



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.

Buck Up Realty	645562	info@buckupauctions.com	(979)451-8725
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Heather Schoenst Kaspar	645562	heather@buckuprealty.com	(979)421-0325
Designated Broker of Firm	License No.	Email	Phone
Heather Schoenst Kaspar	645562	heather@buckuprealty.com	(979)421-0325
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Heather Schoenst Kaspar	645562	heather@buckuprealty.com	(979)421-0325
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov





INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT

3207 Ullrich Rd
Carmine, TX 78932-5100

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: _____ ☒ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☒ Unknown
- (4) Installer: Environmental & Aquatic Services, LLC. ☐ Unknown
- (5) Approximate Age: _____ ☒ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☒ Yes ☒ No
If yes, name of maintenance contractor: Environmental & Aquatic Services, LLC
Phone: 979-830-7989 contract expiration date: November 23, 2021
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? Unknown
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☒ Yes ☐ No
If yes, explain: It is not functioning properly & needs maintenance.
- (4) Does Seller have manufacturer or warranty information available for review? ☒ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

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

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____ and Seller EMC

Page 1 of 2

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Eugene Clayton 3/20/21
Signature of Seller Date
Eugene Clayton

Signature of Seller Date

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date



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

3207 Ullrich Rd
Carmine, TX 78932-5100

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?
November 2020 (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)			
-LP on Property			
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		
Public Sewer System		X	

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

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: SMC

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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: Shingle Age: Almost 2 years old (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): Plumbing is broken from Freeze; A/C is not working properly; Septic System needs maintenance; Gutters, Roof & Decking are in need of Repair.

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
Basement		<input checked="" type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	
Doors	<input checked="" type="checkbox"/>	
Driveways	<input checked="" type="checkbox"/>	
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors	<input checked="" type="checkbox"/>	
Foundation / Slab(s)		<input checked="" type="checkbox"/>
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems	<input checked="" type="checkbox"/>	
Roof	<input checked="" type="checkbox"/>	

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components	<input checked="" type="checkbox"/>	

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Ceiling is split; Doors don't close or open properly; Driveway needs grading; Floors are rotten in several rooms; Plumbing is Bad; Roof is in need of repair; House is splitting in half.

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
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: oak wilt		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Foundation Repairs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Roof Repairs	<input checked="" type="checkbox"/>	
Previous Other Structural Repairs	<input checked="" type="checkbox"/>	
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Radon Gas		<input checked="" type="checkbox"/>
Settling	<input checked="" type="checkbox"/>	
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<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): Dry Creek at Front of property running toward the Back; Roof Repair 34 years ago; Leveling of Home due to Settling 8-9 years ago;

*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

- ☒ ☐ Present flood insurance coverage (if yes, attach TXR 1414).
- ☒ ☐ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- ☒ ☐ Previous flooding due to a natural flood event (if yes, attach TXR 1414).
- ☒ ☐ Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- ☒ ☐ 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).
- ☒ ☐ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ☒ ☐ Located ☐ wholly ☐ partly in a floodway (if yes, attach TXR 1414).
- ☒ ☐ Located ☐ wholly ☐ partly in a flood pool.
- ☒ ☐ Located ☐ wholly ☐ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): Hurricane in 2017 pushed water from Dry Creek behind shop into it.

*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): Relief from 2017 Hurricane Damage.

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): House may have a rodent + mold problem that would require remedy.

Concerning the Property at _____

3207 Ullrich Rd
Carmine, TX 78932-5100

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

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.

Eugene Clayton
Signature of Seller

3/20/21
Date

Signature of Seller

Date

Printed Name: Eugene Clayton

Printed Name: _____

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: EMC

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Concerning the Property at _____

3207 Ullrich Rd
Carmin, TX 78932-5100

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that 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: Fayette Electric Cooperative, Inc
Sewer: Environmental Aquatic Services, LLC
Water: _____
Cable: _____
Trash: _____
Natural Gas: _____
Phone Company: _____
Propane: _____
Internet: _____

phone #: 979-968-3181
phone #: 979-830-7989
phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: _____

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

The undersigned Buyer acknowledges receipt of the foregoing notice.

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

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: ENC

Page 6 of 6

Phone 979-278-3429
Fax 979-278-3282

STATE OF TEXAS)

COUNTY OF FAYETTE)

LAND BOUNDARY DESCRIPTION

Being 5.013 acres of land, lying and being situated in Fayette County, Texas, out of the Mary Phelps League, Abstract 82, and being a resurvey of a tract called 5.00 acres, more or less, in a Deed from Susan Mercado to Eugene M. Clayton and wife, Susan W. Clayton, dated May 31, 2005, of record in Volume 1312, page 396 of the Official Records of said county, and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod, (control monument), found fitted with a 1 inch plastic cap marked R.P.L.S. 1815, at the West corner of said 5.00 acre tract, common with a re-entrant corner of the Roger Schoenst 19.285 acre tract, (Volume 529, page 742 Deed Records);

THENCE North 45 deg. 25' 40" East, along the Northwest line of said 5.00 acre tract, common with the upper Southeast line of the said Roger Schoenst 19.285 acre tract, at 691.50 feet passing a 1/2 inch steel rod, (control monument), found in the fenced Southwest line of county maintained Ullrich Road, and continuing on said course, into said road, a total distance of 711.61 feet, (record call of said 5.00 acre tract, being North 45 deg. 25' 40" East 256.18 varas), to the most Northern East corner of said Schoenst tract and the North corner of said 5.00 acre tract;

THENCE South 44 deg. 56' 43" East, along said Ullrich Road and along the Northeast boundary of said 5.00 acre tract, 306.92 feet, (record call being South 44 deg. 49' 20" East 110.49 varas), to the East corner of said 5.00 acre tract, in said road, common with the Jerry Jacob, et al, North corner of 28.422 acres of residual land out of a parent 33.422 acre tract, (Volume 462, page 924 Deed Records);

