

Bob Heyen Realty

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La Brisa Ranch

- ACREAGE:** 358.056 acres, more or less, last surveyed in 2019.
- LOCATION:** 824 PR 6100
D'Hanis, Texas 78850
Property is located approximately 20 miles SW of Hondo or 8.5 miles S of Hwy. 90 off CR 520 (Squirrel Creek Road) and accessed via PR 6100. There are 3 landowners who access their properties through an easement that runs along a portion of the east end and southern boundary of the ranch. All in Medina County, Texas.
- PRICE:** \$2,600,000.00.
- TERMS:** Cash to Seller and/or third-party financing.
- SCHOOL:** D'Hanis ISD.
- TAXES:** Property is under Agricultural Use Exemption. 2024 taxes were approximately \$9,936.03.
- MINERALS:** Any and all mineral and executive rights owned to be conveyed. To be more accurately determined at time of new title commitment.
- WATER:** There is one water well (believed to be Edwards) that is approximately 1,100' in depth. The well has a 6" steel casing with a 25 GPM, 5HP submersible pump set at 480'. Piping is 2" galvanized and there are two 119-gallon pressure tanks. Water is piped to all homes, roping arena, the corral trough, and to one tank by a constant pressure booster pump from the reservoir. There are also two earthen tanks and approximately 1,344' of the West Squirrel Creek.
- TERRAIN/GRASSES:** The terrain is flat to gently rolling with elevations ranging from 850'-900'.
- VEGETATION:** Vegetation consists of Huisache, Guajillo, Guayacan, an abundance of Cenizo. Trees consist of Mesquite, Live Oaks and some Cedar Elm. There is approximately 60-80 acres of open field land that is in improved grasses consisting of Tifton 85 Bermuda grass and Klein grass as well as others native to the area such as Blue Grama, Buffalo grass and Curly Mesquite.
- WILDLIFE:** Native game includes whitetail deer, turkey, quail, dove and hogs. The West Squirrel Creek and earthen tanks provide excellent habitat, food and water for waterfowl as well.
- IMPROVEMENTS:** The ranch has standard height barbed wire fencing and is partially high fenced on the west and south boundary. Property is cross fenced into four pastures with excellent interior roads that traverse the property with some being paved. There are also many nice structural improvements including:

MAIN HOME: Beautiful Spanish-style 3BR/4B home consisting of approximately 3,823 sq. ft. of living area. There is a nice island kitchen, dining area, two spacious living areas, each with their own fireplace that looks out over the swimming pool and outdoor entertainment area. The flooring is Saltillo tile, berber and low pile carpeting with the floor plan laid out comfortably allowing for a perfect entertainment and relaxed environment on the ranch. The exterior of the home is stucco and timber with the roof being Spanish style clay tile. The home is situated overlooking an in-ground swimming pool with hot tub and cabana that is surrounded by tile patios, 3-car carport, and sprinkler irrigated yard.

GUEST HOME: Nice older 2BR/2B guest home consisting of approximately 1,056 sq. ft. of living area. This is a cozy, rustic ranch home on pier and beam with cement board siding, metal roof, window A/C units and its own septic system. There is a comfortable living area, kitchen, and linoleum and carpeted flooring. The porch extends along the entire front of the home overlooking a fenced yard that surrounds the home.

