

Bob Heyen Realty

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RIATA RANCH

- ACRES: 200 acres, more or less.
- LOCATION: 7497 FM 1796 N, D'Hanis, Texas 78850. Property is located approximately 22 miles NW of Hondo or 14 miles N of D'Hanis, all in Medina County, Texas.
- LEGAL: 200 acres consisting of 138.966 acres out of Abstract#1334, J. Reily, Survey #140; 54.453 acres out of Abstract#0170, Ben Ficklin IRR. & MFG. Co., Survey #139; 4.72 acres out of Abstract#1926, E. Woodward, Survey #448½; 1.0 acres out of Abstract#1334, J. Reily, Survey #140; and .861 acres out of Abstract#0506, V.R. Holmes, Survey #448.
- PRICE: \$1,995,000.00.
- TERMS: Cash to seller or third-party financing.
- SCHOOLS: D'Hanis ISD.
- TAXES: Property is under a Wildlife Use Exemption. 2023 taxes were approximately \$4,303.33.
- MINERALS: Any and all mineral and executive rights owned to be conveyed. To be more fully determined at time of new title commitment.
- WATER: There is one Edwards domestic water well at approximately 700' in depth, believed to have been drilled in 2014, with a pressure tank and 3-HP submersible pump as well as a 2,800-gallon concrete water cistern with booster pump. There are also two earthen tanks. Water is piped underground to tanks, home, barn and water troughs. Both tanks are on a windmill aeration system.
- UTILITIES: There is electricity to the home, barn, well and throughout the ranch. Medina Electric Cooperative is the electric provider.
- WILDLIFE: Wildlife is in abundance and includes a combination of approximately 20 Whitetail deer (bucks and does), 7-8 Blackbuck Antelope (male and female), 25-30 male and female Rams (Black Hawaiian, Painted Desert, Corsican, and Texas Dall) as of November 2023. During the 2022 hunting season, a 220 B&C Whitetail buck was harvested from the ranch. There is also turkey, dove, and other varmints. The ranch is currently operating under the TPW MLD3 Program.

**TERRAIN/
VEGETATION:**

The terrain is flat to gently rolling with elevations ranging from 1,100 to 1,150' with soils being limestone, cobbly clay, and caliche. This ranch offers a diverse mix of South Texas browse and Hill Country vegetation. Grasses consist of Bluestem, Side Oats Gramma, Winter Grass, Buffalo Grass and others native to the area. Timber consists of an abundance of Live Oak mottes, Cedar, Mesquite, Elm, Persimmon and Mountain Laurel.

IMPROVEMENTS:

A beautiful 3 bedroom, 3 ½ bath ranch home built in 2006 and consisting of approximately 1,832 sq. ft. of living area (MCAD) is nestled amidst a grove of Live Oak mottes. The main portion of the home has 1BR/1.5B, living room with a beautiful rock, wood-burning fireplace and cathedral ceiling, kitchen, utility room, and dining area. The beautiful kitchen consists of a butcher block island, custom knotty pine cabinets, granite counter-tops, with all appliances remaining in the home (refrigerator, stove, dishwasher, microwave, washer, dryer and trash compactor). The master bedroom boasts his/her walk-in closets, granite counter-tops with double-vanity sinks, lots of storage and a large walk-in tile shower. A breezeway connected to the main area separates the other two bedrooms with each having its own entrance, walk-in closet, and full bath perfect for additional guests and family. This home comes completely furnished with custom made cedar furniture in each room as well as décor (excludes mount above fireplace). The exterior is rock and cement board siding, has a metal roof, sits on a concrete slab, has 2 HVAC units, 2 electric water heaters (one each for main area/guest suites), approximately 1,124 sq. ft. of covered porches with ceiling fans, sprinkler system for the fenced front and back of home (currently not operational) and a 1,500-gallon permitted, septic system. The interior is tile flooring throughout with knotty pine trim and doors.

In addition, there is a 30'x54' insulated metal barn on a concrete slab with roll-up doors on each end, a walk-thru door, water, electricity, built-in storage shelving, a walk-in cooler, water heater, and a covered concrete extension on one end for deer processing. Other improvements include perimeter 8' high fencing, crushed limestone interior road leading from the metal and rock gated entrance off of paved FM 1796 to the home. Also conveying with the sale are (2) 2,000 lb. protein feeders, (3) 650 lb. corn feeders and numerous deer blinds.

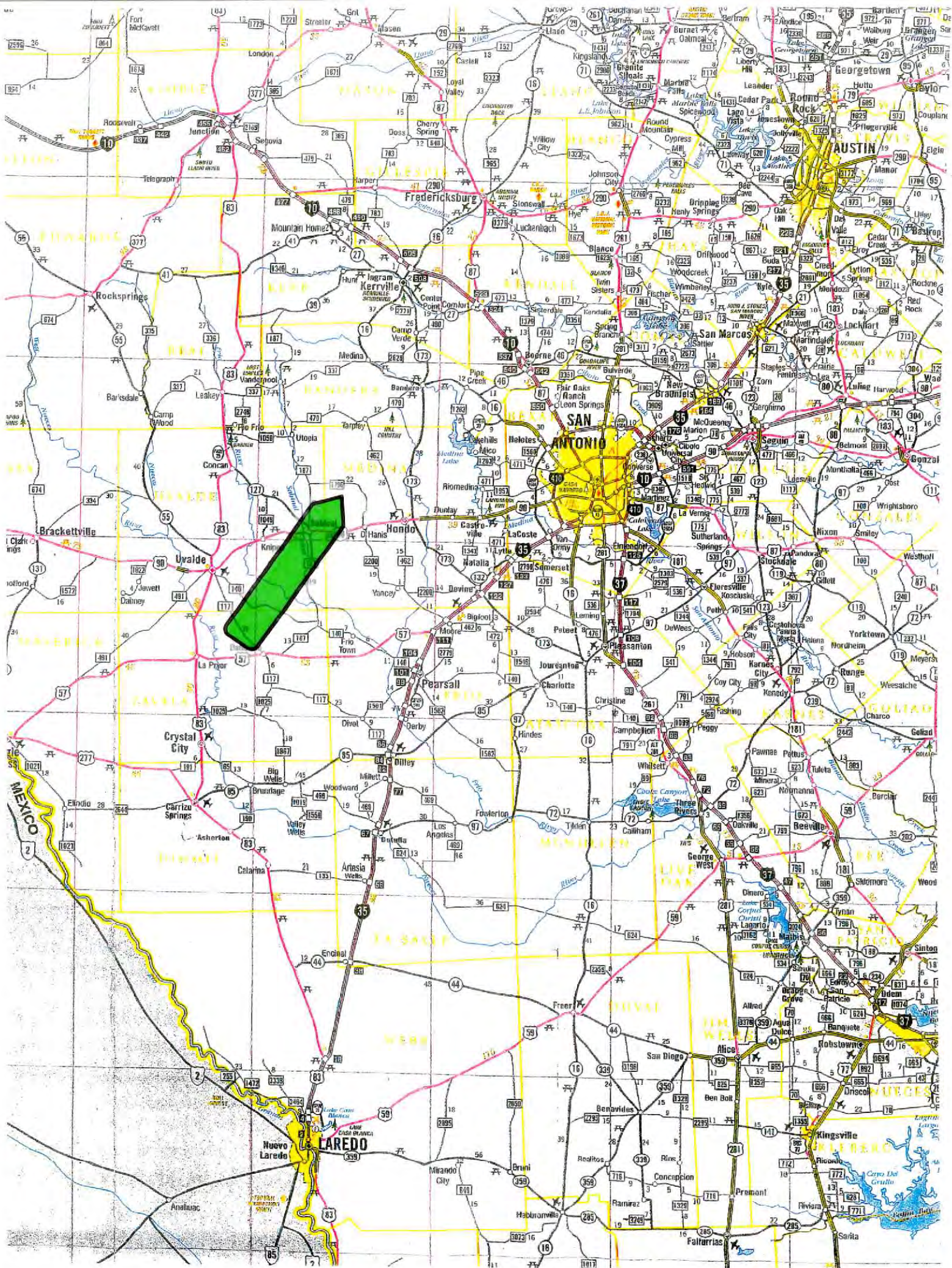
REMARKS:

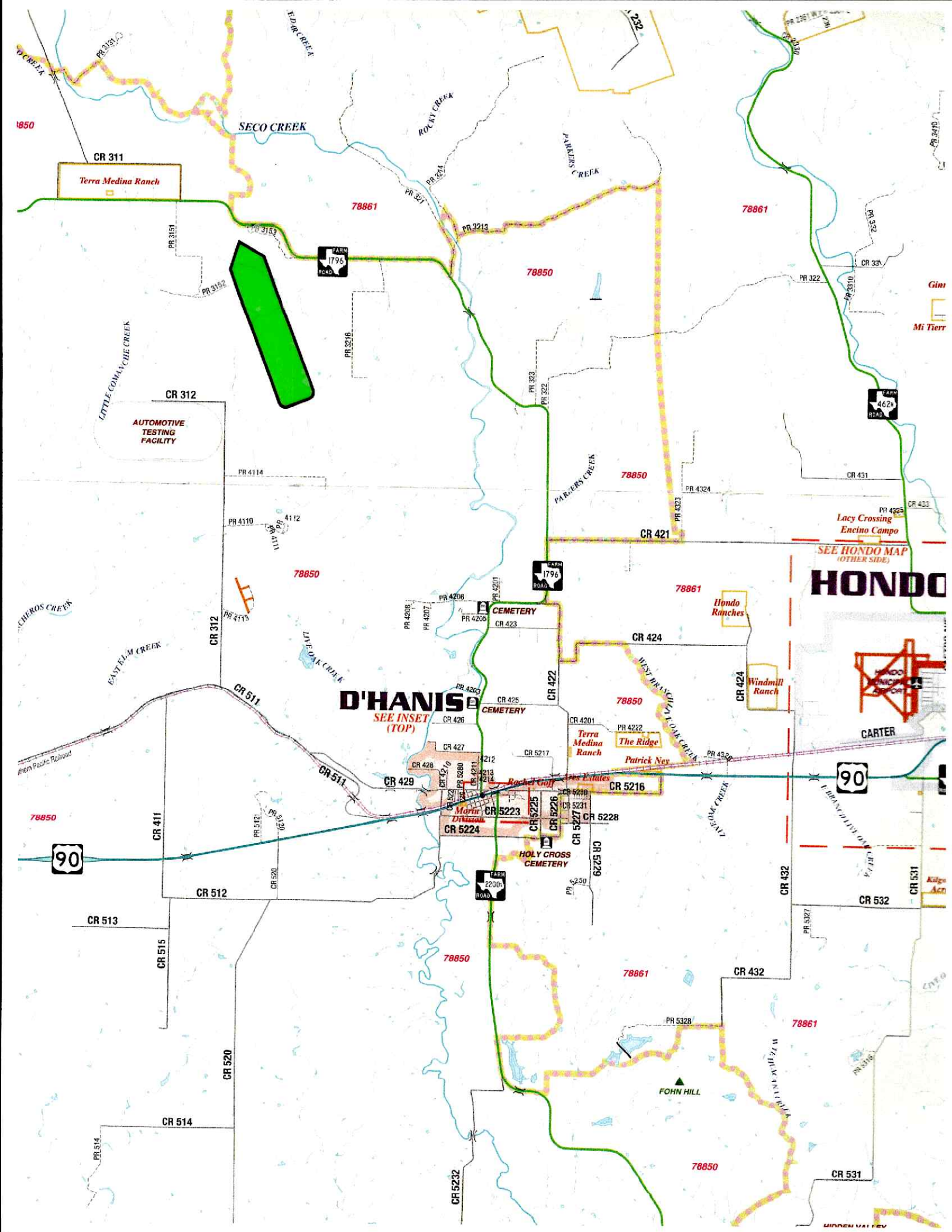
This is a beautiful small Texas hunting and recreational ranch situated in the transition area to the Hill Country and is easily accessed year-round via paved FM 1796 with approximately 3,550 ft. of frontage. This is a must-see, turn-key ranch located just 1.5 hours from San Antonio and ready for entertaining!

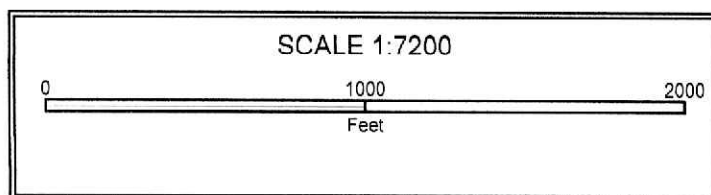
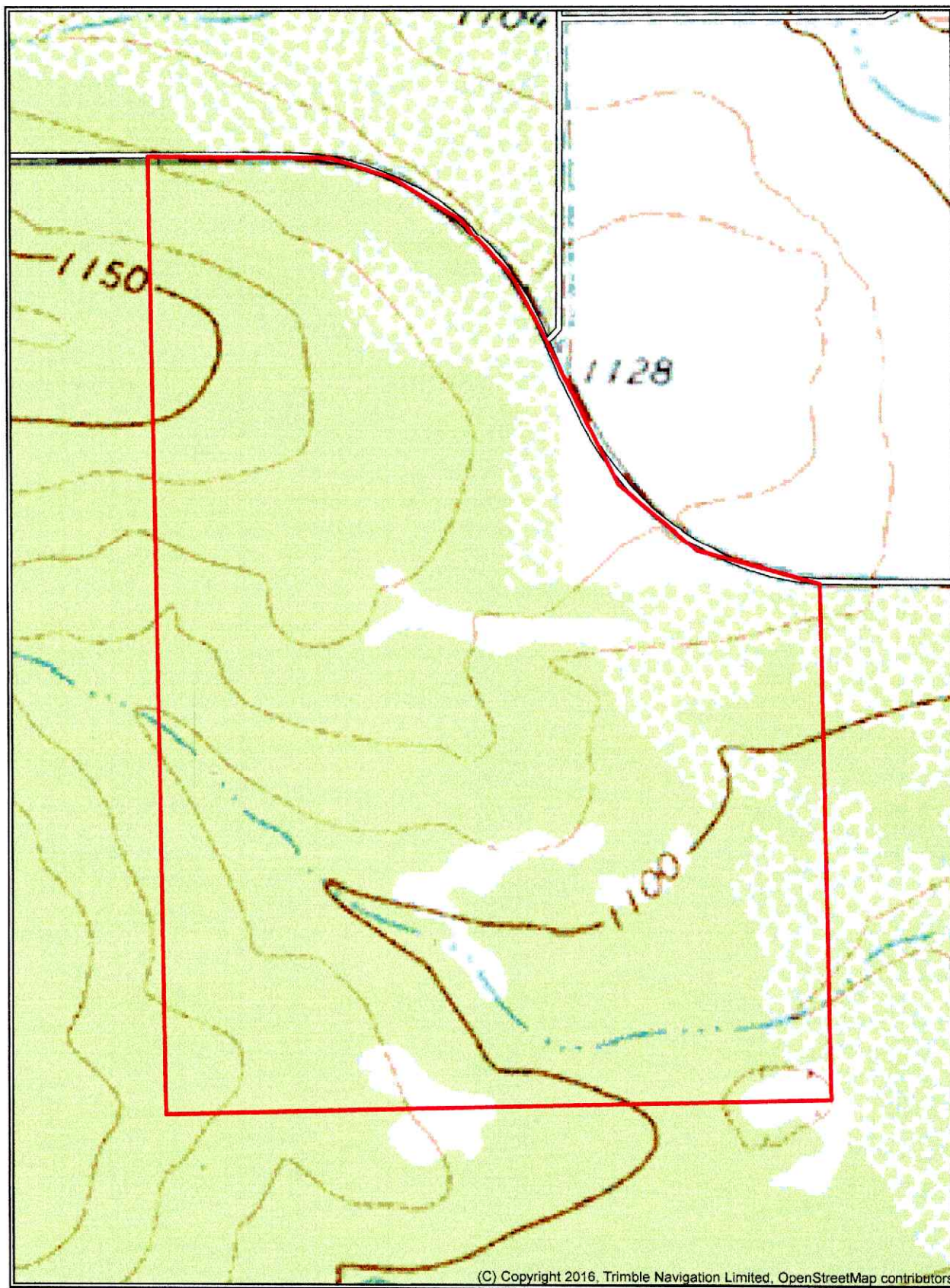
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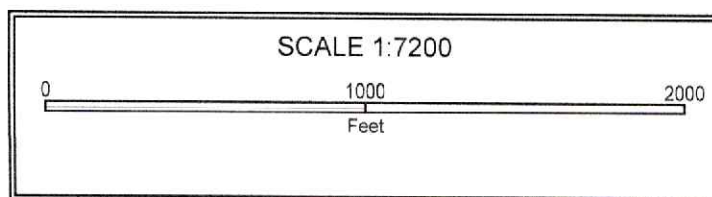
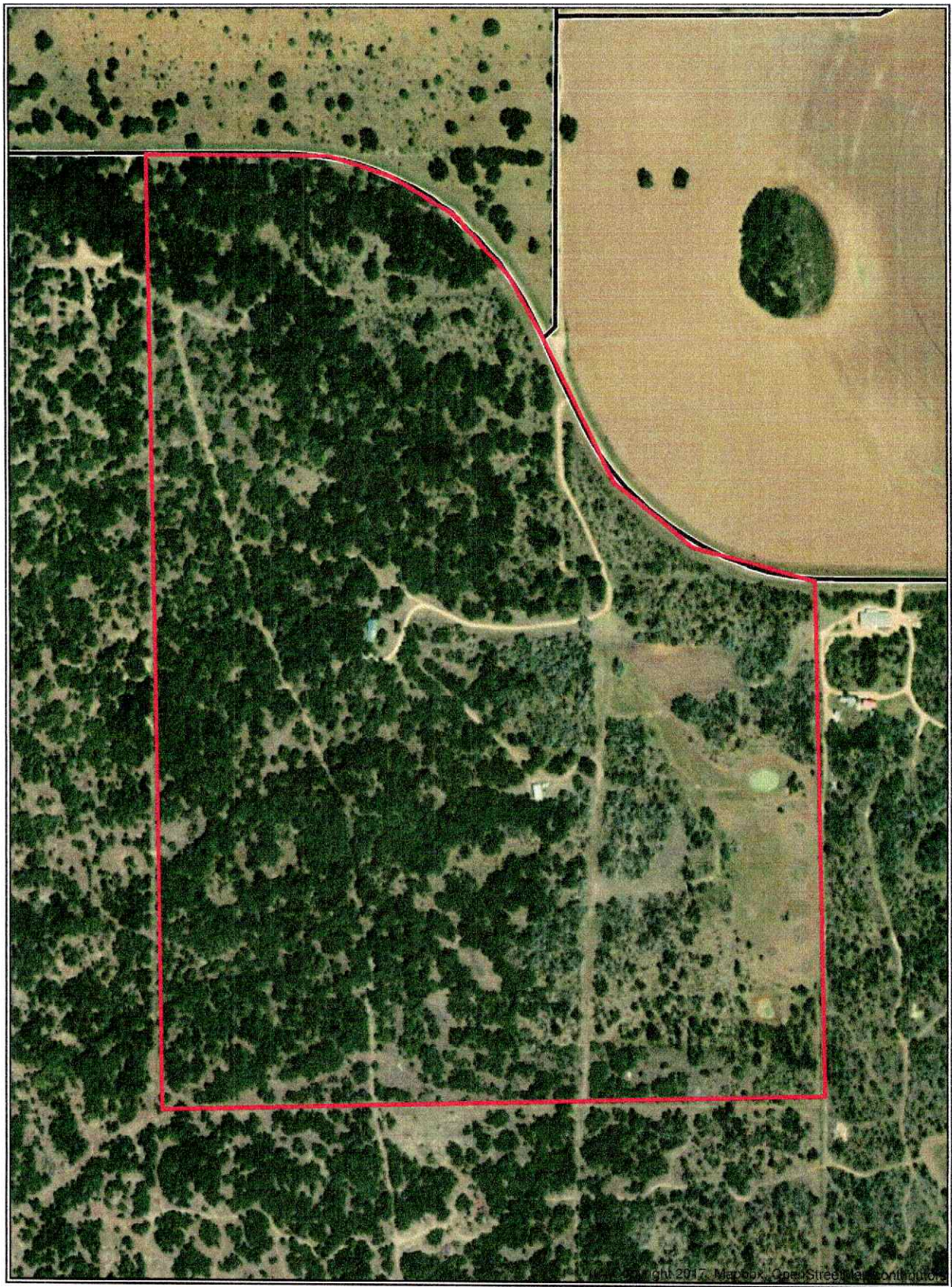
Disclosures pertaining to Oak Wilt and CWD Zone map are located within this brochure.