THENCE South 45 deg. 25' 40" West, along the Southeast line of said 5.00 acre tract, common with the Northwest fenced line of the said Jerry Jacob, et al, 28.422 acre residual tract, at 22.09 feet passing a 1/2 inch steel rod found, fitted with a 1 inch plastic cap, marked R.P.L.S. 1815, in the fenced Southwest line of Ullrich Road, and continuing on said course, a total distance of 711.31 feet, (record call being South 45 deg. 25' 40" West 256.07 varas), to a 1/2 inch steel rod found at the West corner of the said 28.422 acre residual tract and the South corner of said 5.00 acre tract, located in the Northeast line of the Roger Schoenst 27.021 acre tract, (Volume 772, page 654 Deed Records);

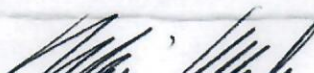
THENCE North 45 deg. 00' 00" West, along the Southwest line of said 5.00 acre tract, at 45.06 feet passing the North corner of the said Roger Schoenst 27.021 acre tract, common with the most Southern East corner of the aforesaid Roger Schoenst 19.285 acre tract, and continuing on said course, a total distance of 306.92 feet to the PLACE OF BEGINNING and containing 5.013 acres of land, of which 0.149 of one acre is located in Ullrich Road.

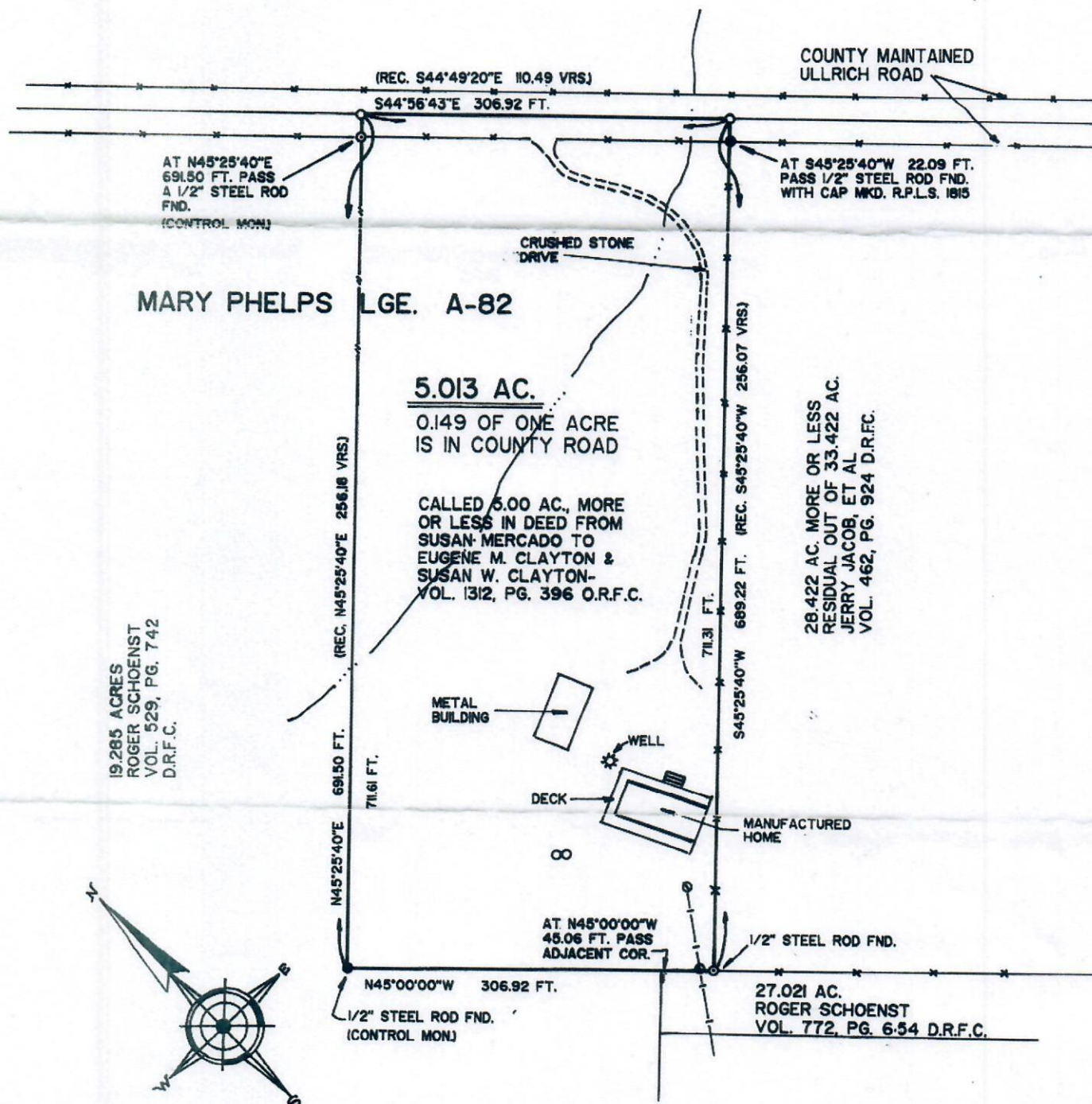
Note: All bearings recited herein refer to the bearing of record along the Northwest line of the said Eugene M. Clayton and Susan W. Clayton 5.00 acre tract, (Volume 1312, page 396 Official Records), as applied to monumentation found. Bearings and distances shown in parenthesis refer to record calls.

Note: In addition to the heretofore land boundary description, a map, marked Map Exhibit B, has been prepared and made a part hereof.

This is to certify that the heretofore land boundary description, has been prepared from an on the ground survey, and that said survey substantially conforms to the standards of a Category 1B, Condition IV Survey.

Date of signature. June 24, 2005.





Note: All bearings shown hereon, refer to the record bearing along the Northwest line of the Eugene M. Clayton and the Susan W. Clayton 5.00 acre tract, (Volume 1312, page 396 Official Records). Bearings and distances shown in parenthesis are of record.

Note: In addition to the map shown hereon, a land boundary description, marked Exhibit A, has been prepared and made a part hereof.

