

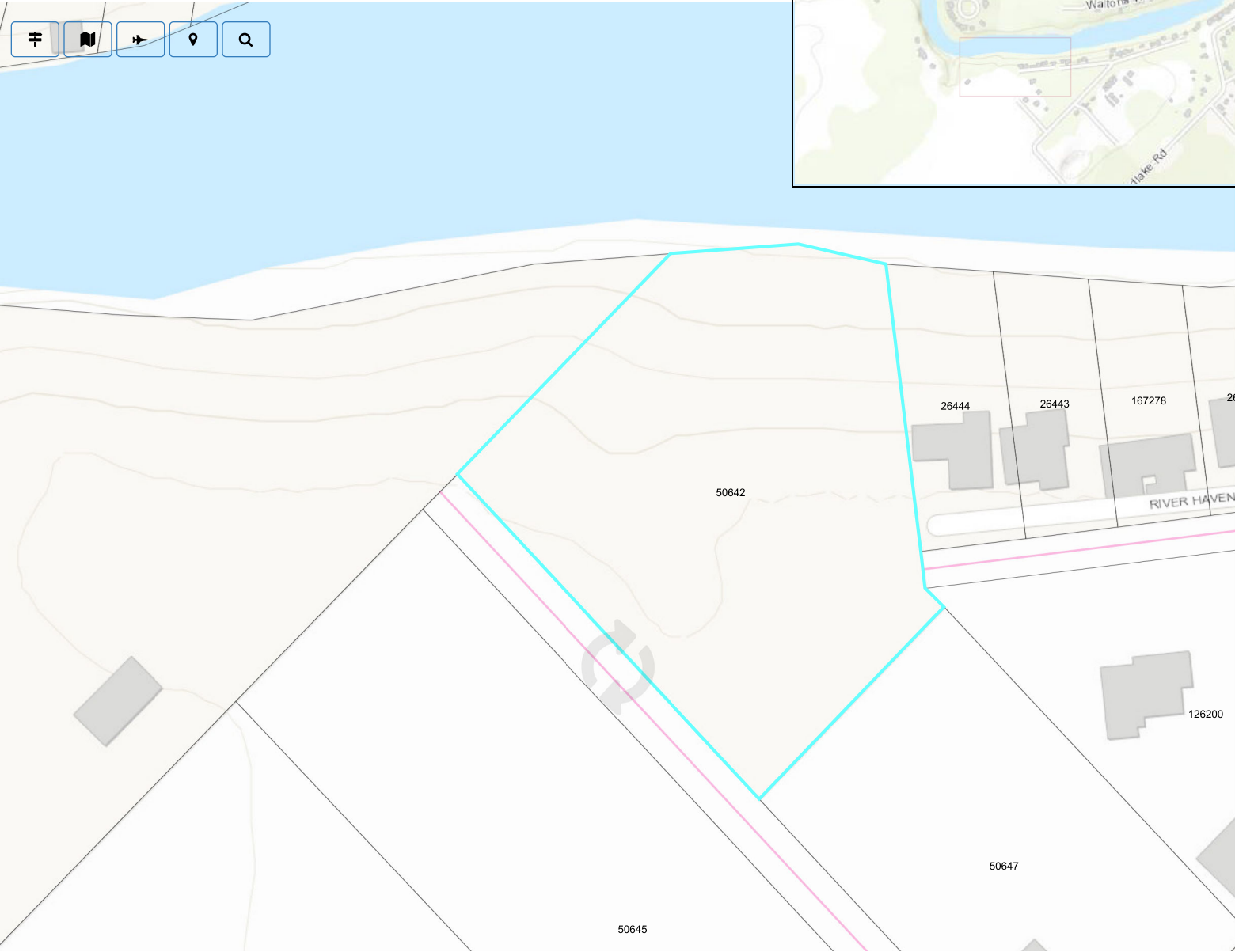


Features List:

TBD River Haven Rd. • McQueeney, TX

Waterfront & Exterior:

- 176' +/- of Water Frontage
 - Lake McQueeney
 - North Facing
- Retaining Wall
- Gravel Drive
- Mature Trees
 - Cypress
 - Native Pecan
- Storage Shed
- Wood Dock
- Standard Straight Ladder
- 2.7 +/- Acres
- Open Patio
 - Built-In BBQ Pit
 - Built-In Picnic Table & Seating
- Electricity Available
 - Meter Required
- Green Valley Water Available
 - Meter Required
- Partial Sprinkler System
 - Pump Required





SAN ANTONIO BOARD OF REALTORS, INC.
RESIDENTIAL LOT
SELLERS DISCLOSURE NOTICE
 To Be Completed By The Seller For Residential Lots



THIS FORM IS FURNISHED BY THE SAN ANTONIO BOARD OF REALTORS® FOR USE BY ITS MEMBERS. USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF A BOARD/ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.

