

Bob Heyen Realty

235 19th St. P.O. Box 156
Hondo, TX 78861
Tel: (830) 426-4333
Fax: (830) 741-2080

Internet Address
www.bobheyenrealty.com
E-mail Address
bobheyenrealty@sbcglobal.net

- ACRES: 10.790 Acres, more or less. Last surveyed in December 2018.
- LOCATION: 330 CR 4517
Hondo, Texas 78861.
Property is situated approximately 7 miles NE of Hondo in Quihi, all in Medina County, Texas.
- LEGAL: A0002, J. Allison, Survey 23, 1.0 acres; A0002, J. Allison, Survey 23, 9.804 acres, Medina County, Texas.
- PRICE: \$237,000.00.
- TERMS: Cash to Seller or third-party financing.
- TAXES: Taxes are approximately \$718.74 per year (2019-MCAD) with Ag Use assessment.
- SCHOOL: Hondo ISD.
- UTILITIES: There is one Yancey Water Supply Corporation water meter that supplies the home. Electricity is Medina Electric Cooperative and home is all electric.
- WATER: A Yancey Water Supply Corporation meter to convey with sale.
- IMPROVEMENTS: There is a very nice 1996 Solitaire double wide home consisting of 3 bedrooms, 2 baths and approximately 1,512 sq. ft. of living area (MCAD) The home offers a large living area with a wood burning fireplace and open to the dining area and kitchen. The kitchen has plenty of cabinets and countertop space, pantry and open bar to the dining room. (The refrigerator, stove and dishwasher will remain with the home). A spacious utility room is big enough for a washer/dryer and upright freezer (washer & dryer are negotiable). The master bedroom is spacious and has a very nice master bath with garden tub and walk-in shower. Flooring is vinyl tile in the kitchen, Smartcore waterproof vinyl plank in the baths and beautiful wood-look laminate on the remainder. Home has an electric water heater (replaced in 2017), an HVAC system, and the stove is gas or electric. The HVAC system, handler and duct were replaced in 2013 and the outside unit was replaced in 2017. The exterior of the home is vinyl siding with metal skirting and a metal roof.

In addition, there is also a 5-bay detached pipe and metal detached carport. Two bays are concrete, and it is equipped with two 220 plugs. Adjacent to the driveway is a 12'x102' workshop that is insulated, has electricity and a window unit and another storage building. For visiting and cooking outside there is a covered 150 sq. ft. patio.

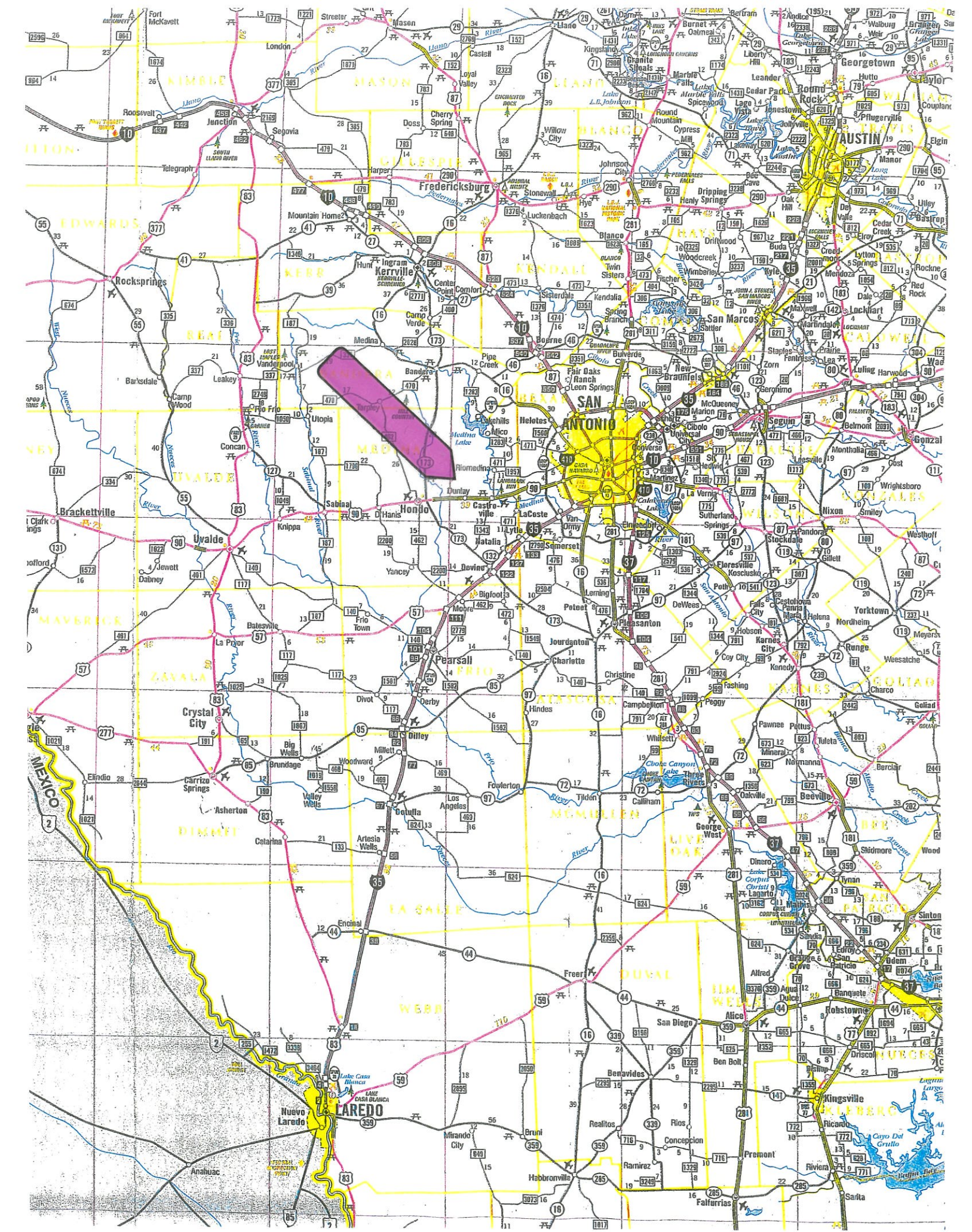
The property has perimeter fencing in fair to good condition and has a piped entrance with electric gate. The land is all tillable field that has been planted in NK37 Giant Bermuda grass from Douglass King seeds in San Antonio.

