

# Fort Bend County Real Estate Auction

This is NOT a bankruptcy or foreclosure! Sells with Owner Confirmation



**15806 FM 442, Needville, Texas 77461**

*Estate of Adolph & Gladys Chabisek*

- One-story, single-family residential brick; approx. 2,016 sq. ft.; built in 1983 (Irvin Meyer, builder)
- 3 bedroom/2 bath w/fireplace; attached 2-car garage & carport
- Approximately 1.00 acre with mature trees
- Insulated metal barn/shop (approx. 1,200 sq. ft.) with two overhead doors & plumbing for bathroom
- Water well & septic system; no mineral rights
- 2.5 miles from Hwy 36
- Needville Independent School District

**AUCTION** to be held on-site – rain or shine, we'll be inside!

**SATURDAY – June 1, 2019 – property offered at 12:00noon; Registration begins at 10:00am**

**REAL ESTATE OPEN HOUSE**

**Sunday – May 19, 2019 – 2pm – 4pm**

**\*\* 10% BUYER'S PREMIUM – YOU MUST CLOSE BY JULY 2, 2019 \*\***

**Bid deposit of \$5,000 in a cashier's check required to bid on property**

**(Refundable if you are not the successful bidder)**

See website for Bidder Packet, pictures and more information: [www.auction-auctioneer.com](http://www.auction-auctioneer.com)

**TRACI YEAMAN, BROKER #0585654, AUCTIONEER #16010 \*\* (832)794-8841 \*\***

**SHORTY YEAMAN, CAI, AUCTIONEER #10693 \*\* (281)239-5777 \*\***

No Representations are made as to the accuracy of information in the bid package or from the County Appraisal District

**FORT BEND CENTRAL APPRAISAL DISTRICT**

|                 |                         |                                      |                            |
|-----------------|-------------------------|--------------------------------------|----------------------------|
| <b>Property</b> | <b>Owner</b>            | <b>Property Address</b>              | <b>2019 Assessed Value</b> |
| R33454          | CHABISEK, ADOLPH B, EST | 15806 FM 442 RD, NEEDVILLE, TX 77461 | \$203,540                  |

**2019 GENERAL INFORMATION**

Property Status: Active  
 Property Type: Real Residential  
 Legal Description: 0033 R HODGE, ACRES 1.00, (M/C)  
 Neighborhood: Needville Abst Group 2  
 Account: 0033-00-000-9300-906  
 Map Number: Z-234

**2019 OWNER INFORMATION**

Owner Name: Chabisek, Adolph B, Est  
 Owner ID: O0730660  
 Exemptions: Homestead  
 Percent Ownership: 100%  
 Mailing Address: 15806 Fm 442 RD Needville, TX 77461-7113  
 Agent: -

**2019 VALUE INFORMATION**

|                                       |                  |
|---------------------------------------|------------------|
| Improvement Homesite Value            | \$177,240        |
| Improvement Non-Homesite Value        | \$0              |
| <b>Total Improvement Market Value</b> | <b>\$177,240</b> |
| Land Homesite Value                   | \$42,000         |
| Land Non-Homesite Value               | \$0              |
| Land Agricultural Market Value        | \$0              |
| <b>Total Land Market Value</b>        | <b>\$42,000</b>  |
| <b>Total Market Value</b>             | <b>\$219,240</b> |
| Agricultural Use                      | \$0              |
| <b>Total Appraised Value</b>          | <b>\$219,240</b> |
| Homestead Cap Loss                    | -\$15,700        |
| <b>Total Assessed Value</b>           | <b>\$203,540</b> |

**2019 ENTITIES & EXEMPTIONS**

| TAXING ENTITY                             | EXEMPTIONS | EXEMPTIONS AMOUNT | TAXABLE VALUE | TAX RATE PER 100 | TAX CEILING |
|---|------------|-------------------|---------------|------------------|-------------|
| CAD- Fort Bend Central Appraisal District |            | \$0               | \$203,540     | 0                | 0           |
| D01- Ft Bend Drainage                     | HS         | \$140,708         | \$62,832      | 0.019            | 0           |
| G01- Ft Bend Co Gen                       | HS         | \$140,708         | \$62,832      | 0.445            | 0           |
| J01- Wharton Co Jr College                |            | \$10,000          | \$193,540     | 0.14346          | 0           |
| S05- Needville ISD                        | HS         | \$35,000          | \$168,540     | 1.539523         | 484         |
| <b>TOTALS</b>                             |            |                   |               | <b>2.146983</b>  |             |

## 2019 IMPROVEMENTS

[Expand/Collapse All](#)

Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value  
 - A1 - Residential Single Family Houses Yes 2,016 Sq. Ft \$171,640

| RECORD | TYPE                                    | YEAR BUILT             | SQ. FT    | VALUE       | ADD'L INFO              |
|--------|---|------------------------|-----------|-------------|-------------------------|
| 1      | Main Area                               | 1983                   | 2,016     | \$149,390   | <a href="#">Details</a> |
|        | Class RA1 (Residential Average 1 Story) | Bedrooms               | 3         | Flooring    | -                       |
|        | Eff. Year Built 1983                    | Baths (Full, 1/2, 3/4) | 2.0, -, - | Foundation  | CS (Concrete Slab)      |
|        | Adjustment % 67%                        | Heat and AC            | CHA       | Int. Finish | -                       |
|        | Roof Style GA, CS                       | Fireplaces             | ASG       | Ext. Finish | BV                      |
| 2      | Attached Garage                         | 1983                   | 528       | \$13,480    | <a href="#">Details</a> |
|        | Class RA1 (Residential Average 1 Story) | Bedrooms               | -         | Flooring    | -                       |
|        | Eff. Year Built 1983                    | Baths (Full, 1/2, 3/4) | -         | Foundation  | -                       |
|        | Adjustment % 67%                        | Heat and AC            | -         | Int. Finish | -                       |
|        | Roof Style -                            | Fireplaces             | -         | Ext. Finish | BV                      |
| 3      | Open Porch                              | 1983                   | 112       | \$2,190     | <a href="#">Details</a> |
|        | Class RA1 (Residential Average 1 Story) | Bedrooms               | -         | Flooring    | -                       |
|        | Eff. Year Built 1983                    | Baths (Full, 1/2, 3/4) | -         | Foundation  | -                       |
|        | Adjustment % 67%                        | Heat and AC            | -         | Int. Finish | -                       |
|        | Roof Style -                            | Fireplaces             | -         | Ext. Finish | -                       |
| 4      | Patio concrete slab                     | 1983                   | 100       | \$540       | <a href="#">Details</a> |
|        | Class RA1 (Residential Average 1 Story) | Bedrooms               | -         | Flooring    | -                       |
|        | Eff. Year Built 1983                    | Baths (Full, 1/2, 3/4) | -         | Foundation  | -                       |
|        | Adjustment % 67%                        | Heat and AC            | -         | Int. Finish | -                       |
|        | Roof Style -                            | Fireplaces             | -         | Ext. Finish | -                       |
| 5      | Residential Storage                     | -                      | 24        | \$50        | <a href="#">Details</a> |
|        | Class -                                 | Bedrooms               | -         | Flooring    | -                       |
|        | Eff. Year Built -                       | Baths (Full, 1/2, 3/4) | -         | Foundation  | -                       |
|        | Adjustment % 100%                       | Heat and AC            | -         | Int. Finish | -                       |
|        | Roof Style -                            | Fireplaces             | -         | Ext. Finish | -                       |
| 6      | Residential Storage                     | -                      | 60        | \$50        | <a href="#">Details</a> |
|        | Class -                                 | Bedrooms               | -         | Flooring    | -                       |
|        | Eff. Year Built -                       | Baths (Full, 1/2, 3/4) | -         | Foundation  | -                       |
|        | Adjustment % 100%                       | Heat and AC            | -         | Int. Finish | -                       |
|        | Roof Style -                            | Fireplaces             | -         | Ext. Finish | -                       |
| 7      | Attached Carport RMS                    | -                      | 480       | \$900       | <a href="#">Details</a> |
|        | Class -                                 | Bedrooms               | -         | Flooring    | -                       |
|        | Eff. Year Built -                       | Baths (Full, 1/2, 3/4) | -         | Foundation  | -                       |
|        | Adjustment % 100%                       | Heat and AC            | -         | Int. Finish | -                       |
|        | Roof Style -                            | Fireplaces             | -         | Ext. Finish | -                       |
| 8      | Water Well and Septic System            | -                      | 1         | \$5,040     | <a href="#">Details</a> |
|        | Class SI (Site Improvements)            | Bedrooms               | -         | Flooring    | -                       |
|        | Eff. Year Built -                       | Baths (Full, 1/2, 3/4) | -         | Foundation  | -                       |
|        | Adjustment % 100%                       | Heat and AC            | -         | Int. Finish | -                       |
|        | Roof Style -                            | Fireplaces             | -         | Ext. Finish | -                       |

|   |                   |               |  |              |
|---|-------------------|---------------|--|--------------|
| Improvement #2<br>A1 - Residential<br>- Single Family<br>Houses | State Code<br>Yes | Homesite<br>- | Total Main Area (Exterior Measured)<br>\$5,600 | Market Value |
|---|-------------------|---------------|--|--------------|