Note: The subject tract is not located in Special Flood Zone A, according to U.S. Department of Housing and Urban Development, Fayette County, Texas, Community-Panel No. 480815 0003 A, dated January 31, 1978.

Easements which apply to the subject tract:

- Right of way easement from Susan Mercado to Fayette Electric Coop., Inc., of record in Volume 1136, page 648 Deed Records of Fayette County, Texas.
- Right of way easement from Susan Mercado to Industry Telephone Company, of record in Volume 1200, page 658 Official Records of Fayette County, Texas.
- Affidavit for Surface Application System, executed by Susan Mercado, of record in Volume 1136, page 641 of the Official Records of Fayette County, Texas.

Map key:

- ⊙ 1/2 inch steel rod fnd.
- 1/2 inch steel rod fnd. with cap mkd. R.P.L.S. 1815
- ⊕ electric service pole
- ⊗ water well
- ⊕ location of septic treatment plant
- Electric service line ————
- Netting wire fence ————
- Barbed wire fence ————



REAL ESTATE AUCTION TERMS AND CONDITIONS

(Last Updated 3/18/2021)

Thank you for attending today's auction. Good luck!

All bidders must register acknowledging that they have read and agree to these "Terms and Conditions" of the sale as outlined prior to bidding. It is important that you familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Registration at the auction finalizes each bidder's agreement to the terms and conditions of the sale. Do not bid until you have read the terms and conditions. Bidders may register online to bid on the specific property in question. **There is no fee to register although a valid credit card will be required to verify identity and funds.** By bidding you are representing to Buck Up Enterprises, LLC., Buck Up Auctions, Buck Up Realty ("Agent" and/or "Auctioneer") and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. If you do not agree with any of the terms and conditions stated **DO NOT BID** or you will be bound by those terms and conditions. By bidding you agree to all disclosures.

Auctioneer's Note: Buck Up! Enterprises, LLC – dba Buck Up Auctions/ Buck Up Realty, has been contracted to sell real property for the seller's associated with the property.

Property Description:

Fayette CAD #: 39520

Legal Description: ABS A082 PHELPS M LG,5. ACRES,MOBILE HOME, BARN,SN1 AH010112443B;SN2 AH010112443A

Forms of Sale: Before Auction Offer – Offers may be placed up until 6:00 P.M. on April 20th, 2021. All offers placed are irrevocable and subject to the terms and conditions of the auction. Seller reserves the right to go under contract before auction or may choose to open the auction at the offer price, in the event it is higher than the starting bid price.

Auction Methods: Online Bidding to open when Terms & Conditions are approved by seller & property auction is uploaded to bidding platform. Online auction is



scheduled to end on 4/20/2021 at 6:00 P.M.– Central Time. The high bid amount at the close of the online auction will serve as the starting bid at the live auction.

All online bidders have the choice to: let their offer/bid stand, show up and bid in person or place proxy (phone/absentee) bids with the Bid Assistants/Auctioneers at the on-site auction, or at the Buck Up Auctions & Realty office located at 115 E. Thigpen in Carmine, TX. 78932.

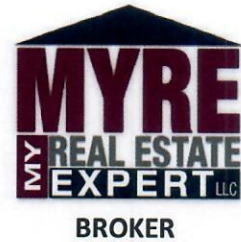
Onsite Auction Method: Buck Up! Auctions has the right to have an onsite auction if deemed necessary. If the onsite auction is utilized, the terms and conditions will be updated, and all bidders will be notified. Bid Assistants/Auctioneers will be onsite to accept bids in person, via phone, and via left absentee bids. Auctioneer and Bid Assistants will also be available to assist you with app downloads, registering to bid, & provide guidance, regarding the bidding process. The high bidder will be announced at the completion of the auction.

By bidding or making an offer ON or BEFORE the auction, you are placing an irrevocable offer and agreeing to pay your bid/offer price, plus the buyer's premium added to the sale, creating the final sales price.

Inspection/Preview: Please call to schedule outside of pre-scheduled dates and times. **Scheduled property preview dates may be added and disclosed on a later date.** Dates and times may be changed or adjusted. For additional information please call or text Heather at 979.421.0325 to confirm or email at heather@buckupauctions.com or the Buck Up Auctions & Realty office at 979.451.8725 and email at info@buckuprealty.com.

There is a 10% BUYERS PREMIUM on the sale of this property. 10% will be added to the final bid price of the property and will become part of the final sales price at closing and funding. This buyers premium also applies to pre-auction offers.

Announcements: All announcements made the day of auction take precedence over any and all previously written advertisements or any prior written or verbal terms of sale. Updates and announcements will be made via the bidding app & may be made throughout the offer and bidding process. Seller reserves the right to withdraw property from auction at any time.



Earnest Money: Upon the completion of the live auction the winning bidder will immediately make an earnest money deposit of **\$2,000.00 U.S. Dollars.**

The earnest money will be made in the form of a personal (**funds verified**) or cashier's check payable to Bott's Title Company at 123 E. Mill St. Round Top, TX. 78954. The remainder of the purchase price is due upon closing. **BIDDING IS NOT CONTINGENT UPON FINANCING.**

Proof of funds or Letter from your bank will need to be provided to Auctioneer/Agent, no later than 4/19/2021 – 10:00 A.M. Bidding abilities may be denied until funds are verified.

Minerals: Seller is unaware of owning any minerals. Any Potential Ownership will convey.

Documentation: Upon the completion of the auction the winning bidder will sign a contract and any supporting documents once Auctioneer/Broker receives Sellers bid approval. The contract will be on Texas Real Estate Commission and/or Texas Association of Realtors promulgated forms.

Completion of Purchase Documentation for Real Estate: The Auctioneer or Title Company shall contact approved buyer, within 24 hours immediately following the close of the auction. Buyer shall have two (2) days following the auction to return all completed Texas Association of Realtors (TAR) documents or shall be subject to paying a liquidated damages amount equal to the down payment. If you wish to have the purchase documents reviewed by an attorney, please contact Auctioneer **PRIOR** to the Auction and we will provide them to you for review so as to not delay the post auction process.

