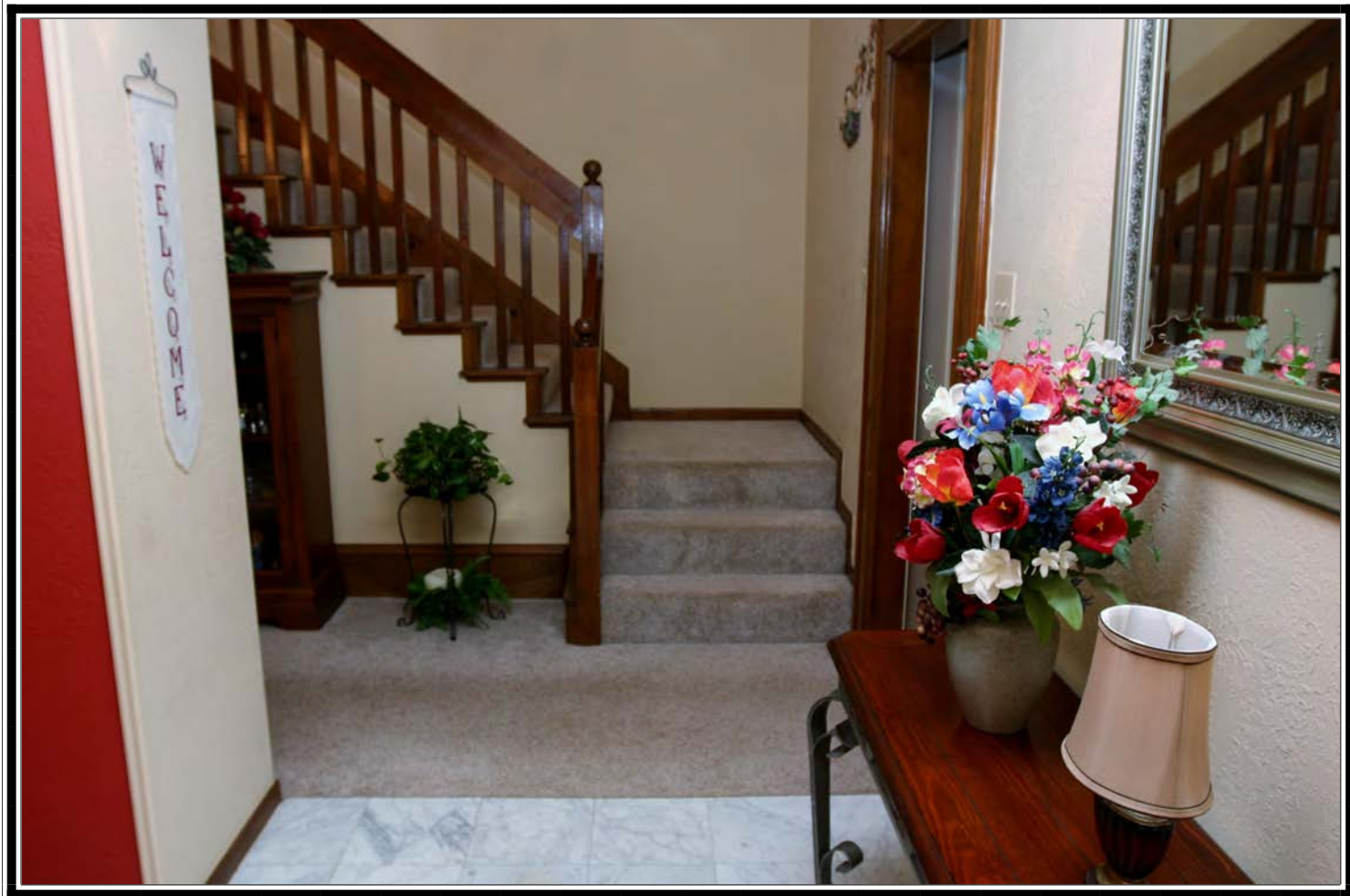




608 Westview Terrace Dr.





THIS 2,909 SF HOME WAS BUILT IN 1986, AND FEATURES 4 BEDROOMS, (WITH THE MASTER DOWNSTAIRS), 2.5 BATHS, FORMAL DINING ROOM, BAR AREA, BREAKFAST NOOK, LARGE KITCHEN THAT OPENS UP TO THE BACKYARD.