**2019 LAND SEGMENTS**

| LAND SEGMENT TYPE | STATE CODE                            | HOMESITE | MARKET VALUE | AG USE | LAND SIZE                      |
|-------------------|---------------------------------------|----------|--------------|--------|--------------------------------|
| 1 - Rural Acreage | A1 - Residential Single Family Houses | Yes      | \$42,000     | \$0    | 1.000000 acres                 |
| <b>TOTALS</b>     |                                       |          |              |        | 43,560 Sq. ft / 1.000000 acres |

**VALUE HISTORY**

| YEAR | IMPROVEMENT | LAND     | MARKET    | AG MARKET | AG LOSS | APPRAISED | HS CAP LOSS | ASSESSED  |
|------|-------------|----------|-----------|-----------|---------|-----------|-------------|-----------|
| 2018 | \$157,040   | \$28,000 | \$185,040 | \$0       | \$0     | \$185,040 | \$0         | \$185,040 |
| 2017 | \$165,800   | \$30,800 | \$196,600 | \$0       | \$0     | \$196,600 | \$0         | \$196,600 |
| 2016 | \$162,190   | \$27,580 | \$189,770 | \$0       | \$0     | \$189,770 | \$1,210     | \$188,560 |
| 2015 | \$163,320   | \$27,580 | \$190,900 | \$0       | \$0     | \$190,900 | \$19,480    | \$171,420 |
| 2014 | \$128,260   | \$27,580 | \$155,840 | \$0       | \$0     | \$155,840 | \$0         | \$155,840 |

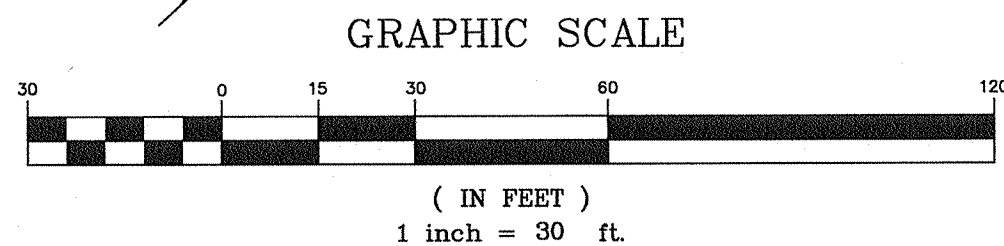
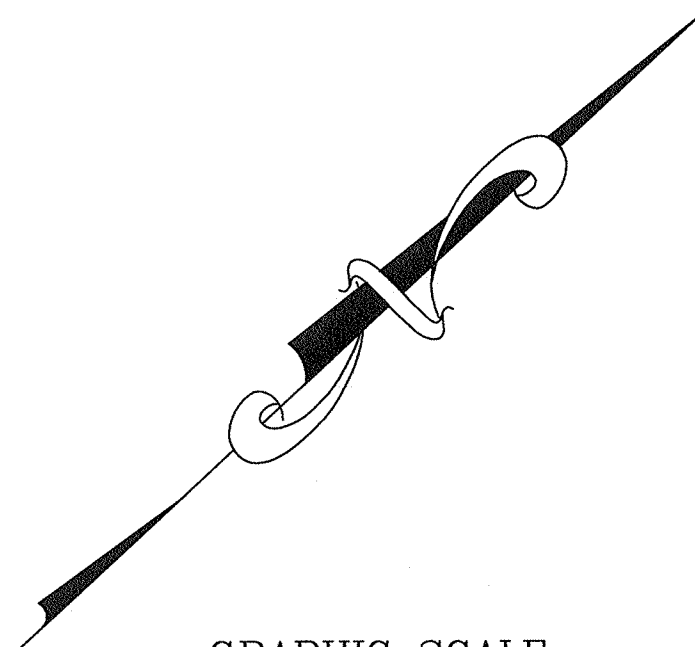
**SALES HISTORY**

| DEED DATE  | SELLER             | BUYER                   | INSTR #          | VOLUME/PAGE |
|------------|--------------------|-------------------------|------------------|-------------|
| 12/21/2017 | Chabisek, Adolph B | Chabisek, Adolph B, Est | DTH142-17-190246 |             |
|            | CHABISEK, GLADYS N | Chabisek, Adolph B      | PB16096          |             |
|            | YOUNG, GLADYS N    | CHABISEK, GLADYS N      | -                |             |

**DISCLAIMER**

Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. The Fort Bend Central Appraisal District makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. The Fort Bend Central Appraisal District reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Fort Bend Central Appraisal District shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information said or implied.