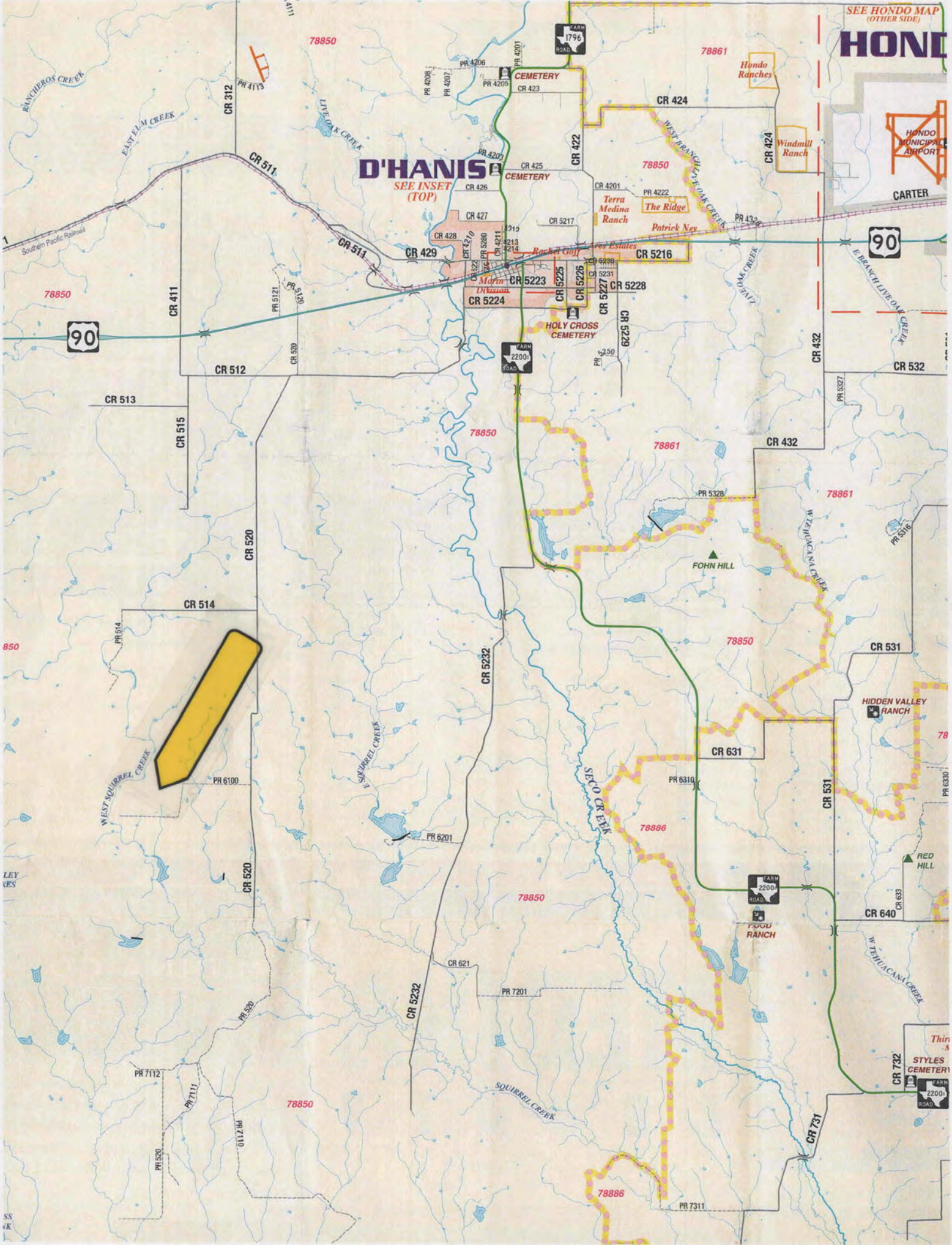
FOREMAN'S HOME: A 12'x38' 1BR/1B home on a concrete slab with cement board siding, metal roof and A/C window units.

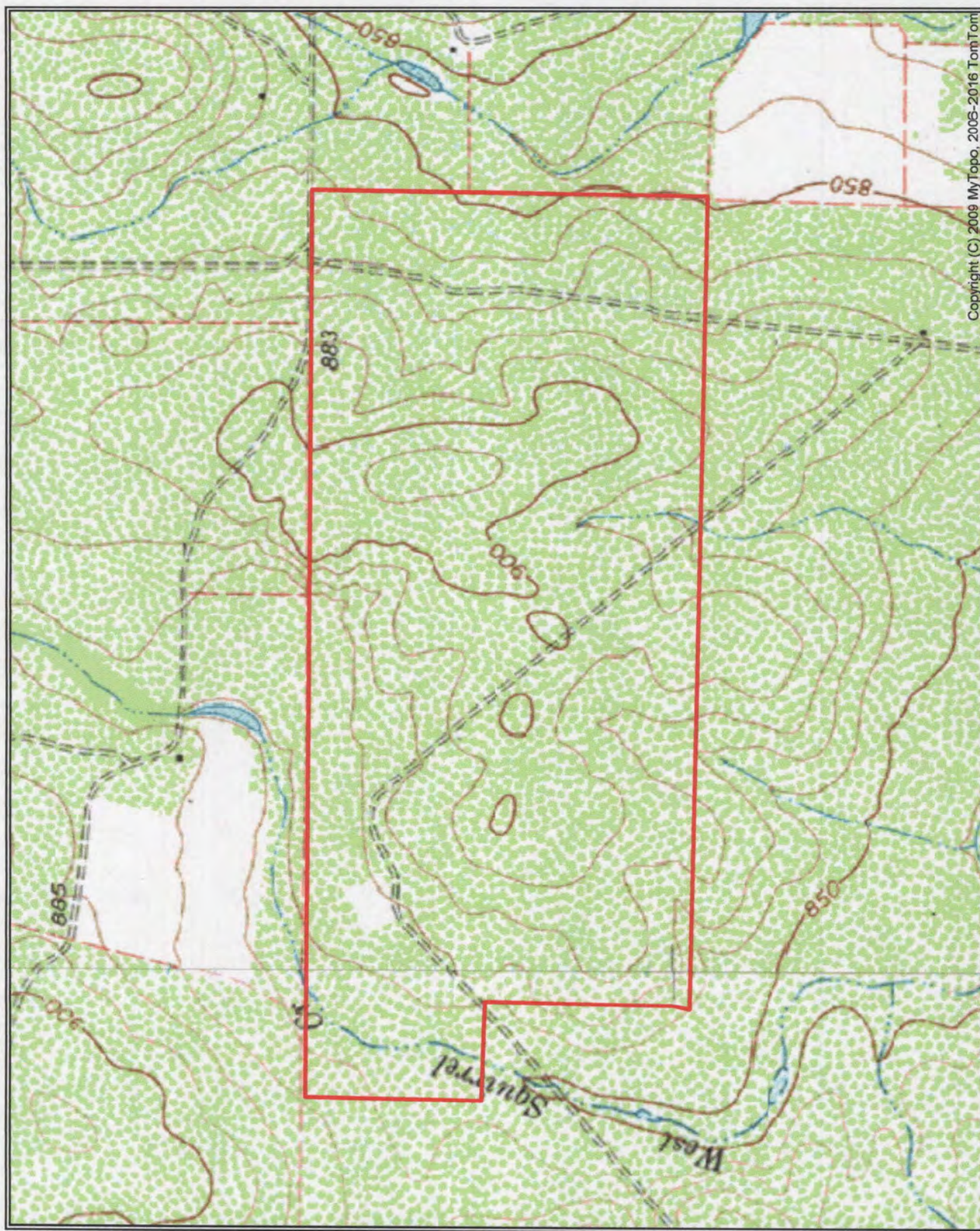
Aside from the three homes, there is a small wooden smokehouse; 3-sided, approximately 21'x61' (or 1,281 sq. ft.) metal hay barn with 4 bays and concrete floors; a 12'x52', 4 stall horse barn with concrete floors, water and electricity; a workshop/storage/cantina with concrete floors, electricity and water. The cantina is set up for entertainment along with a restroom and tack room; a nice pipe roping arena; cleared grass landing strip; and a set of pipe corrals with gates, chute and water trough.