Concerning the Property at:

2.70 acres - River Haven

(Property Address)

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 purchaser may wish to obtain. It is not a warranty of any kind by seller, seller's agents, or any other agent.

A. Mark below: (Y) for Yes (N) for No (U) for Unknown.

Y N U

- ☒ ☐ ☐ Located in 100-Year Flood plain
- ☐ ☒ ☐ Present Flood Insurance
- ☒ ☐ ☐ Previous Flooding onto the Property
- ☐ ☒ ☐ Soil Movement
- ☐ ☒ ☐ Surface Structures or Pits
- ☐ ☒ ☐ Underground Storage Tanks
- ☐ ☒ ☐ Wetlands on Property
- ☐ ☒ ☐ Diseased Trees

Y N U

- ☐ ☒ ☐ Endangered Species/Habitat on Property
- ☐ ☒ ☐ Fault Lines
- ☐ ☒ ☐ Hazardous or Toxic Waste
- ☐ ☒ ☐ Intermittent or Weather Springs
- ☐ ☒ ☐ Landfill
- ☐ ☒ ☐ Lead-Based Paint Hazards
- ☐ ☒ ☐ Radon Gas

If you answered yes to any of the above, please explain:

We are in the floodway at the waterfront.

B. General Information:

Is the Seller aware of any of the following:

Y N U

- ☐ ☒ ☐ 1. Features 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 of the Property.
- ☒ ☐ ☐ 2. Any encroachments, easements or similar matters that may affect the Property.
- ☐ ☒ ☐ 3. Any zoning violations, nonconforming uses or violation of "setback" requirement.
- ☒ ☐ ☐ 4. Deed restrictions or obligations affecting the Property.
- ☐ ☒ ☐ 5. Any lawsuits against the Seller threatening to or affecting the Property.
- ☐ ☒ ☐ 6. Any notices of abatement or citations against the Property
- ☐ ☒ ☐ 7. Have you (Seller) ever collected any insurance payments pursuant to a claim made for damage to the Property and not used the proceeds to make the repairs for which the claim was submitted?

☒ yes ☐ no; If yes, explain: Deed restrictions to be drafted by attorney

☒ ☐ ☐ 8. Any tax exemption(s) which you (Seller) currently claim for the Property. If yes, list: _____

Ag Exemption

☐ ☒ ☐ 9. Any violent crime or death on the Property except for those deaths caused by: Natural causes, suicide, or accidental unrelated to the Property.

Concerning the Property at _____

Y N U
☐ ☒ ☐

10. Any Homeowner's Association or maintenance fees or assessments. If yes, complete:

Amount of fee or assessment: \$ _____

☐ Mandatory ☐ Voluntary Name of Association: _____

Manager's Name: _____

Due: _____ Monthly _____ Quarterly _____ Annually

Any unpaid fees or assessments for the Property: ☐ Yes ☐ No

If yes, amount \$ _____

☐ ☒ 11. Municipal Utility District which has any authority over the Property; If yes, Name of District: _____

If you answered yes to any of the above, please explain: _____

C. UTILITIES AVAILABLE :

Mark (A) for Available (O) on site (U) Unknown

A/O/U
☒ ☐ ☐ Water System ☒ City ☐ Well ☐ Municipal ☐ Private
☐ ☒ ☐ Natural Gas
☒ ☐ ☐ Electric
☒ ☐ ☐ Telephone
☐ ☒ ☐ Sewer System
☒ ☐ ☐ Cable T.V.
☐ ☐ ☐ Other _____
☐ ☐ ☐ None

IF WELL ON PROPERTY: approximate depth _____ well extends into _____ (name of water source). The well ☐ does ☐ does not
need repair, if so, explain: N/A

IF SEPTIC SYSTEM: In Place ☐ Required ☐ Allowed ☒ Not Allowed ☐

Robert Friesenhahn 3/13/2023
Signature of Seller Date

Danny Friesenhahn 03/13/23
Signature of Seller Date

Raymond Friesenhahn 03/13/23

Pat Kempf 03/14/23
Date

Jose Friesenhahn 03/14/23

NOTICE TO BUYER: Listing Broker, _____, and Other Broker, _____
advise you that this Seller's Disclosure Notice was completed by Seller, as of the date signed. The Listing Broker and Other Broker 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 PRIOR TO CLOSING.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Buyer Date

Signature of Buyer Date


AMENDMENT TO INFORMATION FORM OF
LAKE MCQUEENEY WATER CONTROL IMPROVEMENT DISTRICT NO. 1

THE STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

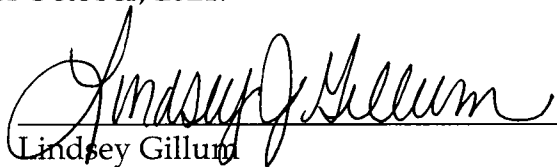
We, the undersigned, constituting a majority of the members of the Board of Directors of Lake McQueeney Water Control Improvement District No. 1 (the "District"), do hereby make, execute and affirm this Information Form in compliance with TEXAS WATER CODE §49.452 and §49.455 and 30 TEXAS ADMIN. CODE §293.92. We do hereby certify as follows:

1. The most recent rate of taxes levied by the District on all property within the District is \$0.28 per \$100 of assessed valuation.
2. The form Notice to Purchasers required by §49.452, Texas Water Code, as amended, to be furnished by a seller to a purchaser of real property in the District is attached hereto as Exhibit A and incorporated herein for all purposes.