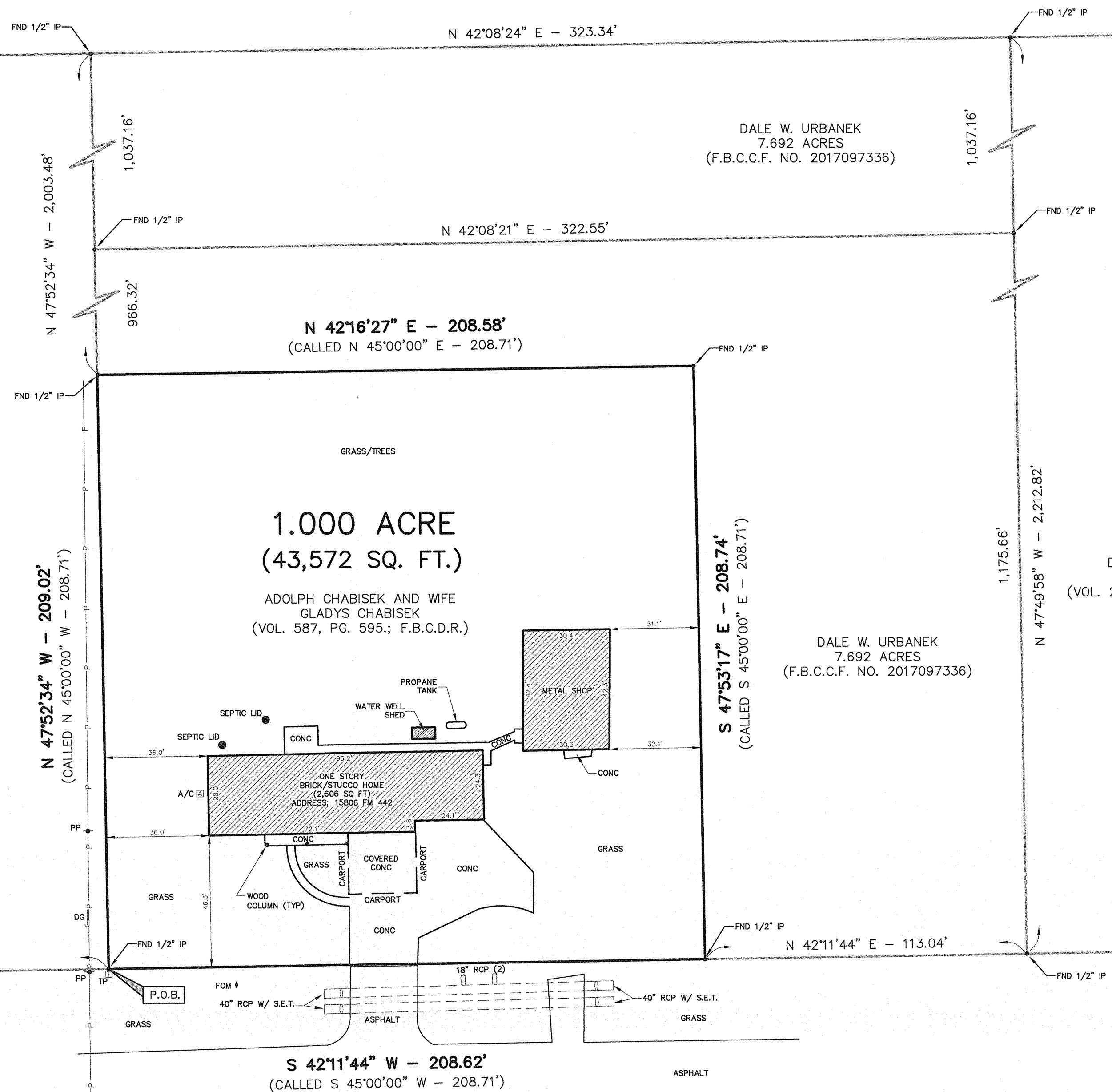
# ROBERT HODGE LEAGUE ABSTRACT NO. 33



GLORIA M. PAVLAS AND HUSBAND  
DANIEL PAVLAS  
6.164 ACRES  
(VOL. 762, PG. 489; F.B.C.D.R.)