**RELAX IN THE MASTER BATH WHICH INCLUDES A WHIRL-
POOL BATH, LARGE WALK-IN SHOWER, "HIS AND HER"
WALK-IN CLOSETS, AND SEPARATE VANITY AREAS.**





THE
UPSTAIRS
FEATURES:
3
BED-
ROOMS,
A DESK/
ENTER-
TAINMENT
AREA, AND
A
SECOND
FULL
BATH.



**FORMAL
DINING
ROOM
WITH
BUILT-INS.**



**LIVING
ROOM
WITH
WOOD
BURNING
FIRE-
PLACE.**



**BAR AREA
OFF THE
KITCHEN.**



**BUILT-IN
DESK
AREA,
BUILT-IN
MICRO-
WAVE
AND
OVEN.**



**BREAK-
FAST
NOOK
OFF OF
KITCHEN.**



**LARGE
KITCHEN
WITH
WALK-IN
PANTRY.**





Back Yard Area





Bill Johnson Real Estate Company



Price:	\$209,500
Type:	Residential (Town-S/D)
Address:	608 Westview Terrace Dr
City/County:	Sealy, Austin County
Bed/Bath:	4 Bed, 2.5 Bath
Size/Acreage:	~2,909 Sq. Ft., ~0.21 Acres
ID No.:	72637
Status:	Active

Excellent Location!! Quiet Neighborhood!! Close to School!! This elegantly landscaped property features a 2,909 square foot home that is nestled on .21 acres, that contains large mature oak trees, in an elegant and quite neighborhood of Sealy. The home was built in 1986 and has had some remodeling in 2011. The home features 4 bedrooms, 2 and half baths, a beautiful foyer, formal dining room, large kitchen, breakfast nook, and so much more! As you walk in through front door, you instantly see the beauty of this home. The entry area and formal dining room greet you as you enter the home. Once inside the home you have the Master Suite off to the right. It features a large bathroom that was updated in 2010 and features a jetted tub, walk-in shower, and "His and Hers" sink areas as well as closets. Back through the center of the home you will see a large stair case to go upstairs to the 3 additional bedrooms, a full bath room, and a multi-use area. As you come back down stairs, you enter into the family room that boasts high ceilings, a cozy fireplace, Plantation shutters, and a wet bar area. Off of the living room, you enter into the spacious kitchen that overlooks the back yard. The kitchen features ample amount of cabinet space, a large walk-in pantry, and a breakfast area. As you leave the kitchen, you will walk through the laundry room and escape in the back yard. There you will find a patio area and a large storage shed that has electricity. One must see this home to truly appreciate all of its amenities. Call Bill Johnson and Associates for appointment today at (979) 865-5466. ***BILL JOHNSON & ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.***

[View Virtual Tour](#)

[Click here for a detailed brochure!](#)



<p>Improvements</p> <p>4 Bedrooms 2.5 Bathrooms Approx. 2909 Sq F Multi-level Floor Brick Exterior Composition Roof Age Range: 5-20 Yrs Public Water Sewer Formals Fireplace Garage/Carport CHA</p>	<p>Land Features</p> <p>Restricted Paved Road Frontage Minerals Conveyed: None</p>	<p>Other</p> <p>School District: Sealy Taxes: \$4,060.11</p> <p>Financing</p> <p>Cash Conventional FHA VA</p>
<p>Directions: Head south on Meyer St. toward 5th St. Take a right onto 5th St. Take a slight left onto Eagle Lake Road. Take the 2nd left on Westview Terrace Dr., make a U-turn at Westview Terrace Circle and look for Bill Johnson and Associates Real Estate sign on the right.</p>		

[Map of Sealy](#) [Contact the Agent](#) [Email this Listing](#)

Disclaimer: Information is deemed reliable but not guaranteed. All information should be independently verified and neither TXLS nor Hartland Real Estate assume any liability for information obtained through the use of this site. - Copyright 2010 Calantha Communications, Inc



Bill Johnson and Associates Real Estate Co.