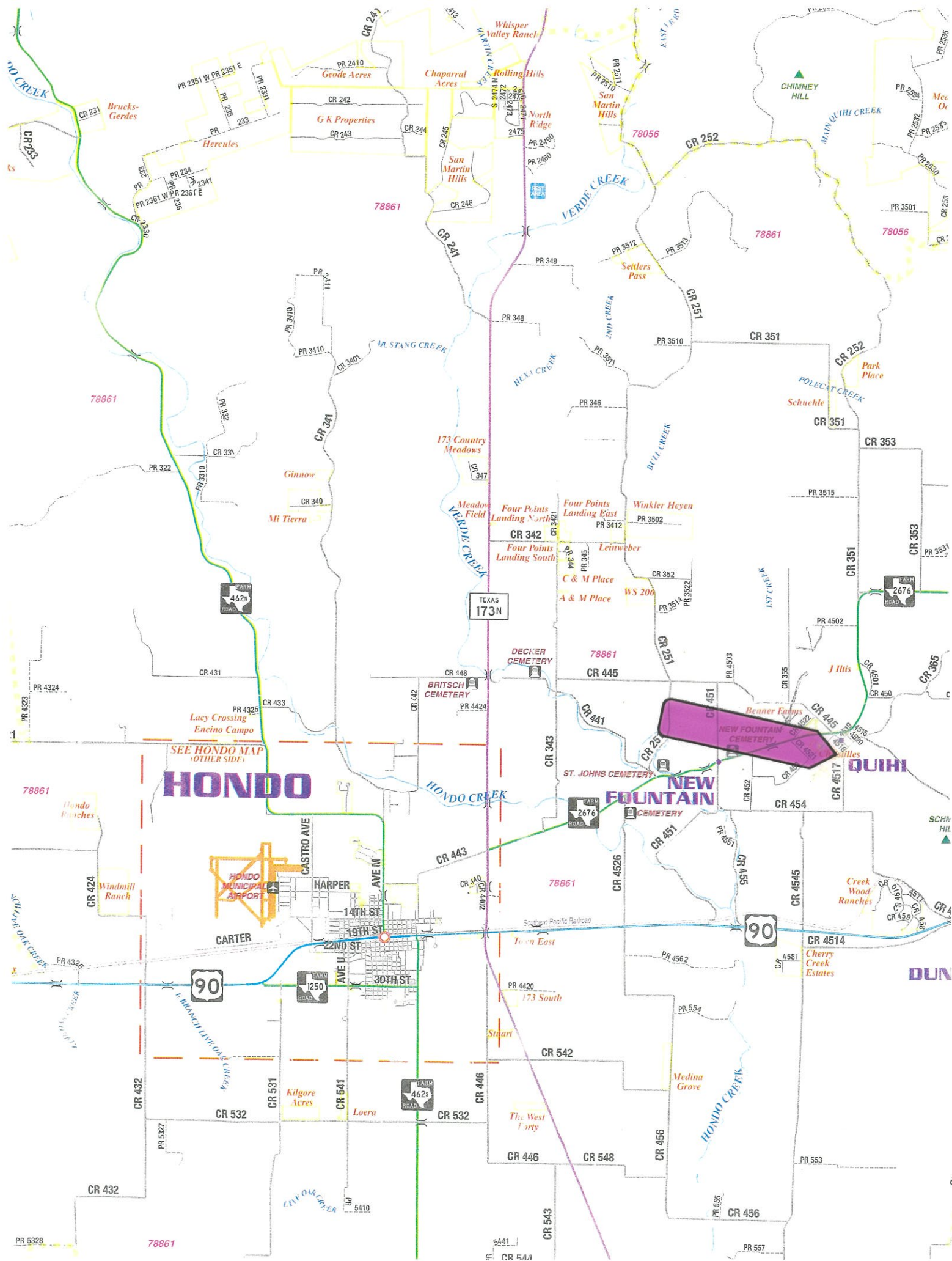
REMARKS:

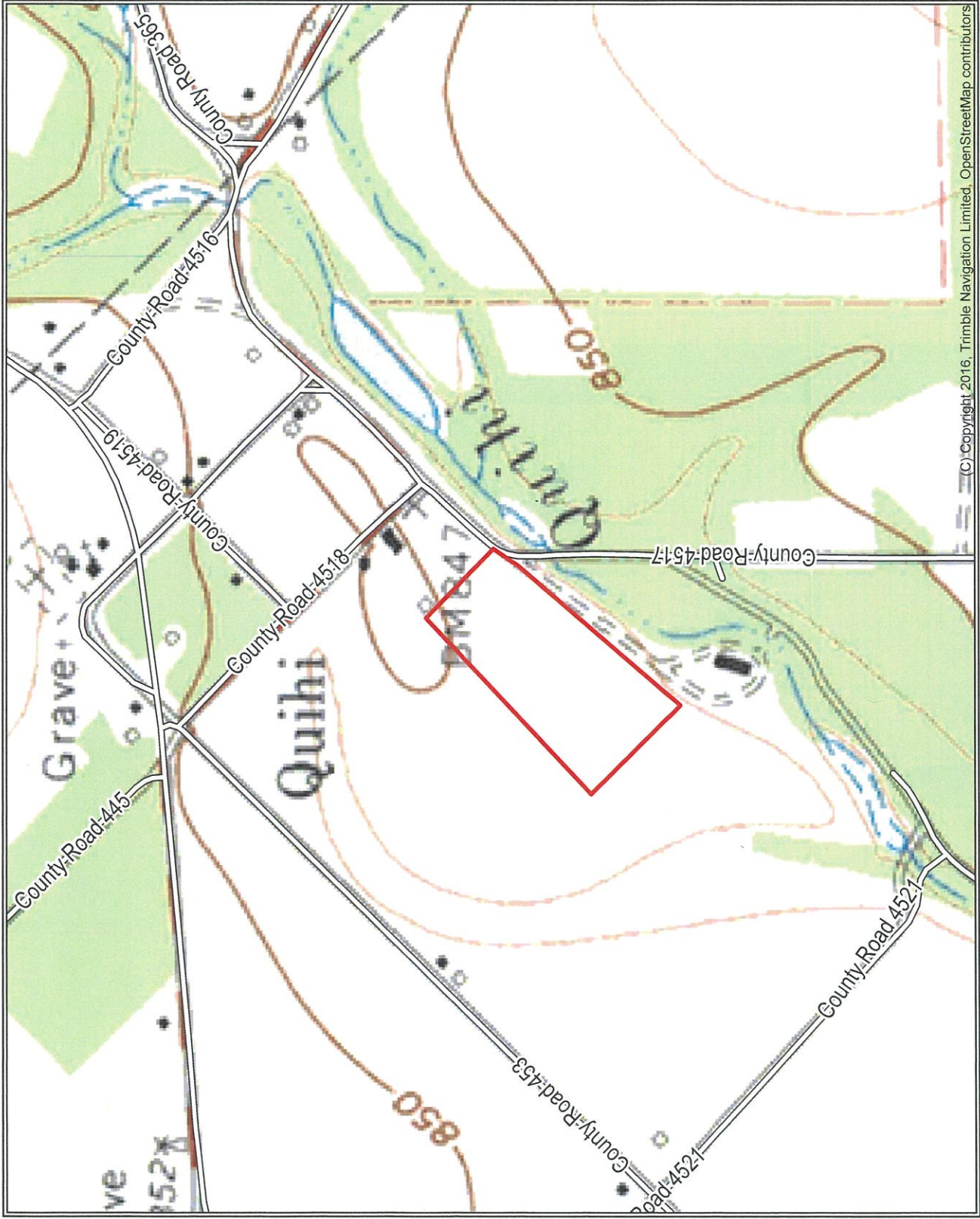
This is a great place for country living in a very sought-after area of Medina County. This property has so much to offer and is within close proximity to Castroville, Hondo, San Antonio and adjacent to the famous Quihi Dance Hall!

