

# Bob Heyen Realty

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Hondo, TX 78861  
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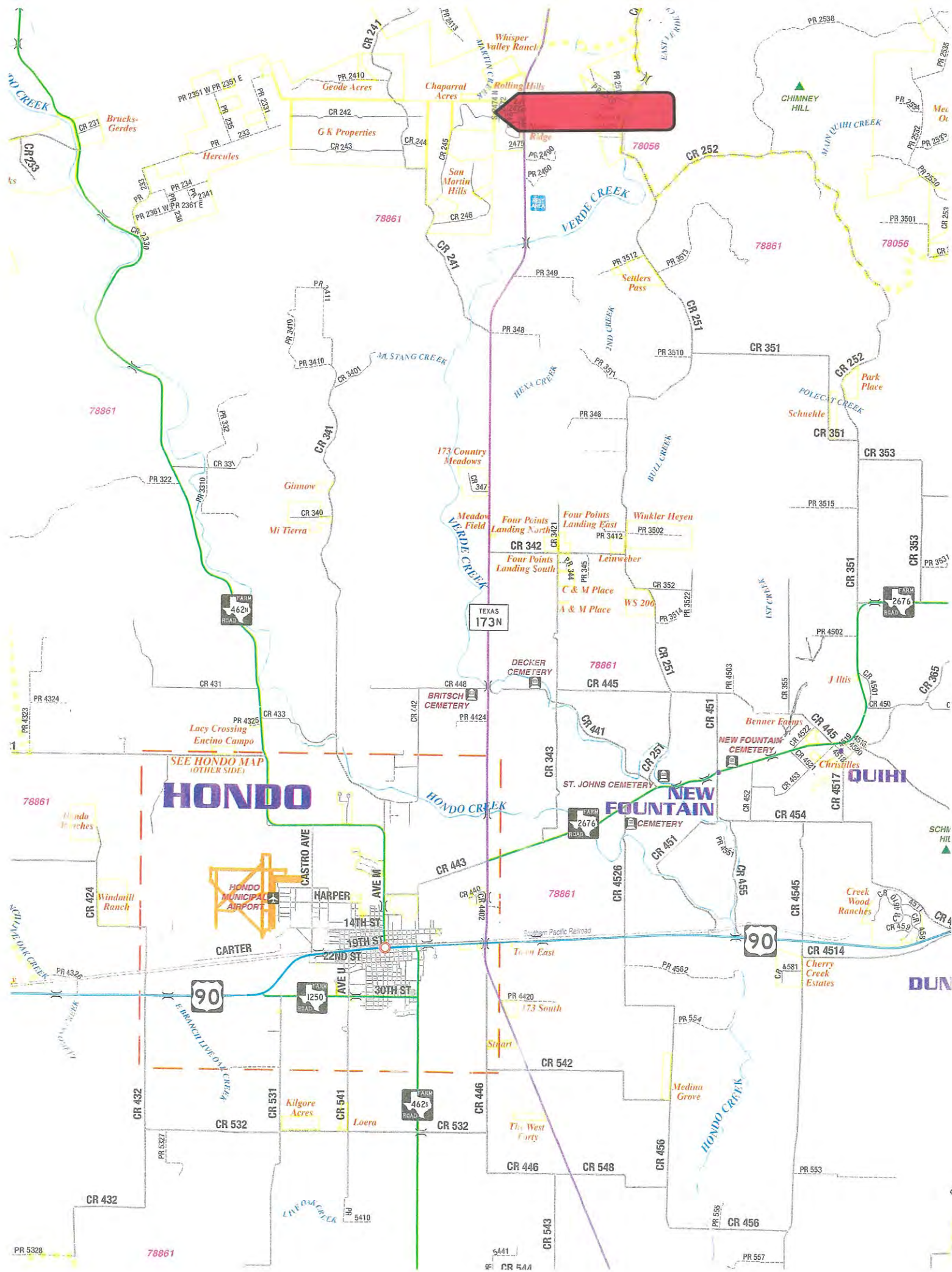
<u>ACRES:</u>	10.2326 acres, more or less.
<u>LOCATION:</u>	1277 CR 245 Hondo, Texas 78861 Approximately 14 miles N of Hondo off of Hwy. 173 N and CR 241 to CR 245 in Chaparral Acres (Lot 7), all in Medina County, Texas.
<u>PRICE:</u>	\$215,000.00.
<u>TERMS:</u>	Cash to seller or third party financing.
<u>SCHOOL:</u>	Hondo I.S.D.
<u>TAXES:</u>	Estimated taxes without exemptions for 2021 are \$3,190.67, no Ag Use exemption.
<u>WATER:</u>	There is one domestic water well at approximately 280' in depth with a 1 / 2 HP pump. Well is believed to be in the Glen Rose formation. The well services the cabin and outbuildings.
<u>MINERALS:</u>	Any and all minerals owned to be conveyed. To be more fully determined at time of new title commitment.
<u>ELECTRICITY:</u>	There is electricity to the cabin and surrounding outbuildings. The provider is Medina Electric Cooperative.
<u>TERRAIN/ VEGETATION:</u>	Timber consists of heavy Cedar with Mesquite, Elm, Persimmon and some Live Oak and Mountain Laurel with grasses native to the area. The terrain is gently rolling with elevations ranging from 1,000-1,400 ft.
<u>WILDLIFE:</u>	Whitetail deer, turkey and hogs.
<u>IMPROVEMENTS:</u>	There is a quaint, rustic 1BR/1B cabin built in 1994 that consists of approximately 880 sq. ft. of living area. The exterior of the cabin is wood and Masonite siding with a metal roof. The cabin sits on pier and beam, has a septic, nice, attached carport, is electric and gas with propane to the