420 E. Main St., Bellville TX 77418

FM 1094 @ Cedar St., New Ulm, TX 78950

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

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

www.bjre.com

NO REPRESENTATIONS OR WARRANTIES EITHER EXPRESSED OR IMPLIED ARE MADE AS TO THE ACCURACY OF THE INFORMATION HEREIN OR WITH RESPECT TO THE SUITABILITY, USEABILITY, FEASIBILITY, MERCHANTABILITY OR CONDITION OF ANY PROPERTY DESCRIBED HEREIN.

HOME LISTING

Address of Home: 608 Westview Terrace, Sealy, TX 77474 Listing # 72637
 Location of Home: Westview Terrace and Eagle Lake Road
 County or Region: Austin County For Sale Sign on Property? YES NO
 Subdivision: Westview Terrace Property Size: 0.21
 Subdivision Restricted: YES NO Mandatory Membership in Property Owners' Assn. YES NO

Listing Price: \$209,500.00
Terms of Sale
 Cash: YES NO
 Seller-Finance: YES NO
 Conventional: YES NO
 VA or FHA Loans YES NO

Size and Construction:
 Year Home was Built: 1986
 Lead Based Paint Addendum Required if prior to 1978: YES
 Bedrooms: 4 Bath: 2 1/2
 Size of Home (Approx.) 2,909 Living Area
3,393 Total
 Foundation: Slab Pier/Beam Other
 Roof Type: Composition Year Installed: 1999
 Exterior Construction: Brick

Room Measurements: APPROXIMATE SIZE:
 Living Room: 25' x 14'
 Dining Room: 14' x 12'
 Kitchen: 21' x 15'
 Breakfast: 21' x 12'
 Utility: 8' x 8'
 Half Bath: 5' x 8' Tub Shower
 Upstairs Bath: 8' X 10' Tub Shower
 Master Bath: 8' X 24' with walk-in closets Tub Shower
 Master Bdrm: 15' x 18' on First Floor
 Bedroom: 15' X 17'
 Bedroom: 18' x 15'
 Bedroom: 22' x 19'
 Other: 12' x 9'
 Garage: Carport: No. of Cars: 2
 Size: 22' x 22' Attached Detached

Porches:
 Front: Size: 5' x 7'
 Back: Size: _____
 Deck: Size: _____ Covered
 Deck: Size: _____ Covered
 Fenced Yard: PRIVACY FENCING AROUND THE BACKYARD
 Outside Storage: Yes No Size: 10' x 12'
 Construction: Metal
 TV Antenna Dish Cable

Home Features
 Ceiling Fans No. 9
 Dishwasher
 Garbage Disposal
 Microwave (Built-In)
 Cooktop- Jenn-Air Gas Electric
 Refrigerator
 Oven (Built-In)

Items Specifically Excluded from The Sale: LIST:
All of Sellers personal property.

Heat and Air:
 Central Heat Gas Electric One
 Central Air Gas Electric One
 Other: _____
 Fireplace(s)
 Wood Stove
 Water Heater(s): Gas Electric

Utilities:
 Electricity Provider: RELIANT Avg. per month \$226.00
 Gas Provider: CITY OF SEALY
 Sewer Provider: CITY OF SEALY Average of all three City of Sealy
 Water Provider: CITY OF SEALY utility bill is \$168.00.
 Water Well: YES NO Depth: _____
 Year Drilled: _____
 Average Utility Bill: Monthly: \$394.00 TOTAL AVERAGE

Taxes: 2011 Year
 School: \$1,998.57
 County: \$831.12
 FM/Rd/Br: \$309.34
 F02: \$148.20
 City: \$772.88
Taxes: \$4,060.11
 School District: Sealy I.S.D.

Additional Information:

BILL JOHNSON AND ASSOCIATES REAL ESTATE COMPANY WILL CO-BROKER IF BUYER IS ACCOMPANIED BY HIS OR HER AGENT AT ALL PROPERTY SHOWINGS.