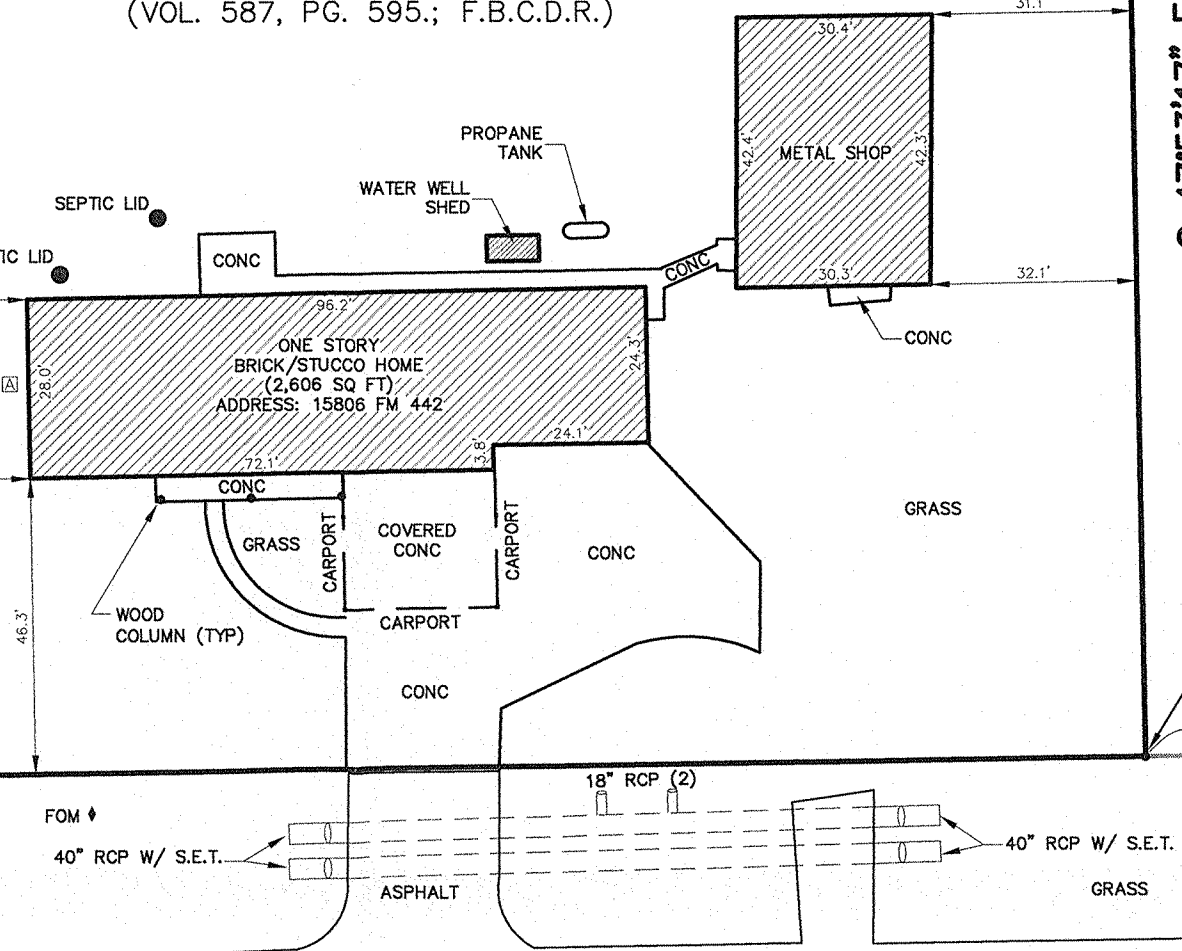
### LEGEND

- A/C - AIR CONDITIONER
- CONC - CONCRETE
- DG - DOWN GUY
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- FDM - FIBER OPTIC CABLE MARKER
- IP - IRON PIPE
- OP - OVERHEAD POWER LINE
- PLM - PIPELINE MARKER
- P.O.B. - POINT OF BEGINNING
- PP - POWER POLE
- RCP - REINFORCED CONCRETE PIPE
- R.O.W. - RIGHT OF WAY
- S.E.T. - SLOPED END TREATMENT
- SQ. FT. - SQUARE FEET
- TP - TELEPHONE PEDESTAL
- W/ - WITH



**1.000 ACRE  
(43,572 SQ. FT.)**

ADOLPH CHABISEK AND WIFE  
GLADYS CHABISEK  
(VOL. 587, PG. 595.; F.B.C.D.R.)



## FARM TO MARKET ROAD NO. 442

I, Brian Nesvadba, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II, Survey.

*B. Nesvadba*  
Brian Nesvadba  
Registered Professional Land Surveyor  
State of Texas No. 5776



### NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
- 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.
- 3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
- 4.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONAL ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.
- 5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0525 M EFFECTIVELY DATED DECEMBER 21, 2017, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 6.) A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
- 7.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON MARCH 13, 2019. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.