stove and water heater. The water heater was replaced in 2017. The cabin needs some upgrades and maintenance but is livable. The interior of the cabin has vinyl flooring, sheetrock and beaded-board walls. There are two mini-split air conditioning units, a wood burning stove, pantry, built-in wood shelving unit in bedroom along with a nice walk-in Cedar lined closet. Outside is a very nice, screened-in porch with a small storage room and a swing perfect for enjoying a morning cup of coffee or relaxing in the evening. Attached to the cabin via a breezeway are two rooms, the smaller one houses the hot water heater and has some space for storage, the larger one is a combination workshop with built-in table and shelving for tools as well as extra storage. In addition, there is an enclosed barn consisting of approximately 900 sq. ft. with three double-doors, electricity, and a metal roof; a dog kennel; an enclosed gardening shed for plants and tools; and a fenced garden area. Two sides of the property are fenced with 5-strand barbed wire and is in poor to fair condition.

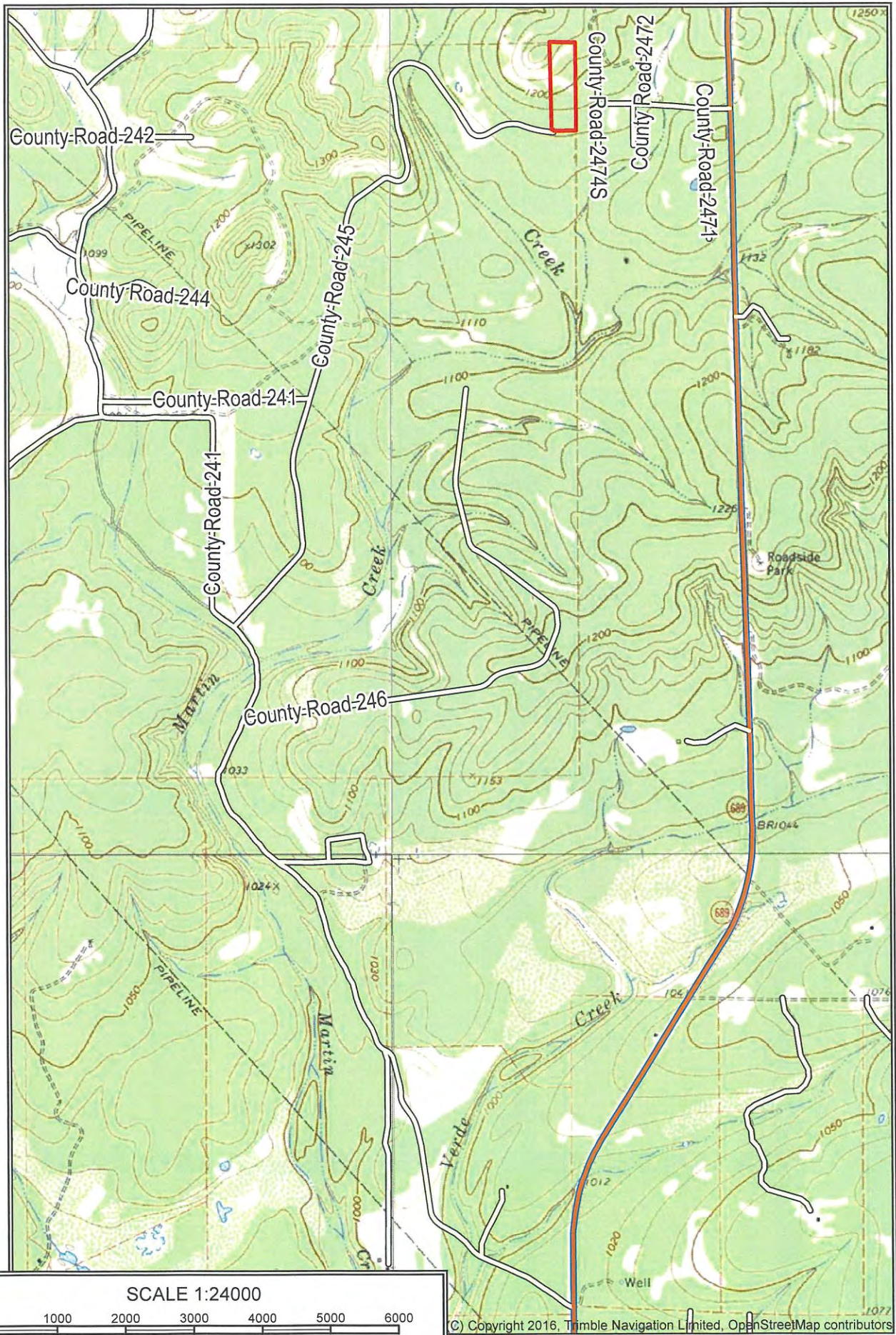
REMARKS:

This is a very nice small acreage property offering seclusion yet good paved "end of the" county road access. This property would make a great weekend get-a-way or country living located within close proximity to Hondo and Bandera and only 45 minutes to San Antonio!

