

# A Property for Your Consideration . . .

**Presented by:** Mike Caldwell  
Coventry Glen Realty  
[mike.caldwell@coventryglenrealty.net](mailto:mike.caldwell@coventryglenrealty.net)  
Phone: 979-846-2894  
Agent Phone: 979-777-5446

**BRYAN**

**5891 RAYMOND STOTZER**

**\$ 219,500**

Ref #: 58671      Status: Active

Subdivision:

Oak Hills

Type:    Single Family

Bedrooms:    4

Full Baths:    3

Half Baths:    1

Htd Area:    2,516

Year Built:    1978

# Acres:    3.810



Style:            Traditional  
Garage:          Two / Attached Garage  
Fence:            None



Estate property with large wooded lot to be sold in "as is" condition. 3 bedrooms and 2 baths upstairs. Den area, study, 2 dining areas and guest room with bath downstairs. Guest home to back of lot. Deed restricted residential.



Floors:  
Tile or Terrazo

Interior Features:  
Drapes/Curtains, Ceiling Fan

Other Rooms:

Exterior Features:  
TV Antenna, Storage Shed



Room Area:  
Kit/Dn Comb., Formal Liv/Din Combo, Family Room

Lot Description:  
Level, Large Trees, Medium Trees, Pond, Wooded

Directions: Hwy 60

This information has been secured from sources that are believed to be reliable, but no representation or warranty is made by MLS, expressed or implied, as to the accuracy of the information. It should be independently verified.

# Brazos Tax

## Property Search Results > 35200 JONES SYLVIA RUCH for Year 2008

### Property

#### Account

Property ID: 35200      Legal Description: OAK HILLS, LOT 13, ACRES 3.81  
 Geographic ID: 464000-0000-0130      Agent Code:  
 Type: Real

#### Location

Address: 5891 RAYMOND STOTZER PKY Mapsco:  
 Neighborhood: R-SW;OAK HILLS      Map ID: 528-192  
 Neighborhood CD: 06080.5

#### Owner

Name: JONES SYLVIA RUCH      Owner ID: 20616  
 Mailing Address: ATTN: DAN RUCH      % Ownership: 100.0000000000%  
 PO BOX 654  
 ALPINE, TX 79831-0654  
 Exemptions: HS, OV65

### Values

(+) Improvement Homesite Value:	+	\$91,890	
(+) Improvement Non-Homesite Value:	+	\$7,540	
(+) Land Homesite Value:	+	\$54,760	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
		-----	
(=) Market Value:	=	\$154,190	
(-) Ag or Timber Use Value Reduction:	-	\$0	
		-----	
(=) Appraised Value:	=	\$154,190	
(-) HS Cap:	-	\$0	
		-----	
(=) Assessed Value:	=	\$154,190	

### Taxing Jurisdiction

Owner: JONES SYLVIA RUCH  
 % Ownership: 100.0000000000%  
 Total Value: \$154,190

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
CAD	APPRAISAL DISTRICT	0.000000	\$154,190	\$154,190	\$0.00	
F4	EMG SVCS DIST #4	0.028671	\$154,190	\$154,190	\$44.21	
G1	BRAZOS COUNTY	0.480000	\$154,190	\$79,190	\$320.54 *	\$284.35
S2	COLLEGE STATION ISD	1.221050	\$154,190	\$124,190	\$812.43 *	\$720.36
ZRFND	Z REFUND ENTITY	0.000000	\$0	\$0	\$0.00	
Total Tax Rate:		1.729721				

2008 COLLEGE STATION ISD	\$124,190	\$812.42	\$812.42	\$0.00	\$0.00	\$0.00	\$0.00
<b>2008 TOTAL:</b>		<b>\$1177.17</b>	<b>\$1177.17</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2008 Z REFUND ENTITY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007 EMG SVCS DIST #4	\$154,190	\$40.09	\$40.09	\$0.00	\$0.00	\$0.00	\$0.00
2007 BRAZOS COUNTY	\$79,190	\$312.24	\$312.24	\$0.00	\$0.00	\$0.00	\$0.00
2007 COLLEGE STATION ISD	\$124,190	\$806.99	\$806.99	\$0.00	\$0.00	\$0.00	\$0.00
<b>2007 TOTAL:</b>		<b>\$1159.32</b>	<b>\$1159.32</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2006 EMG SVCS DIST #4	\$154,190	\$48.43	\$48.43	\$0.00	\$0.00	\$0.00	\$0.00
2006 BRAZOS COUNTY	\$79,190	\$329.85	\$329.85	\$0.00	\$0.00	\$0.00	\$0.00
2006 COLLEGE STATION ISD	\$124,190	\$1120.24	\$1120.24	\$0.00	\$0.00	\$0.00	\$0.00
<b>2006 TOTAL:</b>		<b>\$1498.52</b>	<b>\$1498.52</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2005 EMG SVCS DIST #4	\$154,190	\$47.45	\$47.45	\$0.00	\$0.00	\$0.00	\$0.00
2005 BRAZOS COUNTY	\$79,190	\$330.85	\$330.85	\$0.00	\$0.00	\$0.00	\$0.00
2005 COLLEGE STATION ISD	\$124,190	\$1139.74	\$1139.74	\$0.00	\$0.00	\$0.00	\$0.00
<b>2005 TOTAL:</b>		<b>\$1518.04</b>	<b>\$1518.04</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2004 EMG SVCS DIST #4	\$154,190	\$43.55	\$43.55	\$0.00	\$0.00	\$0.00	\$0.00
2004 BRAZOS COUNTY	\$79,190	\$331.60	\$331.60	\$0.00	\$0.00	\$0.00	\$0.00
2004 COLLEGE STATION ISD	\$124,190	\$1149.24	\$1149.24	\$0.00	\$0.00	\$0.00	\$0.00
<b>2004 TOTAL:</b>		<b>\$1524.39</b>	<b>\$1524.39</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2003 EMG SVCS DIST #4	\$154,190	\$42.04	\$42.04	\$0.00	\$0.00	\$0.00	\$0.00
2003 BRAZOS COUNTY	\$79,190	\$283.32	\$283.32	\$0.00	\$0.00	\$0.00	\$0.00
2003 COLLEGE STATION ISD	\$124,190	\$1149.24	\$1149.24	\$0.00	\$0.00	\$0.00	\$0.00
<b>2003 TOTAL:</b>		<b>\$1474.60</b>	<b>\$1474.60</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2002 EMG SVCS DIST #4	\$154,190	\$42.04	\$42.04	\$0.00	\$0.00	\$0.00	\$0.00
2002 BRAZOS COUNTY	\$79,190	\$373.68	\$373.68	\$0.00	\$0.00	\$0.00	\$0.00
2002 COLLEGE STATION ISD	\$124,190	\$1151.24	\$1151.24	\$0.00	\$0.00	\$0.00	\$0.00
<b>2002 TOTAL:</b>		<b>\$1566.96</b>	<b>\$1566.96</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2001 EMG SVCS DIST #4	\$154,190	\$37.70	\$37.70	\$0.00	\$0.00	\$0.00	\$0.00
2001 BRAZOS COUNTY	\$79,190	\$336.04	\$336.04	\$0.00	\$0.00	\$0.00	\$0.00
2001 COLLEGE STATION ISD	\$124,190	\$1151.24	\$1151.24	\$0.00	\$0.00	\$0.00	\$0.00
<b>2001 TOTAL:</b>		<b>\$1524.98</b>	<b>\$1524.98</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