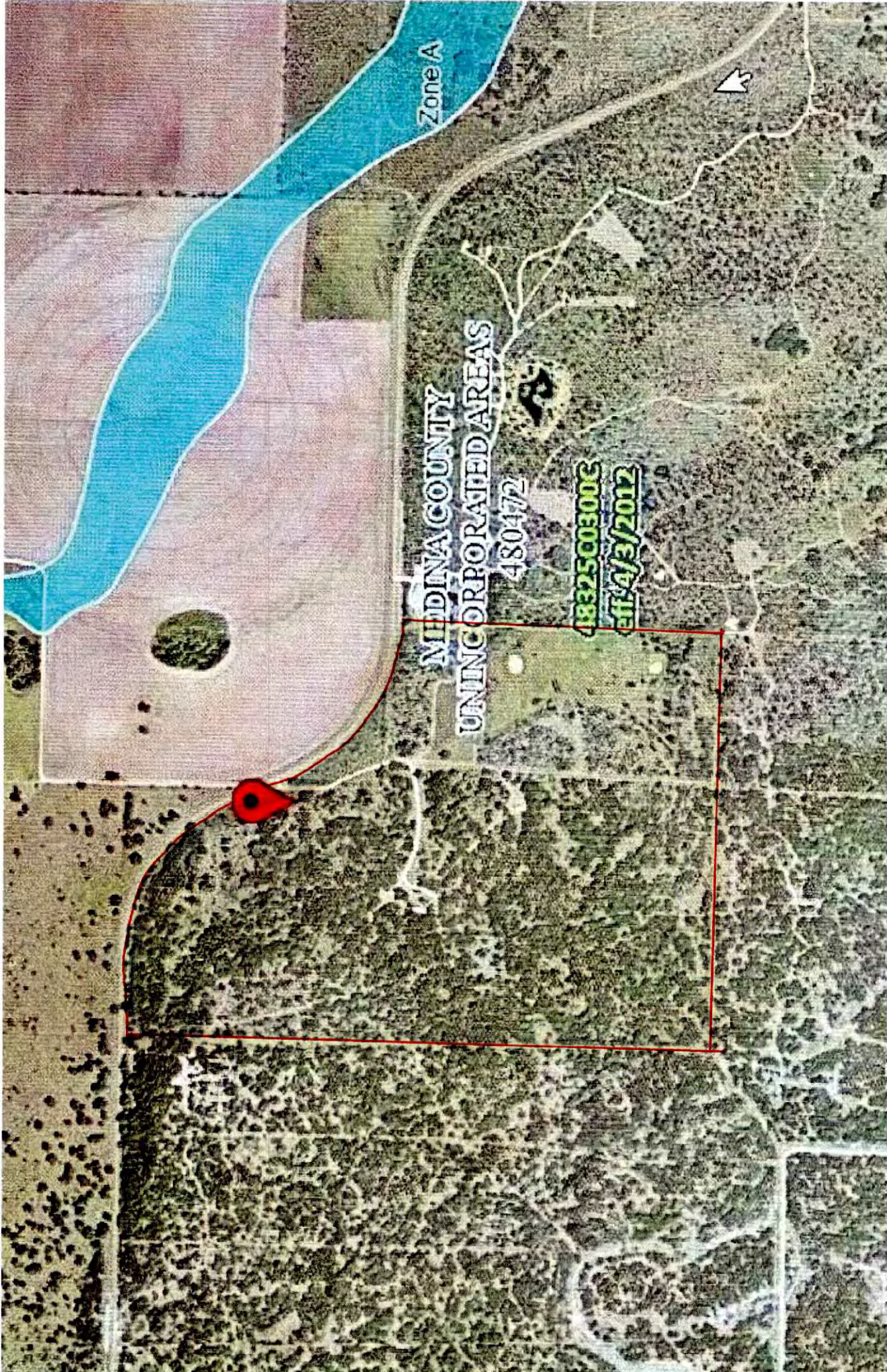
Although the broker has used reasonable care in obtaining data and making estimates and projections based upon that data, this material is submitted without representation or warranty. Generally, a substantial portion of information must be obtained from sources other than a broker's actual knowledge, and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the owner as to price or terms, to prior sale or lease, to withdrawal of the property from the market and to other events beyond the control of the broker. No representation is made as to the value of this possible investment; and the broker urges that you consult your business, tax and legal advisors before making a final determination.