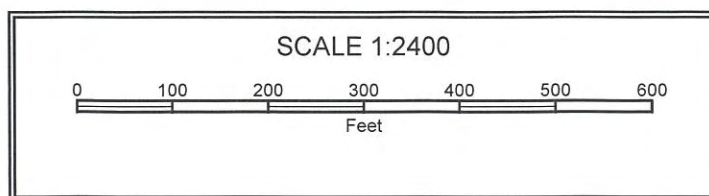




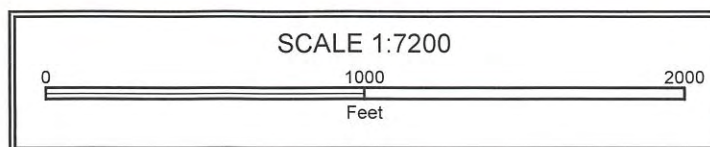
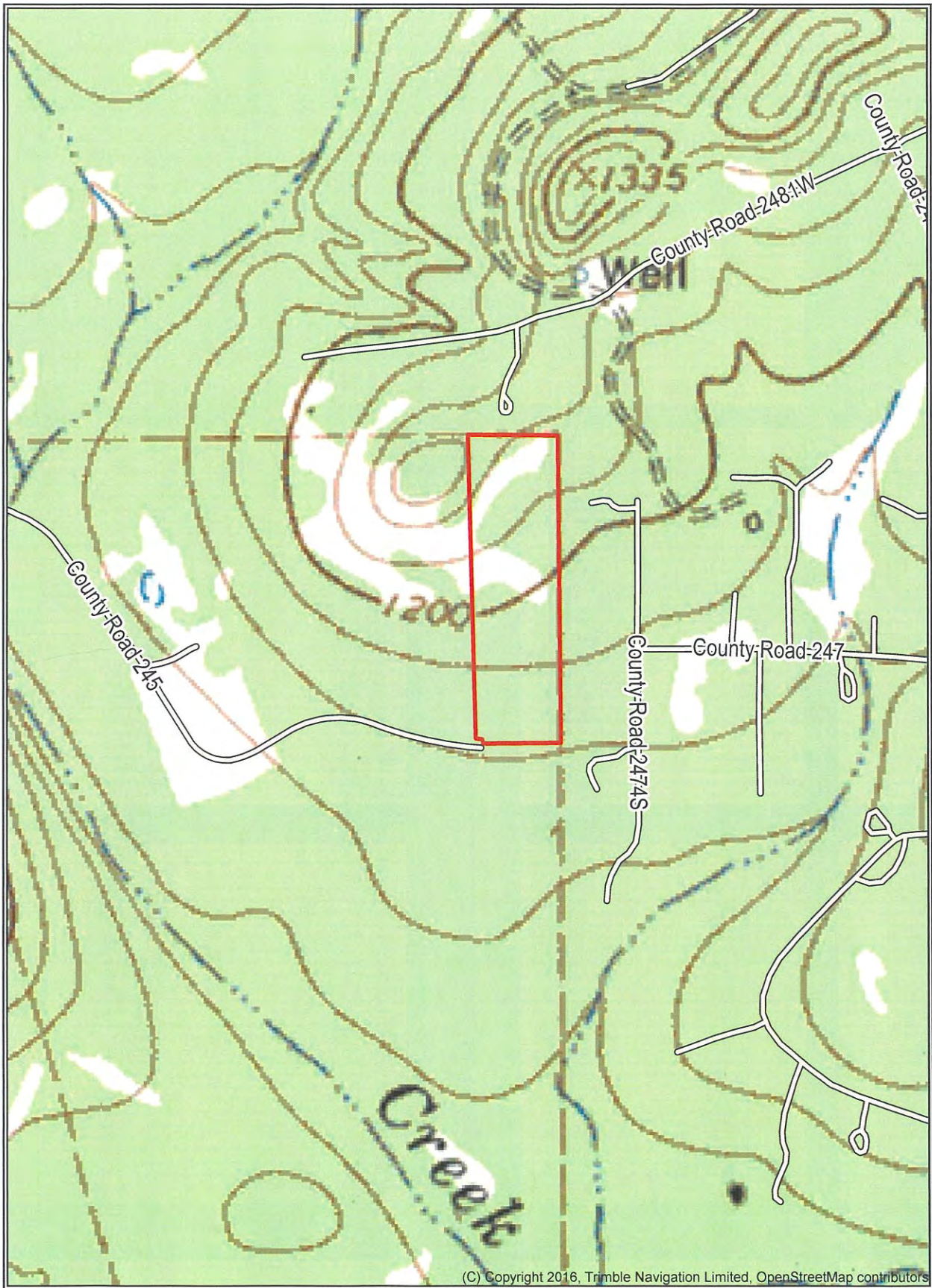