Disclosure:

The property appears to lie within the FEMA 100-year Flood Zone A. Elevation certificate is included in brochure.







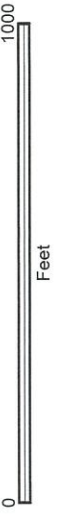
(C) Copyright 2016, Trimble Navigation Limited, OpenStreetMap contributors

SCALE 1:7200





SCALE 1:4800



National Flood Hazard Layer FIRMette



99°24'W 29°23'35"N



USGS The National Map: Orthoimagery, Data refreshed April 2020

99°12'7\"/>

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)

- Future Conditions 1% Annual Chance Flood Hazard (Zone X)

- Area with Reduced Flood Risk due to Levee. See Notes, Zone X

OTHER AREAS OF FLOOD HAZARD

- Area with Flood Risk due to Levee (Zone D)

OTHER AREAS

- No Screen
Area of Minimal Flood Hazard (Zone X)
- Effective LOMRS
Area of Undetermined Flood Hazard (Zone X)

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

MAP PANELS

- Digital Data Available
No Digital Data Available
Unmapped

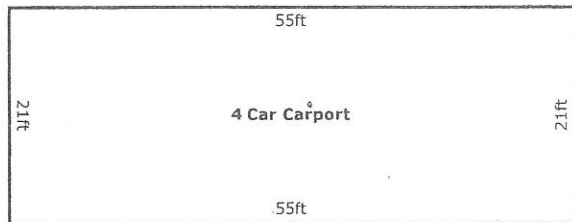
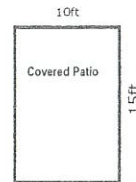
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/22/2020 at 5:45 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

First Floor



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	1512 Sq ft	$28 \times 54 = 1512$
Total Living Area (Rounded):	1512 Sq ft	
Non-living Area		
Work Shop	144 Sq ft	$12 \times 12 = 144$
4 Car Carport	1155 Sq ft	$21 \times 55 = 1155$
Covered Patio	150 Sq ft	$10 \times 15 = 150$

Prepared For: Cody Bendele

Medina County, Texas

Sur. 23

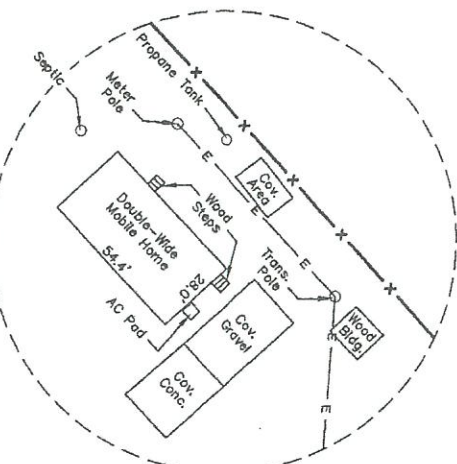
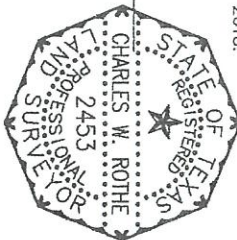
A Plot of 10.790 acres of land situated about 7.2 miles N 68° E of Hondo, in Medina County, Texas, out of Survey No. 23, Abstract No. 2, James Allison, original Grantee, being that same property called 10.804 acres of land in a Deed to Cody Alan Bendele from Robert Alan Bendele, dated July 11, 2007, as recorded in Volume 679 on Page 133 of the Official Public Records of Medina County, Texas.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing plot was prepared from an actual survey made under my supervision on the ground and that the same is true and correct. Witness my hand and seal this the 11th day of December, 2018.