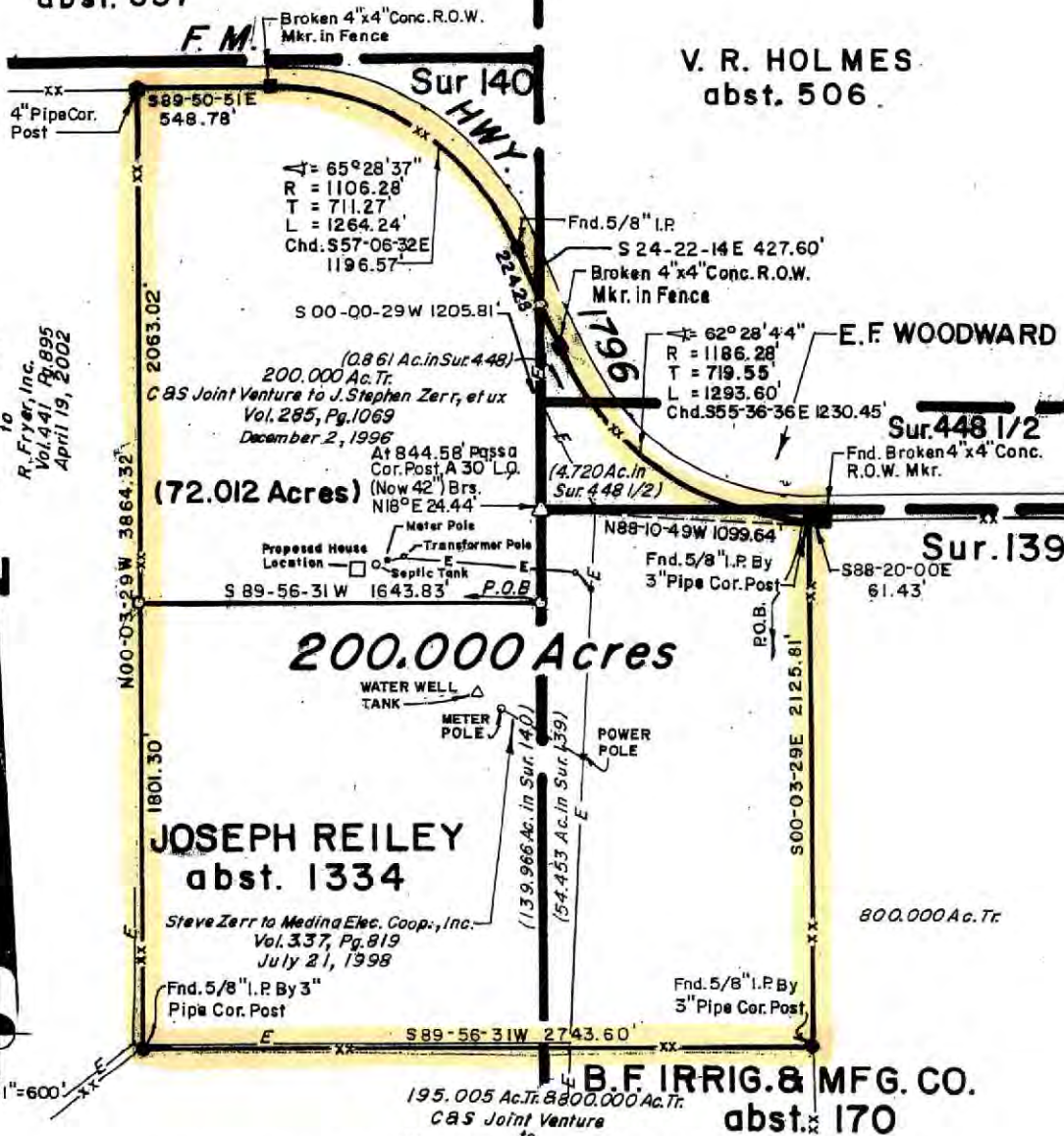
A. M. LEVY
abst. 637

SUR. 449

SUR. 448

V. R. HOLMES
abst. 506

266.846 Ac.Tr.
Roger Fryer, Trustee
to
R. Fryer, Inc.
Vol. 441, Pg. 895
April 19, 2002



The bearings are relative to the bearing along the South line of said 200,000 acres of land between two found 5/8" iron pins having a bearing and distance of S 89-56-31 W 2743.60 feet.

Prepared for: Allan J. Richardson, et ux

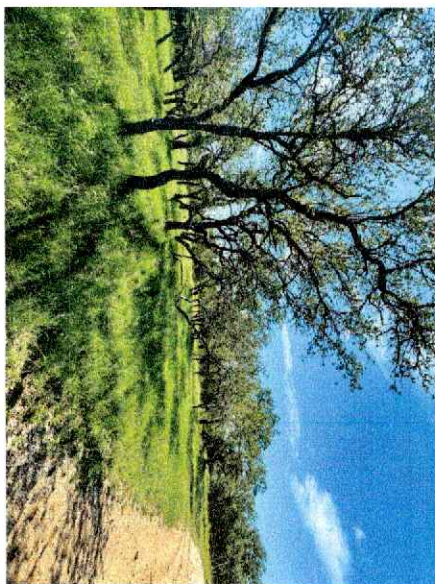
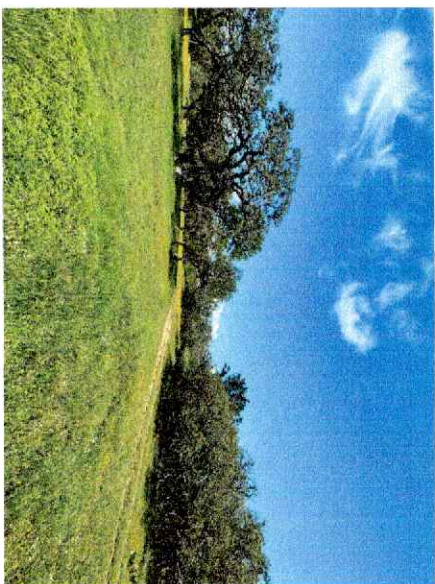
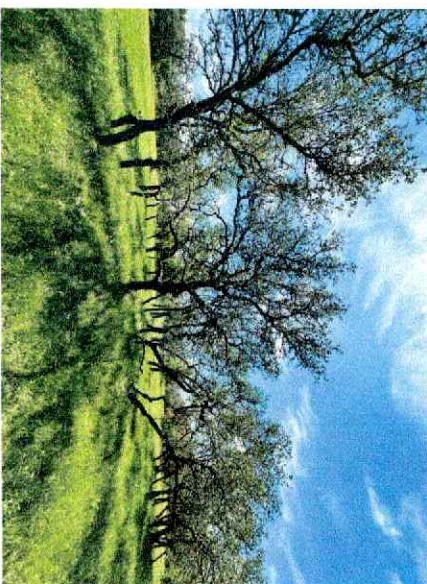
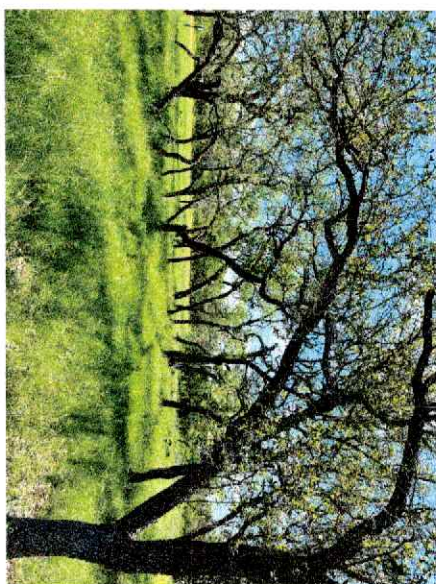
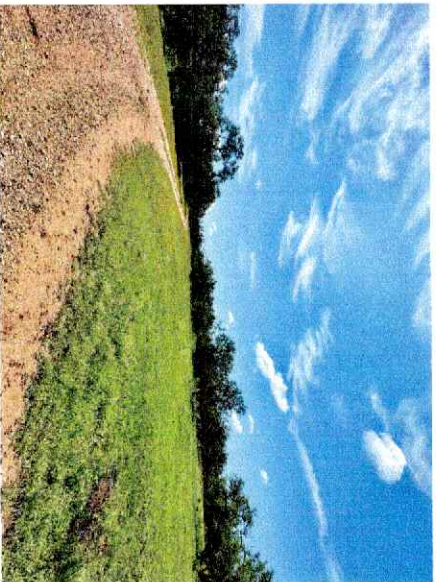
A Plat of 200,000 acres of land situated about 13.2 miles N 60° W of Hondo, in Medina County, Texas, being 54.453 acres out of Survey No. 139, Abstract No. 170, B.F. Irrig. & Mfg. Co., original Grantee, 139.966 acres out of Survey No. 140, Abstract No. 1334, Joseph Reiley, original Grantee, 0.861 acre out of Survey No. 448, Abstract No. 506, V. R. Holmes, original Grantee, and 4.720 acres out of Survey No. 448 1/2, E. F. Woodward, original Grantee, being that same property described in a Deed to Allan J. Richardson, et ux from H4 Ranch Investments, Ltd., dated October 8, 2004, as recorded in Volume 554 on Page 425 of the Official Public Records of Medina County, Texas.