REMARKS:

This is a highly improved cattle/hunting/recreational ranch that offers a diverse mix of field land and South Texas brush which creates a fantastic habitat for cattle and wildlife. This is truly a South Texas destination ranch ready for the rancher or outdoor enthusiast with a convenient location only 1 hour and 15 minutes from the San Antonio International Airport!

SEE HONDO MAP (OTHER SIDE)
HONDO

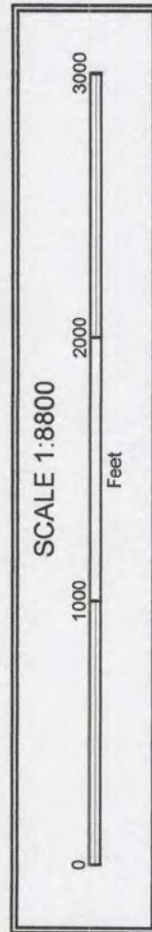


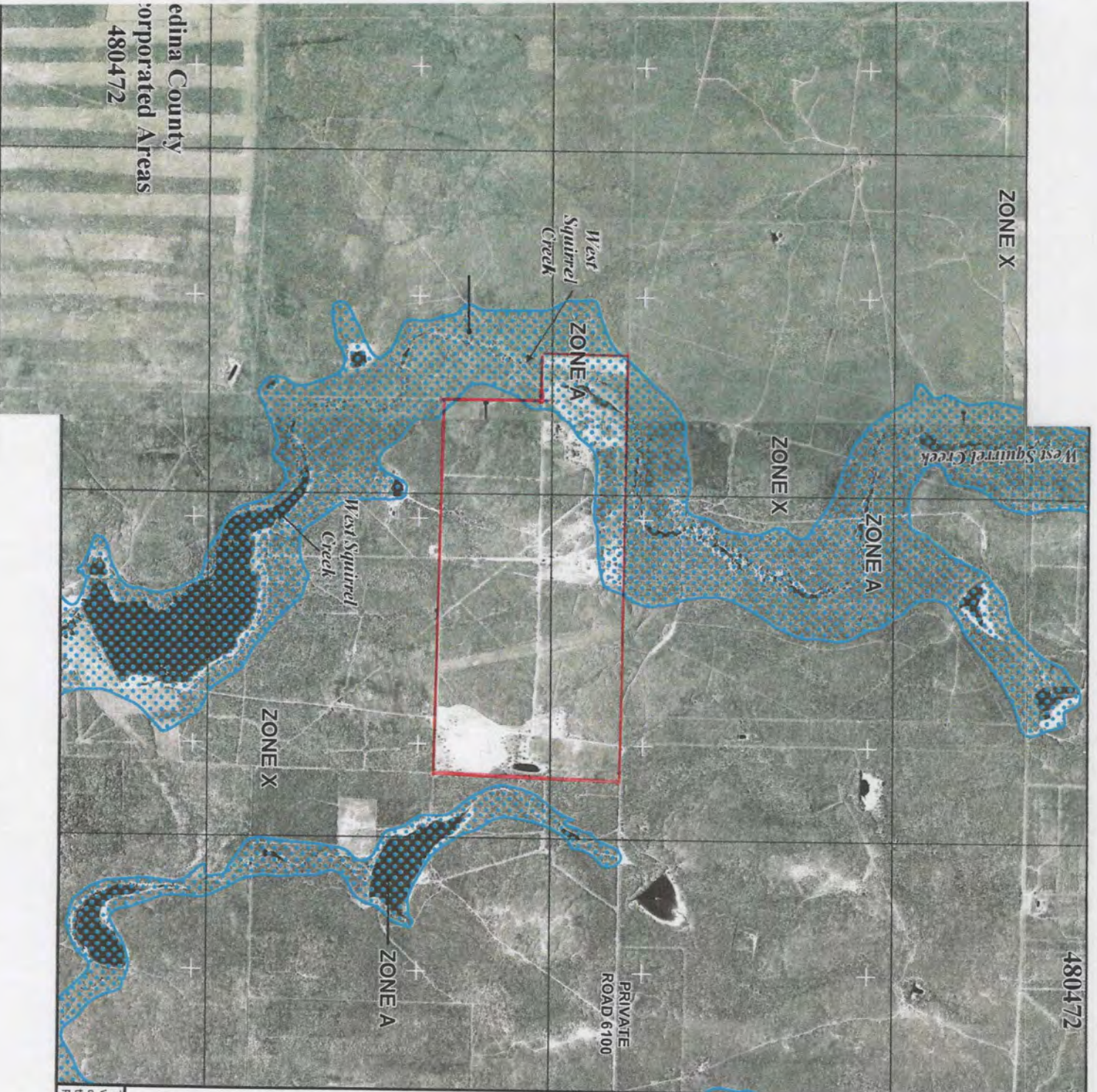


SCALE 1:12000



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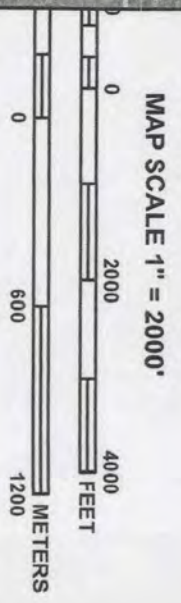




Medina County
Incorporated Areas
480472

480472

PRIVATE
ROAD 6100



NATIONAL FLOOD INSURANCE PROGRAM

NFIP

PANEL 0600C

FIRM

FLOOD INSURANCE RATE MAP
MEDINA COUNTY,
TEXAS
AND INCORPORATED AREAS
PANEL 600 OF 850
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:	NUMBER	PANEL	SUFFIX
COMMUNITY	480472	0600	C
MEDINA COUNTY			

