



APPROVED BY THE TEXAS REAL ESTATE COMMISSION  
**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION  
 ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS  
 AS REQUIRED BY FEDERAL LAW**

10-10-11

CONCERNING THE PROPERTY AT 401 N. Mechanic Weimar  
 (Street Address and City)

**A. LEAD WARNING STATEMENT:** "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

**NOTICE: Inspector must be properly certified as required by federal law.**

**B. SELLER'S DISCLOSURE:**

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):  
 (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): \_\_\_\_\_  
 (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):  
 (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): \_\_\_\_\_  
 (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

**C. BUYER'S RIGHTS** (check one box only):

1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.  
 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

**D. BUYER'S ACKNOWLEDGMENT** (check applicable boxes):

1. Buyer has received copies of all information listed above.  
 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

**E. BROKERS' ACKNOWLEDGMENT:** Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

**F. CERTIFICATION OF ACCURACY:** The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	Seller <i>Travis True</i>	Date 8/26/19
Buyer	Date	Seller <i>Jill True</i>	Date
Other Broker	Date	Listing Broker <i>Dustin Helmcamp</i>	Date 8/19/19

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TXR 1906) 10-10-11

TREC No. OP-L





## 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 401 N. Mechanic Weimar, TX 78962

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? Never (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	X		
Pool		X	
Pool Equipment		X	
Pool Maint. Accessories		X	
Pool Heater		X	

Item	Y	N	U
Pump: sump grinder		X	
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	X	
Public Sewer System	X		

Item	Y	N	U	Additional Information
Central A/C	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> 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 <input checked="" type="checkbox"/> gas number of units: <u>  </u>
Other Heat				if yes, describe: <u>  </u>
Oven	X			number of ovens: <u>1</u> electric <input type="checkbox"/> gas <input checked="" type="checkbox"/> other: <u>  </u>
Fireplace & Chimney	X			wood <input type="checkbox"/> gas logs <input checked="" type="checkbox"/> mock other: <u>  </u>
Carport				attached <input type="checkbox"/> not attached
Garage	X			attached <input checked="" type="checkbox"/> not attached
Garage Door Openers	X			number of units: <u>1</u> number of remotes: <u>  </u>
Satellite Dish & Controls		X		owned <input type="checkbox"/> leased from: <u>  </u>
Security System	X			<input checked="" type="checkbox"/> owned leased from: <u>  </u>
Solar Panels		X		owned leased from: <u>  </u>
Water Heater	X			electric <input checked="" type="checkbox"/> gas other: <u>  </u> number of units: <u>  </u>
Water Softener		X		owned leased from: <u>  </u>
Other Leased Items(s)		X		if yes, describe: <u>  </u>

(TXR-1406) 09-01-19

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

Page 1 of 6



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

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	automatic	manual	areas covered:
Septic / On-Site Sewer Facility	<input checked="" 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: Composition Age: 2 years (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"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Foundation Repairs	<input checked="" type="checkbox"/>		Previous Fires		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>			



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

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

*Foundation repair in 2019  
Foundation replaced in 2007*

\*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 conditions?\*** (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

- | Y                                   | N                                   |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Present flood insurance coverage (if yes, attach TXR 1414).  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.                        |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Previous flooding due to a natural flood event (if yes, attach TXR 1414).  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).                                |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Located ___ wholly ___ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414). |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Located ___ wholly ___ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Located ___ wholly ___ partly in a floodway (if yes, attach TXR 1414).   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Located ___ wholly ___ partly in a flood pool.   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Located ___ wholly ___ partly in a reservoir.  |

If the answer to any of the above is yes, explain (attach additional sheets as necessary): \_\_\_\_\_

\*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.



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

**Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?\***  yes  no If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

**Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property?**  yes  no If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

**Section 8. 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.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_



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

Section 9. Seller  has \_\_\_ has not attached a survey of the Property.

Section 10. 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
2/19	General Home	Dexley Home Inspection	

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 11. 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 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? \_\_\_ yes  no

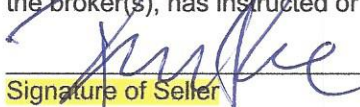
Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? \_\_\_ yes  no If yes, explain: \_\_\_\_\_

Section 14. 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.