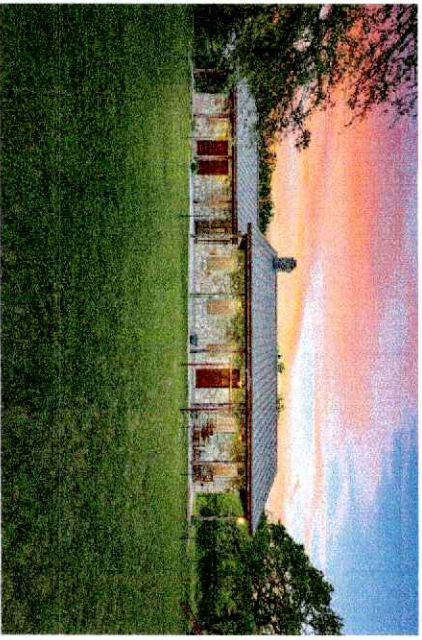
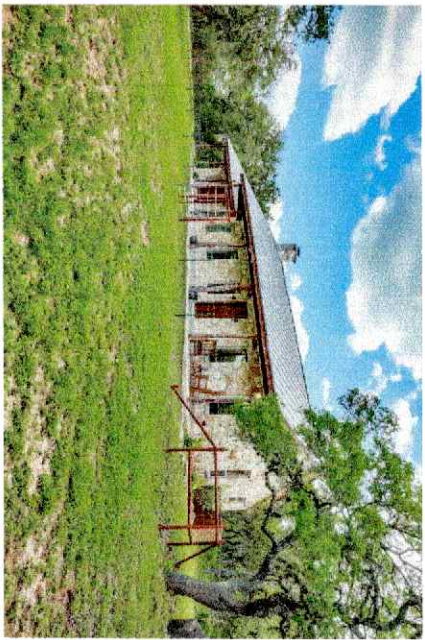
I certify that the foregoing plat was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 14th day of June, 2005.

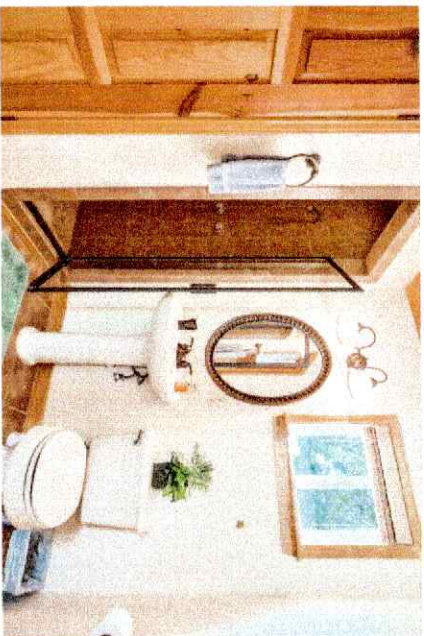
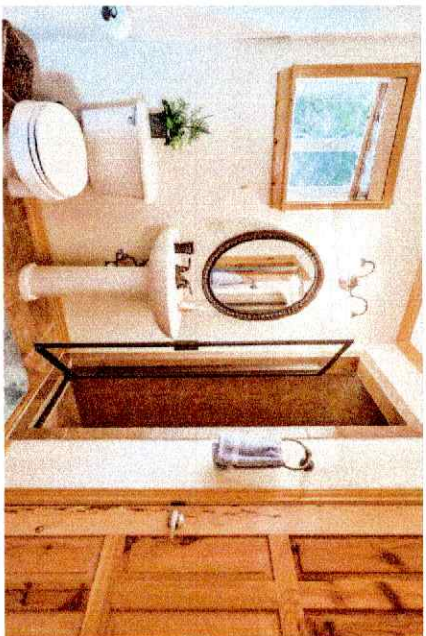
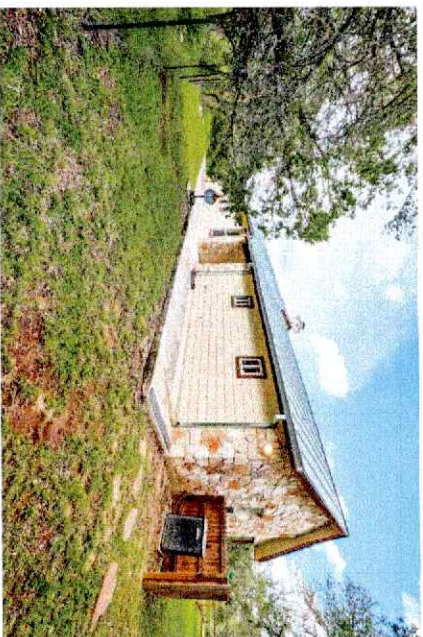
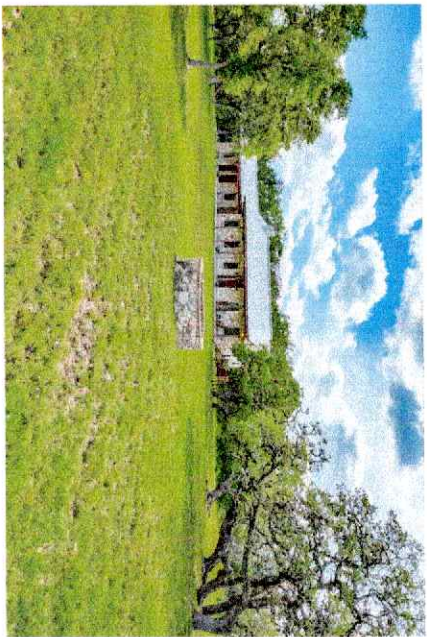
Charles W. Rothe

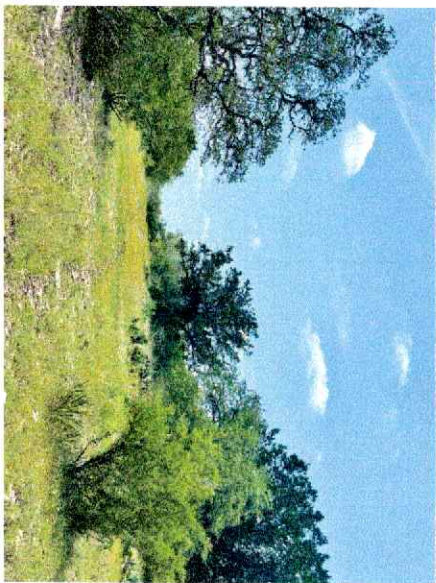
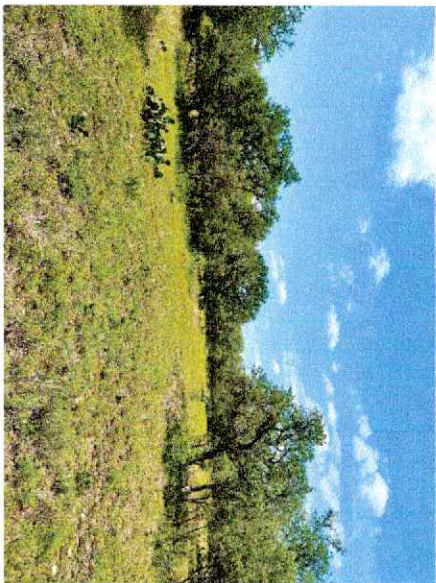
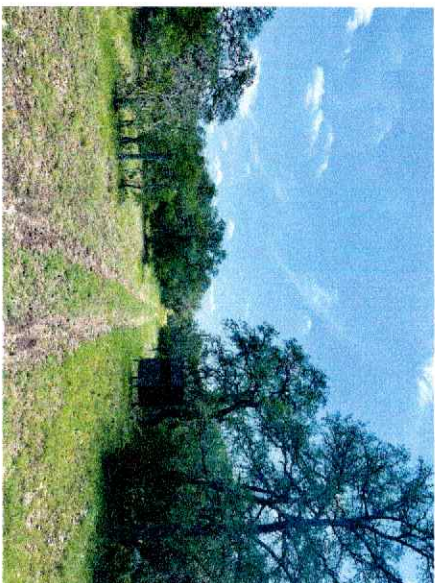
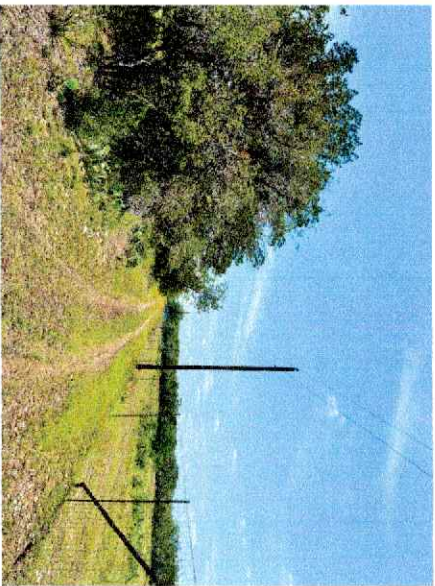