**TEXAS ENGINEERING AND MAPPING CO.**  
12718 CENTURY DRIVE  
STAFFORD, TEXAS 77477  
PHONE: 281.491.2525 FAX: 281.491.2535  
www.team-civil.com  
Surveying Firm No. 10119000 / Engineering Firm No. F-2906

**STANDARD LAND SURVEY**  
OF  
A 1.000 ACRE (43,572 SQ. FT.) TRACT OF LAND  
IN THE ROBERT HODGE LEAGUE,  
ABSTRACT NO. 33,  
FORT BEND COUNTY, TEXAS

|               |               |                |                 |
|---------------|---------------|----------------|-----------------|
| CREW: MT      | DRAWN BY: RCA | CALC. BY: BSN  | CK. BY: BSN     |
| DATE: 3/21/19 | SCALE: 1"=30' | KEY MAP: 719 R | JOB NO.: 1442-1 |

March 21, 2019

**1.000 acre of land in the Robert Hodge League, Abstract No. 33,  
Fort Bend County, Texas**

A FIELD NOTE DESCRIPTION of a 1.000 acre (43,572 square feet) tract of land in the Robert Hodge League, Abstract No. 33, Fort Bend County, Texas; said 1.000 acre tract being conveyed to Adolph Chabisek and wife Gladys Chabisek, as recorded in Volume 587, Page 595 of the Fort Bend County Deed Records; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 1/2-inch iron pipe found in the northwest right-of-way line of Farm to Market Road No. 422 for an east corner of a 6.164 acre tract of land conveyed to Gloria M. Pavlas and husband Daniel Pavlas, according to Volume 762, Page 489 of the Fort Bend County Deed Records and for the south corner of this tract; from which a 1/2-inch iron pipe in concrete found bears South 42° 01' 43" West – 242.18 feet;

THENCE, North 47° 52' 34" West - 209.02 feet (called North 45° 00' 00" West – 208.71 feet) with the northeast line of said 6.164 acre tract to a 1/2-inch iron pipe found for a south corner of a 7.692 acre tract of land conveyed to Dale W. Urbanek, as recorded in Fort Bend County Clerk's File No. 2017097336 and for the west corner of this tract; from which a 1/2-inch iron pipe bears North 47° 52' 34" West – 966.32 feet; also from which a 1/2-inch iron pipe found bears North 47° 52' 34" West – 2,003.48 feet;

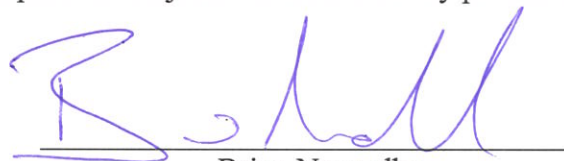
THENCE, North 42° 16' 27" East - 208.58 feet (called North 45° 00' 00" East – 208.71 feet) with a southeast line of said 7.692 acre tract to a 1/2-inch iron pipe found for an interior corner of said 7.692 acre and for the north corner of this tract;

THENCE, South 47° 53' 17" East - 208.74 feet (called South 45° 00' 00" East - 208.71 feet) to a 1/2-inch iron pipe found in the northwest right-of-way line of said Farm to Market Road No. 442 for a south corner of said 7.692 acre tract and for the east corner of this tract; from which a 1/2-inch iron pipe found bears North 42° 11' 44" East – 113.04 feet;

THENCE, South 42° 11' 44" West - 208.62 feet (called South 45° 00' 00" West - 208.71 feet) with the northwest right-of-way line of said Farm to Market Road. 442 to the POINT OF BEGINNING and containing 1.000 acre (43,572 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:  
TEXAS ENGINEERING AND MAPPING CO.  
Civil Engineers - Land Surveyors  
Stafford, Texas  
Firm Registration No. 10119000  
Job No. 1442-1  
W:\1442-1\_TRACT.docx

  
Brian Nesvadba  
Registered Professional Land Surveyor  
State of Texas No. 5776





APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

8-7-2017



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 15806 F.M. 442, NEEDVILLE, TX 77461  
(Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller  is  is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? 19 MONTHS