8/10/19  
 Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_ Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_

Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_

(TXR-1406) 09-01-19 Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller:  \_\_\_\_\_ Page 5 of 6

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

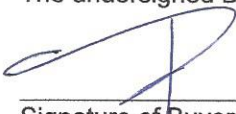
**ADDITIONAL NOTICES TO BUYER:**

- (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>City of Weimar</u>	phone #: _____
Sewer: <u>" "</u>	phone #: _____
Water: <u>" "</u>	phone #: _____
Cable: <u>" N/A "</u>	phone #: _____
Trash: _____	phone #: _____
Natural Gas: <u>Center Point</u>	phone #: _____
Phone Company: <u>N/A</u>	phone #: _____
Propane: <u>N/A</u>	phone #: _____
Internet: <u>N/A</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  
 \_\_\_\_\_  
 Printed Name

\_\_\_\_\_  
 Date  
 \_\_\_\_\_  
 Signature of Buyer  
 \_\_\_\_\_  
 Printed Name

(TXR-1406) 09-01-19

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

Page 6 of 6



# 401 North Mechanic Street - Weimar 78962, Colorado County



[View All Images](#) | [Fullscreen](#)

ID No.: 117850  
 Listing Type: For Sale  
 List Price: \$259,000  
 Use: Residential  
 Building: Single Family Residence  
 Status: Active

Tri-County Realty, LLC  
[Contact the Agent](#)

[Print this Listing](#)  
[Print Flyer](#)

Building Information		
Size: 2,049 Sq. Ft.	Const. Type: Remodel	Levels: Single
Beds: 3	Exterior: Wood	Year Built:
Baths: 2	Roof. Composition	Age Range: Over 20 Yrs
Other Features: Central Heat & Air, Garage/Carport		



Land Information	
Acreage: 0.37 Acres	Maint. Fees:
Mineral Conveyance:	
Utilities: Public Water, Sewer	
Frontage: Paved Road	
Improvements:	
Water Features:	
Terrain:	
Land Use:	

Tax Information
Tax Id No.: 17844
Taxes: \$4,425.00
Subdivision:
School District: Weimar ISD
Legal Description: Lot 4, Block 34, City of Weimar

**Additional Information**

Financing: Cash, Conventional

Comments: This historic home features all the charm & character from the early 1900s with all the comforts & luxuries of modern living. The home has seen many recent updates to reclaim & prolong its rich history with new foundation, electrical, blown insulation in walls/attic, pex/pvc plumbing, stainless steel appliances, water heater, roof, sheet rock & interior/exterior paint... all the work has been done for you. The home is highlighted by granite counter tops in kitchen, 12' ceilings throughout & unbelievable wood trim, doors & floors that have been restored. The home is situated on a curbed, corner lot (125'x128') with landscaping & mature Live Oak/Pecan trees adding to the home's curb appeal. Relax & unwind on one of the porches, totaling 735 sqft (per CCAD). The single garage includes a concrete driveway & covered breezeway connecting to the home's utility room. The home was originally built & recently remodeled with craftsmanship in mind....come see for yourself. Contact our office at 979-725-6006 to schedule an appointment to view this one-of-a-kind historic home in Colorado County. Tri-County Realty will co-broker evenly with Buyer's Agent making initial contact & present at all showings.

Directions: Located at 401 North Mechanic, Weimar, TX 78962. FOR SALE sign in yard.



# Colorado CAD

Property Search Results > 17844 TRUE, TRAVIS W & JILL A  
for Year 2019

Tax Year: 2019

## Property

### Account

Property ID: 17844      Legal Description: BLK 34 LT PT 4 WEIMAR & HOUSE  
 Geographic ID: 1394003400410      Zoning:  
 Type: Real      Agent Code:  
 Property Use Code:  
 Property Use Description:

### Location

Address: 401 NORTH MECHANIC      Mapsco:  
 Neighborhood:      Map ID: BLK BOOK  
 Neighborhood CD:

### Owner

Name: TRUE, TRAVIS W & JILL A      Owner ID: 77497  
 Mailing Address: 305 SOUTH EXCHANGE ST      % Ownership: 100.0000000000%  
 WEIMAR, TX 78962-2401

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$196,880	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$24,400	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$221,280	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$221,280	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$221,280	