**Questions Please Call (979) 361-4470**

Taxes w/Current Exemptions: \$1,177.18  
 Taxes w/o Exemptions: \$2,667.06

\*Not all taxes covered by Tax Ceiling when Homesite and Non-Homesite values exist.

**Improvement / Building**

**Improvement #1:** RESIDENTIAL **State Code:** A1 **Living Area:** 2516.0 sqft **Value:** \$91,390

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	RV3		1976	1625.0
MA2	SECOND FLOOR	RV3			891.0
AG	ATTACHED GARAGE	RV3			575.0
OP	OPEN PORCH	RV3			180.0
OP	OPEN PORCH	RV3			148.0
SI	SITE IMPROVEMENTS	SI3			1.0

**Improvement #2:** RESIDENTIAL **State Code:** A1 **Living Area:** sqft **Value:** \$500

**Improvement #3:** RESIDENTIAL **State Code:** A1 **Living Area:** 576.0 sqft **Value:** \$7,540

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	RF2			576.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	1	HOMESITE	3.8100	165963.60	0.00	0.00	\$54,760	\$0

**Roll Value History**


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2009		N/A	N/A	N/A	N/A	N/A
2008		\$99,430	\$54,760	0	154,190	\$0 \$154,190
2007		\$92,290	\$49,860	0	142,150	\$0 \$142,150
2006		\$146,240	\$43,870	0	190,110	\$16,542 \$173,568
2005		\$134,260	\$43,870	0	178,130	\$19,432 \$158,698
2004		\$114,860	\$30,320	0	145,180	\$0 \$145,180
2003		\$114,860	\$25,270	0	140,130	\$0 \$140,130
2002		\$114,860	\$25,270	0	140,130	\$0 \$140,130

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page
1	8/27/1997 12:00:00 AM	Conv	CONVERSION	RUCH SYLVIA	JONES SYLVIA RU		
2	3/18/1973 12:00:00 AM	Conv	CONVERSION	Unknown	RUCH SYLVIA	315	320

**Tax Due**

Property Tax Information as of 09/25/2009

Amount Due if Paid on: 

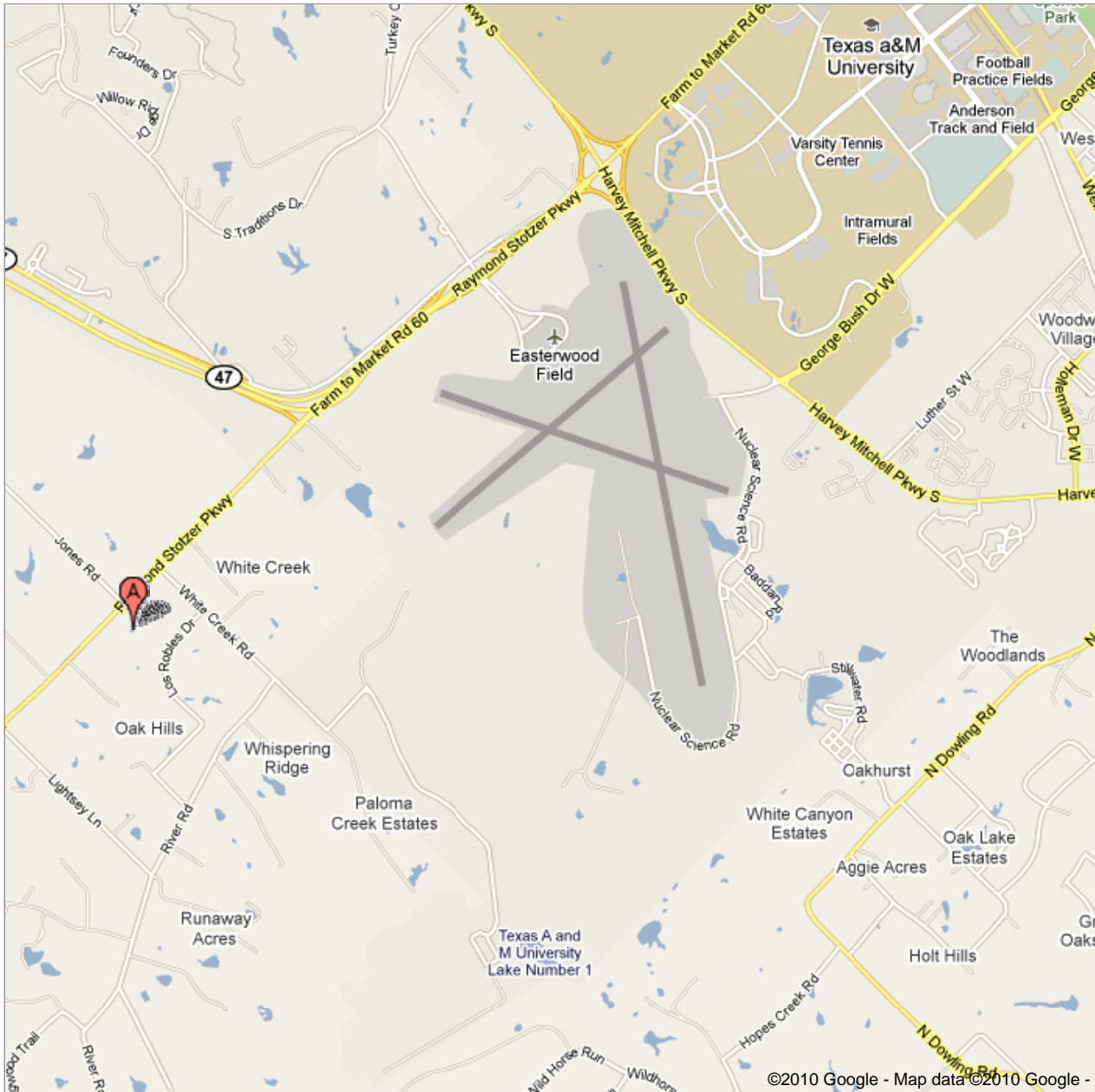
Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2008	EMG SVCS DIST #4	\$154,190	\$44.21	\$44.21	\$0.00	\$0.00	\$0.00	\$0.00
2008	BRAZOS COUNTY	\$79,190	\$320.54	\$320.54	\$0.00	\$0.00	\$0.00	\$0.00