TEXAS ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2011

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.

608 Westview Terrace Dr.
 Sealy, TX 77474

CONCERNING THE PROPERTY AT _____

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

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

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

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

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

Item	Y	N	U
Liquid Propane Gas:		✓	
-LP Community (Captive)		✓	
-LP on Property		✓	
Hot Tub		✓	
Intercom System		✓	
Microwave	✓		
Outdoor Grill			✓
Patio/Decking	✓		
Plumbing System	✓		
Pool		✓	
Pool Equipment		✓	
Pool Maint. Accessories		✓	
Pool Heater		✓	

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

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

608 Westview Terrace Dr.
Sealy, TX 77474

Concerning the Property at _____

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

Was the Property built before 1978? yes no unknown

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

Roof Type: Composition Age: 13 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?
 yes no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes no If yes, describe (attach additional sheets if necessary): _____

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

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

Added protection

*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 (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

- | | |
|--|--|
| <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | <input type="checkbox"/> <input checked="" type="checkbox"/> Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time. |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | 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: <input type="checkbox"/> mandatory <input type="checkbox"/> voluntary
Any unpaid fees or assessment for the Property? <input type="checkbox"/> yes (\$ _____) <input type="checkbox"/> no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice. |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | 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? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, describe: _____ |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | Any condition on the Property which materially affects the health or safety of an individual. |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | 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). |
| <input type="checkbox"/> <input checked="" type="checkbox"/> | Any rainwater harvesting system connected to the property's public water supply that is able to be used for indoor potable purposes. |

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

Concerning the Property at _____

Section 6. Seller has has not attached a survey of the Property.

Section 7. 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 8. 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 9. 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 10. 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.


 Signature of Seller _____ Date _____ Signature of Seller _____ Date _____
 Printed Name: Patsy L. Ford Printed Name: _____

Concerning the Property at _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. 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 you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

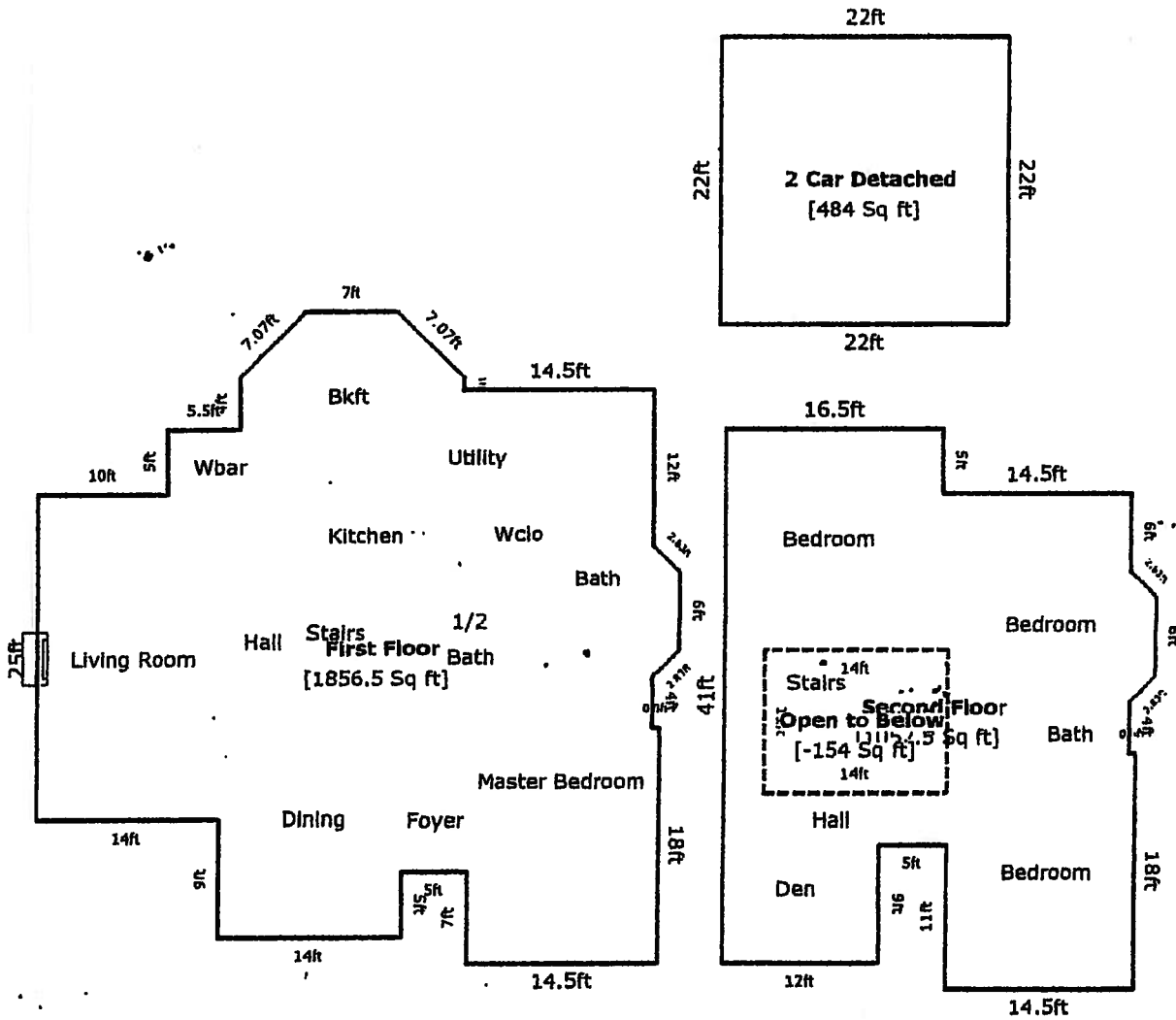
(4) The following providers currently provide service to the property:

Electric: <u>RELIANT</u>	phone #: _____
Sewer: <u>City of Sealy</u>	phone #: _____
Water: <u>City of Sealy</u>	phone #: _____
Cable: <u>DIRECT</u>	phone #: _____
Trash: <u>City of Sealy</u>	phone #: _____
Natural Gas: <u>City of Sealy</u>	phone #: _____
Phone Company: <u>ATT</u>	phone #: _____
Propane: <u>NONE</u>	phone #: _____

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

The undersigned Buyer acknowledges receipt of the foregoing notice.

<u>Patsy L. Ford</u>	<u>4-25-12</u>	_____	_____
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: <u>PATSY L. FORD</u>	_____	Printed Name: _____	_____



Area Calculations Summary

Living Area	
First Floor	1856.5 Sq ft
Open to Below	-154 Sq ft
Second Floor	1206.5 Sq ft
Total Living Area (Rounded):	2909 Sq ft
Non-living Area	
2 Car Detached	484 Sq ft

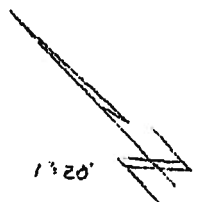
SAN FELIPE DE AUSTIN TOWN TRACT

A-5

WESTVIEW TERRACE SUBDIVISION

VOL. 1 PG. 91 P.R.A.C.