## Taxing Jurisdiction

Owner: TRUE, TRAVIS W & JILL A  
 % Ownership: 100.0000000000%  
 Total Value: \$221,280

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
C	COLORADO COUNTY	0.510000	\$221,280	\$221,280	\$1,128.53
CAD	COLORADO APPRAISAL DISTRICT	0.000000	\$221,280	\$221,280	\$0.00



GCD	COLORADO CO GCD	0.010000	\$221,280	\$221,280	\$22.13
WC	CITY OF WEIMAR	0.290540	\$221,280	\$221,280	\$642.91
WS	WEIMAR ISD	1.260000	\$221,280	\$221,280	\$2,788.13
Total Tax Rate:		2.070540			
				Taxes w/Current Exemptions:	\$4,581.70
				Taxes w/o Exemptions:	\$4,581.69

Improvement / Building

<b>Improvement #1:</b>	Residential	<b>State Code:</b>	A1	<b>Living Area:</b>	2049.0 sqft	<b>Value:</b>	\$196,880
------------------------	-------------	--------------------	----	---------------------	-------------	---------------	-----------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	VGf	Wood	0	2049.0
GAR	GARAGE	ADF		0	240.0
OP	OPEN PORCH	VP		0	240.0
OP	OPEN PORCH	VP		0	221.0
OP	OPEN PORCH	VP		0	199.2
HVAC	HEATING/COOLING	VACH		2007	2049.0
FP	FIREPLACE	VSFP		0	1.0
OP	OPEN PORCH	VP		0	75.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	Homesite	0.2755	12000.00	128.00	125.00	\$18,600	\$0
2	HS	Homesite	0.0918	3998.81	0.00	0.00	\$5,800	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$196,880	\$24,400	0	221,280	\$0	\$221,280
2018	\$189,310	\$24,400	0	213,710	\$0	\$213,710
2017	\$184,210	\$24,400	0	208,610	\$0	\$208,610
2016	\$170,630	\$24,400	0	195,030	\$0	\$195,030
2015	\$170,630	\$24,400	0	195,030	\$4,631	\$190,399
2014	\$155,120	\$17,970	0	173,090	\$0	\$173,090
2013	\$155,120	\$17,970	0	173,090	\$0	\$173,090
2012	\$156,900	\$17,970	0	174,870	\$0	\$174,870
2011	\$156,900	\$17,970	0	174,870	\$0	\$174,870
2010	\$156,900	\$17,970	0	174,870	\$0	\$174,870
2009	\$151,010	\$17,970	0	168,980	\$0	\$168,980
2008	\$150,640	\$17,970	0	168,610	\$0	\$168,610
2007	\$136,130	\$17,970	0	154,100	\$0	\$154,100
2006	\$60,730	\$11,700	0	72,430	\$0	\$72,430

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/11/2019	WD	WARRANTY DEED	BUTCHER, GEORGE & JEANNE	TRUE, TRAVIS W & JILL A	890	771	



2	2/20/2009	WD	WARRANTY DEED	BUTCHER, JACK Y & JOHN HATHCOTE	BUTCHER, GEORGE & JEANNE	612	596
3	5/27/2005	WD	WARRANTY DEED	BARTA, JOHN L ET AL	BUTCHER, JACK Y & JOHN HATHCOTE	495	075