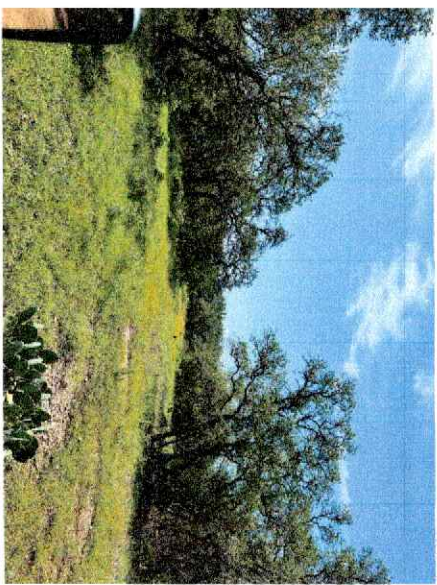
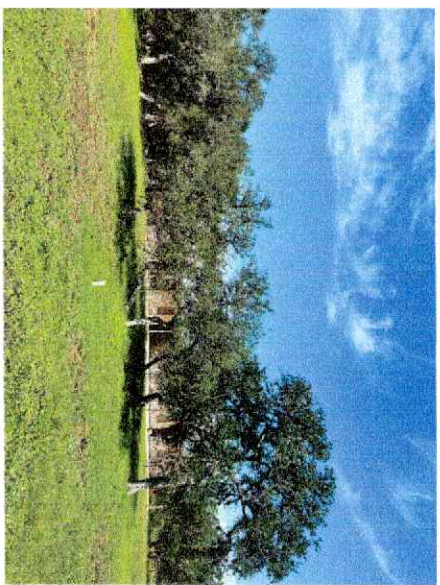
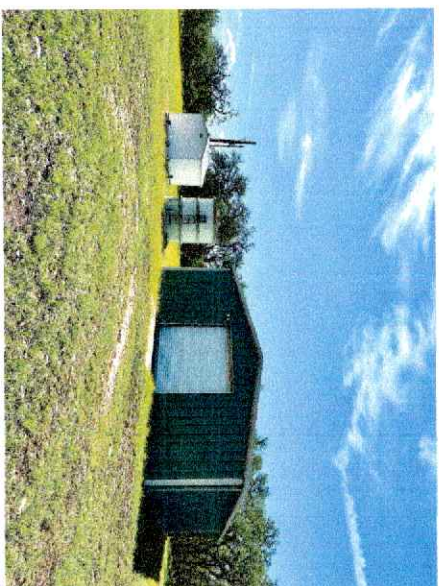
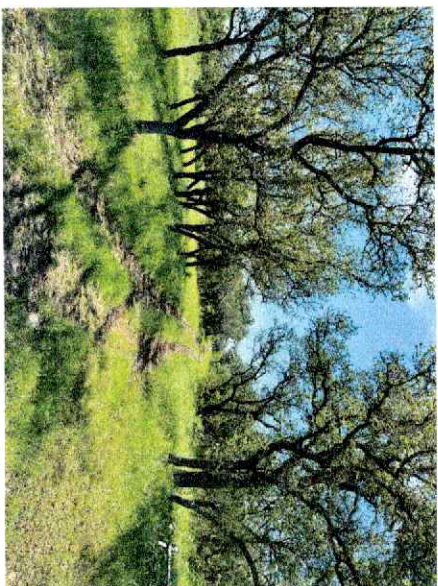
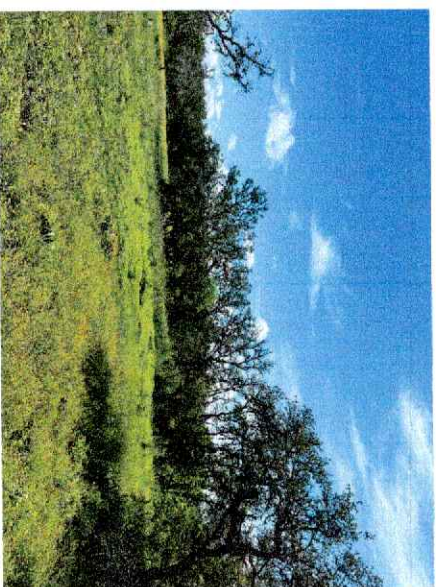
Charles W. Rothe
Registered Professional Surveyor No. 2453
1705 Avenue K, P. O. Box 426
Hondo, Texas 78861
Ph. (830) 426-3005
FAX (830) 426-8160

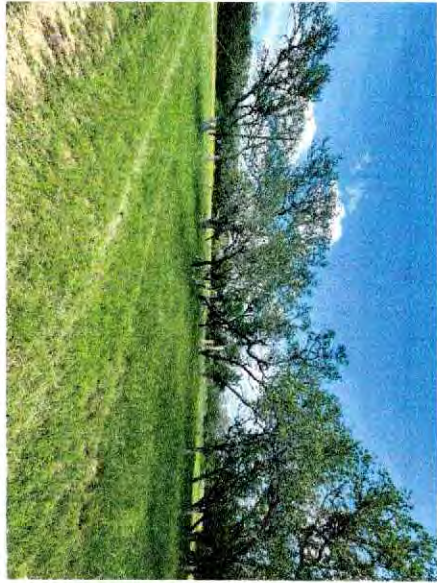
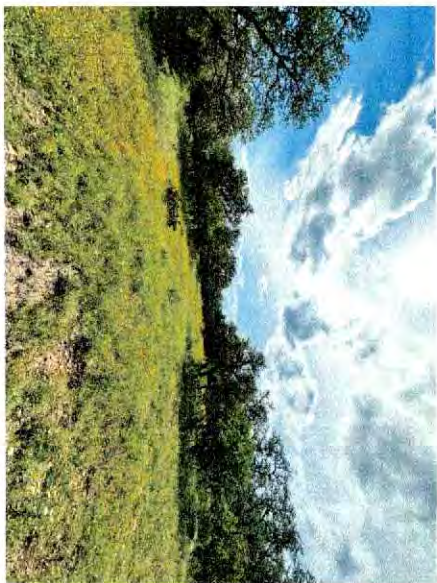
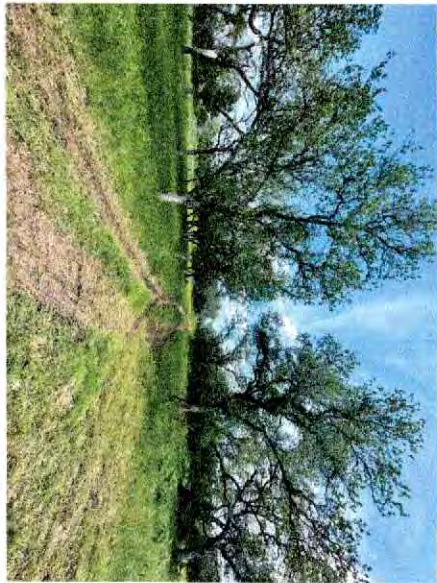
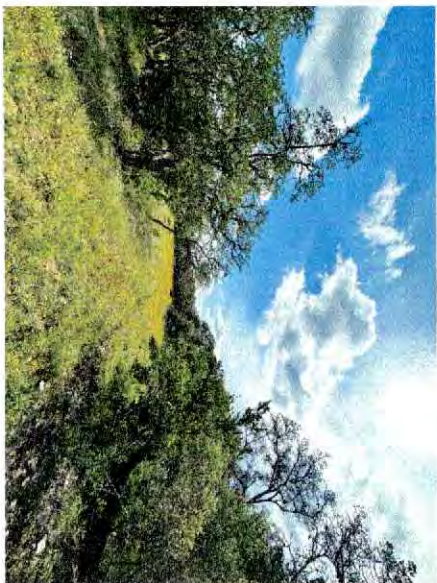
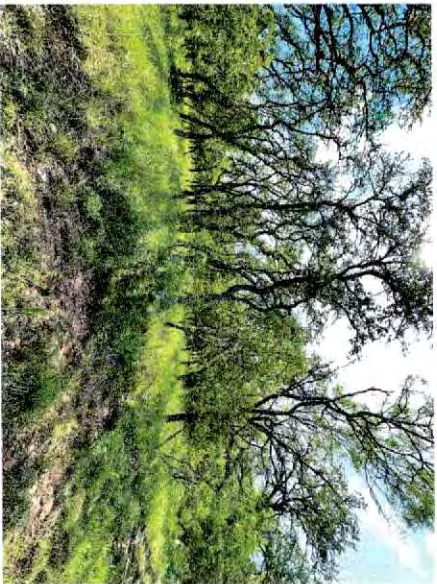
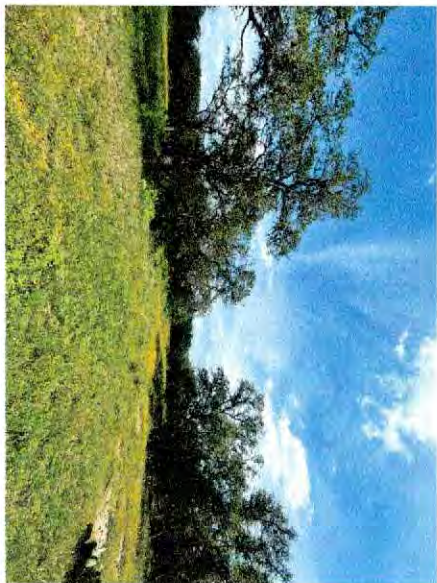
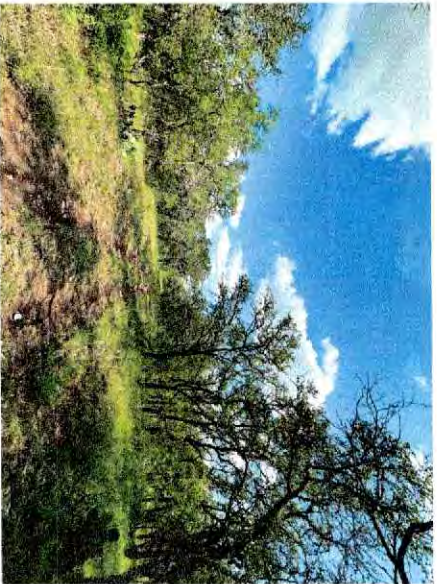