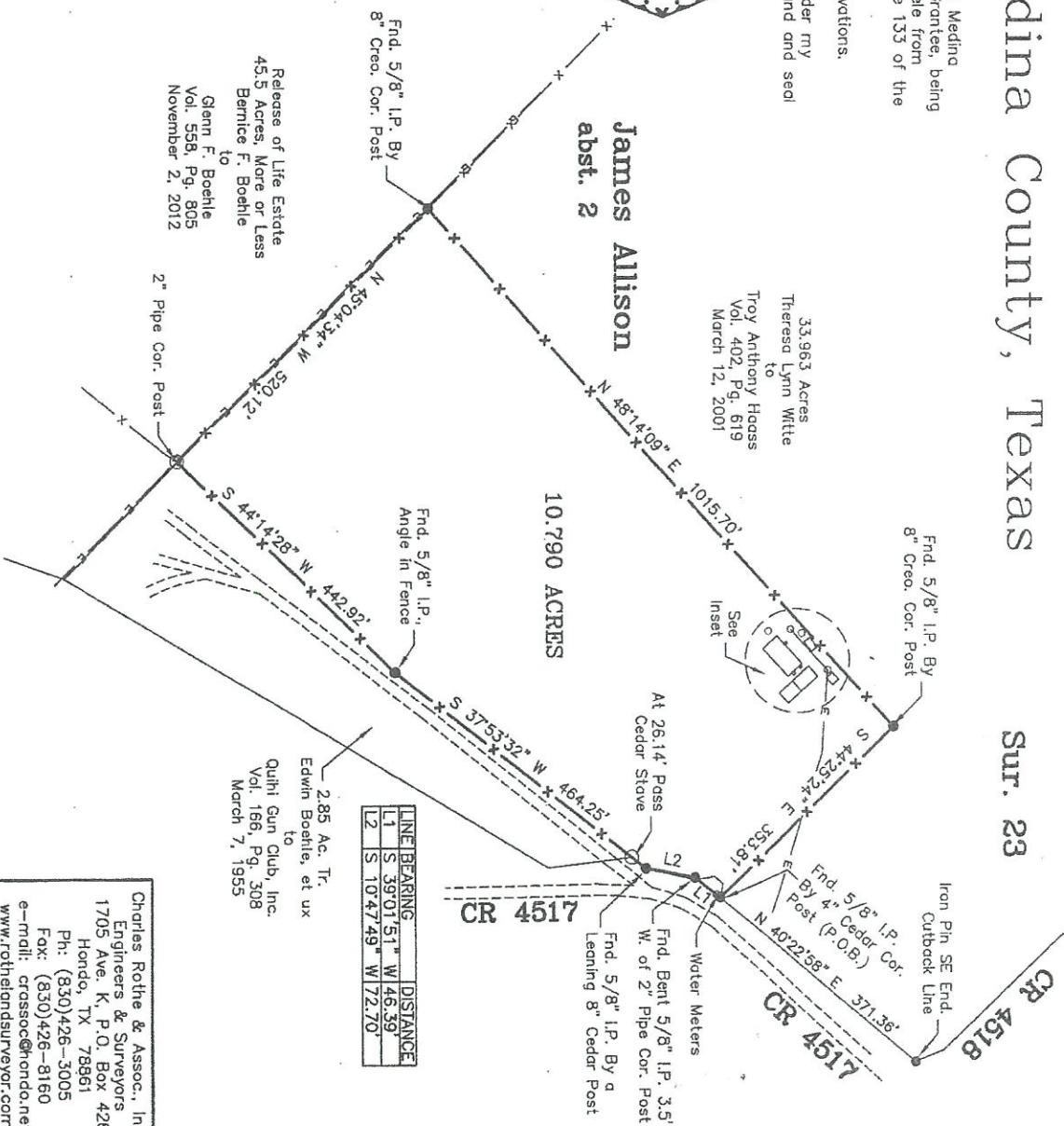


Charles W. Rothe
Registered Professional Surveyor No. 2453
Firm No. 10122200



Inset: 1"=50'

Scale: 1"=200'



LINE	BEARING	DISTANCE
L1	S 39°01'51" W	46.39'
L2	S 10°47'49" W	72.70'