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

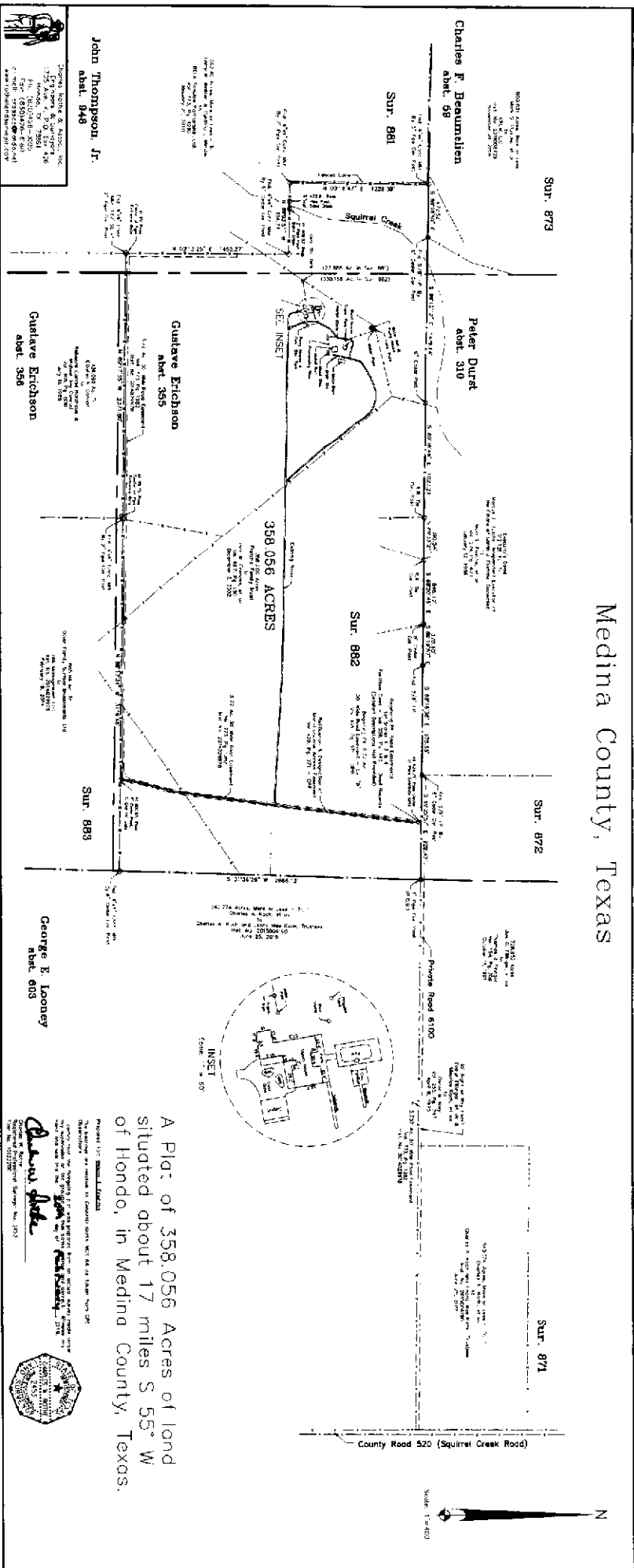


MAP NUMBER
48325C0600C
EFFECTIVE DATE
April 3, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Medina County, Texas



FIELD NOTES TO DESCRIBE

A survey of 358.056 acres of land situated about 17 miles S 55° W of Hondo, in Medina County, Texas, being 27.888 acres out of Survey No. 881, Abstract No. 948, John Thompson, Jr., original Grantee, and 330.168 acres out of Survey No. 882, Abstract No. 355, Gustave Erichson, original Grantee, being that same property described in a Deed to John W. Frerichs, et ux from Frerichs Family Trust, dated December 3, 2002, as recorded in Volume 467 on Page 130 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 3" diameter pipe corner post on the recognized West line of Survey No. 871, Abstract No. 603, George E. Looney, original Grantee, and the South line of that certain 728.952 acres of land described in a Deed to Thomas J. Fillinger from Joe G. Fillinger, et ux, dated October 11, 1991, as recorded in Volume 154 on Page 706 of the aforementioned Official Public Records, for the recognized Northeast corner of said Survey No. 882, the recognized Southeast corner of Survey No. 872, Abstract No. 310, Peter Durst, original Grantee, the lower Northwest corner of that certain 540.774 acres of land, more or less, described as Tract 1 in a Deed to Charles A. Koch and Leona Mae Koch, Trustees from Charles A. Koch, et ux, dated June 25, 2015, as recorded in Instrument No. 2015004190 of the said Official Public Records, and the Northeast corner of this survey;

THENCE: Generally along fence, the recognized East line of said Survey No. 882, the recognized West line of said Survey No. 871, and the lower West line of said 540.774 acres of land, more or less, S 01-36-29 W 2686.13 feet to a 4"x4" concrete marker found by a 4" diameter cedar corner post for the Northeast corner of that certain 885.94 acre tract of land described in a Deed to 746 Management LLC from Oliver Family Surface Investments, Ltd., dated February 19, 2014, as recorded in Instrument No. 2014029978 of the said Official Public Records and the Southeast corner of this survey;

THENCE: Generally along fence and the North line of said 885.94 acre tract of land, N 89-17-34 W at 800.65 feet pass an 8" diameter cedar post at the East end of a 14-foot-wide gate, continuing a total distance of 3119.48 feet to a 4"x4" concrete marker found by a 2" diameter pipe corner post for the upper Northwest corner of said 885.94 acre tract of land, the Northeast corner of that certain 136.090 acre tract of land described in a Deed to Rebecca Conrad Holzhaus and Michael Ney Conrad from Ethelyn N. Conrad, dated July 16, 1989, as recorded in Volume 108 on Page 800 of the said Official Public Records, and an angle point of this survey;

THENCE: Generally along fence and the North line of said 136.090 acre tract of land, N 89-17-35 W at 26.75 feet pass the center of a pipe entrance gate, continuing a total distance of 2371.80 feet to a 4"x4" concrete marker found 1.67 feet Southeast of a 2" diameter pipe corner post on the East line of that certain 662.40 acres of land, more or less, described as Tract I in a Deed to BELA Schulze Partnership, Ltd. from Larry W. Winkler and Cynthia L. Winkler, dated January 21, 2010, as recorded in Volume 773 on Page 1282 of the said Official Public Records, for the Northwest corner of said 136.090 acre tract of land and the lower Southwest corner of this survey;