BLOCK 1

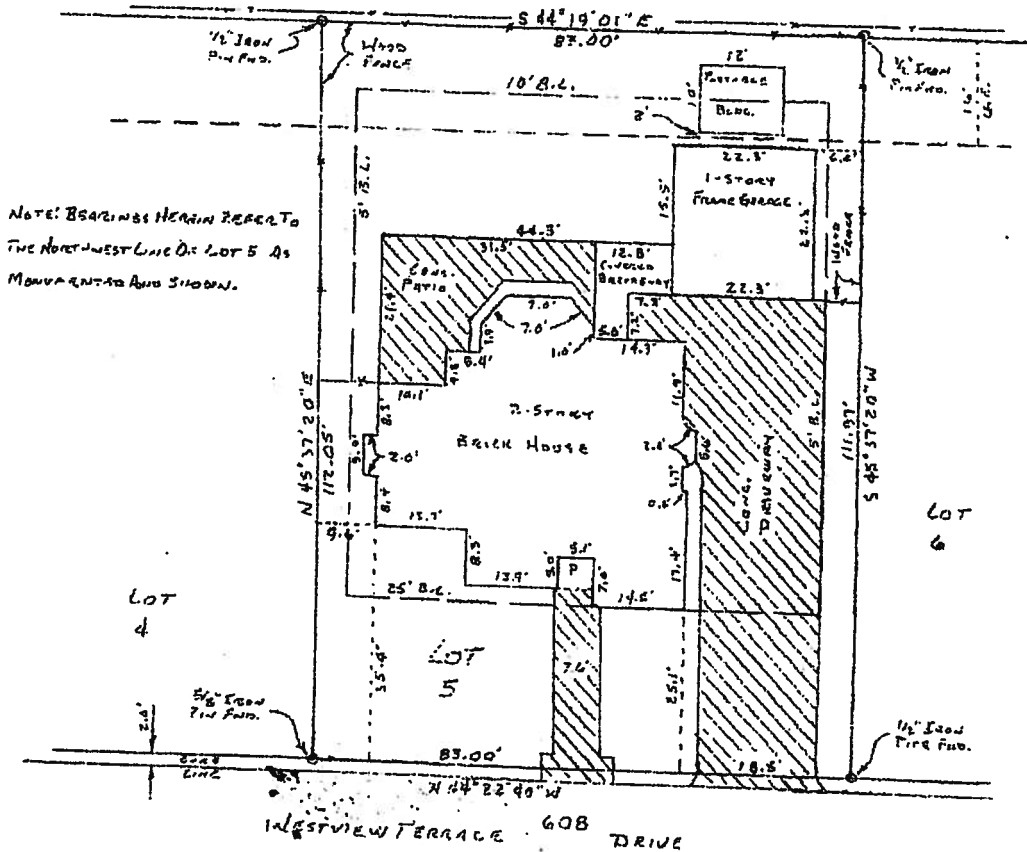


JURE HINTZ AND MARY HINTZ

5.15 AC.

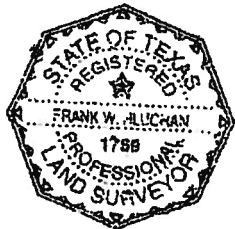
VOL. 141 PG. 365 D.R.A.C.

STEPHEN DALL ELLIS AND
WIFE PARSY LO ELLIS
608 WESTVIEW TERRACE DRIVE
SEALY, TX 77498



PLAT SHOWING A SURVEY OF LOT 5, BLOCK 1 AND THE IMPROVEMENTS THEREON IN THE WESTVIEW TERRACE SUBDIVISION, TOWN OF SEALY, SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT NO. 5, AUSTIN COUNTY, TEXAS.

THERE ARE NO DISCREPANCIES, CONFLICTS OR ENCUMBRANCES APPARENT ON THIS GROUND EXCEPT AS SHOWN HEREON.