Charles Rothe & Assoc., Inc.
Engineers & Surveyors
1705 Ave. K, P.O. Box 426
Hondo, TX 78861
Ph: (830)426-3005
Fax: (830)426-8160
e-mail: crossoch@hondo.net
www.rothelandsurveyor.com

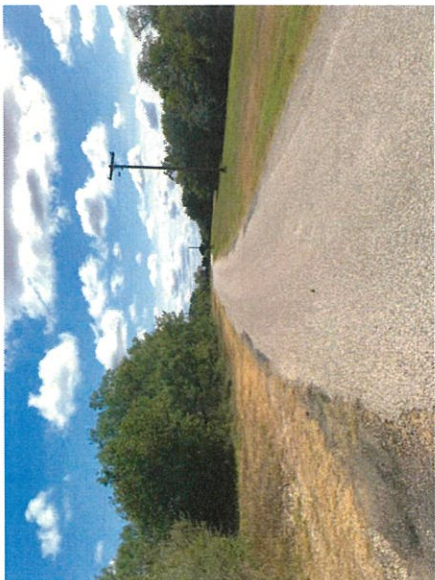
Cody Bendele (10.790 Acres) – Page 2

Charles W. Rothe

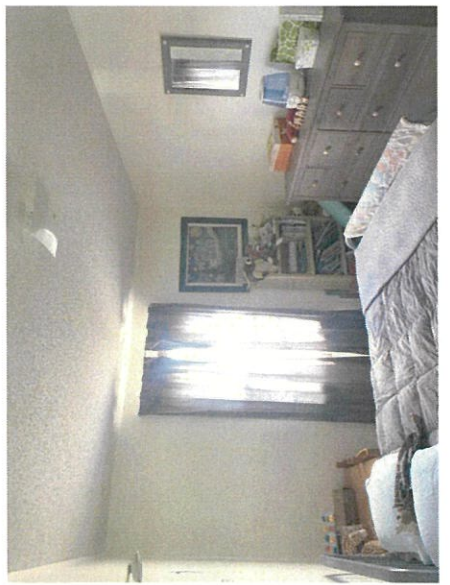
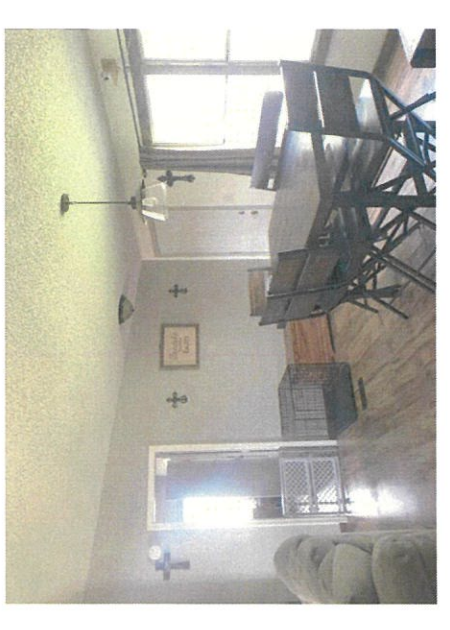
Charles W. Rothe, R.P.L.S. No. 2453
1705 Avenue K, P. O. Box 426
Hondo, Texas 78861
Ph: 830-426-3005
Fax: 830-426-8160
Email: cwrothe@rothe-inc.com