THENCE: Generally along fence and the lower East line of said 662.40 acres of land, more or less, N 00-13-25 E at 15.00 feet pass the center of a pipe entrance gate, continuing a total distance of 1450.27 feet to a 4"x4" concrete marker found by a 6" diameter cedar corner post for the lower Northeast corner of said 662.40 acre tract of land and an interior corner of this survey;

THENCE: Generally along fence and the lower North line of said 662.40 acres of land, more or less, N 89-03-51 W at 408.53 feet pass a 2" diameter pipe post on the East bank of Squirrel Creek, at 472.91 feet pass a 2" diameter pipe post on the West bank of said Squirrel Creek, continuing a total distance of 634.71 feet to a 4"x4" concrete marker found by a 2" diameter pipe corner post for an interior corner of said 662.40 acres of land, more or less, and the upper Southwest corner of this survey;

THENCE: Generally along fence and the upper East line of said 662.40 acres of land, more or less, N 00-16-47 E 1228.39 feet to a 4"x4" concrete marker found by a 3" diameter pipe corner post on the recognized North line of said Survey No. 881, the recognized South line of Survey No. 873, Abstract No. 59, Charles F. Beaumelien, original Grantee, and the South line of that certain 800.031 acres of land, more or less, described in a Deed to CRLW, LLC from Mark S. Flusche, et al, dated November 28, 2018, as recorded in Instrument No. 2018008729 of the said Official Public Records, for the upper Northeast corner of said 662.40 acres of land, more or less, and the Northwest corner of this survey;

THENCE: Generally along fence, the recognized North line of said Survey No. 881, the recognized South line of said Survey No. 873, and the South line of said 800.031 acres of land, more or less, S 89-28-50 E 472.52 feet to a 5/8" iron pin found by a 6" diameter cedar corner post for the Southeast corner of said 800.031 acres of land, more or less, the Southwest corner of that certain 512.126 acre tract of land described in a Deed to Mark S. Flusche, et al from Marcus J. Flusche, Independent Executor of the Estate of Sarah J. Flusche, Deceased, dated January 12, 1996, as recorded in Volume 274 on Page 420 of the said Official Public Records, and an angle point of this survey;

THENCE: Generally along fence, the recognized North line of said Survey No. 881, the recognized North line of said Survey No. 882, the recognized South line of said Survey No. 873, the recognized South line of said Survey No. 872, and the South line of said 512.126 acre tract of land, the following courses:

S 89-12-12 E 1479.14 feet to a 6" diameter cedar post for an angle point;

S 89-18-46 E 1027.21 feet to a railroad tie corner post for an angle point;

S 89-33-21 E 390.54 feet to a railroad tie corner post for an angle point;

S 89-20-46 E 546.12 feet to an 8" diameter cedar corner post for an angle point;

S 89-19-57 E 370.10 feet to a 5/8" iron pin found for an angle point; and

S 89-18-36 E 975.53 feet to a 5/8" iron pin found by a 6" diameter cedar corner post for the Southeast corner of said 512.126 acre tract of land, the Southwest corner of said 728.952 acres of land, and an angle point of this survey;

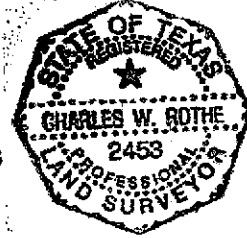
THENCE: Generally along fence, the recognized North line of said Survey No. 882, the recognized South line of said Survey No. 872, and the South line of said 728.952 acres of land, S 89-25-57 E 928.47 feet to the POINT OF BEGINNING.

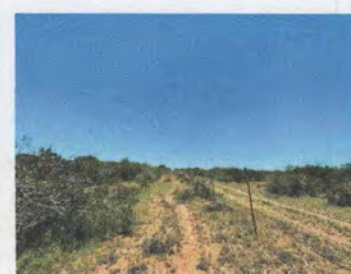
The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 20th day of February, 2019.

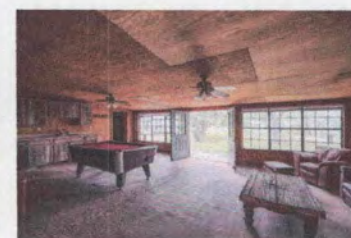
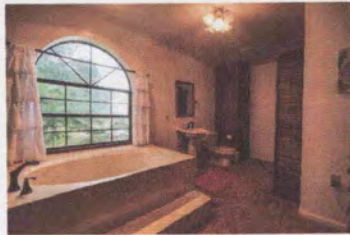