## Tax Due

Property Tax Information as of 08/20/2019

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2018	WEIMAR ISD	\$213,710	\$2692.74	\$2692.74	\$0.00	\$0.00	\$0.00	\$0.00
2018	CITY OF WEIMAR	\$213,710	\$620.91	\$620.91	\$0.00	\$0.00	\$0.00	\$0.00
2018	COLORADO COUNTY	\$213,710	\$1089.92	\$1089.92	\$0.00	\$0.00	\$0.00	\$0.00
2018	COLORADO CO GCD	\$213,710	\$21.37	\$21.37	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2018 TOTAL:</b>		<b>\$4424.94</b>	<b>\$4424.94</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2017	WEIMAR ISD	\$208,610	\$2628.48	\$2628.48	\$0.00	\$0.00	\$0.00	\$0.00
2017	CITY OF WEIMAR	\$208,610	\$606.10	\$606.10	\$0.00	\$0.00	\$0.00	\$0.00
2017	COLORADO COUNTY	\$208,610	\$1063.91	\$1063.91	\$0.00	\$0.00	\$0.00	\$0.00
2017	COLORADO CO GCD	\$208,610	\$20.86	\$20.86	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2017 TOTAL:</b>		<b>\$4319.35</b>	<b>\$4319.35</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2016	WEIMAR ISD	\$195,030	\$2457.38	\$2457.38	\$0.00	\$0.00	\$0.00	\$0.00
2016	CITY OF WEIMAR	\$195,030	\$566.64	\$566.64	\$0.00	\$0.00	\$0.00	\$0.00
2016	COLORADO COUNTY	\$195,030	\$994.66	\$994.66	\$0.00	\$0.00	\$0.00	\$0.00
2016	COLORADO CO GCD	\$195,030	\$22.43	\$22.43	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2016 TOTAL:</b>		<b>\$4041.11</b>	<b>\$4041.11</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2015	WEIMAR ISD	\$155,399	\$1702.41	\$1702.41	\$0.00	\$0.00	\$0.00	\$0.00
2015	CITY OF WEIMAR	\$187,399	\$544.47	\$544.47	\$0.00	\$0.00	\$0.00	\$0.00
2015	COLORADO COUNTY	\$139,393	\$671.96	\$671.96	\$0.00	\$0.00	\$0.00	\$0.00
2015	COLORADO CO GCD	\$139,393	\$17.42	\$17.42	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2015 TOTAL:</b>		<b>\$2936.26</b>	<b>\$2936.26</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2014	WEIMAR ISD	\$148,090	\$1828.41	\$1828.41	\$0.00	\$0.00	\$0.00	\$0.00
2014	CITY OF WEIMAR	\$170,090	\$494.18	\$494.18	\$0.00	\$0.00	\$0.00	\$0.00
2014	COLORADO COUNTY	\$126,472	\$609.67	\$609.67	\$0.00	\$0.00	\$0.00	\$0.00
2014	COLORADO CO GCD	\$126,472	\$18.34	\$18.34	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2014 TOTAL:</b>		<b>\$2950.60</b>	<b>\$2950.60</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2013	WEIMAR ISD	\$148,090	\$1828.41	\$1828.41	\$0.00	\$0.00	\$0.00	\$0.00
2013	CITY OF WEIMAR	\$170,090	\$494.18	\$494.18	\$0.00	\$0.00	\$0.00	\$0.00
2013	COLORADO COUNTY	\$126,472	\$609.67	\$609.67	\$0.00	\$0.00	\$0.00	\$0.00
2013	COLORADO CO GCD	\$126,472	\$18.34	\$18.34	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2013 TOTAL:</b>		<b>\$2950.60</b>	<b>\$2950.60</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2012	WEIMAR ISD	\$149,870	\$1828.41	\$1828.41	\$0.00	\$0.00	\$0.00	\$0.00
2012	CITY OF WEIMAR	\$171,870	\$499.35	\$499.35	\$0.00	\$0.00	\$0.00	\$0.00
2012	COLORADO COUNTY	\$127,896	\$616.53	\$616.53	\$0.00	\$0.00	\$0.00	\$0.00
2012	COLORADO CO GCD	\$127,896	\$19.18	\$19.18	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2012 TOTAL:</b>		<b>\$2963.47</b>	<b>\$2963.47</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2011	WEIMAR ISD	\$149,870	\$1828.41	\$1828.41	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF WEIMAR	\$171,870	\$499.35	\$499.35	\$0.00	\$0.00	\$0.00	\$0.00





## 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:
  - o that the owner will accept a price less than the written asking price;
  - o 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.