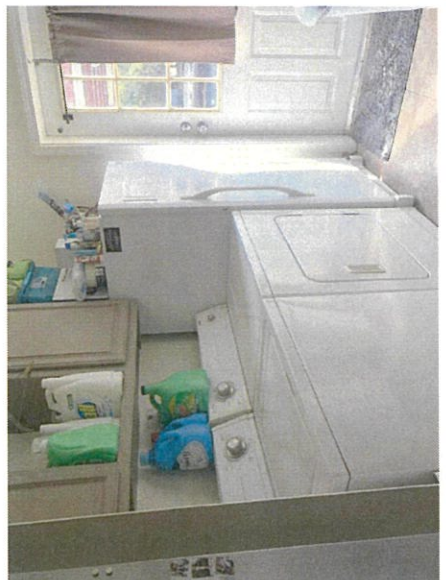
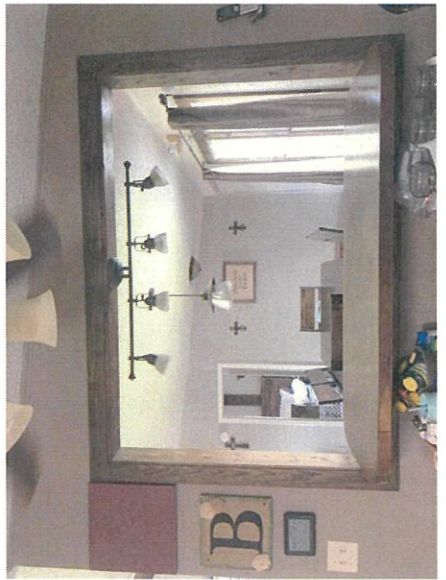
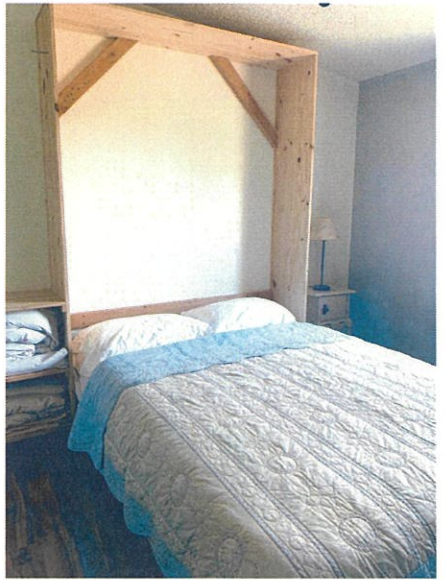
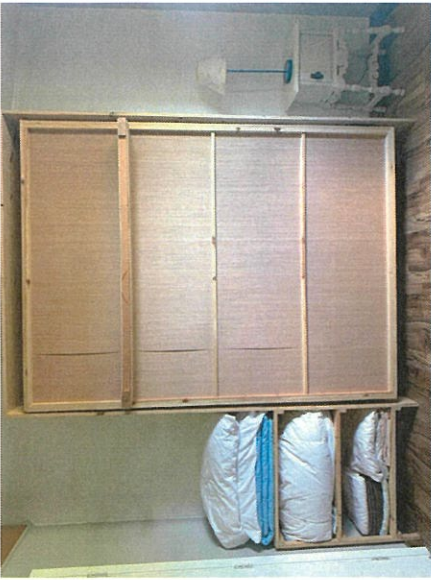












ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Cody Bendele				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 330 CR 4517				Company NAIC Number:	
City Hondo		State Texas		ZIP Code 78861	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) 10.790 Acres, Sur. 23, Abst. 2, James Allison, original Grantee					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>29°23'23.02"</u> Long. <u>99°01'49.23"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>8</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>1,523.2</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Medina County 480472			B2. County Name Medina		B3. State Texas
B4. Map/Panel Number 0350	B5. Suffix C	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date 04/03/2012	B8. Flood Zone(s) A	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) N/A
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 330 CR 4517			Policy Number:
City Hondo	State Texas	ZIP Code 78861	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

- C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: FM 2676-13 Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

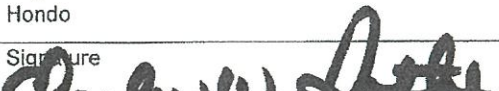
Check the measurement used.

- | | | |
|---|--------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 848. 0 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor | 851. 8 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | _____ | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | _____ | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | 851. 3 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 847. 8 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 848. 1 | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | _____ | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

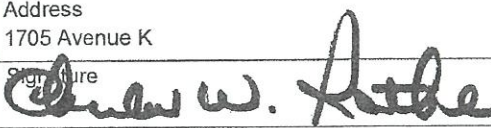
Certifier's Name Charles W. Rothe	License Number 42760
Title Registered Professional Engineer	
Company Name Charles Rothe & Associates, Inc.	
Address 1705 Avenue K	
City Hondo	State Texas
ZIP Code 78861	
Signature 	Date 12/10/2018
Telephone (830) 426-3005	



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 330 CR 4517			Policy Number:	
City Hondo	State Texas	ZIP Code 78861	Company NAIC Number	
SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)				
For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.				
E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG). a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ 0 . 1 _____ <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input checked="" type="checkbox"/> below the HAG. b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ 0 . 2 _____ <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters <input checked="" type="checkbox"/> above or <input type="checkbox"/> below the LAG.				
E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ 3 . 7 _____ <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters <input checked="" type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E3. Attached garage (top of slab) is _____ <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E4. Top of platform of machinery and/or equipment servicing the building is _____ 3 . 2 _____ <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters <input checked="" type="checkbox"/> above or <input type="checkbox"/> below the HAG.				
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown. The local official must certify this information in Section G.				
SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION				
The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.				
Property Owner or Owner's Authorized Representative's Name Charles W. Rothe				
Address 1705 Avenue K	City Hondo	State Texas	ZIP Code 78861	
Signature 	Date 12/10/2018	Telephone (830) 426-3005		
Comments				
<input type="checkbox"/> Check here if attachments.				