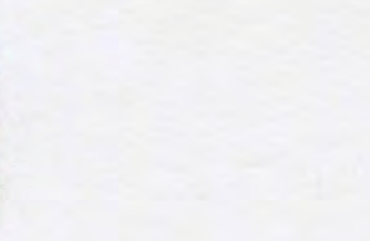
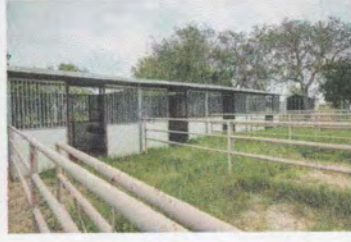
Charles W. Rothe
Registered Professional Land Surveyor No. 2453
1705 Avenue K, P.O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005
Fax (830) 426-8160













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.**

824 PR 6100 (MAIN HOME)

DHans, TX 78850

CONCERNING THE PROPERTY AT _____

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

Seller is ☒ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? (recreational only) (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	Y		
Carbon Monoxide Det.	Y		
Ceiling Fans	Y		
Cooktop	Y		
Dishwasher	Y		
Disposal	Y		
Emergency Escape Ladder(s)			
Exhaust Fans	Y		
Fences	Y		
Fire Detection Equip.	Y		
French Drain		N	
Gas Fixtures			U
Natural Gas Lines		N	

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

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

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

(TXR-1406) 07-08-22

Initialed by: Buyer: _____ and Seller: THA

Page 1 of 6

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? Y yes no If yes, describe (attach additional sheets if necessary): Dishwasher, Double oven - works but hot on exterior, Washer has hot/cold switched. Possible leak in pool.

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
Sidewalks		N
Walls / Fences		N
Windows		N
Other Structural Components		N

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

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

Condition	Y	N
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

(TXR-1406) 07-08-22

Initialed by: Buyer: _____ and Seller: _____

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.
- ___ ☒ 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.
- ___ ☒ Previous water penetration into a structure on the Property due to a natural flood.
- ___ ☒ Located ___ wholly ___ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
- ___ ☒ Located ___ wholly ___ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- ___ ☒ Located ___ wholly ___ partly in a floodway.
- ___ ☒ 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): _____

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

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) 07-08-22

Initialed by: Buyer: _____, _____ and Seller: 

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.

N ☒

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 ☐ voluntaryAny 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.

N ☒

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: _____N ☒

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

N ☒

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

N ☒

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

N ☒

Any condition on the Property which materially affects the health or safety of an individual.

N ☒

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).

N ☒

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.

N ☒

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

Y ☒

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): Located in the Medina County Groundwater Dist.

(TXR-1406) 07-08-22

Initialed by: Buyer: _____ and Seller: 

Page 4 of 6

Concerning the Property at _____

Section 9. 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 10. 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 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☐ yes ☒ no

Section 12. 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 13. 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: _____ Printed Name: Roy Heath, Jr.

(TXR-1406) 07-08-22 Initialed by: Buyer: _____, _____ and Seller: [Signature] Page 5 of 6

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 Coop.
Sewer: _____
Water: _____
Cable: Direct TV
Trash: _____
Natural Gas: _____
Phone Company: Southwest TX Communication
Propane: _____
Internet: Verizon & SW TX Comm.

phone #: 806 - 1032 - 3532
phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: 830 - 683 - 2111
phone #: _____
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: _____

(TXR-1406) 07-08-22

Initialed by: Buyer: _____, _____ and Seller: [Signature]

Page 6 of 6



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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824 PR 6100 (MAIN HOME)
Dhanis, TX 78850

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: Lateral ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: West of the home ☐ Unknown
- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: _____ ☒ 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? _____
- (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-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller 7/6

Page 1 of 2

Information about On-Site Sewer Facility concerning _____

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

Roy Heath, Jr.

Date

6/20/23

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date



SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2022

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.**

824 PR 6100 (GUEST HOME)

DHanis, TX 78850

CONCERNING THE PROPERTY AT _____

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

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

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

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

Item	Y	N	U	Additional Information
Central A/C		N		___ electric ___ gas number of units: _____
Evaporative Coolers	Y	N		number of units: _____
Wall/Window AC Units	Y			number of units: <u>3</u>
Attic Fan(s)		N		if yes, describe: _____
Central Heat		N		___ electric ___ gas number of units: _____
Other Heat	Y			if yes, describe: <u>Heat setting on wall unit</u>
Oven	Y			number of ovens: <u>1</u> electric <u>1</u> gas other: _____
Fireplace & Chimney		N		___ wood ___ gas logs ___ mock other: _____
Carport		N		___ attached ___ not attached
Garage		N		___ attached ___ not attached
Garage Door Openers		N		number of units: _____ number of remotes: _____
Satellite Dish & Controls	Y			<u>1</u> owned leased from: _____
Security System		N		owned leased from: _____
Solar Panels		N		owned leased from: _____
Water Heater	Y			___ electric ___ gas other: _____ number of units: <u>1</u>
Water Softener		N		owned leased from: _____
Other Leased Items(s)				if yes, describe: _____