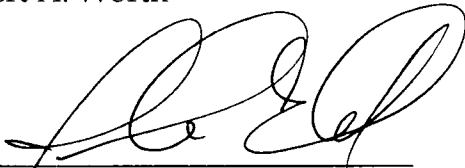
WITNESS OUR HANDS this 19th day of October, 2021.



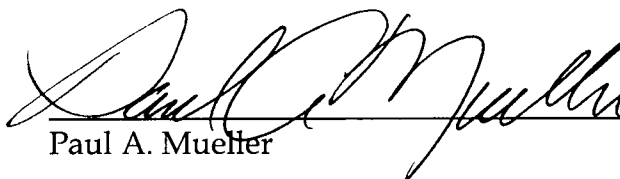
Robert A. Worth



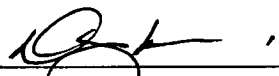
Lindsey Gillum



John Ewald



Paul A. Mueller

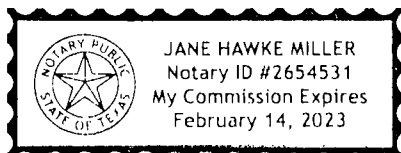


David Doughtie


THE STATE OF TEXAS §
 §
 COUNTY OF GUADALUPE §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared David Doughtie, John Ewald, Lindsey Gillum, Paul A. Mueller ~~and Robert A. Worth,~~ known to me to be the persons and officers whose names are subscribed to the foregoing instrument and affirmed and acknowledged that said instrument is correct and accurate to the best of their knowledge and belief, and that they executed the same for the purposes and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19th day of October, 2021.



(SEAL)



 Notary Public, State of Texas

After recording, return to: Lake McQueeney Water Control Improvement District No. 1
 c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600,
 Houston, Texas 77027, Attn: Jane Miller.

NOTICE TO PURCHASERS

The real property, described below, that you are about to purchase is located in the Lake McQueeney Water Control and Improvement District No. 1 (the "District"). The District has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the District on real property located in the District is \$0.28 on each \$100 of assessed valuation.

The District is located in whole or in part in the extraterritorial jurisdictions of the cities of New Braunfels and Seguin (the "Cities"). By law, the District may be annexed by either of the Cities without the consent of the District if the Cities comply with the requirements of Chapter 43, Texas Local Government Code, as amended, which may include voter approval. When a District is annexed, the District is dissolved.

The District is also located in part in the corporate boundaries of the City of Seguin (the "City"). The taxpayers of the district are subject to the taxes imposed by the City and by the District until the District is dissolved. By law, a District located within the corporate boundaries of a city may be dissolved by municipal ordinance without the consent of the District or the voters of the District.

The purpose of this District is to provide (i) the improvement of rivers, creeks, and streams to prevent overflows, to permit navigation or irrigation; (ii) the construction, improvement, and maintenance of pools, lakes, reservoirs, dams, canals, and waterways for irrigation, drainage, or navigation; (iii) the control, storage, preservation, and distribution of its water and floodwater and the water of its rivers and streams for irrigation, power; (iv) the reclamation, drainage, conservation, and development of its forests, water, and hydroelectric power; (v) the navigation of its coastal and inland water; (vi) the control, abatement, and change of any shortage or harmful excess of water; (vii) the protection, preservation, and restoration of the purity and sanitary condition of water within the state; and (viii) the preservation and conservation of all natural resources of the State benefitting the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District and/or another governmental entity. The legal description of the property you are acquiring is as follows:

[description of property]

ABS: 4 SUR: MOSES BAKER 2.3970 AC. & Part of ABS: 4 SUR: MOSES BAKER 1.00 AC. PRIV ROADWAY
SELLER:

Authentisign
Raymond Friesenhahn

03/09/23

Authentisign
Pat Kempf

03/10/23

Authentisign
Robert Friesenhahn

03/09/23

Authentisign
Robert Friesenhahn

03/09/23

Authentisign
Danny Friesenhahn

03/09/23

(Date)

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

PURCHASER:

(Date)

Signature of Purchaser

[ADD APPROPRIATE ACKNOWLEDGMENTS]

AFTER RECORDING, return to: _____.

202199036544

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
10/22/2021 09:51:52 AM PAGES: 4 JEANNE
TERESA KIEL, COUNTY CLERK



Teresa Kiel