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- Y Range
- Y Dishwasher
- Y Washer/Dryer Hookups
- N Security System
- N TV Antenna
- Y Ceiling Fan(s)
- Y Central A/C
- Y Plumbing System
- Y Patio/Decking
- N Pool
- N Pool Equipment
- Y Fireplace(s) & Chimney (Wood burning)
- N Natural Gas Lines
- Y Liquid Propane Gas
- Garage: Y Attached
- Garage Door Opener(s):
- Water Heater:
- Water Supply: N City Y Well N MUD
- Roof Type: COMPOSITION SHINGLES Age: UNKNOWN (approx.)
- Y Oven
- N Trash Compactor
- Y Window Screens
- N Fire Detection Equipment
- Y Smoke Detector
- N Smoke Detector-Hearing Impaired
- N Carbon Monoxide Alarm
- N Emergency Escape Ladder(s)
- N Cable TV Wiring
- Y Attic Fan(s)
- Y Central Heating
- Y Septic System
- N Outdoor Grill
- N Sauna
- N Pool Heater
- N LP Community (Captive)
- N Not Attached
- Y Electronic
- Y Gas
- Y Well
- N MUD
- Y Microwave
- N Disposal
- N Rain Gutters
- N Intercom System
- N Satellite Dish
- Y Exhaust Fan(s)
- N Wall/Window Air Conditioning
- N Public Sewer System
- N Fences
- N Spa N Hot Tub
- N Automatic Lawn Sprinkler System
- N Fireplace(s) & Chimney (Mock)
- N Gas Fixtures
- Y LP on Property
- Y Carport
- Y Control(s)
- N Electric
- N Co-op

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair?  Yes  No  Unknown. If yes, then describe. (Attach additional sheets if necessary):

SEE ATTACHED SHEET

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?  Yes  No  Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary):

HOUSE HAS (1) BATTERY OPERATED SMOKE DETECTOR IN THE HALLWAY

\* 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- |                                  |                             |                            |
|----------------------------------|-----------------------------|----------------------------|
| <u>Y</u> Interior Walls          | <u>Y</u> Ceilings           | <u>Y</u> Floors            |
| <u>Y</u> Exterior Walls          | <u>N</u> Doors              | <u>N</u> Windows           |
| <u>Y</u> Roof                    | <u>N</u> Foundation/Slab(s) | <u>N</u> Sidewalks         |
| <u>N</u> Walls/Fences            | <u>N</u> Driveways          | <u>N</u> Intercom System   |
| <u>Y</u> Plumbing/Sewers/Septics | <u>N</u> Electrical Systems | <u>N</u> Lighting Fixtures |

Other Structural Components (Describe): \_\_\_\_\_

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

SEE ATTACHED SHEET

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- |   |  |
|---|--|
| <u>N</u> Active Termites (includes wood destroying insects) | <u>N</u> Previous Structural or Roof Repair                          |
| <u>Y</u> Termite or Wood Rot Damage Needing Repair          | <u>N</u> Hazardous or Toxic Waste                                    |
| <u>N</u> Previous Termite Damage                            | <u>N</u> Asbestos Components   |
| <u>Y</u> Previous Termite Treatment                         | <u>N</u> Urea-formaldehyde Insulation                                |
| <u>N</u> Previous Flooding                                  | <u>N</u> Radon Gas   |
| <u>N</u> Improper Drainage                                  | <u>N</u> Lead Based Paint  |
| <u>N</u> Water Penetration                                  | <u>N</u> Aluminum Wiring   |
| <u>N</u> Located in 100-Year Floodplain                     | <u>N</u> Previous Fires  |
| <u>N</u> Present Flood Insurance Coverage                   | <u>N</u> Unplatted Easements   |
| <u>N</u> Landfill, Settling, Soil Movement, Fault Lines     | <u>N</u> Subsurface Structure or Pits                                |
| <u>N</u> Single Blockable Main Drain in Pool/Hot Tub/Spa*   | <u>N</u> Previous Use of Premises for Manufacture of Methamphetamine |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

SEE ATTACHED SHEET

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

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair?  Yes (if you are aware)  No (if you are not aware) If yes, explain. (Attach additional sheets if necessary):

SEE ADDITIONAL INFORMATION FOR ITEMS 1, 3 AND 4 ON ATTACHED SHEET

6. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

N Homeowners' Association or maintenance fees or assessments.

N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

N Any lawsuits directly or indirectly affecting the Property.

N Any condition on the Property which materially affects the physical health or safety of an individual.

N 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.

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

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

7. 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 maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

8. 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.

Debbie Valusek 4/17/19

Signature of Seller

Date

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date

SELLER'S DISCLOSURE NOTICE ADDITIONAL INFORMATION

PROPERTY LOCATED AT 15806 FM 442, NEEDVILLE, TX 77461

1. Additional information

- Central A/C and Heating system is not in working order. Problems with system are unknown.
- Septic system does not meet county code requirements. A county certified On Site Sewage Facility (OSSF) designer will have to be hired to design the system so a permit can be obtained. Then a county licensed OSSF installer will have to be hired to install the system.
- Roof needs repair
- Carport needs repair.

3. Additional information

- There are some cracks in the sheetrock walls and ceiling
- Carpet needs some repair in the hallway and linoleum in kitchen needs some repair.
- There is some separation of the brick in one location on the west exterior wall.
- See item 1 above for additional information regarding the roof and septic system.