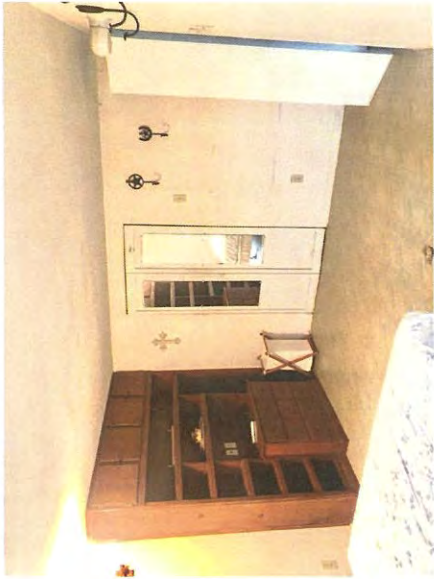




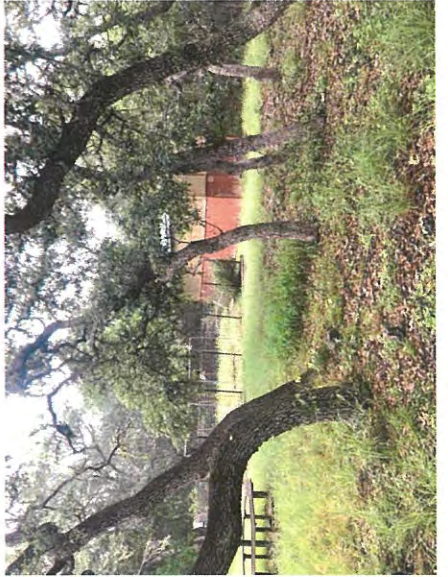




























## SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT 1277 CR 245  
Hondo, TX 78861

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?  
September 2019 (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		<input checked="" type="checkbox"/>	
Carbon Monoxide Det.		<input checked="" type="checkbox"/>	
Ceiling Fans		<input checked="" type="checkbox"/>	
Cooktop		<input checked="" type="checkbox"/>	
Dishwasher		<input checked="" type="checkbox"/>	
Disposal		<input checked="" type="checkbox"/>	
Emergency Escape Ladder(s)		<input checked="" type="checkbox"/>	
Exhaust Fans		<input checked="" type="checkbox"/>	
Fences	<input checked="" type="checkbox"/>		
Fire Detection Equip.		<input checked="" type="checkbox"/>	
French Drain		<input checked="" type="checkbox"/>	
Gas Fixtures	<input checked="" type="checkbox"/>		
Natural Gas Lines		<input checked="" type="checkbox"/>	

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

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

Item	Y	N	U	Additional Information
Central A/C		<input checked="" type="checkbox"/>		electric gas number of units:
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units:
Wall/Window AC Units	<input checked="" type="checkbox"/>			number of units: <u>2 mini split units</u>
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe:
Central Heat		<input checked="" type="checkbox"/>		electric gas number of units:
Other Heat	<input checked="" type="checkbox"/>			if yes, describe: <u>mini split units</u>
Oven	<input checked="" type="checkbox"/>			number of ovens: <u>1</u> electric gas <input checked="" type="checkbox"/> other:
Fireplace & Chimney	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> wood gas logs mock other: <u>wood burning stove</u>
Carport	<input checked="" type="checkbox"/>			attached not attached
Garage		<input checked="" type="checkbox"/>		attached not attached
Garage Door Openers		<input checked="" type="checkbox"/>		number of units: number of remotes:
Satellite Dish & Controls		<input checked="" type="checkbox"/>		owned leased from:
Security System		<input checked="" type="checkbox"/>		owned leased from:
Solar Panels		<input checked="" type="checkbox"/>		owned leased from:
Water Heater	<input checked="" type="checkbox"/>			electric <input checked="" type="checkbox"/> gas other: number of units: <u>1</u>