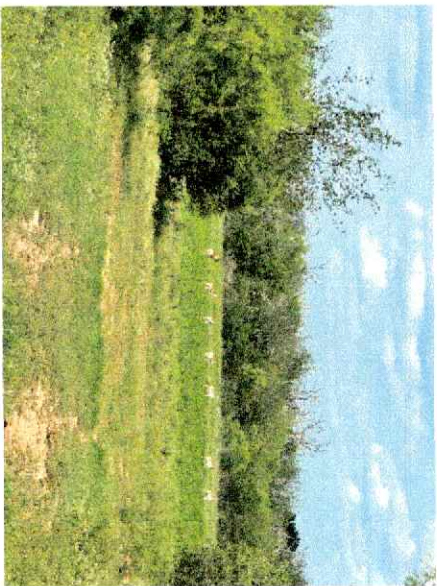
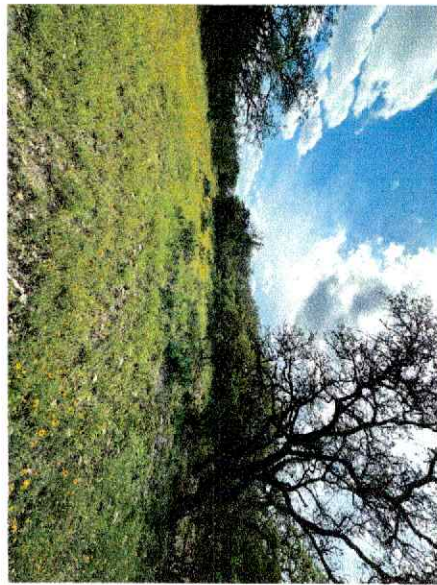
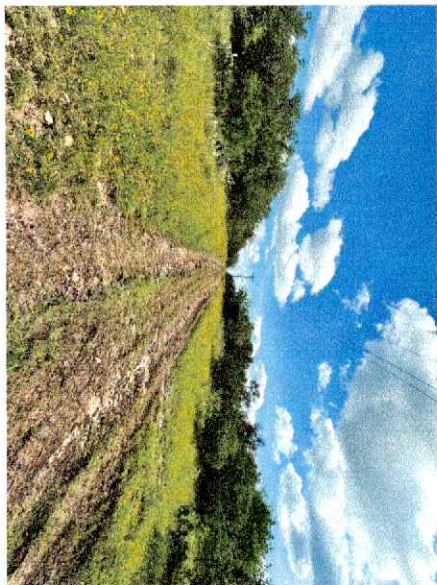
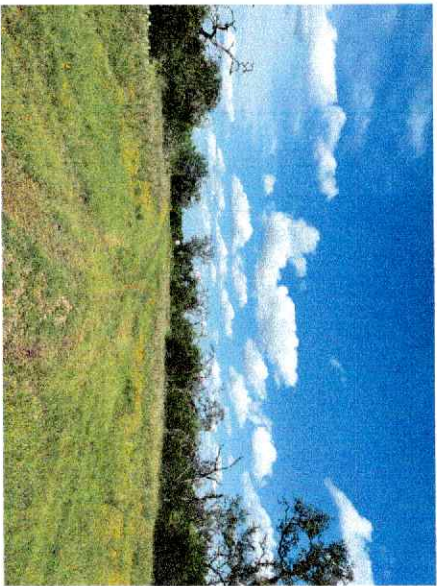
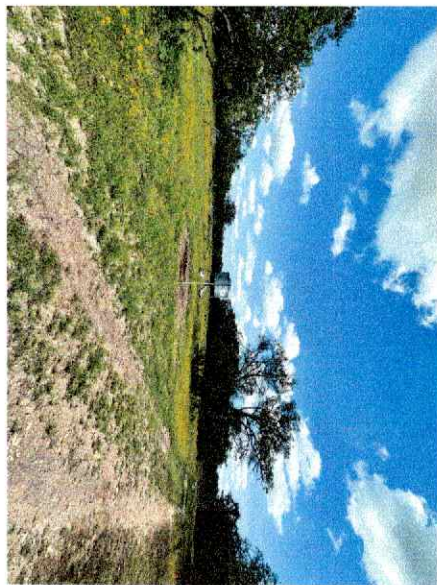
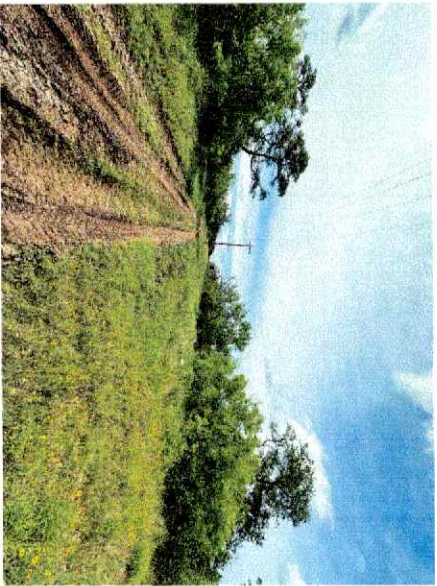


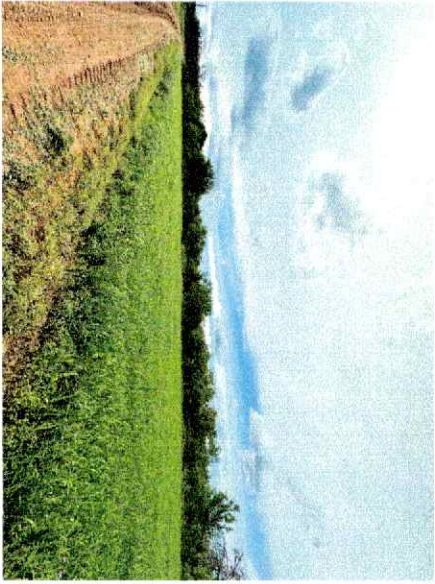
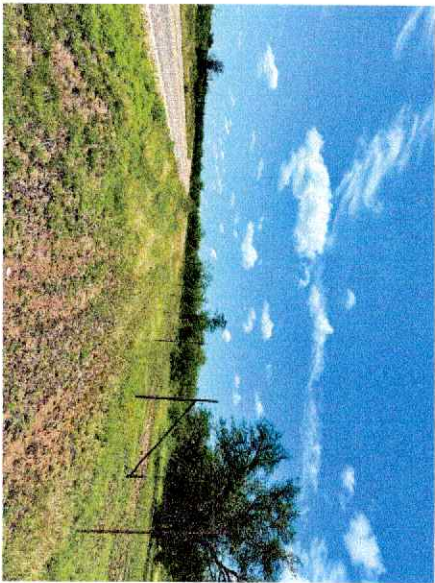
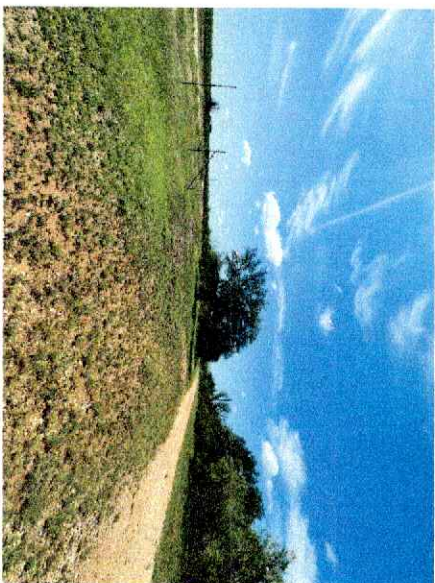
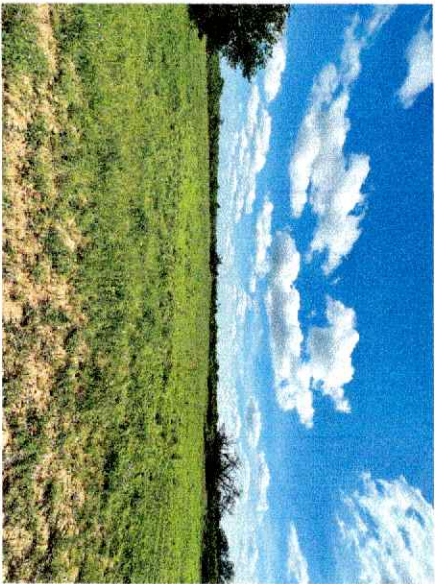