Address **5891 Raymond Stotzer Pkwy**  
**College Station, TX 77845**

Notes Quarter mile past Jones Road on  
South side of Raymond Stotzer Pkwy  
(State Hwy 60)

[Print](#)





*Full  
Out  
Return  
all*



TEXAS ASSOCIATION OF REALTORS®  
**SELLER'S DISCLOSURE NOTICE**

©Texas Association of REALTORS®, Inc. 2007

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 5891 Raymond Statz in Pump, Colley Station, TX

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	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gas Lines (Nat/LP)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Det.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hot Tub	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rain Gutters	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Intercom System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range/Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooktop	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof/Attic Vents	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Outdoor Grill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sauna	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Patio/Decking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke Detector	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Emergency Escape Ladder(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Detector - Hearing Impaired	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhaust Fans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Spa	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Detection Equip.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool Maint Accessories	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV Antenna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
French Drain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer/Dryer Hookup	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Sewer System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window Screens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units:
Evaporative Coolers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units:
Wall/Window AC Units <i>2nd floor</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of units: <u>3</u>
Attic Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe:
Central Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units:
Other Heat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes describe:
Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of ovens: <u>1</u> <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other:
Fireplace & Chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other:
Carport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: number of remotes:
Satellite Dish & Controls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: number of units: <u>1</u>
Water Softener	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Underground Lawn Sprinkler	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> automatic <input type="checkbox"/> manual <input type="checkbox"/> areas covered:
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TAR-1407)

(TAR-1406) 7-2-07

Initialed by Seller [Signature]

and Buyer \_\_\_\_\_

Page 1 of 5

Concerning Property at 5891 Raymond St. (Pony) College Station, TX

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: 10 yrs. (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):  
Water Supply cannot be used to flush / Water Well not working, wellhead water supply available meter on property

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

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

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

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):  
Plumbing leak - drain from master bath  
Water Heater should be replaced due to age  
Windows broken by vandals / seal & caulk missing

**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 type="checkbox"/>	<input checked="" type="checkbox"/>
Asbestos Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fault Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous or Toxic Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improper Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intermittent or Weather Springs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Encroachments onto the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improvements encroaching on others' property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in 100-year Floodplain	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Present Flood Insurance Coverage (If yes, attach TAR-1414)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Flooding into the Structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Flooding onto the Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Fires	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Foundation Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Condition	Y	N
Previous Roof Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Structural Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Settling	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soil Movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Subsurface Structure or Pits	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Underground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unplatted Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unrecorded Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Penetration	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetlands on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wood Rot	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Active infestation of termites or other wood-destroying insects (WDI)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous treatment for termites or WDI	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Termite or WDI damage needing repair	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Concerning Property at 5891 Raymond Street a Pkwy, College Station, TX

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

2 times Property flooded due to Heavy Rains - Water did NOT REPAIR HOUS OR CAUSE DAMAGE. Shakes were REPAID APPROX 10 YRS. AGO  
SOME SETTLING due to Soil -

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):

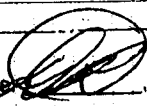
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.)

- 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.
- Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  
Name of association: \_\_\_\_\_ Phone: \_\_\_\_\_  
Manager's name: \_\_\_\_\_  
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.
- Any death on the Property except for those deaths cause 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).

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

DEED RESTRICTIONS - SINGLE FAMILY RESIDENCE / NO COMMERCIAL

(TAR-1406) 7-2-07 Initialed by Seller  and Buyer \_\_\_\_\_ Page 3 of 5

Concerning Property at 5891 Raymond STOTZER Hwy, College Station, TX

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
- Wildlife Management
- Other: \_\_\_\_\_
- Senior Citizen
- Agricultural
- Disabled
- Disabled Veteran
- 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.

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.

Daniel Ruch 10-1-09  
 Signature of Seller Date Signature of Seller Date  
 Printed Name: Daniel Ruch Printed Name: \_\_\_\_\_

(TAR-1406) 7-2-07 Initialed by Seller [Signature] and Buyer \_\_\_\_\_ Page 4 of 5





TEXAS ASSOCIATION OF REALTORS®  
**INFORMATION ABOUT ON-SITE SEWER FACILITY**

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.  
 ©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT 5891 Raymond Storer Pkwy, College Station, TX

**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: \_\_\_\_\_  Unknown
- (5) Approximate Age: 30 yrs ±  Unknown

**B. MAINTENANCE INFORMATION:**

- (1) Is Seller aware of any current maintenance contract in effect for the on-site sewer facility?  Yes  No  
 If yes, name maintenance contractor: \_\_\_\_\_  
 Phone: \_\_\_\_\_ contract expiration date: \_\_\_\_\_  
 (Maintenance contracts must be maintained in effect to operate certain "non-standard" on-site sewer facilities.)
- (2) Approximate time 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: \_\_\_\_\_
- (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.

(TAR 1407) 1-7-04 Initialed for Identification by Buyer \_\_\_\_\_ and Seller [Signature]

**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 Rate (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 should have the on-site sewer facility inspected by an inspector of Buyer's choice.**

*David Reut*      10-1-09  
 Signature of Seller      Date

\_\_\_\_\_  
 Signature of Seller      Date

Receipt acknowledged by:

\_\_\_\_\_  
 Signature of Buyer      Date

\_\_\_\_\_  
 Signature of Buyer      Date

Fw: Scan - Yahoo! Mail

**YAHOO! SMALL BUSINESS**  
Email

Thursday, October 1, 2009 3:09 PM

**Fw: Scan**

From: "Dan Ruch" &lt;[REDACTED]&gt;

To: "Cheryl Cobb" &lt;[REDACTED]&gt;

1 File (217KB)



druch2.pdf

Cheryl,

I'm not sure about some of this, but here it is. I did change the frontage from 500 feet to 250 feet (each lot is 250, total of 500 feet). There is a creek and tank on the property, which I noted. There is no fence. I'm not sure about the soil type, but I do believe that it is sand/clay. There is a well on the house lot, but it isn't a good well. There is a water meter from the Wellborn Water Supply which is currently located along the easement at the rear of the property, but that should be moved to the highway side so that the water line to the house isn't so long. The electricity is still on at the house, and the telephone has been disconnected, but could be re-connected to work. There is a septic tank on the property for the house, but city sewer is available. There is a garage/shed on the property, as well as another house which is not occupied and was originally built as a garage.