4. Additional information

- Some siding along the bottom of the garage is weathered and probably needs replacing.
- The house appears to have been treated for termites at some point. No paperwork found to confirm or determine when.

**REAL ESTATE AUCTION – BID REGISTRATION FORM**

**Bid Deposit is \$5,000.00. Buyer’s Premium is 10%**

**\*\* Note: Bid Deposit is refundable if you are not the successful bidder on the property. \*\***

**Bid Deposit and completed Bid Registration Form are required to bid.** Bid Deposit must be by cashier’s check or credit card. If you are not the successful bidder, your Bid Deposit will be returned to you immediately after the auction. **Cashier’s check should be made payable to “Your Name” or Cash.**

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

Address: \_\_\_\_\_

\_\_\_\_\_

Phone No.: \_\_\_\_\_ Texas Driver’s License #: \_\_\_\_\_

**Bid Deposit of \$5,000.00 is REFUNDED immediately after the auction if your bid is NOT accepted.**

\_\_\_\_\_ Credit Card: \_\_\_\_\_

\_\_\_\_\_ Cashier’s Check: \_\_\_\_\_

If your bid is accepted by the Seller, you are required to make an Additional Deposit (cashier’s check) that when combined with the Bid Deposit together they equal the applicable Buyer’s Premium of Ten Percent (10%). The Additional Deposit plus the Bid Deposit shall be your Deposit. **The Deposit shall be due to Broker by 5:00PM on the Monday, following the auction, June 3, 2019. The Deposit is NON-REFUNDABLE. CLOSING, at which the accepted bid amount is paid, must occur no later than Tuesday, July 2, 2019 (31 days after the auction).** If you do not close for any reason by that date, the Deposit shall be forfeited and you are NOT entitled to a refund. Once a bid has been accepted by the Seller, there are **NO CONTINGENCIES** for appraisal, inspection, or financing. Taxes and assessments shall be prorated to the date of closing. All property taxes shall then be the responsibility of Buyer and no further adjustments shall be made. **All other closing costs shall be paid by Buyer, including owner’s title policy.**

**PROPERTY SOLD “AS IS, WHERE IS” WITH NO GUARANTEES WHATSOEVER.**

**Your signature below is an acknowledgement that you have read and agree to the above Terms of Sale which shall survive closing.**

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

**DISCLAIMER**

**PROPERTY SOLD AND BUYER ACCEPTS THE PROPERTY**

**“AS IS, WHERE IS, WITH ALL FAULTS.”**

THE SALE OF THE PROPERTY IS “AS IS” AND “WHERE IS” WITH ALL FAULTS AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND REGARDING THE PROPERTY BY SELLER, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE SUITABILITY OR SAFETY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH BUYER MAY WANT TO CONDUCT ON IT; COMPLIANCE BY SELLER OR THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY; OR THE HABITABILITY, MERCHANTABILITY, OR FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE, SUCH WARRANTIES BEING EXPRESSLY DENIED. SELLER HAS NOT, DOES NOT, AND WILL NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH REGARD TO COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS INCLUDING BUT NOT LIMITED TO THOSE PERTAINING TO THE USE, HANDLING, GENERATING, TREATING, STORING OR DISPOSING OF ANY HAZARDOUS WASTE, HAZARDOUS SUBSTANCES, PETROLEUM PRODUCT STORAGE TANKS OR ASBESTOS. SELLER MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATION, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, EXCEPT AS TO TITLE, ALL OF WHICH ARE EXPRESSLY WAIVED BY BUYER. BUYER HAS MADE OR HAS HAD THE OPPORTUNITY TO MAKE ITS OWN INDEPENDENT INSPECTION OF ALL ASPECTS OF THE PROPERTY AND SHALL HAVE NO RECOURSE WHATSOEVER AGAINST SELLER IN THE EVENT OF DISCOVERY OF ANY DEFECTS OF ANY KIND, LATENT OR PATENT. THESE PROVISIONS SHALL SURVIVE CLOSING AND DELIVERY OF THE DEED FROM SELLER.

**It is very important that you inspect the property BEFORE you make a bid.** Although information in this packet is believed to be accurate, and it has been obtained from sources considered reliable, such as the county appraisal district, there is no guarantee as to the accuracy of the information contained herein or in any other property / advertising / promotional / publicity statements and materials. Buyer should rely entirely on his own information, investigations, judgment and inspection of the property and pertinent records. The information contained in this packet is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the owners or their agents. All descriptive information should be verified independently by bidder. Announcements made at the time of the sale take precedence over all printed materials.

**I (we) have read and understand the above Disclaimer.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