Bidding Process: No bid may be withdrawn by a bidder once made to the Auctioneer or bidding platform. All bids are an irrevocable offer to buy and shall remain valid and enforceable to until the Auctioneers declares the property "sold" and the auction has concluded. The Auctioneer reserves the right, but has no obligation, to bid on behalf of the seller. The seller has the right to accept or reject all bids. The Auctioneer will control any increments of bidding. The bidder's number is nontransferable.

Internet Bidding: This auction will feature online bidding. Bids may be taken from both online bidders and bidders placing their max bid, allowing the platform to



HEATHER KASPAR

979-421-0325

REALTOR®, Agent
BuckUpRealty.com



BROKER

bid on their behalf. The sale will be controlled both by the auctioneer personally and by the online bidding program. Auctioneer and Bid Assistants will be available at scheduled preview days and day of sale to assist with app downloads & bidding questions, if needed. Buck Up Auctions, My Real Estate Expert, LLC., Buck Up Realty and its affiliates and assigns are not responsible for malfunctions or system errors which cause a bid or bidder to fail to be recognized or registered. In the event of a dispute or loss of internet bidding platform functionality, the online bidders and bidders that have placed a max bid, accept that the auctioneer may re-open the bidding at the auctioneer's sole discretion and shall serve as the sole arbiter as to who is or is not allowed to bid.

Acceptance of Bid Price: Seller has the right to accept and reject any and all bids or counter the high bid of the property. The Seller is responsible to honor their bid until the seller rejects the high bid in writing. Auction Company will make every effort to receive full acceptance upon the final bid of the live auction. Seller may choose to extend the online auction, if the reserve price is not met.

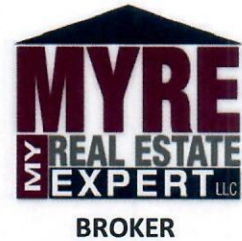
Real Estate Taxes and Assessments: Property taxes for 2020 will be prorated to the date of closing and funding. The buyer(s) will be responsible for all taxes imposed after the execution of the General Warranty Deed.

Rollback Taxes: The buyer will be responsible for any "rollback" property taxes. Rollback taxes may occur when the new buyer intends to use the property differently than it's current use. An example: a property being used for ag production changing to commercial use – non-ag related. Contact attorney for further explanation.

Closing & Funding: Will take place on or before June 4th, 2021 or sooner at Bott's Title Company at 123 E. Mill St. Round Top, TX. 78954 or as soon as applicable closing documents, and due diligence has been completed. Buyer & Seller will pay respective closing costs.

Possession: Assumed upon closing and funding

Title: A General Warranty Deed shall be executed by the owners of the property, conveying the real estate to the buyer(s). Seller shall furnish to Buyer at Seller's expense an owner policy of title insurance. Title will be issued by the selected title company in the amount of the sales price. In the event that an issue arises when title is pulled. The seller will have 120 days to remedy the issue, or terms agreed to between buyer and seller. In the event that the issue cannot be remedied, Seller will refund the



buyer's premium (if applicable) & earnest money to buyer.

Easements and Leases: None

Property Dwelling Type: Residential

Zoned: Residential

Sewer and Water: Well

Additional Property Information: Seller places no value on the mobile home on the property and suggests buyer removal as best option.

Electric: Bluebonnet

Survey: Sellers have provided a survey of the property. Buyer is responsible for reviewing the existing survey for any and all information, including, but not limited to: boundary lines, encroachments, and metes and bounds. This is in the Property Information Packet (PIP). Buyers will be responsible for any additional survey costs desired or required. The advertised legal description including but not limited to acreage, square footages, and any other measurements are approximate and have been assessed based on Appraisal District records, aerial photos, or other reliable sources. Information supplied by Auctioneer should not be deemed reliable and prospective buyer should verify all legal descriptions and boundary lines. If the survey provided does not meet prospective buyer's needs, it will be the responsibility of the prospective buyer to pay for and furnish their own survey

Information of Brokerage Agency: Buck Up! Enterprises, LLC – dba Buck Up Auctions, in conjunction with Buck Up Realty and auction/realty personnel are exclusive agents of the seller. An Information about Brokerage Services (IABS) form (TREC No. OP-K) is supplied in the PIP package. Texas Law requires all real estate licensees to supply this form to all prospective buyers, tenants, and sellers and landlords.



Broker Registration: Brokers/Agents must accompany their client at **ALL** showings & register their client by **5:00 pm on the business day immediately preceding the auction** via the Broker Participation Form, **no exceptions**. It is the responsibility of any agent representing a client to have completed and returned the Broker Participation Form by the published deadline. No registration forms will be accepted at the auction. Brokers **MUST** accompany client at **all** showings & inspections and attend the auction with their client or be present as their client executes any online bidding, to be offered full 3% commission.

Breach or Failure to Close (Default): If any conditions contained herein are not complied with by the buyer, or the buyer fails to close in accordance with the Real Estate Contract of Purchase, the earnest money deposit will be forfeited as liquidated damages. However, such forfeiture shall not preclude Buck Up Auctions or the seller from enforcing additional remedies available as detailed in the Real Estate Contract of Purchase.

Environmental Disclaimer: The seller and Buck Up! Enterprises, LLC. – dba Buck Up Auctions, Buck Up Realty, agents, contractors, employees, affiliates and assigns do not warrant or covenant with buyers with respect to the existence or nonexistence of any pollutants, contaminants, mold, or hazardous waste prohibited by federal, state, or local law or claims based thereon arising out of the actual or threatened discharge, release, disposal, seepage, migration or escape of such substances at, from or into the demised premises. Buyer is to rely upon their own environmental audit or examination of the premises.

Disclaimer: Information supplied in this property information package (PIP) and all supplied material is subject to the terms and conditions in this agreement. The property described in this (PIP) is being offered to the highest bidder “AS IS”, “Where IS” and no warranty or guarantee is expressed or implied, concerning the property made by the Seller, Auction Company or broker.

