



## OFFER GUIDANCE SHEET

601 Medical Court  
Brenham, TX 77833  
TREC # 417611

### INCLUDE WITH YOUR OFFER:

- Seller's Disclosures including attachments
- Survey
- Other Addendum to Include: Non-Realty Items
- Buyer's pre-approval letter from lender (if applicable) or Proof of Funds

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### OFFER TERMS

- Seller Names: LEON J. LEACH etux TENSEL M. LEACH
  - Title Company: Botts Title Company, 514 Walnut Street, Columbus, TX 78934
- Carrie Harbers, Escrow Officer 979-732-8881 [carrieh@bottstitle.com](mailto:carrieh@bottstitle.com)
- Earnest Money: \$25,000
- Survey: No new survey. Survey dated 6/3/20 Included with attachments
- Property Condition: As-Is
- Residential Service Contract:
- Closing: 40 days from execution
- Possession: Upon closing
- Option Period: 10 days for \$1000
- Financing Addendum (if applicable): 25 days for credit underwriting
- Mineral Addendum: Not required as Seller is not making any reservations
- Seller's Email: [lleachtx@me.com](mailto:lleachtx@me.com) and [tmltex@yahoo.com](mailto:tmltex@yahoo.com)

### BROKER INFORMATION (INCLUDE ON OFFER)

- Broker: South Day Inc. dba Coldwell Banker Properties Unlimited #417611
- Agent/License #: Lindi Braddock #233744
- Email: [LCTeam@gmail.com](mailto:LCTeam@gmail.com)
- Phone: (979) 277-4763
- Licensed Supervisor of Associate/License #: Lindi Braddock #233744
- Address: 601 Medical Ct., Brenham, Tx. 77833
  - Coop Commission 2.5%



NON-REALTY ITEMS ADDENDUM

TO CONTRACT CONCERNING THE PROPERTY AT

1034 HILBUN ROAD, NEW ULM, TX 78950

(Address of Property)

A. For an additional sum of \$ -0- and other and good valuable consideration, Seller shall convey to Buyer at closing the following personal property (specify each item carefully, include description, model numbers, serial numbers, location, and other information):

Bank safe in shop, horse and cattle rings, feeders, including extra gates, cement and aluminum water troughs, bass boat, paddle boat, children's swing set, all refrigerators, washer and dryers

B. Seller represents and warrants that Seller owns the personal property described in Paragraph A free and clear of all encumbrances.

C. Seller does not warrant or guarantee the condition or future performance of the personal property conveyed by this document.

Buyer

Seller
LEON J LEACH

Buyer

Seller
TENSEL M LEACH

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 ( HYPERLINK "http://www.trec.texas.gov" http://www.trec.texas.gov)

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: August 13, 2020

GF No. \_\_\_\_\_

Name of Affiant(s): LEON J LEACH, TENSEL M LEACH

Address of Affiant: 1034 HILBUN ROAD, NEW ULM, TX 78950

Description of Property: 56.1252 Acres, Edward Ruhman Survey A-479

County COLORADO, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.):

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.





4. To the best of our actual knowledge and belief, since June 3, 2020 there have been no:

- a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
- b. changes in the location of boundary fences or boundary walls;
- c. construction projects on immediately adjoining property(ies) which encroach on the Property;
- d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

18/15/2020  
EXCEPT for the following (If None, Insert "None" Below:) none

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

 LEON J LEACH  
  
LEON J LEACH  
 TENSEL M LEACH  
  
TENSEL M LEACH

SWORN AND SUBSCRIBED this \_\_\_\_\_ day of \_\_\_\_\_,

Notary Public



## Metes and Bounds Description

BEING a 56.1252 acre (2,444,815 square foot) tract of land located in the Edward Ruhman Survey, Abstract 479, Colorado County, Texas, consisting of all of a called 49.89 acre tract of land conveyed to Leon J. Leach and wife, Tensel M. Leach as recorded in volume 460, page 188 of the Official Records of Colorado County (O.R.C.C.), and a portion of a called 49.911 acre tract of land conveyed to Leon J. Leach and wife, Tensel M. Leach as recorded in volume 756, page 53 O.R.C.C.; said 56.1252 acre tract of land being more particularly described by metes and bounds as follows, with the basis of bearing being based on the Texas Coordinate System, South Central Zone 4204, NAD83, derived from GPS observations:

**BEGINNING** at a 5/8-inch iron rod found in the easterly margin line of a called 30-foot road easement called Hilbun Road (private) as recorded in volume 239, page 480, and volume 239, page 484 Deed Records of Colorado County (D.R.C.C.), for a northwest corner of a called 147.24 acre tract of land conveyed to Buffalo Roam LLC as recorded in volume 895, page 101 O.R.C.C., and for the northeast corner of the tract herein described;

**THENCE** South  $11^{\circ}44'21''$  West, coincident with the easterly margin line of said 30-foot road easement called Hilbun Road, 261.40 feet to a 5/8-inch iron rod with cap stamped "DMBEARD SVCS RPLS 6438" set for an exterior corner of the said called 147.24 acre tract, and for an interior corner of the tract herein described;

**THENCE** South  $08^{\circ}54'22''$  West, coincident with the easterly margin line of said 30-foot road easement called Hilbun Road, 229.97 feet to a 3/8-inch iron rod found for an exterior corner of the said called 147.24 acre tract, and for an interior corner of the tract herein described;

**THENCE** South  $01^{\circ}38'21''$  West, coincident with the easterly margin line of said 30-foot road easement called Hilbun Road, 287.62 feet to a 3/8-inch iron rod found for an exterior corner of the said called 147.24 acre tract, and for an interior corner of the tract herein described;

**THENCE** South  $05^{\circ}43'27''$  East, coincident with the easterly margin line of said 30-foot road easement called Hilbun Road, 244.73 feet to a 3/8-inch iron rod found for an exterior corner of the said called 147.24 acre tract, and for an interior corner of the tract herein described;

**THENCE** South  $22^{\circ}30'12''$  East, coincident with the easterly margin line of said 30-foot road easement called Hilbun Road, 201.18 feet to a point for an exterior corner of the said called 147.24 acre tract, and for an interior corner of the tract herein described, from which a found 5/8-inch iron rod with cap bears North  $49^{\circ}24'25''$  East, 4.31 feet;

**THENCE** South  $37^{\circ}22'54''$  East, coincident with the easterly margin line of said 30-foot road easement called Hilbun Road, 276.48 feet to a 3/8-inch iron rod found for an exterior corner of the said called 147.24 acre tract, and for an interior corner of the tract herein described;

**THENCE** South  $47^{\circ}36'24''$  East, coincident with the easterly margin line of said 30-foot road easement called Hilbun Road, 241.00 feet to a 3/8-inch iron rod found for an exterior corner of the said called 147.24 acre tract, and for an interior corner of the tract herein described;

**THENCE** South  $41^{\circ}32'03''$  East, coincident with the easterly margin line of said 30-foot road easement called Hilbun Road, 192.51 feet to a 3/8-inch iron rod found for an exterior corner of the said called 147.24 acre tract, and for an interior corner of the tract herein described;

**THENCE** South 34°18'48" East, coincident with the easterly margin line of said 30-foot road easement called Hilbun Road, 158.88 feet to a 5/8-inch iron rod found for an exterior corner of the said called 147.24 acre tract, and for an interior corner of the tract herein described;

**THENCE** South 49°12'15" East, coincident with the easterly margin line of said 30-foot road easement called Hilbun Road, 71.07 feet to a 5/8-inch iron rod with cap stamped "DMBEARD SVCS RPLS 6438" set in a southwesterly line of the said called 147.24 acre tract, and for an east corner of the tract herein described;

**THENCE** South 48°29'35" West, leaving the easterly margin line of said 30-foot road easement called Hilbun Road, at 31.44 feet pass a 5/8-inch iron rod with cap stamped "DMBEARD SVCS RPLS 6438" set for reference in the westerly margin line of said 30-foot road easement called Hilbun Road, a total of 97.45 feet to a 5/8-inch iron rod with cap stamped "DMBEARD SVCS RPLS 6438" set for an exterior corner of the tract herein described;

**THENCE** North 71°03'12" West, coincident with a southerly line of the tract herein described, 154.38 feet to a 5/8-inch iron rod with cap stamped "DMBEARD SVCS RPLS 6438" set for an interior corner of the tract herein described;