(TXR-1406) 07-08-22

Initialed by: Buyer: _____ and Seller: 

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: metal Age: unknown (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): Kitchen fridge, living room AC wall unit, Bathroom shower faucet handle

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

Item	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

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

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

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

Settling of Piers

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

Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>

Condition	Y	N
Radon Gas		<input checked="" type="checkbox"/>
Settling	<input checked="" type="checkbox"/>	
Soil Movement	<input checked="" type="checkbox"/>	
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot	<input checked="" type="checkbox"/>	
Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>

(TXR-1406) 07-08-22

Initialed by: Buyer: _____ and Seller: FA

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Present flood insurance coverage.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Previous flooding due to a natural flood event.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Previous water penetration into a structure on the Property due to a natural flood.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Located ___ wholly ___ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Located ___ wholly ___ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Located ___ wholly ___ partly in a floodway.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Located ___ wholly ___ partly in a flood pool.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Located ___ wholly ___ partly in a reservoir.

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

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

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) 07-08-22

Initialed by: Buyer: _____, _____ and Seller: 

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.

N ☒

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.

N ☒

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: _____

N ☒

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

N ☒

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

N ☒

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

N ☒

Any condition on the Property which materially affects the health or safety of an individual.

N ☒

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).

N ☒

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.

N ☒

The Property is located in a propane gas system service area owned by a propane distribution system retailer.

Y ☒

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): _____

Located in the Medina County Groundwater Dist.

(TXR-1406) 07-08-22

Initialed by: Buyer: _____, _____ and Seller: [Signature]

Page 4 of 6

Concerning the Property at _____

Section 9. 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 10. 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 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ☐ yes ☒ no

Section 12. 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 13. 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: _____ Printed Name: Roy Heath, Jr

(TXR-1406) 07-08-22 Initialed by: Buyer: _____, _____ and Seller: [Signature] Page 5 of 6

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:	<u>Medina County Electric Cooperative</u>	phone #:	<u>866-632-3532</u>
Sewer:	_____	phone #:	_____
Water:	_____	phone #:	_____
Cable:	<u>Direct TV</u>	phone #:	_____
Trash:	_____	phone #:	_____
Natural Gas:	_____	phone #:	_____
Phone Company:	<u>Southwest Texas Communications</u>	phone #:	<u>830-683-2111</u>
Propane:	_____	phone #:	_____
Internet:	<u>Verizon + SW TX Comm.</u>	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: _____	

(TXR-1406) 07-08-22

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

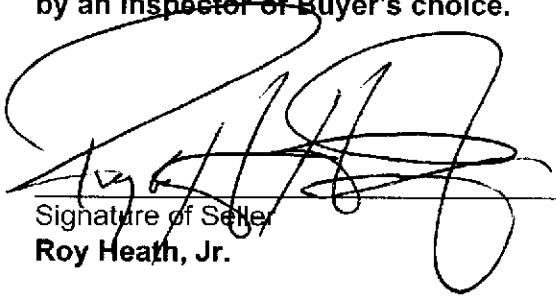
Page 6 of 6

Information about On-Site Sewer Facility concerning _____

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

Roy Heath, Jr.

Date

6/20/23

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

Medina County

Groundwater



Conservation District

NOTICE TO PURCHASERS

1607 Avenue K
Hondo, Texas 78861
Telephone: 830.741.3162
Fax: 830.741.3540

The Medina County Groundwater Conservation District (GCD) is not a water provider or utility. The service it provides, is the registration or permitting of groundwater wells, and regulations related to those wells. The purpose is to provide of the GCDs taxing authority. The following is from WATER CODE, TITLE 4., CHAPTER 49., SUBCHAPTER M., Section 49.452.(d)
<https://statutes.capitol.texas.gov/Docs/WA/htm/WA.49.htm>

The real property, described below, that you are about to purchase is located in the Medina County Groundwater Conservation 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 \$0.007903 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$0.007903 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$0.00, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$0.00.

The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The purpose of this district is to provide water services within the district in whole or in part from property taxes. The legal description of the property you are acquiring is as follows:

824 PR 6100, D'Hanis, Tx Being 358.056 Acres consisting of 27.888 ac. out of S#881, A#946 & 330.168 ac. out of S#882, A#355.

(Date)

6/19/23

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.

824 PR 6100, D'Hanis, Tx. Being 358.056 Acres consisting of 27.888 ac. out of S#881, A#948 & 330.168 ac. out of S#882, A#355.

(Date)

Signature of Purchaser



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.

Bob Heyen Realty	459073	bobheyenrealty@gmail.com	830-426-4333
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle J. Heyen	459073	bobheyenrealty@gmail.com	830-426-4333
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kyle J. Heyen	459073	bobheyenrealty@gmail.com	210-912-6007
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

6/19/23