Water Softener		<input checked="" type="checkbox"/>		owned leased from:
Other Leased Items(s)		<input checked="" type="checkbox"/>		if yes, describe:

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_ and Seller: RTW

Page 1 of 6



Concerning the Property at \_\_\_\_\_

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	automatic	manual	areas covered:
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)		

Water supply provided by: city ☒ well MUD ☐ co-op ☐ unknown ☐ other: \_\_\_\_\_Was the Property built before 1978? yes ☒ no ☐ unknown ☐

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

Roof Type: shingle and metal Age: shingle 5 yr ; metal 27 yr (approximate)Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes ☒ no ☐ unknown ☐Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes ☒ no ☐ If yes, describe (attach additional sheets if necessary): \_\_\_\_\_

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

Item	Y	N	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems	<input checked="" type="checkbox"/>	<input 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): Pipes burst under the house during freeze - scheduled for repair.

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: <u>oak wilt</u>		<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"/>			

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: RTW, \_\_\_\_\_

Page 2 of 6



Concerning the Property at \_\_\_\_\_

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

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

**Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice?** \_\_\_ yes ☒ no If yes, explain (attach additional sheets if necessary): \_\_\_\_\_

**Section 5. Are you (Seller) aware of any of the following conditions?\*** (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

**Y    N**

- \_\_\_ ☒ Present flood insurance coverage (if yes, attach TXR 1414).
- \_\_\_ ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- \_\_\_ ☒ Previous flooding due to a natural flood event (if yes, attach TXR 1414).
- \_\_\_ ☒ Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- \_\_\_ ☒ Located \_\_\_ wholly \_\_\_ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
- \_\_\_ ☒ Located \_\_\_ wholly \_\_\_ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- \_\_\_ ☒ Located \_\_\_ wholly \_\_\_ partly in a floodway (if yes, attach TXR 1414).
- \_\_\_ ☒ Located \_\_\_ wholly \_\_\_ partly in a flood pool.
- \_\_\_ ☒ Located \_\_\_ wholly \_\_\_ partly in a reservoir.