Each potential buyer is encouraged to perform his/her own independent inspections, inquiries and due diligence concerning the described property (at buyer's expense). The information is being furnished to bidders for the bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete. Any reliance on the contents shall be solely at the recipient's risk. Buyer agrees to accept property with its current zoning, easements, and any and all right-of-ways that carry with it. All information is taken from sources deemed to be accurate and reliable, all measurements are approximate and not to scale. The seller and the auctioneers, Buck Up Enterprises, LLC. – dba Buck Up Auctions, Buck Up Realty, contractors, employees, firm, brokers, affiliates or assigns assume no liability in this matter. Any and all announcements made the day of auction take precedence over any



and all previously written advertisements or any prior written or verbal terms of sale but shall in no event form the basis of any representation or warranty by seller or auctioneers.

Auctioneer has a right to accept or reject all bids. The Seller and Auction Company reserve the right to prohibit any person from bidding not in good standing with Auction Company and or Broker. In case of a tie or disputed bid, the Auctioneer reserves the right to re-open the bidding to determine the highest bid and settle the disputed bid. This is at the sole discretion of the Auctioneer. All decisions made by Auctioneer and or Broker are final.

Indemnification of Agent and Closer: Buyer jointly and agrees to indemnify and hold closer and agent their agents, principals, associates, affiliates, assigns and employees harmless against any and all losses, claims, damages or liabilities and expenses not resulting from agent or closer's bad faith or gross negligence, including costs of investigation, attorney fees, and disbursements, which may be imposed upon or incurred by agent or closer hereunder relative to the performance of their duties related to the parties or the property, including without limitation any litigation arising from or in respect of this contract or the transactions contemplated hereby. Closer and agent shall not be liable for any error of judgment or for any act done or omitted by them in good faith. Closer and agent are authorized to act on any document believed by them in good faith to be executed by the proper party or parties, and will incur no liability in so acting. Closer and agent are in all respects and for all purposes third party beneficiaries of this contract to the extent that this contract would entitle them to rights or benefits if they were signatory parties hereto, and each of them is entitled to enforce such rights and benefits, as herein provided, to the same extent they would be entitled if they were such signatory parties. ANY INDEMNIFICATION, DEFENSE OR HOLD HARMLESS OBLIGATION OF BUYER FOR THE BENEFIT OF SELLER, CLOSER, OR AGENT IN THIS CONTRACT SHALL SURVIVE THE CLOSING AND/OR TERMINATION OF THIS CONTRACT. **Corrections or Amendments:** Any corrections and or amendments will be posted to the Auctioneers Website at www.buckupauctions.com prior to the live auction. Prospective buyer(s) will be solely responsible for reviewing any and all possible updated material.

Buck Up! Enterprises, LLC – dba Buck Up Auctions, at (979)421-0325.



BUYER REPRESENTATION FORM

- I have read and agree to the Terms and Conditions of the auction sale as set forth herein.
- I have read, understand and agree to all of the terms and conditions in the Real Estate Contract of Purchase and will sign the Real Estate Contract of Purchase without making any changes to the pre-printed text.
- I understand that I do **NOT** have an agency relationship with Buck Up! Enterprises, LLC. – dba Buck Up Auctions, My Real Estate Expert, LLC./Buck Up Realty, its auctioneers, contractors, employees, brokers, affiliates, or assigns and all parties associated with.
- I accept full responsibility for due diligence on the real estate on which I am bidding.
- I understand that all real estate will be sold **“AS IS, WHERE IS. WITH NO GUARANTEES OR WARRANTIES EITHER EXPRESSED OR IMPLIED”**.
- I understand if I am the successful high bidder the sale of the property is not contingent upon obtaining a certificate of occupancy.
- I understand that, in the event I am the successful high bidder, and if I fail to close per the Real Estate Contract of Purchase, my earnest money deposit will be forfeited.
- I understand that, in the event I am the successful high bidder in a reserve auction, the seller has two (2) business days to accept or reject the high bid and that my offer is irrevocable during that time period.
- I understand this agreement will become part of the Real Estate Contract of Purchase if I am the successful high bidder.
- In the case of conflict between the Real Estate Contract of Purchase and these Conditions of Auction Sale for Real Estate, that the Real Estate Contract of Purchase shall take precedence.

BY SIGNING BELOW AND BIDDING, YOU HAVE ACCEPTED THESE TERMS AND CONDITIONS OF AUCTION SALE.

Signature of Client(s)	
Printed name of Client(s)	