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.

330 CR 4517

Hondo, Tx 78861

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 X is ___ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (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	<u>X</u>		
Carbon Monoxide Det.	<u>X</u>		
Ceiling Fans	<u>X</u>		
Cooktop		<u>X</u>	
Dishwasher	<u>X</u>		
Disposal		<u>X</u>	
Emergency Escape Ladder(s)		<u>X</u>	
Exhaust Fans	<u>X</u>		
Fences	<u>X</u>		
Fire Detection Equip.		<u>X</u>	
French Drain		<u>X</u>	
Gas Fixtures	<u>X</u>		
Natural Gas Lines		<u>X</u>	

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

Item	Y	N	U
Pump: sump grinder		<u>X</u>	
Rain Gutters		<u>X</u>	
Range/Stove	<u>X</u>		
Roof/Attic Vents	<u>X</u>		
Sauna		<u>X</u>	
Smoke Detector	<u>X</u>		
Smoke Detector - Hearing Impaired			<u>X</u>
Spa		<u>X</u>	
Trash Compactor		<u>X</u>	
TV Antenna	<u>X</u>		
Washer/Dryer Hookup	<u>X</u>		
Window Screens	<u>X</u>		
Public Sewer System		<u>X</u>	

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

(TXR-1406) 09-01-19

Initialed by: Buyer: _____, _____ and Seller: CAB, JM

Page 1 of 6

Concerning the Property at _____

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	automatic	manual	areas covered:
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input 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: METAL Age: 3 years (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): FENCES POOL ENCROACHMENT

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): SOME CHIPS/CRAZY FROM HAIL DAMAGE, SOME WINDOW SLIDE LOCKS 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	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling	<input checked="" type="checkbox"/>	
Diseased Trees: oak wilt		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>
Previous Roof Repairs	<input checked="" type="checkbox"/>		Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>			

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Initialed by: Buyer: _____, _____ and Seller: CAB SA

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): NEW ROOF APRIL 2017.

*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 X 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

- X ___ Present flood insurance coverage (if yes, attach TXR 1414).
- ___ X Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- X ___ Previous flooding due to a natural flood event (if yes, attach TXR 1414).
- ___ X Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- X ___ Located X 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)).
- ___ X Located ___ wholly ___ partly in a floodway (if yes, attach TXR 1414).
- ___ X Located ___ wholly ___ partly in a flood pool.
- ___ X Located ___ wholly ___ partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): _____

*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.

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Initialed by: Buyer: _____, _____ and Seller: CH, AM

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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): _____

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): _____

Concerning the Property at _____

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.

Signature of Seller

Date

Signature of Seller

Date

Printed Name: Cody Bendele

Printed Name: Danielle Bendele

(TXR-1406) 09-01-19

Initialed by: Buyer: _____, _____ and Seller: CB, DB

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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 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: Medina Electric Cooperative
Sewer: _____
Water: Yancey Water Supply Corporation
Cable: _____
Trash: STRIS
Natural Gas: _____
Phone Company: ATT
Propane: CTW Fuels
Internet: Rocksolid

phone #: 1866 632 3532
phone #: _____
phone #: 1830 741 5264
phone #: _____
phone #: 1830 426 4261
phone #: _____
phone #: 1800 288 2020
phone #: 1830 426 4301
phone #: 1830 584 1117

- (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: CAB [Signature]

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

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CONCERNING THE PROPERTY AT 330 CR 4517 Hondo TX 78861

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: Drain Field ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: TANK 10' FROM HOUSE. ☐ Unknown
DRAIN FIELD PARALLEL TO FENCE LINE 75' BY 25' RECTANGLE
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: 25 years. ☐ 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: _____
 Phone: _____ contract expiration date: _____
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? July 2010. NEW LIS + DIVIDER WALL
- (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.

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.



 Signature of Seller

 11/11/2020
 Date



 Signature of Seller

 7/11/20
 Date

Receipt acknowledged by:

 Signature of Buyer

 Date

 Signature of Buyer

 Date