**THENCE** South 27°14'21" West, coincident with a southerly line of the tract herein described, 237.07 feet to a 5/8-inch iron rod with cap stamped "DMBEARD SVCS RPLS 6438" set for an exterior corner of the tract herein described;

**THENCE** South 87°51'13" West, coincident with a southerly line of the tract herein described, 375.11 feet to a 5/8-inch iron rod with cap stamped "DMBEARD SVCS RPLS 6438" set for an interior corner of the tract herein described;

**THENCE** South 59°31'00" West, coincident with a southerly line of the tract herein described, 586.32 feet to a 5/8-inch iron rod with cap stamped "DMBEARD SVCS RPLS 6438" set for an exterior corner of the tract herein described;

**THENCE** North 27°15'10" West, coincident with a southerly line of the tract herein described, 191.25 feet to a 5/8-inch iron rod with cap stamped "DMBEARD SVCS RPLS 6438" set for an interior corner of the tract herein described;

**THENCE** South 54°08'54" West, coincident with a southerly line of the tract herein described, 261.69 feet to a 5/8-inch iron rod with cap stamped "DMBEARD SVCS RPLS 6438" set for an exterior corner of the tract herein described;

**THENCE** North 40°42'19" West, coincident with a southerly line of the tract herein described, 34.15 feet to a point in the center line of an existing creek, in a southerly line of the said called 49.89 acre tract, and for an interior corner of the tract herein described;

**THENCE** with the center line of the existing creek the following calls:

South 62°55'56" West, 58.83 feet;

South 23°59'36" West, 347.66 feet;

South 35°18'52" West, 49.77 feet;

South 61°38'23" West, 20.62 feet;

North 53°46'33" West, 30.46 feet to the intersection of said existing creek with an east line of a called 80.4468 acre tract of land conveyed to Wesley D. Fellows and Gale L. Fellows as recorded in volume 910, page 868 O.R.C.C., in an east line of a 30-foot abandoned road, and for the southwest corner of the tract herein described;

**THENCE** North 11°22'52" West, coincident with the west line of the tract herein described and east line of the said 30-foot abandoned road, 41.38 feet to a 3/8-inch iron rod found for an interior corner of the said called 80.4468 acre tract, and for an exterior corner of the tract herein described;

**THENCE** North 04°12'47" East, coincident with the west line of the tract herein described and east line of the said 30-foot abandoned road, 614.11 feet to a 3/8-inch iron rod with cap found for a northeast corner of the said called 80.4468 acre tract, in the east margin line of Old New Ulm Road (width varies), and for an exterior corner of the tract herein described;

**THENCE** North 06°08'05" East, coincident with the east margin line of said Old New Ulm Road, 339.93 feet to a 5/8-inch iron rod found in the east margin line of said Old New Ulm Road, and for an exterior corner of the tract herein described;

**THENCE** North 12°57'49" East, coincident with the east margin line of said Old New Ulm Road, 219.36 feet to a 5/8-inch iron rod found in the east margin line of said Old New Ulm Road, and for an interior corner of the tract herein described;

**THENCE** North 06°42'41" East, coincident with the east margin line of said Old New Ulm Road, 188.15 feet to a 5/8-inch iron rod found in the east margin line of said Old New Ulm Road, and for an exterior corner of the tract herein described;

**THENCE** North 09°20'01" East, coincident with the east margin line of said Old New Ulm Road, 148.34 feet to a 1/2-inch iron rod found in the east margin line of said Old New Ulm Road, and for an exterior corner of the tract herein described;

**THENCE** North 12°07'56" East, coincident with the east margin line of said Old New Ulm Road, 316.95 feet to a 5/8-inch iron rod with cap stamped "DMBEARD SVCS RPLS 6438" set in the east margin line of said Old New Ulm Road, and for an interior corner of the tract herein described;

**THENCE** North 11°02'03" East, coincident with the east margin line of said Old New Ulm Road, 302.61 feet to a 5/8-inch iron rod found in the east margin line of said Old New Ulm Road, and for an interior corner of the tract herein described;

**THENCE** North 08°03'49" East, coincident with the east margin line of said Old New Ulm Road, 77.26 feet to a 5/8-inch iron rod found in the east margin line of said Old New Ulm Road, and for an exterior corner of the tract herein described;