I am going to contact a friend in Bryan about the mowing and trash removal. I'll let you know what I find out about that.

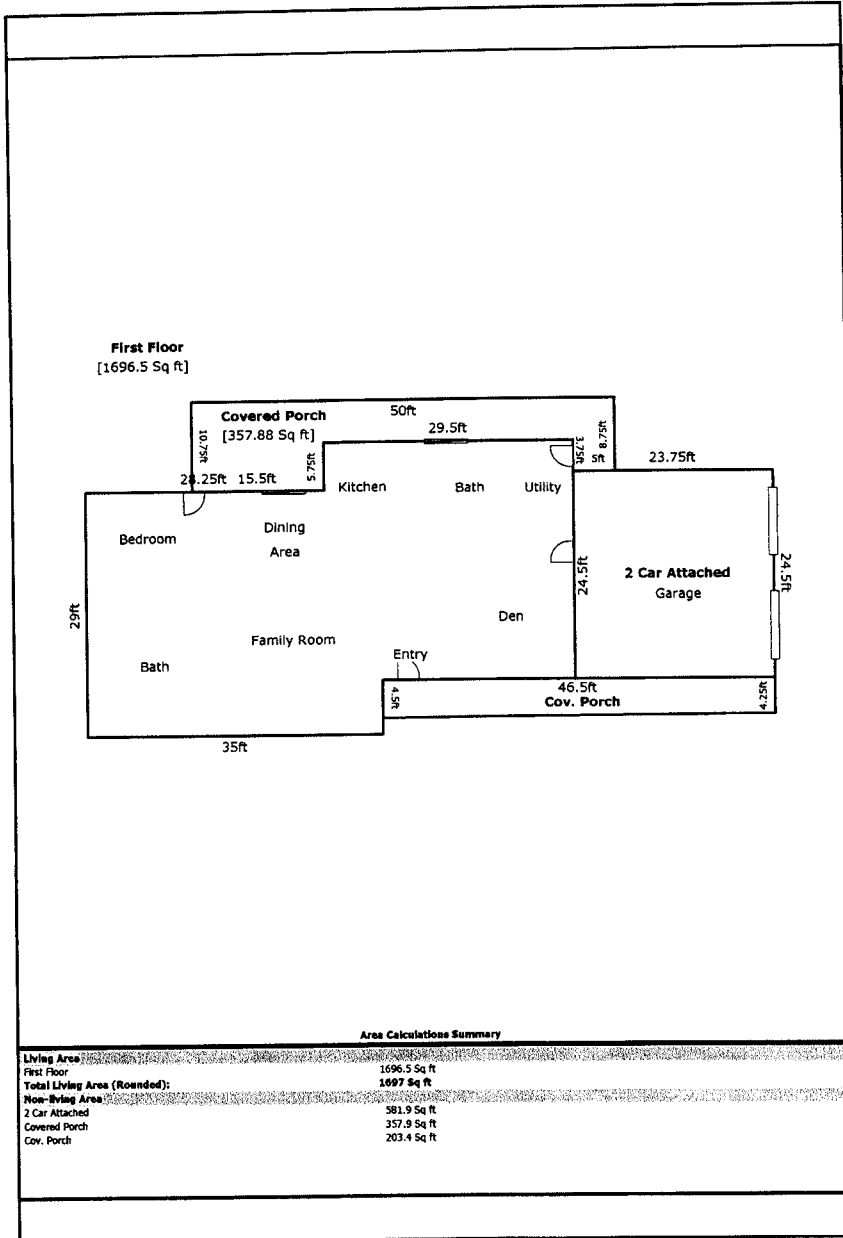
If you have any questions or need additional information let me know and I will take care of it.

Thanks,

Dan Ruch

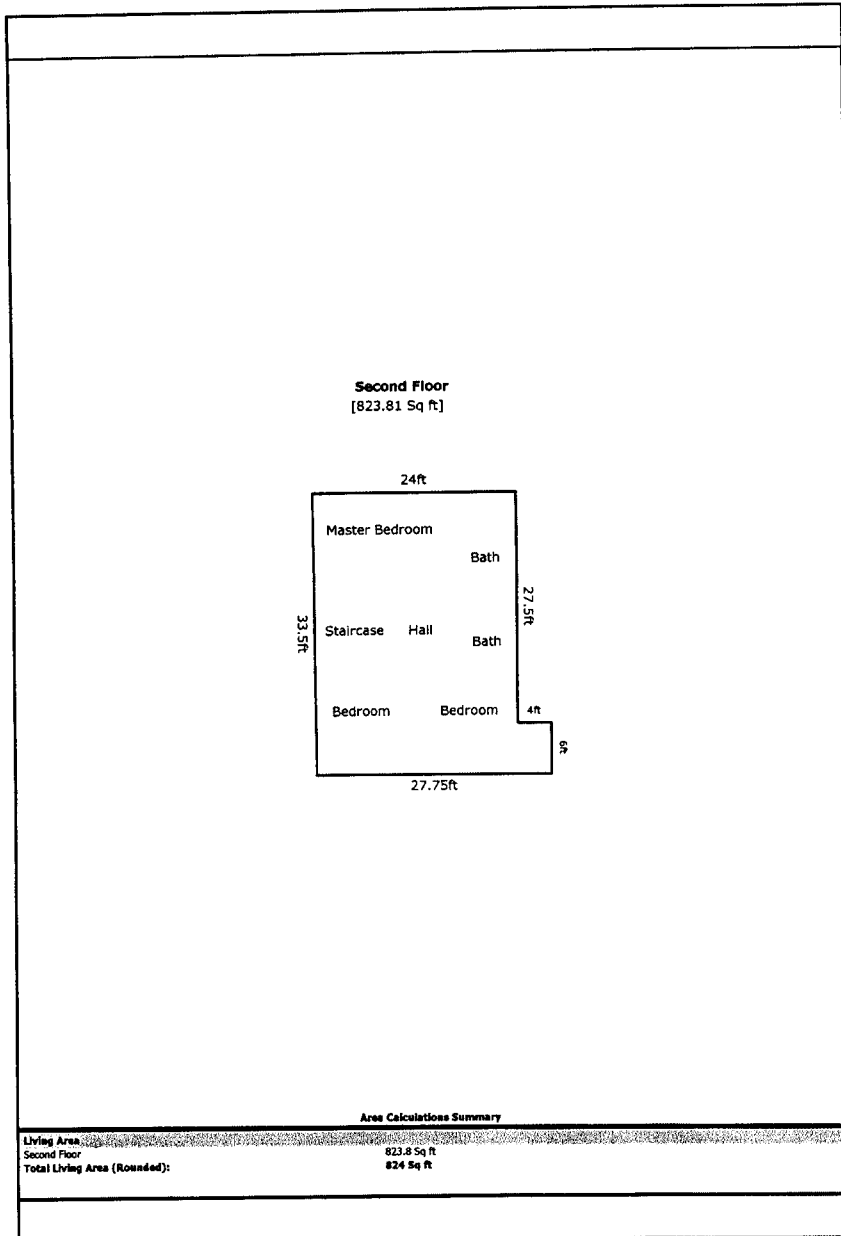
### Building Sketch

Borrower/Client	n/a			
Property Address	5891 Raymond Stotzer Pkwy			
City	College Station	County	Brazos	State TX Zip Code 77845-8060
Lender	CLIENT: Dan Ruch			