<b>Tri-County Realty, LLC</b>	<b>602174</b>	<b>office@tricityrealestate.com</b>	<b>(979)725-6006</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Gary Helmcamp</b>	<b>461405</b>	<b>gary@tricityrealestate.com</b>	<b>(979)725-6006</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Dustin Helmcamp</b>	<b>642738</b>	<b>dustin@tricityrealestate.com</b>	<b>(979)725-6006</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

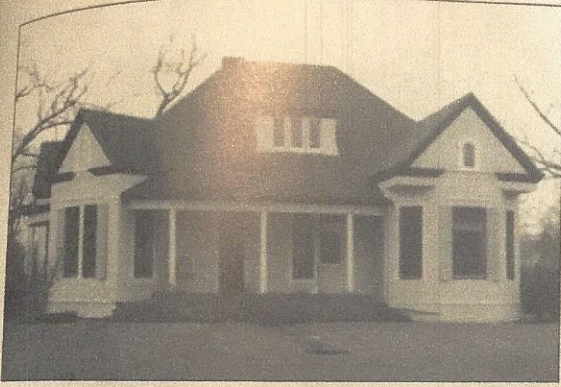
8/16/19  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



## Birkmann-Barta



On November 25, 1899, this corner property (lots 1 and 4) was purchased by Henry (1860-1933) and Lottie (1870-1959) Birkmann for \$1,500. On February 1, 1900, a builder's lien was filed by the couple to L. G. Mauer of La Grange who contracted to furnish material, lumber, and labor to build this home at a cost of \$2,550.

Henry and Lottie had one daughter, Hilda (1889-1972), who married Robert Livingston Watson (1886-1955). After Henry died, Lottie sold the property in 1954. Their daughter, Hilda, lived in the house next door (on the north side).

After purchasing the home, Edwin J. and Mary A. Barta lived there with their five children. In 2001, the children inherited the property. In 2005, John Hathcote and Jack Butcher purchased it, and they currently reside there.

*R = JOHN BARTA*

**BLK 34 LT PT 4  
401 NORTH MECHANIC • WEIMAR**





848

FILED FOR RECORD  
COLORADO COUNTY, TX

STATE OF TEXAS

Exhibit "A"

2019 MAR 12 AM 10:42

COUNTY OF COLORADO

KIMBERLY MENKE  
COUNTY CLERK D.K.

Land Description  
0.3673 Acres

BEING a tract or parcel containing 0.3673 acres of land out of Lot No. 4 in Block 34 of the City of Weimar, Colorado County, Texas and being a part or portion of that same land described in Deed dated June 2, 1954 from Mrs. Lottie Birkmann to Edwin Barta, et ux, recorded in Volume 178, Page 393, Colorado County Deed Records. Said 0.3673 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the Northeast corner of the original Barta tract and the Northeast corner of the herein described 0.3673 acre tract, located on the West right of way line of North Mechanic Street, said iron rod also being the Southeast corner of the Thomas Joplin 0.4306 acre tract as described in Volume 82, Page 311; Official Records;

THENCE along the West line of North Mechanic Street, S 06° 30' 00" W a distance of 128.00 feet to a capped 1/2" iron rod set for the Southeast corner of Lot No. 4 and the Southeast corner of the herein described, also being the point where the West line of North Mechanic Street intersects the North line of East Converse Street;

THENCE along the North line of East Converse Street, N 83° 30' 00" W (Basis of Bearings - Record City Plat Call) a distance of 125.00 feet to a capped 3/8" iron rod found for the Southeast corner of the Jason Ervin 0.4790 acre tract as described in Volume 19, Page 303, Official Records and Volume 199, Page 698, Official Records and being the Southwest corner of the herein described tract;

THENCE along the East line of the Ervin 0.4790 acre tract, N 06° 30' 00" E a distance of 128.00 feet to a capped 3/8" iron rod found for the Northeast corner of the Ervin 0.4790 acre tract, located on the South line of the Joplin 0.4306 acre tract, said iron rod also being the Northwest corner of the herein described tract;

THENCE along the South line of the Joplin tract, S 83° 30' 00" E a distance of 125.00 feet to the POINT OF BEGINNING, containing 0.3673 acres of land.

Notes:

(1) The plastic caps on all set 3/8" iron rods are stamped "RAU 4173".