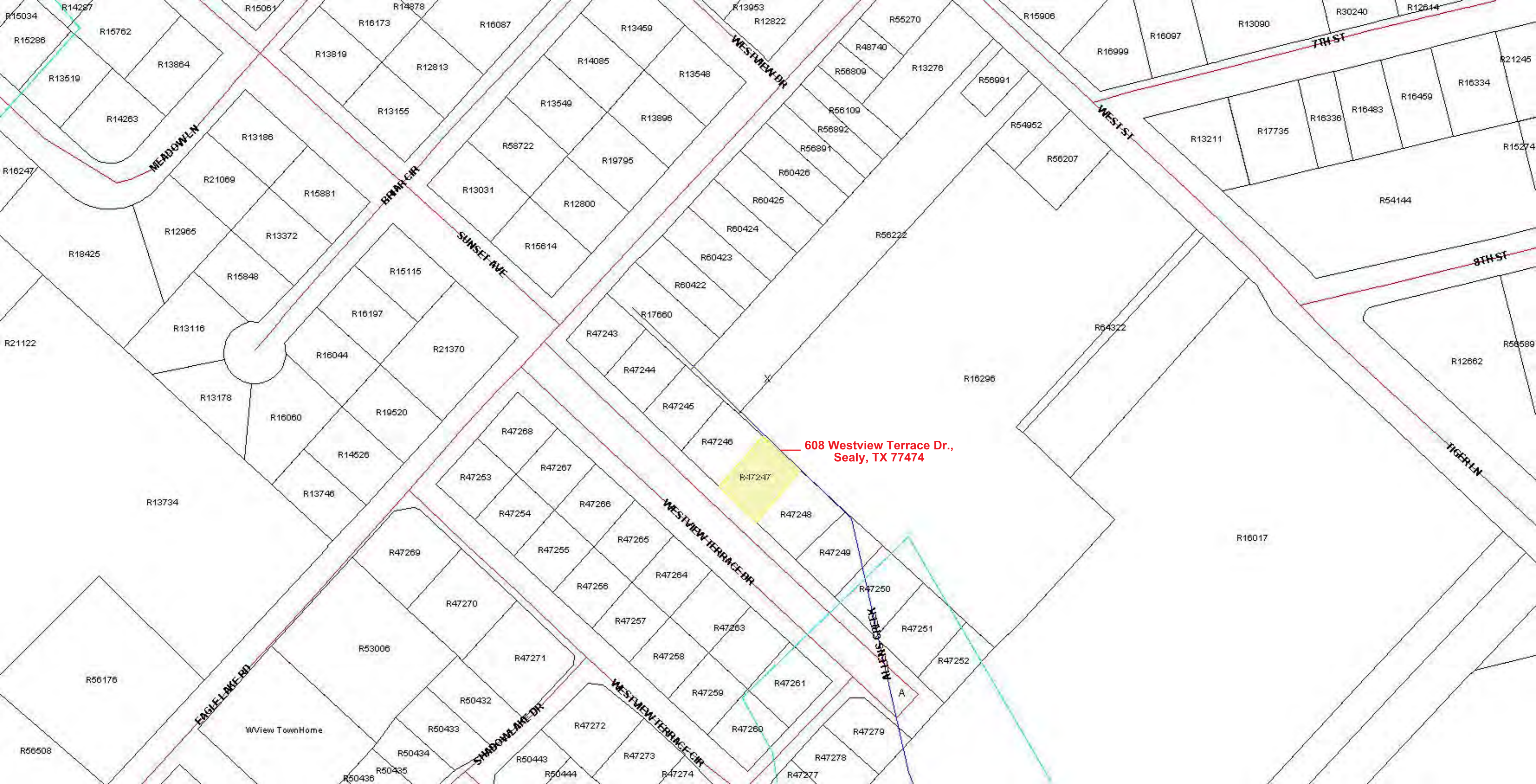
SURVEYED SEPTEMBER 8, 2000

Frank W. Hluchan

FRANK W. HLUCHAN

R.P.L.S. No. 1767

HLUCHAN LAND SURVEYING
733 SEVENTH ST.
SEALY, TEXAS 77474
979-886-2452



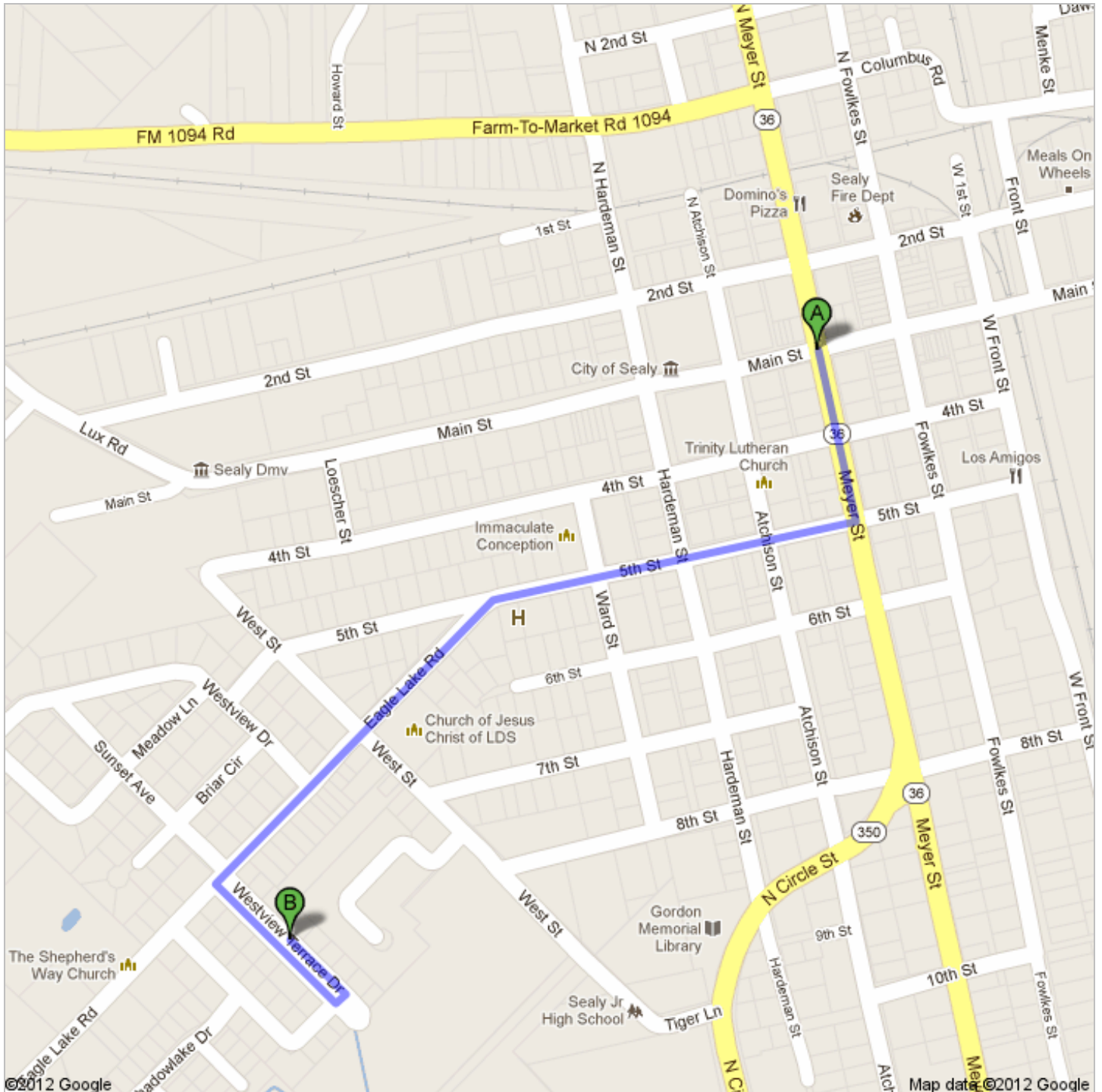
**608 Westview Terrace Dr.,
Sealy, TX 77474**

R47247

WView TownHome




Directions to 608 Westview Terrace Dr, Sealy, TX 77474
1.0 mi – about 4 mins




 Meyer St


1. Head **south** on **Meyer St** toward **4th St** go 0.1 mi
total 0.1 mi

 2. Take the 2nd right onto **5th St** go 0.3 mi
total 0.5 mi
About 1 min

 3. Slight left onto **Eagle Lake Rd** go 0.3 mi
total 0.8 mi
About 1 min

 4. Take the 2nd left onto **Westview Terrace Dr** go 0.1 mi
total 0.9 mi

 5. Make a U-turn at **Westview Terrace Cir** go 397 ft
total 1.0 mi
Destination will be on the right

 608 Westview Terrace Dr, Sealy, TX 77474

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2012 Google

Directions weren't right? Please find your route on maps.google.com and click "Report a problem" at the bottom left.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated, by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*** Bill Johnson and Associates Real Estate Company will represent the Seller-Owner in all real estate sales transactions, unless prior provisions with the Buyer have been agreed to and acknowledged in writing by all parties.**

**** If you wish to be represented by a Buyer's Agent, please notify the Bill Johnson and Associates Real Estate Company sales agent with whom you are working, prior to looking at any properties.**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

SIGN HERE

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-8888.