### Building Sketch

Borrower/Client	n/a			
Property Address	5891 Raymond Stotzer Pkwy			
City	College Station	County	Brazos	State TX Zip Code 77845-8060
Lender	CLIENT: Dan Ruch			



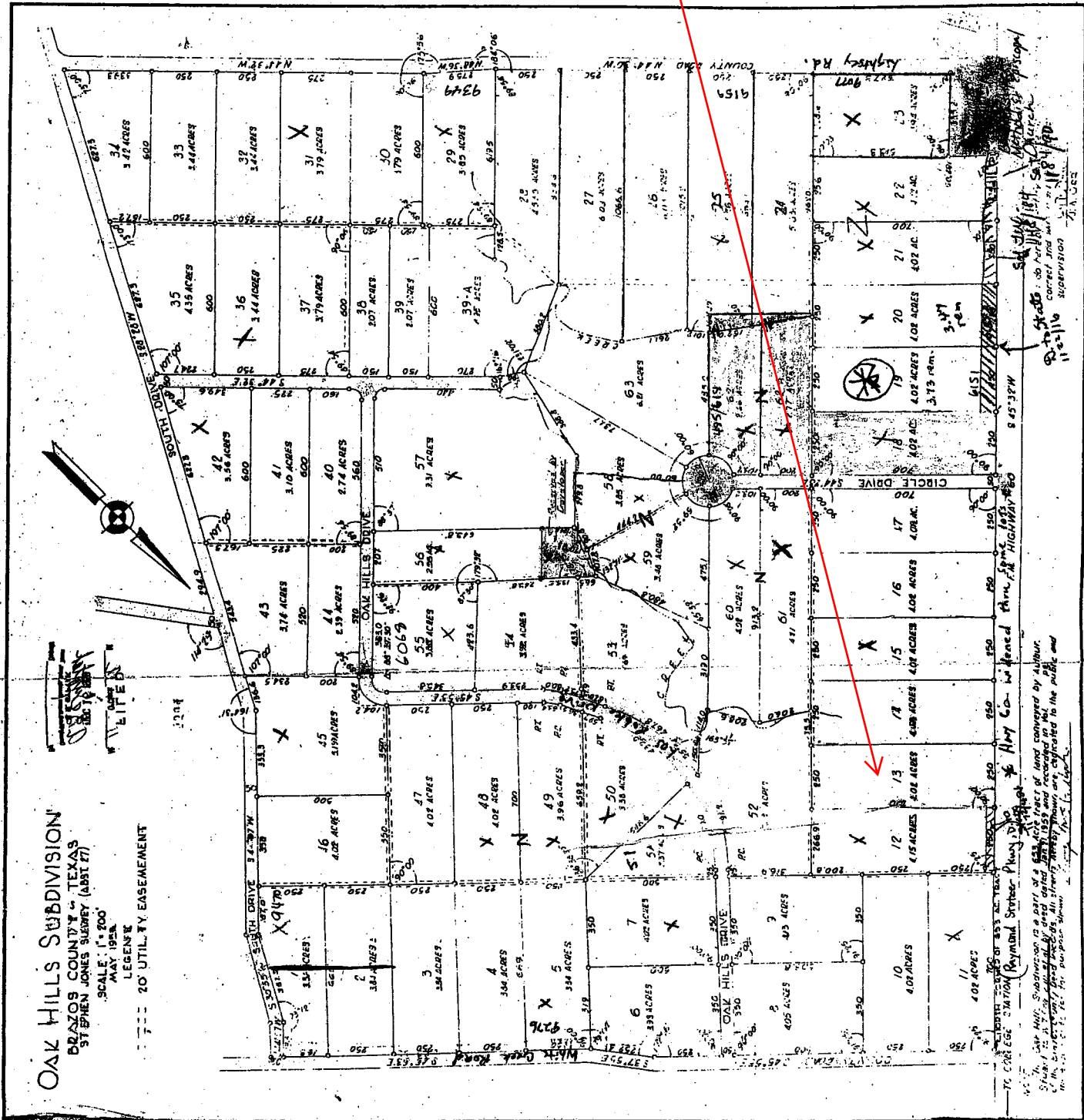
### Building Sketch

Borrower/Client	n/a			
Property Address	5891 Raymond Stotzer Pkwy			
City	College Station	County	Brazos	State TX Zip Code 77845-8060
Lender	CLIENT: Dan Ruch			

Area Calculations Summary		
		Calculation Details
<b>Living Area:</b>		
First Floor	1696.5 Sq ft	$29 \times 28.25 = 819.25$ $6.75 \times 6.5 = 43.875$ $28.25 \times 29.5 = 833.375$
Second Floor	823.8 Sq ft	$6 \times 4 = 24$ $33.5 \times 23.75 = 795.625$ $0.5 \times 33.5 \times 0.25 = 4.1875$
<b>Total Living Area (Rounded):</b>	<b>2520 Sq ft</b>	
<b>Non-Living Area:</b>		
2 Car Attached	581.9 Sq ft	$24.5 \times 23.75 = 581.875$
Covered Porch	357.9 Sq ft	$10.75 \times 15.5 = 166.625$ $5 \times 3.75 = 18.75$ $5 \times 34.5 = 172.5$
Cov. Porch	203.4 Sq ft	$46.5 \times 4.25 = 197.625$ $0.5 \times 46.5 \times 0.25 = 5.8125$

5891 Raymond  
 Stotzer Pkwy Home  
 Lot 13

*Use this*



Reduced by Photography

FILED FOR RECORD 13 DAY OF December A.D. 1959 at 11:00 O'CLOCK/ AND  
 RECORDED ON 29 DAY OF December A.D. 1959 at 1:30 O'CLOCK P.M. TO  
 WHICH I CERTIFY.