Date: April 14, 2005

Darrell D. Rau  
Registered Professional Land Surveyor  
Registration No. 4173

STATE OF TEXAS COUNTY OF COLORADO  
I hereby certify that this instrument was FILED on the date and time stamped hereon by me; and was duly RECORDED to the Volume and Page of the OFFICIAL RECORDS of Colorado County, Texas and stamped hereon by me. on

VOL 890 PAGE 775

MAR 12 2019



Kimberly Menke  
KIMBERLY MENKE

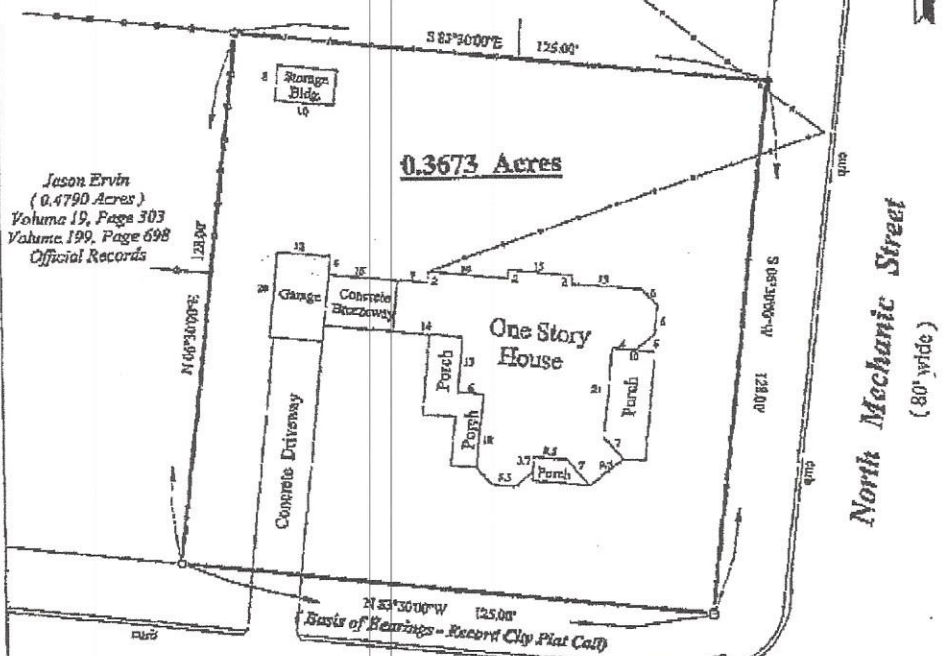
COUNTY CLERK COLORADO COUNTY, TEXAS



**COLORADO COUNTY, TEXAS  
CITY OF WEIMAR  
BLOCK NO. 34**

Scale 1" = 30'  
May 15, 2005  
Job No. 05 - 082

Thomas Joplin  
(0.4306 Acres)  
Volume 82, Page 311  
Official Records



Jason Ervin  
(0.4790 Acres)  
Volume 19, Page 303  
Volume 199, Page 698  
Official Records

**0.3673 Acres**

**One Story House**

**North Mechanic Street**  
(80' wide)

**East Converse Street**  
(80' wide)

**LEGEND**

- 3/8" Iron Rod find with plastic cap stamped "RAU 4173"
- ⊙ 1/2" Iron Rod set with plastic cap stamped "RAU 4173"
- 1/4" Iron Rod found as called for in Adjoining Deed
- Overhead Power Line
- x-x- Wire Fence
- ⊕-⊕ Chain-link Fence

*John Huthcote*  
*Jack Butcher*

Property Buyers: John Huthcote and Jack Butcher

Property Address: 401 North Mechanic Street  
Weimar, Tx. 78962

**Survey Notes**

(1) This property is shown to be outside the flood hazard areas according to FIRM No. 48089C0115 C, effective date January 3, 1990. (2) Property description to accompany this plat.

Survey Plat of a 0.3673 acre tract of land out of Lot No. 4 in Block 34 of the City of Weimar, Colorado County, Texas and being a part or portion of that same land described in Deed dated June 2, 1954 from Mrs. Lottie Birkmann to Edwin Barta, et ux, recorded in Volume 178, Page 393, Colorado County Deed Records.

**Rau Surveying**  
4176 Hwy. 71  
P.O. Box 692 Columbia, Texas 78934  
Phone: (979) 732-8494 Fax: (979) 732-8481

I, Darrell D. Rau, a Registered Professional Land Surveyor in the State of Texas, do hereby state 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 list all improvements, if any, be wholly within the property lines, except as noted herein. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.

*Darrell D. Rau*  
Darrell D. Rau, Registration No. 4473