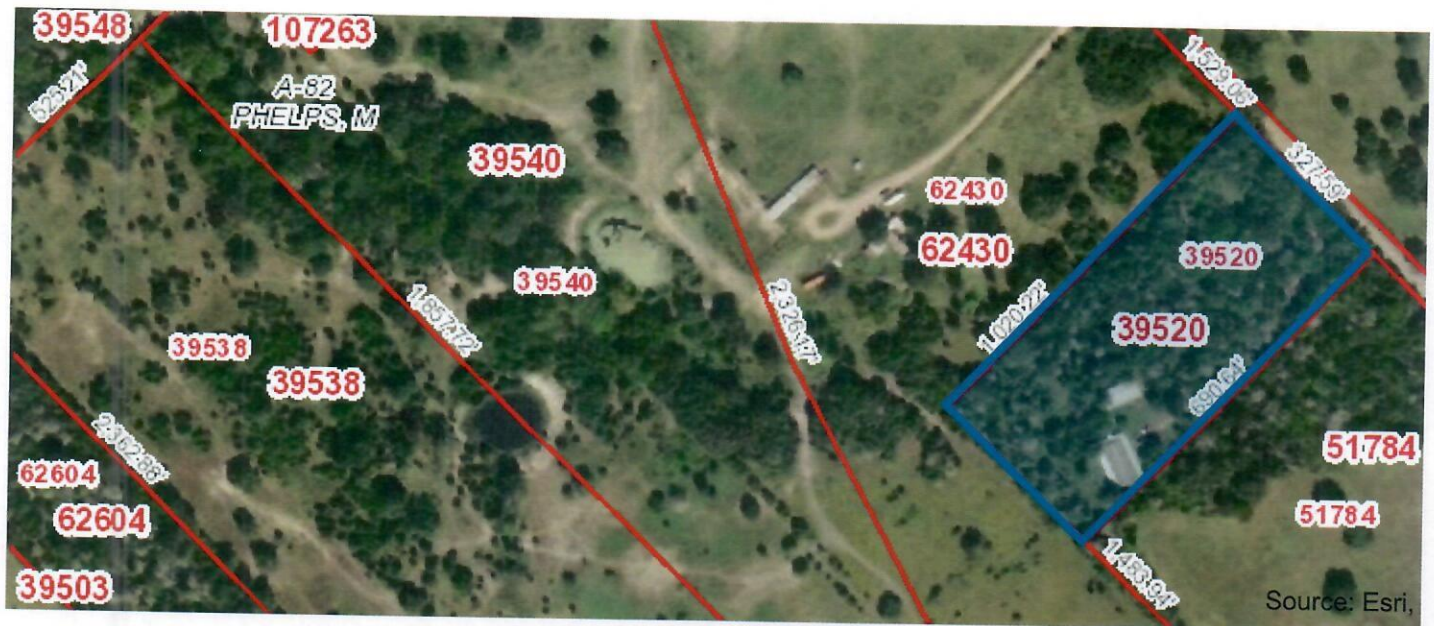
BROKER

Signature of Broker Rep.	
Printed Name of Broker Rep.	
Company	
Physical Address	
Phone	
Email Address	

Fayette CAD Property Search

Property ID: 39520 For Year 2020

Map



Property Details

Account	
Property ID:	39520
Legal Description:	ABS A082 PHELPS M LG,5. ACRES,MOBILE HOME, BARN,SN1 AH010112443B;SN2 AH010112443A
Geographic ID:	50-0082-0990000-020
Agent:	
Type:	Real
Location	
Address:	3207 ULLRICH RD CARMINE AREA, TX
Map ID:	12
Neighborhood CD:	
Owner	
Owner ID:	65353
Name:	CLAYTON EUGENE & SUSAN
Mailing Address:	3207 ULLRICH RD CARMINE, TX 78932-5100
% Ownership:	100.0%
Exemptions:	HS - Homestead For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$48,370
Improvement Non-Homesite Value:	\$16,830
Land Homesite Value:	\$46,750
Land Non-Homesite Value:	\$0
Agricultural Market Valuation:	\$0
Market Value:	\$111,950
Ag Use Value:	\$0
Appraised Value:	\$111,950
Homestead Cap Loss: ?	\$0
Assessed Value:	\$111,950

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	\$111,950	\$111,950	\$0.00	
GFA	FAYETTE COUNTY	0.303800	\$111,950	\$101,450	\$308.21	
RFM	ROAD AND BRIDGE	0.160200	\$111,950	\$101,450	\$162.52	
SRC	ROUND TOP-CARMINE ISD	1.041500	\$111,950	\$57,926	\$551.02	\$375.74
WCC	CUMMINS CREEK WCID	0.020500	\$111,950	\$111,950	\$22.95	
WFC	FAYETTE CO GWCD	0.009900	\$111,950	\$111,950	\$11.08	

Total Tax Rate: 1.535900 **Estimated Taxes With Exemptions:** \$1,055.79 **Estimated Taxes Without Exemptions:** \$1,719.44

Property Improvement - Building

Description: Mobile Home **Type:** MOBILE HOME **State Code:** A2 **Living Area:** 2,660.00sqft **Value:** \$48,370

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	DMH4	0	2,660.00
CWP	COVERED WOOD PORCH	*	2004	1,779.00

Description: MISCELLANEOUS IMPROVEMENT **Type:** MISCELLANEOUS IMPROVEMENT **State Code:** A2 **Living Area:** 0.00sqft **Value:** \$16,830

Type	Description	Class CD	Year Built	SQFT
BRNF	BARN - FAIR QUALITY	*	2004	1,800.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
HS	HOMESITE	0.5	21,780.00	0.00	0.00	\$8,500	\$0
HS	HOMESITE	4.5	196,020.00	0.00	0.00	\$38,250	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$65,200	\$46,750	\$0	\$111,950	\$0	\$111,950
2019	\$71,980	\$46,750	\$0	\$118,730	\$0	\$118,730
2018	\$71,980	\$46,750	\$0	\$118,730	\$8,023	\$110,707
2017	\$71,980	\$30,250	\$0	\$102,230	\$0	\$102,230
2016	\$71,980	\$30,250	\$0	\$102,230	\$0	\$102,230
2015	\$71,980	\$30,250	\$0	\$102,230	\$0	\$102,230
2014	\$71,980	\$30,250	\$0	\$102,230	\$0	\$102,230
2013	\$71,980	\$30,250	\$0	\$102,230	\$0	\$102,230
2012	\$71,980	\$30,250	\$0	\$102,230	\$0	\$102,230
2011	\$83,920	\$30,250	\$0	\$114,170	\$0	\$114,170

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/3/2005	W	W	MERCADO SUSAN	CLAYTON EUGENE & SUSAN	1312	396	0
	WILL	WILL	MERCADO ROBERT EST & SUSAN	MERCADO SUSAN			0
4/11/1995	W	W	LUTHERAN SEMINARY PROGRAM OF SW	MERCADO ROBERT EST & SUSAN	920	601	0
3/19/1995	SW	SW	JACOB JERRY DEAN & BARBARA	LUTHERAN SEMINARY PROGRAM OF SW	920	596	0
3/2/1992	G	G	KRAUSE HILMER C JR REV &	LUTHERAN SEMINARY PROGRAM OF SW	861	815	0