A. B. Aptak, County Clerk  
 Brazos County, Texas  
 By: Ola Mae Rowland Deputy

**COVER PAGE**

**AMENDED DECLARATION OF COVERNANTS,  
CONDITIONS AND RESTRICTIONS  
LOTS IN OAK HILLS SUBDIVISION**

We, Bartlett B. Holland and Hazel W. Holland, owners of property within Oak Hills Subdivision, helped coordinate the preparation and execution of the following pages of the Amended Declaration of Covenants, Conditions and Restrictions, Lots in Oak Hills Subdivision. We hereby certify that 83.61% of the owners of lots have approved and executed the amendment, which is greater than the majority required for approval. There are 61 total lots, and 51 lot owners approved of the amendment.

Dated the 6 day of April, 2007.

Bartlett B. Holland

Hazel W. Holland

STATE OF TEXAS  
COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 6th day of April, 2007, by Bartlett B. Holland and Hazel W. Holland.

Jennifer Jean Yeomans  
Notary Public, State of Texas



**COVER PAGE**

**AMENDED DECLARATION OF COVERNANTS,  
CONDITIONS AND RESTRICTIONS  
LOTS IN OAK HILLS SUBDIVISION**

We, Lambert H. Wilkes and Stella H. Wilkes, owners of property within Oak Hills Subdivision, helped coordinate the preparation and execution of the following pages of the Amended Declaration of Covenants, Conditions and Restrictions, Lots in Oak Hills Subdivision. We hereby certify that 83.61% of the owners of lots have approved and executed the amendment, which is greater than the majority required for approval. There are 61 total lots, and 51 lot owners approved of the amendment.

Dated the 6 day of April, 2007.

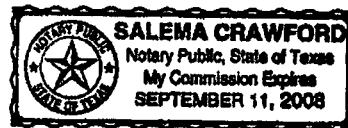
Lambert H. Wilkes

Stella H. Wilkes

STATE OF TEXAS  
COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 6 day of April, 2007, by Lambert H. Wilkes and Stella H. Wilkes.

Salema Crawford  
Notary Public, State of Texas



AMENDED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
LOTS IN OAK HILLS SUBDIVISION

THE STATE OF TEXAS §  
§  
COUNTY OF BRAZOS §

WHEREAS, Oak Hills, Inc., the original owner of Oak Hills Subdivision, platted certain land (the "Property") according to the Plat recorded in Volume 202, Page 475, Deed Records of Brazos County, Texas (the "Plat", and filed Restrictions, dated September 1, 1959, filed on September 29, 1959, and recorded in Volume 200, Page 455, Deed Records of Brazos County, Texas (the "Restrictions").

WHEREAS, the undersigned Owners of Lots in the Property, constituting a majority of the then Owners as required by Paragraph 10 of the Restrictions desire to amend the Restrictions.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that it is hereby declared (i) that all of the Property shall be held, sold, conveyed and occupied subject to the following covenants, conditions and restrictions, which are for the purpose of protecting the value and desirability of, and which shall run with, the Property and which shall be binding on all parties having any right, title, or interest in or to the Property or any part thereof, their heirs, successors, and assigns, and which shall inure to the benefit of each Owner thereof; and (ii) that each contract or deed that may hereafter be executed with regard to the Property or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to the following covenants, conditions and restrictions regardless of whether or not the same are set out or referred to in said contract or deed. This instrument, when recorded, shall be an amendment to the Restrictions. Except as amended by the provisions of this document, the Restrictions shall continue to be valid and enforceable against the Property.

ARTICLE 1.  
DEFINITIONS

Unless the context otherwise specifies or requires, the following words and phrases when used in this Declaration shall have the meanings hereinafter specified:

1.01 Declaration. "Declaration" shall mean this instrument as it may be amended from time to time.

1.02 Owner. "Owner" or "Owners" shall mean a person or persons, entity or entities holding a fee simple interest in any Parcel on the Property.

1.03 Lot. "Lot" or "Lots" shall mean any parcel or parcels of land within the Property (defined in the first paragraph above), together with all improvements located thereon.

1.04 Restrictions. "Restrictions" shall mean the document described above creating covenants, conditions, and restrictions in the Property, and the amendments thereto contained in this Declaration.

1.05 Majority of Owners. "Majority of Owners" shall mean more than 50.00% of the total Lots have voted to affirm the action, based on one vote per Lot. Owners of multiple Lots have one vote for each Lot owned as of the effective date of any action by the Owners.

ARTICLE 2.  
GENERAL RESTRICTIONS

2.01 Lots 11, 21 and 22 are classified as commercial Lots in the Restrictions and that classification continues to be valid. None of the other Lots in the Property shall be used for commercial use or headquarters of a business. Only one commercial vehicle of 1.5 tons or less may be routinely parked on any of the other Lots.

2.02 In keeping with the rural character of the Property, livestock and pets will be allowed with the following limitation per acre on the Lot or Lots being used to sustain said units:

- One horse, cow or sheep.....1 animal unit
- One donkey, dog or cat.....½ animal unit

4-H Club or F.F.A. projects or other animal units may be presented to the Architectural Control Committee and under their approval shall be allowed for a period of one (1) year per project.

Plots for producing fruits and vegetables for personal use of the Owners or Occupants shall be allowed.

2.03 No accumulation of unused building materials, broken concrete or discarded household items stacked near the front property line shall be allowed. Limbs from tree trimming or as a result of a storm shall be stored to the rear of the owner's Lot and burning of such refuse must be in accordance with county requirements and must not be left unattended as long as any elements of fire are visible.

Garbage must be stored in a clean and sanitary container and must be either delivered weekly to the compacter provided by the county or picked up by a garbage service.

2.04 Permanent parking of motor homes or travel trailers is limited to one per Lot. No disabled, stripped down, wrecked, junked or otherwise inoperable vehicles shall be kept, parked, stored and/or maintained on any portion of the front driveway and must be parked to the rear of the residential structure or shielded from view from the front Lot line.

2.05 After commencement of construction of any structure or improvement, the work thereon shall be diligently prosecuted to the end that the structure or improvement shall not remain in a partly finished condition any longer than reasonably necessary for completion thereof.

2.06 Easements are for installation and maintenance of utilities and are reserved for such and for drainage as shown on the recorded plat. Easements shall not be used for structures or driveways.

2.07 Signs for the sale of Lot or Lots may be displayed. Signs used by builders and/or maintenance companies during construction or repairs may be displayed; however, such signs must be removed as soon as the sale, construction, or repairs are completed. Political signs may be displayed for thirty days before the election and shall be removed within one week after the election.

