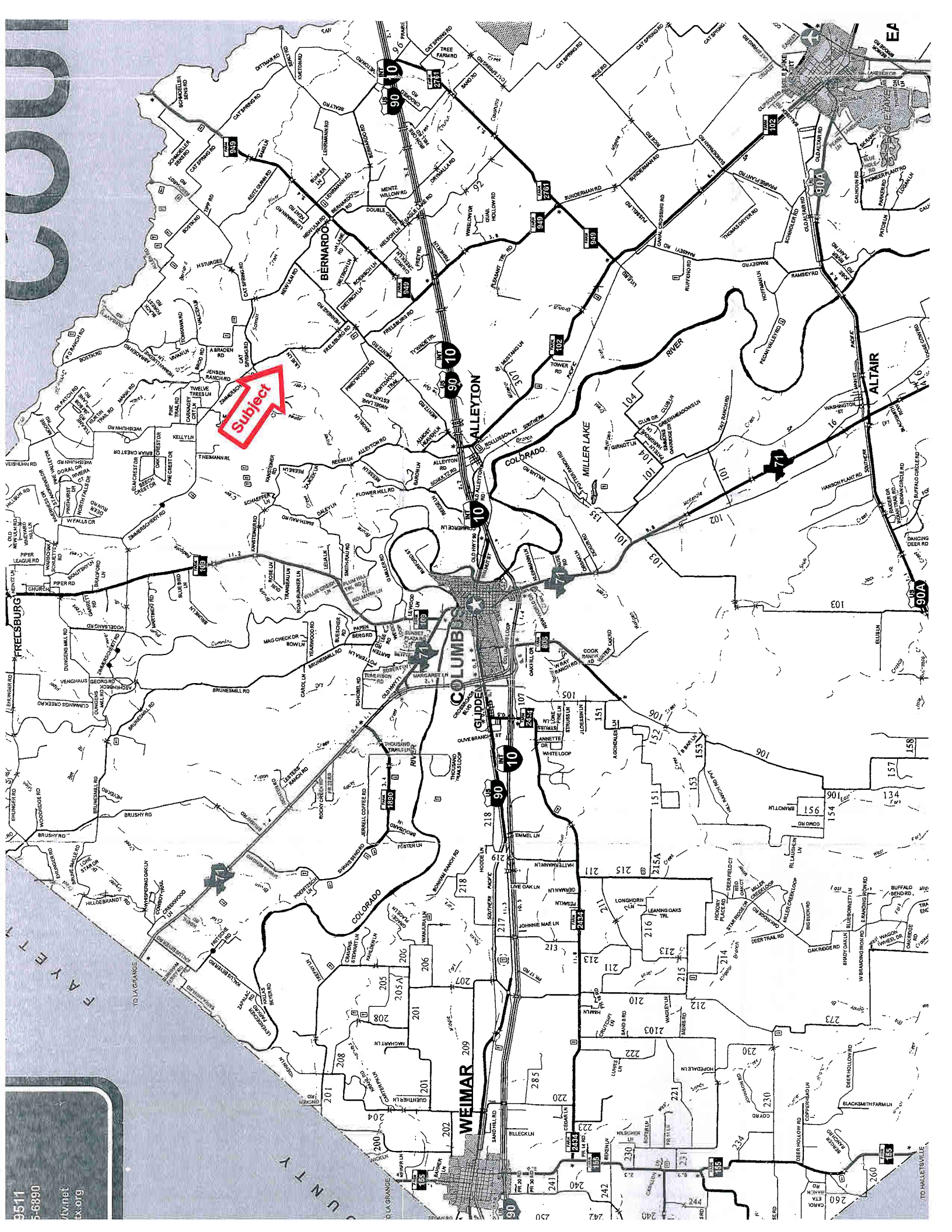
Eye alt 6442



FRELSBURG LN

FRELSBURG LN

300



Subject

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

Before 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 financing 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 512-465-8888.