**THENCE** North 21°09'39" East, coincident with the east margin line of said Old New Ulm Road, 104.48 feet to a 5/8-inch iron rod found in the east margin line of said Old New Ulm Road, and for an exterior corner of the tract herein described;

**THENCE** North 46°56'51" East, coincident with the east margin line of said Old New Ulm Road, 165.09 feet to a 5/8-inch iron rod found in the east margin line of said Old New Ulm Road, and for an exterior corner of the tract herein described;

**THENCE** North 53°11'46" East, coincident with the east margin line of said Old New Ulm Road, 229.90 feet to a 3/8-inch iron rod found in the east margin line of said Old New Ulm Road, and for an interior corner of the tract herein described;

**THENCE** North 38°49'22" East, coincident with the east margin line of said Old New Ulm Road, 253.13 feet to a concrete monument found in the east margin line of said Old New Ulm Road, in the south line of a called 23.831 acre tract of land conveyed to Ladgie C. Krchnak and wife, Sandra D Krchnak as recorded in volume 200, page 781 O.R.C.C., and for the northwest corner of the tract herein described;

**THENCE** North 89°35'35" East, coincident with the south line of the said Krchnak tract, 167.79 feet to an axle found for the southeast corner of the said Krchnak tract, for the southwest corner of a called 6.31 acre tract of land conveyed to Rick Fogle, Jr. and wife, Linda B. Fogle as recorded in volume 237, page 358 O.R.C.C., and for an angle point of the tract herein described;

**THENCE** North 87°57'04" East, coincident with the south line of the said called 6.31 acre tract, 200.89 feet to the POINT OF BEGINNING of the herein described tract containing 56.1252 acre (2,444,815 square feet) of land.



*[Signature]*  
Darryl M. Beard  
Registered Professional Land Surveyor  
Texas Registration No. 6438

A plat of even date was prepared in conjunction with this description.  
Job No. 2019-103C



TAX RECEIPT

03/03/2020 10:58AM

COLORADO COUNTY CENTRAL APPRAISAL DISTRICT
ROBERT MAES, CHIEF APPRAISER
P. O. BOX 10
COLUMBUS, TX 78934-0010

Receipt Number
492952

PAID BY:

LEACH, LEON J & TENSEL M
1034 HILBUN ROAD
NEW ULM, TX 78950

Table with columns: Property ID, Geo, Legal Acres, Owner Name and Address, Legal Description, Situs, DBA Name. Row 1: 30046, 2047900200000, 48.9110, LEACH, LEON J & TENSEL M, A-479 E RUHMAN 48.911 AC & BLDGS.

Table with columns: Entity, Year, Rate, Taxable Value, Stmt #, Void, Original Tax, Discnts, P&I, Att Fees, Overage, Amount Pd. Rows for 2019: COLUMBUS ISD, COLORADO COUNTY, COLORADO CO GCD.

Balance Due As Of 01/03/2020: .00

Table with columns: Property ID, Geo, Legal Acres, Owner Name and Address, Legal Description, Situs, DBA Name. Row 1: 30048, 2047900400000, 47.8900, LEACH, LEON J & TENSEL M, A-479 E RUHMAN 47.890 AC & FARM BLDGS.

Table with columns: Entity, Year, Rate, Taxable Value, Stmt #, Void, Original Tax, Discnts, P&I, Att Fees, Overage, Amount Pd. Rows for 2019: COLORADO CO GCD, COLUMBUS ISD, COLORADO COUNTY.

Balance Due As Of 01/03/2020: .00

Table with columns: Property ID, Geo, Legal Acres, Owner Name and Address, Legal Description, Situs, DBA Name. Row 1: 30049, 2047900400100, 2.0000, LEACH, LEON J & TENSEL M, A-479 E RUHMAN 2.000 AC HOUSE BLDG & POOL, 1034 HILBUN ROAD.

Table with columns: Entity, Year, Rate, Taxable Value, Stmt #, Void, Original Tax, Discnts, P&I, Att Fees, Overage, Amount Pd. Rows for 2019: COLORADO COUNTY, COLORADO CO GCD, COLUMBUS ISD.

Balance Due As Of 01/03/2020: .00

2019 TAX PAID

\$ 12,743.37