Estimated Tax Due

ATTENTION

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

PRIOR TO MAKING FULL OR PARTIAL PAYMENTS PLEASE CONTACT OUR OFFICE FOR A CURRENT AMOUNT DUE

WE CANNOT GUARANTEE THE ACCURACY OF THE AMOUNT DUE LISTED BELOW

If Paid: 3/23/2021



Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2021	FAYETTE COUNTY	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2021	ROAD AND BRIDGE	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2021	ROUND TOP-CARMINE ISD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2021	CUMMINS CREEK WCID	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2021	FAYETTE CO GWCD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	2021 Total:		N/A	N/A	N/A	N/A	N/A	N/A
2020	FAYETTE COUNTY	\$101,450	\$308.21	\$308.21	\$0.00	\$0.00	\$0.00	\$0.00
2020	ROAD AND BRIDGE	\$101,450	\$162.52	\$162.52	\$0.00	\$0.00	\$0.00	\$0.00
2020	ROUND TOP-CARMINE ISD	\$57,926	\$551.03	\$551.03	\$0.00	\$0.00	\$0.00	\$0.00
2020	CUMMINS CREEK WCID	\$111,950	\$22.95	\$22.95	\$0.00	\$0.00	\$0.00	\$0.00
2020	FAYETTE CO GWCD	\$111,950	\$11.08	\$11.08	\$0.00	\$0.00	\$0.00	\$0.00

	2020 Total:		\$1,055.79	\$1,055.79	\$0.00	\$0.00	\$0.00	\$0.00
2019	FAYETTE COUNTY	\$108,230	\$328.91	\$328.91	\$0.00	\$0.00	\$0.00	\$0.00
2019	ROAD AND BRIDGE	\$108,230	\$173.28	\$173.28	\$0.00	\$0.00	\$0.00	\$0.00
2019	ROUND TOP-CARMINE ISD	\$63,476	\$560.48	\$560.48	\$0.00	\$0.00	\$0.00	\$0.00
2019	CUMMINS CREEK WCID	\$118,730	\$24.34	\$24.34	\$0.00	\$0.00	\$0.00	\$0.00
2019	FAYETTE CO GWCD	\$118,730	\$14.13	\$14.13	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$1,101.14	\$1,101.14	\$0.00	\$0.00	\$0.00	\$0.00
2018	FAYETTE COUNTY	\$100,207	\$289.50	\$289.50	\$0.00	\$0.00	\$0.00	\$0.00
2018	ROAD AND BRIDGE	\$100,207	\$155.42	\$155.42	\$0.00	\$0.00	\$0.00	\$0.00
2018	ROUND TOP-CARMINE ISD	\$55,453	\$573.04	\$573.04	\$0.00	\$0.00	\$0.00	\$0.00
2018	CUMMINS CREEK WCID	\$110,707	\$22.69	\$22.69	\$0.00	\$0.00	\$0.00	\$0.00
2018	FAYETTE CO GWCD	\$110,707	\$11.62	\$11.62	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$1,052.27	\$1,052.27	\$0.00	\$0.00	\$0.00	\$0.00
2017	FAYETTE COUNTY	\$91,730	\$267.20	\$267.20	\$0.00	\$0.00	\$0.00	\$0.00
2017	ROAD AND BRIDGE	\$91,730	\$142.27	\$142.27	\$0.00	\$0.00	\$0.00	\$0.00
2017	ROUND TOP-CARMINE ISD	\$50,276	\$575.66	\$575.66	\$0.00	\$0.00	\$0.00	\$0.00
2017	CUMMINS CREEK WCID	\$102,230	\$21.57	\$21.57	\$0.00	\$0.00	\$0.00	\$0.00
2017	FAYETTE CO GWCD	\$102,230	\$13.29	\$13.29	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$1,019.99	\$1,019.99	\$0.00	\$0.00	\$0.00	\$0.00
2016	FAYETTE COUNTY	\$102,230	\$299.54	\$299.54	\$0.00	\$0.00	\$0.00	\$0.00

2016	ROAD AND BRIDGE	\$99,230	\$154.70	\$154.70	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROUND TOP-CARMINE ISD	\$50,276	\$575.66	\$575.66	\$0.00	\$0.00	\$0.00	\$0.00
2016	CUMMINS CREEK WCID	\$102,230	\$21.57	\$21.57	\$0.00	\$0.00	\$0.00	\$0.00
2016	FAYETTE CO GWCD	\$102,230	\$14.31	\$14.31	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$1,065.78	\$1,065.78	\$0.00	\$0.00	\$0.00	\$0.00
2015	FAYETTE COUNTY	\$102,230	\$273.88	\$273.88	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROAD AND BRIDGE	\$99,230	\$151.13	\$151.13	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROUND TOP-CARMINE ISD	\$50,276	\$575.66	\$575.66	\$0.00	\$0.00	\$0.00	\$0.00
2015	CUMMINS CREEK WCID	\$102,230	\$21.57	\$21.57	\$0.00	\$0.00	\$0.00	\$0.00
2015	FAYETTE CO GWCD	\$102,230	\$15.33	\$15.33	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$1,037.57	\$1,037.57	\$0.00	\$0.00	\$0.00	\$0.00
2014	FAYETTE COUNTY	\$102,230	\$273.26	\$273.26	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROAD AND BRIDGE	\$99,230	\$150.83	\$150.83	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROUND TOP-CARMINE ISD	\$60,276	\$690.16	\$690.16	\$0.00	\$0.00	\$0.00	\$0.00
2014	CUMMINS CREEK WCID	\$102,230	\$21.57	\$21.57	\$0.00	\$0.00	\$0.00	\$0.00
2014	FAYETTE CO GWCD	\$102,230	\$15.85	\$15.85	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$1,151.67	\$1,151.67	\$0.00	\$0.00	\$0.00	\$0.00
2013	FAYETTE COUNTY	\$102,230	\$273.26	\$273.26	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROAD AND BRIDGE	\$99,230	\$150.83	\$150.83	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROUND TOP-CARMINE ISD	\$60,276	\$690.16	\$690.16	\$0.00	\$0.00	\$0.00	\$0.00