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

\*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.

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: RTW, \_\_\_\_\_

Page 3 of 6



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): Multiple local propane dealers deliver.



1277 CR 245  
Hondo, TX 78861

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.

Robert T. Wolfkill      6-12-21  
Signature of Seller      Date      Signature of Seller      Date

Printed Name: Robert T. Wolfkill      Printed Name: \_\_\_\_\_

(TXR-1406) 09-01-19      Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: RTW      Page 5 of 6



**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 <https://publicsite.dps.texas.gov/SexOffenderRegistry>. 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 Co-op  
Sewer: \_\_\_\_\_  
Water: \_\_\_\_\_  
Cable: \_\_\_\_\_  
Trash: \_\_\_\_\_  
Natural Gas: \_\_\_\_\_  
Phone Company: \_\_\_\_\_  
Propane: \_\_\_\_\_  
Internet: \_\_\_\_\_

phone #: 866-632-3532  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
phone #: \_\_\_\_\_  
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phone #: \_\_\_\_\_

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

The undersigned Buyer acknowledges receipt of the foregoing notice.

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





**SAN ANTONIO BOARD OF REALTORS®. INC.**  
**OWNER'S DISCLOSURE STATEMENT**  
 (FARM, RANCH & RURAL ACREAGE)



This Disclosure Statement is not intended as a substitute for any inspections or warranties that a prospective buyer of the Property may wish to obtain in conjunction with the negotiation of a contract with Owner. It is recommended by Broker that any prospective buyer obtain independent inspections of the Property by professionals of such party's choice, including, but not limited to, an environmental site assessment of the Property.

THIS DISCLOSURE STATEMENT pertains to certain property located at 1277 CR 245, Hondo, TX 78861 (The "Property")  
 more particularly described on Exhibit A attached hereto, and is hereby submitted by Robert T. Wolfkill  
 ("Owner") to Bob Heyen Realty Kyle Heyen ("Broker")  
 for Broker's use in connection with its marketing of the Property to prospective buyers.

Owner hereby authorizes Broker to provide a copy of this Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the Property. This Information is intended to be a disclosure only and is not intended to be a part of any contract between Owner and a prospective buyer or a warranty of any kind by the Owner to a prospective buyer.

The answers or responses appearing in this Disclosure Statement are being made by the Owner to Broker and such responses or answers shall not be deemed or construed as being representations of the Broker to prospective buyers of the Property. The information provided herein is current as of June 11, 2021, and does not reflect any changed condition occurring after such date. Owner agrees to be as accurate as possible in responding to the applicable inquiries herein set forth, and to the extent that Owner is either uncertain about or has no knowledge of the information requested, then the applicable response is so noted. Owner acknowledges that this Disclosure Statement may be the basis for such prospective buyer determining whether or not to cause Independent Inspection, investigations, tests or environmental site assessments to be conducted with respect to the Property by real estate professionals. "These statements do not apply to any residence on the Property. For a residence, use the Sellers Disclosure Notice form."

Owner is ☐ is not ☒ occupying the Property. If Owner is not occupying the Property, how long since Owner has occupied the Property? This was a weekend property. Totally vacant as of 9/28/2017

**A. DEFECTS/MALFUNCTIONS:**

Is Owner aware of any significant or material defects/malfunctions in any of the following? ☒ Yes ☐ No. If yes, check appropriate space(s).

- |   |   |  |   |  |                                  |   |                                |
|---|---|--|---|--|----------------------------------|---|--------------------------------|
| <input type="checkbox"/> Interior Walls                     | <input type="checkbox"/> Ceilings                         | <input type="checkbox"/> Floors                      | <input type="checkbox"/> Exterior Walls | <input type="checkbox"/> Insulation        | <input type="checkbox"/> Roof(s) | <input type="checkbox"/> Windows            | <input type="checkbox"/> Doors |
| <input type="checkbox"/> Foundation                         | <input type="checkbox"/> Slab(s)                          | <input type="checkbox"/> Driveways                   | <input type="checkbox"/> Sidewalks      | <input type="checkbox"/> Walls/Fences      | <input type="checkbox"/> Paint   | <input type="checkbox"/> Electrical Systems |                                |
| <input checked="" type="checkbox"/> Plumbing/Sewers/Septics | <input type="checkbox"/> Heating/Air Conditioning Systems | <input type="checkbox"/> Other Structural Components |   | <input type="checkbox"/> Water Penetration |                                  |   |                                |