### ARTICLE 3. RESIDENTIAL RESTRICTIONS

3.01 Only single family dwellings and appurtenances ordinary to rural or residential living shall be built on any Lot in the Property. Each Lot in the Property shall be used only for non-commercial rural, residential and recreational purposes. To this end, without limitation, the following structures or uses may not be built or used on any parcel of the Property: hospitals, clinics, rest or nursing homes, day care facilities, duplex houses, four plexes, apartment homes, mobile homes, manufactured homes, hotels, boarding houses, rooming houses, fraternity houses, sorority houses, or any retail, wholesale, or other business or commercial establishments of any kind. The non-commercial single family dwelling may be occupied only by either (a) an owner and persons related to the owner, plus two (2) persons who are not related to the owner; or, (b) if the property is not occupied by an owner or persons related to the owner, (i) no more than three (3) lessees who are not related to the owner; or (ii) one lessee and persons related to said lessee. ("Related" means a spouse, parent, grandparent, brother, sister, child, grandchild or other person related by law, blood or marriage). Any lease must contain provisions incorporating the Restrictions.

3.02 No residential dwelling shall be built without a State of Texas approved septic tank or other sewage disposal system.

3.03 Any residence constructed on the Property shall contain no less than 1800 square feet of enclosed, heated and cooled area. Residences which exist as of the date of this Declaration having less than 1800 square feet and are in conformity with the original restrictions are accepted as is.

3.04 Including carports, attached or detached garages, no dwelling that has less than 51% masonry shall be erected on any Lot. Pre-engineered metal buildings used as shops, garages or storage shall be exempt from the masonry restriction, but must be located at least 100 feet

**COVER PAGE**

**AMENDED DECLARATION OF COVERNANTS,  
CONDITIONS AND RESTRICTIONS  
LOTS IN OAK HILLS SUBDIVISION**

We, Bartlett B. Holland and Hazel W. Holland, owners of property within Oak Hills Subdivision, helped coordinate the preparation and execution of the following pages of the Amended Declaration of Covenants, Conditions and Restrictions, Lots in Oak Hills Subdivision. We hereby certify that 83.61% of the owners of lots have approved and executed the amendment, which is greater than the majority required for approval. There are 61 total lots, and 51 lot owners approved of the amendment.

Dated the 6 day of April, 2007.

*Bartlett B. Holland*  
*Hazel W. Holland*

STATE OF TEXAS  
COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 6<sup>th</sup> day of April, 2007, by Bartlett B. Holland and Hazel W. Holland..

*Jennifer Jean Yeomans*  
Notary Public, State of Texas



**COVER PAGE**

**AMENDED DECLARATION OF COVERNANTS,  
CONDITIONS AND RESTRICTIONS  
LOTS IN OAK HILLS SUBDIVISION**

We, Lambert H. Wilkes and Stella H. Wilkes, owners of property within Oak Hills Subdivision, helped coordinate the preparation and execution of the following pages of the Amended Declaration of Covenants, Conditions and Restrictions, Lots in Oak Hills Subdivision. We hereby certify that 83.61% of the owners of lots have approved and executed the amendment, which is greater than the majority required for approval. There are 61 total lots, and 51 lot owners approved of the amendment.

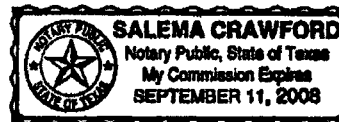
Dated the 6 day of April, 2007.

Lambert H. Wilkes  
Stella H. Wilkes

STATE OF TEXAS  
COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 6 day of April, 2007, by Lambert H. Wilkes and Stella H. Wilkes.

Salema Crawford  
Notary Public, State of Texas





1.04 Restrictions. "Restrictions" shall mean the document described above creating covenants, conditions, and restrictions in the Property, and the amendments thereto contained in this Declaration.

1.05 Majority of Owners. "Majority of Owners" shall mean more than 50.00% of the total Lots have voted to affirm the action, based on one vote per Lot. Owners of multiple Lots have one vote for each Lot owned as of the effective date of any action by the Owners.

## ARTICLE 2. GENERAL RESTRICTIONS

2.01 Lots 11, 21 and 22 are classified as commercial Lots in the Restrictions and that classification continues to be valid. None of the other Lots in the Property shall be used for commercial use or headquarters of a business. Only one commercial vehicle of 1.5 tons or less may be routinely parked on any of the other Lots.

2.02 In keeping with the rural character of the Property, livestock and pets will be allowed with the following limitation per acre on the Lot or Lots being used to sustain said units:

One horse, cow or sheep.....1 animal unit  
One donkey, dog or cat.....½ animal unit

4-H Club or F.F.A. projects or other animal units may be presented to the Architectural Control Committee and under their approval shall be allowed for a period of one (1) year per project.

Plots for producing fruits and vegetables for personal use of the Owners or Occupants shall be allowed.

2.03 No accumulation of unused building materials, broken concrete or discarded household items stacked near the front property line shall be allowed. Limbs from tree trimming or as a result of a storm shall be stored to the rear of the owner's Lot and burning of such refuse must be in accordance with county requirements and must not be left unattended as long as any elements of fire are visible.

Garbage must be stored in a clean and sanitary container and must be either delivered weekly to the compacter provided by the county or picked up by a garbage service.

2.04 Permanent parking of motor homes or travel trailers is limited to one per Lot. No disabled, stripped down, wrecked, junked or otherwise inoperable vehicles shall be kept, parked, stored and/or maintained on any portion of the front driveway and must be parked to the rear of the residential structure or shielded from view from the front Lot line.

2.05 After commencement of construction of any structure or improvement, the work thereon shall be diligently prosecuted to the end that the structure or improvement shall not remain in a partly finished condition any longer than reasonably necessary for completion thereof.

2.06 Easements are for installation and maintenance of utilities and are reserved for such and for drainage as shown on the recorded plat. Easements shall not be used for structures or driveways.

2.07 Signs for the sale of Lot or Lots may be displayed. Signs used by builders and/or maintenance companies during construction or repairs may be displayed; however, such signs must be removed as soon as the sale, construction, or repairs are completed. Political signs may be displayed for thirty days before the election and shall be removed within one week after the election.

### ARTICLE 3. RESIDENTIAL RESTRICTIONS

3.01 Only single family dwellings and appurtenances ordinary to rural or residential living shall be built on any Lot in the Property. Each Lot in the Property shall be used only for non-commercial rural, residential and recreational purposes. To this end, without limitation, the following structures or uses may not be built or used on any parcel of the Property: hospitals, clinics, rest or nursing homes, day care facilities, duplex houses, four plexes, apartment homes, mobile homes, manufactured homes, hotels, boarding houses, rooming houses, fraternity houses, sorority houses, or any retail, wholesale, or other business or commercial establishments of any kind. The non-commercial single family dwelling may be occupied only by either (a) an owner and persons related to the owner, plus two (2) persons who are not related to the owner; or, (b) if the property is not occupied by an owner or persons related to the owner, (i) no more than three (3) lessees who are not related to the owner; or (ii) one lessee and persons related to said lessee. ("Related" means a spouse, parent, grandparent, brother, sister, child, grandchild or other person related by law, blood or marriage). Any lease must contain provisions incorporating the Restrictions.