2013	CUMMINS CREEK WCID	\$102,230	\$21.57	\$21.57	\$0.00	\$0.00	\$0.00	\$0.00
2013	FAYETTE CO GWCD	\$102,230	\$16.36	\$16.36	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$1,152.18	\$1,152.18	\$0.00	\$0.00	\$0.00	\$0.00
2012	FAYETTE COUNTY	\$102,230	\$293.71	\$293.71	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROAD AND BRIDGE	\$99,230	\$130.98	\$130.98	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROUND TOP-CARMINE ISD	\$60,276	\$690.16	\$690.16	\$0.00	\$0.00	\$0.00	\$0.00
2012	CUMMINS CREEK WCID	\$102,230	\$21.37	\$21.37	\$0.00	\$0.00	\$0.00	\$0.00
2012	FAYETTE CO GWCD	\$102,230	\$10.22	\$10.22	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$1,146.44	\$1,146.44	\$0.00	\$0.00	\$0.00	\$0.00
2011	FAYETTE COUNTY	\$114,170	\$317.05	\$317.05	\$0.00	\$0.00	\$0.00	\$0.00
2011	ROAD AND BRIDGE	\$111,170	\$146.74	\$146.74	\$0.00	\$0.00	\$0.00	\$0.00
2011	ROUND TOP-CARMINE ISD	\$69,900	\$793.38	\$793.38	\$0.00	\$0.00	\$0.00	\$0.00
2011	CUMMINS CREEK WCID	\$114,170	\$23.86	\$23.86	\$0.00	\$0.00	\$0.00	\$0.00
2011	FAYETTE CO GWCD	\$114,170	\$11.42	\$11.42	\$0.00	\$0.00	\$0.00	\$0.00
	2011 Total:		\$1,292.45	\$1,292.45	\$0.00	\$0.00	\$0.00	\$0.00

DISCLAIMER

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

FEMA Flood Map Service Center: Search By Address

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3207 ULLRICH RD CARMINE, TX

Search

Whether you are in a high risk zone or not, you may need [flood insurance](https://www.fema.gov/national-flood-insurance-program) (<https://www.fema.gov/national-flood-insurance-program>) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.

Learn more about [steps you can take](https://www.fema.gov/what-mitigation) (<https://www.fema.gov/what-mitigation>) to reduce flood risk damage.

Search Results—Products for FAYETTE COUNTY UNINCORPORATED AREAS

Show ALL Products » (<https://msc.fema.gov/portal/availabilitySearch?addcommunity=480815&communityName=FAYE>)

The flood map for the selected area is number **48149C0150C**, effective on **10/17/2006** ?

DYNAMIC MAP



MAP IMAGE



(<https://msc.fema.gov/portal/downloadProduct?>

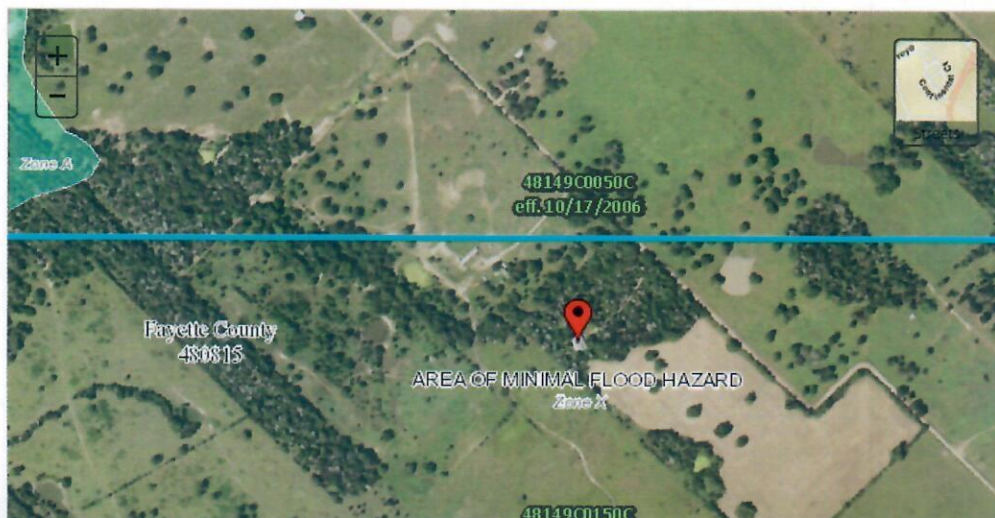
[filepath=/48/P/Firm/48149C0150C.tif&productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&f](#)

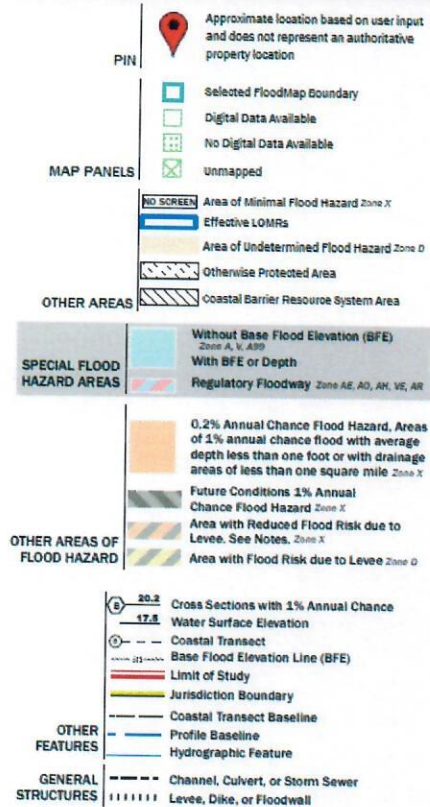
Changes to this FIRM ?

Revisions (0)
Amendments (0)
Revalidations (0)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a map specialist (<https://msc.fema.gov/portal/resources/contact>).

Go To NFHL Viewer » (<https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d>)





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