Describe: Pipes burst under the house - scheduled for repair

If any of the above items is checked, explain (attach additional sheets if necessary.): \_\_\_\_\_

**B. GENERAL INFORMATION:**

Is Owner aware of any of the following:

- |  | Yes                      | No                                  | Unknown                  |
|--|--------------------------|-------------------------------------|--------------------------|
| 1. Feature of the property shared in common with adjoining landowners, such as walls, roofs, fences and driveways, whose use or responsibility for maintenance may have an effect on the Property. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Any encroachments, easements or similar matters that may affect the Property.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Any settling from any cause, or slippage, sliding, or other soil problems as related to structures.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Major damage to the Property or any of the structures from fire, earthquake, floods, or ground shifting.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Neighborhood noise problems or other nuisances affecting the Property.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Deed restrictions or obligations affecting the Property.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Any notices of abatement or citations against the Property.   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Any lawsuits against Owner threatening to or affecting Property.  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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



C. **FLOODING AND DRAINAGE:** Is any part of the Property in a 100-year flood plain? ☐ Yes ☒ No ☐ Unknown. If yes, what part of the Property is within the flood plain: \_\_\_\_\_. What is the source of your information? \_\_\_\_\_  
Has the Property ever flooded? ☐ Yes ☒ No ☐ Unknown. If yes, give dates and information: \_\_\_\_\_

Are there any drainage problems? ☐ Yes ☒ No ☐ Unknown. If yes, explain: \_\_\_\_\_

Are there any flowing or intermittent springs or streams on the Property? ☐ Yes ☒ No ☐ Unknown. If yes, please explain: \_\_\_\_\_

D. **ENVIRONMENTAL MATTERS:**

1. **UNDERGROUND TANKS AND PIPELINES:** Are there now or has there ever been any tanks, drums, pipelines or other containers containing or transporting gas, oil, chemicals or other hazardous substances or materials upon or buried underground anywhere on or in the Property? ☐ Yes ☒ No ☐ Unknown. If yes, Number: \_\_\_\_\_ Size: \_\_\_\_\_ Age: \_\_\_\_\_  
Location: \_\_\_\_\_

In current use? ☐ Yes ☒ No ☐ Unknown. Registered with Registration Department, Petroleum Storage Tank Division, Texas Water Commission (512/371-6200)? ☐ Yes ☐ No ☐ Unknown. Type of material(s) stored in tank(s): \_\_\_\_\_  
☐ Unknown. What is the source of your information: \_\_\_\_\_

2. **HAZARDOUS MATERIALS:** Are there now or has there ever been any other hazardous substances or materials (including residues from toxic substances) on or in the Property? ☐ Yes ☒ No ☐ Unknown. If yes, material: \_\_\_\_\_

When: \_\_\_\_\_

Location: \_\_\_\_\_

What is the source of your information? \_\_\_\_\_

3. **CHEMICALS:** Has there been any storage or manufacturing of chemical materials or pollutants on the Property? ☐ Yes ☒ No ☐ Unknown. If yes, material: \_\_\_\_\_ When: \_\_\_\_\_

4. **MINING OR DUMPING:** Has the Property ever been used as a quarry, mine, dump site or landfill? ☐ Yes ☒ No ☐ Unknown. If yes, please explain: \_\_\_\_\_

What is the source of your information? \_\_\_\_\_

5. **WASTE SITES:** Have there ever been any chemical or waste disposal sites on or in close proximity to the Property? ☐ Yes ☒ No ☐ Unknown. Explain: \_\_\_\_\_

6. **ENDANGERED SPECIES:** Do you know of the existence of any threatened or endangered species, as listed by the Texas Parks and Wildlife Department or U.S. Fish and Wildlife Service, or their habitat on the Property? ☐ Yes ☒ No ☐ Unknown. If yes, explain and give the location: \_\_\_\_\_

7. **OTHER:** Are there any other environmental hazards or conditions which presently contaminate or otherwise detrimentally affect the Property that are not otherwise mentioned herein, but that Owner has reason to believe might be violative of applicable federal, state or local environmental statutes or regulations (including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended)? ☐ Yes ☒ No ☐ Unknown. Explain: \_\_\_\_\_

\_\_\_\_\_. (attach additional sheets if needed).