3.02 No residential dwelling shall be built without a State of Texas approved septic tank or other sewage disposal system.

3.03 Any residence constructed on the Property shall contain no less than 1800 square feet of enclosed, heated and cooled area. Residences which exist as of the date of this Declaration having less than 1800 square feet and are in conformity with the original restrictions are accepted as is.

3.04 Including carports, attached or detached garages, no dwelling that has less than 51% masonry shall be erected on any Lot. Pre-engineered metal buildings used as shops, garages or storage shall be exempt from the masonry restriction, but must be located at least 100 feet

from the front Lot line. All residences shall be set back from the front Lot line no less than 75 feet. Driveways shall be built no less than 25 feet from side Lot lines.

3.05 All residences, garages, structures and driveways shall be subject to the Architectural Control Committee's approval. No residence shall be erected or substantially altered on any Lot until construction plans, showing the location of the structure and all specifications, have been approved by the Architectural Control Committee. This Committee will examine the location with respect to topography and finish grade elevation, the harmony of external design with existing structures, and the quality of workmanship and material. The submission of plans must be in writing and the reply of the Architectural Control Committee will be given in writing within thirty days of submission. If the Committee fails to give written approval or disapproval within thirty days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion of the improvements, approval will not be required and the related covenants shall be deemed to have been satisfied.

3.06 The Architectural Control Committee (the "Committee") is presently composed of three members whose names are:

Bartlett B. Holland	6224 Los Robles, College Station, Texas 77845
Margie M. Person	6334 Los Robles, College Station, Texas 77845
Lambert H. Wilkes	9252 River Road, College Station, Texas 77845

Any two (2) members will constitute a quorum and the vote of any two will control the action of the Committee.

In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. A called meeting of the Owners of the Lots may be necessary to elect a new member should the Committee be reduced to one member. Approval of a new member of the Committee will require a simple majority vote of the owners of the Lots in the Property. All future officers and amended restrictions may be presented and approved or disapproved by a simple majority vote of the Owners of the Lots, these terms being defined in Article 1.

#### ARTICLE 4. MISCELLANEOUS

4.01 Term. This Declaration, including all of the covenants, conditions, and restrictions hereof, shall run concurrent with the terms of the Restrictions, which are automatically extended for successive periods of ten (10) years each unless amended by a majority of the owners of Lots, as provided in the Restrictions and this Declaration.

4.02 Construction.

The provisions of the Declaration shall be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion thereof shall not affect the validity or enforceability of any other provision or portion thereof. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular; and the masculine, feminine or neuter shall each include the masculine, feminine, and neuter. All captions and titles used in this Declaration are intended solely for convenience of reference and shall not enlarge, limit or otherwise affect that which is set forth in any of the paragraphs, sections or articles.

This Declaration shall be construed in accordance with the laws of the State of Texas.

Counterparts. This Declaration may be signed in multiple counterparts. Each counterpart will be considered an original, but all of them in the aggregate shall constitute one agreement.

For these considerations, each Declarant does hereby approve of these Declarations and acknowledges said Restrictions to be in full force and effect and the Declaration and signatures will be duly recorded in the Deed Records of Brazos County, Texas.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of this 19<sup>th</sup> day of March, 2007.

OWNERS:

LOT(S) OWNED:

Kenneth Hughes

1 (Lot 50)

John D. Park Jr.

1 (Lot 50)

Raymond D. Park Jr.

2 (Lots 60 & 61)

Helma L. Park

2 (Lots 60 & 61)

Mary Kathryn Robinette, Howard <sup>for Mary Kathryn Robinette</sup> executor

1 (37)

John Great

Lot 63

Vieta H. Great, Sr.

Lot 63

Ed P. Wala Iron

Lot 62, 62A, 20

John Iron

Lot 62, 62A, 20

Johnny J. Cook

Lot 1 & 2 (1/2)

Tracy Wheat Cook

Lot 1 & 2 (1/2)

Debra T. Hill

Lots 16 + 17

Martha D. Hill

16 + 17

Bartlett B. Holland

Lots 38, 39, 39A

Abigail W. Holliday

Lots 38, 39, 39A

Sharon H. Apple

Lots 30 & 31

Sam Adams

Lots 30 & 31

Yvonne C. Pidge

Lot # 4

Cliff A. Pidge

Lot # 4

For these considerations, each Declarant does hereby approve of these Declarations and acknowledges said Restrictions to be in full force and effect and the Declaration and signatures will be duly recorded in the Deed Records of Brazos County, Texas.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of this 19<sup>th</sup> day of March, 2007.

OWNERS:

LOT(S) OWNED:

<u>Lesly Ray Spratt</u>	<u>3.46 ac/Lot 31</u>
<u>Sherry Spratt</u>	<u>" "</u>
<u>Mason Newton</u>	<u>4.02 ac/LOT 7</u>
<u>Doris W. Newton</u>	<u>" "</u>
<u>Margie Person</u>	<u>Lot # 35 4.3A</u>
<u>Fance H. McConnel</u>	<u>lots #48 &amp; 49</u>
<u>May S. McConnel</u>	<u>Lots 48+49</u>
<u>Candice Ridall POA</u>	<u>Lot 52</u>
<u>Celan L. Beck</u>	<u>59</u>
<u>J.W.B.</u>	<u>59</u>
<u>Lance B. Stegg</u>	<u>40R</u>
<u>Ed Stegg</u>	<u>40R</u>
<u>Elouise Patton</u>	<u>29</u>
<u>Ellen Wheeler</u>	<u>41R + 6</u>
<u>John T. Wheeler</u>	<u>41R + 6</u>
<u>Waynes D. Bradley</u>	<u>55</u>
<u>Charlene M. Lusk</u>	<u>03</u>
<u>Curtis E. Lusk</u>	<u>03</u>

For these considerations, each Declarant does hereby approve of these Declarations and acknowledges said Restrictions to be in full force and effect and the Declaration and signatures will be duly recorded in the Deed Records of Brazos County, Texas.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of this 19<sup>th</sup> day of March, 2007.

OWNERS:

LOT(S) OWNED:

Lambert H. Wilkes

42, 45, 46, 47

Stella W. Wilkes

42, 45, 46, 47