E. **WATER SYSTEM:** Has the Owner ever had the water system(s) serving the Property tested? ☐ Yes ☒ No ☐ Unknown. If yes, tested by: \_\_\_\_\_  
Dated tested: \_\_\_\_\_ ☐ Satisfactory ☐ Satisfactory with Notation ☐ Unsatisfactory. Has Owner ever had water test with an "Unsatisfactory" or "Satisfactory with Notation" result? ☐ Yes ☐ No ☐ Unknown. If yes, please explain: \_\_\_\_\_

1. **PROBLEMS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**F. SPECIAL CONDITIONS AFFECTING PROPERTY OF WHICH A PROSPECTIVE BUYER SHOULD BE GENERALLY AWARE THAT ARE NOT OTHERWISE SET FORTH HEREIN:**

The information herein is complete, true and correct to the best of Owner's knowledge and belief as of the date signed by the Owner. This Disclosure Statement is not intended as a substitute for any inspections or warranties that a prospective buyer of the Property may wish to obtain in conjunction with the negotiation of a contract with Owner. It is recommended by Broker that any prospective buyer obtain independent inspections of the Property by professionals of such party's choice including, but not limited to an environmental site assessment of the Property.

OWNER'S DISCLOSURE STATEMENT - COMMERCIAL & FARM, RANCH & RURAL ACREAGE 1277 CR 245, Hondo, TX 78861  
(PROPERTY ADDRESS)

The information herein contained is complete, true and correct to the best of the Owner's knowledge and belief as of the date signed by the Owner.

OWNER: Robert T. Wolfkill DATE: 6-12-21

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

BUYER(S) AND OWNER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND OWNER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS OWNER'S DISCLOSURE STATEMENT.

BUYER: \_\_\_\_\_ BUYER: \_\_\_\_\_

DATE: \_\_\_\_\_





## INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
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1277 CR 245  
Hondo, TX 78861

**CONCERNING THE PROPERTY AT**

### 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: East of the house, from tree line towards the house, and between the garden area and barbecue shed. ☐ Unknown
- (4) Installer: ☒ Unknown
- (5) Approximate Age: 27 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 Fall 2006
- (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.

(TXR 14 ) 1 4

Initialed for Identification by Buyer \_\_\_\_\_ and Seller FW

Page 1 of 2



**D. INFORMATION FROM GOVERNMENTAL AGENCIES:** Pamphlets describing on site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 1/24/2012. 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.

Facility	Usage (gal day)	Usage (gal day)
	without water savings	with water savings
Single family dwelling (1-2 bedrooms less than 1,500 sf)	225	1
Single family dwelling (3 bedrooms less than 2,500 sf)	300	24
Single family dwelling (4 bedrooms less than 3,500 sf)	350	3
Single family dwelling (5 bedrooms less than 4,500 sf)	450	3
Single family dwelling (6 bedrooms less than 5,500 sf)	525	42
Mobile home, condo, or townhouse (1-2 bedroom)	225	1
Mobile home, condo, or townhouse (each additional bedroom)	50	

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.

Robert T. Wolfkill      6-12-21  
 Signature of Seller      Date  
 Robert T. Wolfkill

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

Receipt acknowledged by:

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

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



## Information About Brokerage Services

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

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Bob Heyen Realty</b>	<b>459073</b>	<b>bobheyenrealty@gmail.com</b>	<b>830-426-4333</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Kyle J. Heyen</b>	<b>459073</b>	<b>bobheyenrealty@gmail.com</b>	<b>830-426-4333</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Kyle J. Heyen</b>	<b>459073</b>	<b>bobheyenrealty@gmail.com</b>	<b>210-912-6007</b>
Sales Agent/Associate's Name	License No.	Email	Phone
<u>RTW</u>		<u>6-12-21</u>	
Buyer/Tenant/Seller/Landlord Initials		Date	