SELLER'S DISCLOSURE NOTICE

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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.**

CONCERNING THE PROPERTY AT 7497 FM 1796
D'Hanis, TX 78850

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 X is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
Recreational use 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	<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: <u> </u> sump <u> </u> 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"/>			<input checked="" type="checkbox"/> electric <u> </u> gas <u> </u> number of units: <u>2</u>
Evaporative Coolers		<input checked="" type="checkbox"/>		number of units: <u> </u>
Wall/Window AC Units		<input checked="" type="checkbox"/>		number of units: <u> </u>
Attic Fan(s)		<input checked="" type="checkbox"/>		if yes, describe: <u> </u>
Central Heat	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <u> </u> gas <u> </u> number of units: <u>2</u>
Other Heat		<input checked="" type="checkbox"/>		if yes, describe: <u> </u>
Oven	<input checked="" type="checkbox"/>			number of ovens: <u> </u> electric <u> </u> gas <u> </u> other: <u> </u>
Fireplace & Chimney	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> wood <u> </u> gas logs <u> </u> mock <u> </u> other: <u> </u>
Carport		<input checked="" type="checkbox"/>		<u> </u> attached <u> </u> not attached
Garage		<input checked="" type="checkbox"/>		<u> </u> attached <u> </u> not attached
Garage Door Openers		<input checked="" type="checkbox"/>		number of units: <u> </u> number of remotes: <u> </u>
Satellite Dish & Controls	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> owned leased from: <u> </u>
Security System	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> owned leased from: <u> </u>
Solar Panels		<input checked="" type="checkbox"/>		<u> </u> owned leased from: <u> </u>
Water Heater	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/> electric <u> </u> gas <u> </u> other: <u> </u> number of units: <u>2</u>
Water Softener		<input checked="" type="checkbox"/>		<u> </u> owned leased from: <u> </u>
Other Leased Items(s)		<input checked="" type="checkbox"/>		if yes, describe: <u> </u>

(TXR-1406) 07-08-22

Initialed by: Buyer: and Seller: 

Page 1 of 6

7497 FM 1796

D'Hanis, TX 78850

Concerning the Property at _____

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

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

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

Roof Type: _____ Age: _____ (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☒ no ☐ unknownAre 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): Sprinkler system and security system are not operational at this time.**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

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

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

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

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

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

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

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

(TXR-1406) 07-08-22

Initialed by: Buyer: _____ and Seller: _____

Bob Heyen Realty, P.O. Box 156 Honda TX 78861
Kylie Heyen

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 830.426.1111 AM CDT
dotloop verifiedFax: _____
www.lwof.com

Page 2 of 6

2000 Actes

7497 FM 1796
D'Hanis, TX 78850

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): Oak Wilt is believed to be on some of the trees on the property.

*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: _____



7497 FM 1796

D'Hanis, TX 78850

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): _____

Property is located in the Medina County Underground Water Conservation District

(TXR-1406) 07-08-22

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



Bub Heyen Realty, P.O. Box 156 Hondo TX 78861
 Kyle Heyen

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 830.444.4444

Fax:

www.lwolf.com

Page 4 of 6

200 Acres

7497 FM 1796
D'Hanis, TX 78850

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.

H. Tellef Tellepsen

dotloop verified
05/19/23 5:31 AM CDT
WRSO-MX12-BOSP-AYRW

Signature of Seller

Date

Signature of Seller

Date

Printed Name: H. Tellef Tellepsen

Printed Name: _____

(TXR-1406) 07-08-22

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

ATT
05/19/23

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7497 FM 1796
D'Hanis, TX 78850

Concerning the Property at _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: Medina Electric Cooperative

phone #: 866-632-3532

Sewer: Private Septic

phone #: _____

Water: Private water well

phone #: _____

Cable: Satellite

phone #: _____

Trash: N/A

phone #: _____

Natural Gas: N/A

phone #: _____

Phone Company: _____

phone #: _____

Propane: N/A

phone #: _____

Internet: _____

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: _____





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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CONCERNING THE PROPERTY AT

7497 FM 1796
D'Hanis, TX 78850

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ 1,500 gallon tank
- (2) Type of Distribution System: Leach field ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: East side of home ☐ Unknown

- (4) Installer: Nick H. Fohn, R.S. dba NHF Environmental Consulting ☐ Unknown
- (5) Approximate Age: November 2004 ☐ 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 _____



Bob Heyen Realty, P.O. Box 156 Hondo TX 78861
 Kyle Heyen

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Phone: 830.426.4333 dotloop verification

Page 1 of 2

200 Acres

7497 FM 1796

D'Hanis, TX 78850

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.

H. Tellef Tellepsen
 dotloop verified
 05/19/23 5:31 AM CDT
 STUD-UBSK-IPHN-PPFD

 Signature of Seller _____ Date _____
4T Hunting Ranch, LLC by H. Tellef Tellepsen III

Signature of Seller _____ Date _____

Receipt acknowledged by:

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____

(TXR-1407) 1-7-04

Page 2 of 2



NOTICE TO PURCHASERS

17017 Avenue B
 Houston, Texas 77058
 Telephone: 281.241.8139
 Fax: 281.241.8940

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:

7497 FM 1796N, D'Hanis, TX 78850 consisting of 200 (+/-) acres 14 mi. NW D'Hanis
 (Date) _____

Signature of Seller

H. Tellef Tellepsen
 dotloop verified
 05/19/23 5:31 AM CDT
 EFCQ-SOIE-QIKK-AR5F

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.

7497 FM 1796N, D'Hanis, TX 78850 consising of 200 (+/-) acres 14 mi. NW D'Hanis

(Date)

Signature of Purchaser

DISCLOSURE REGARDING CHRONIC WASTE DISEASE

Information Regarding Chronic Wasting Disease in Texas

From the Animal Health Commission and Texas Parks and Wildlife CWD Fact Sheet

http://tahc.state.tx.us/animal_health/cwd/cwd.html

WHAT IS CHRONIC WASTING DISEASE?

Chronic Wasting Disease (CWD) is a transmissible spongiform encephalopathy (TSE) affecting farmed and free-ranging deer, elk, and moose, in North America. The species known to be susceptible to CWD are North American Elk or Wapiti, Red Deer, Mule Deer, Black-Tailed Deer, White-Tailed Deer, Sika Deer, and Moose as well as hybrids of these species.

The disease was first recognized in 1967 in captive mule deer in Colorado. CWD has also been documented in captive and/or free-ranging deer in 23 states and 2 Canadian provinces. CWD among cervids is a progressive, fatal disease that commonly results in altered behavior as a result of microscopic changes made to the brain of affected animals. An Animal may carry the disease for years without outward indication, but in the latter stages, signs may include listlessness, lowering of the head, weight loss, repetitive walking in set patterns, and a lack of responsiveness. To date there are no evidence that CWD poses a risk to humans or non-cervids. However, as a precaution, the U.S. Centers for Disease Control and the World Health Organization recommended not to consume meat from infected animals.

Texas Parks and Wildlife Department (TPWD) and Texas Animal Health Commission (TAHC) are working cooperatively to address risks, develop management strategies, and protect resources from CWD in captive and free-ranging cervid populations from CWD. More information on CWD, including a summary of the new CWD rules can be found on the Texas Parks and Wildlife Department website at www.tpwd.texas.gov/CWD.

PLEASE NOTE: Recently, cases of CWD have been detected in Medina County, Texas, resulting in specific requirements regarding hunting and holding deer in Medina County, Texas. Information regarding the CWD issue in Medina County can also be found on the Texas Parks and Wildlife Department website.

Neither Bob Heyen Realty, it's owners, officers, employees nor any of its agents make any representations regarding the status of CWD on the property described in the document to which this Notice is attached (the "Property").

You should inform yourself regarding all aspects of CWD and how it might affect the use or value of the Property. It is recommended you take whatever measures necessary to satisfy yourself in regard to the condition of the deer or other members of the deer family or any other animals located on the Property and the land surrounding it. It is also recommended that you accompany any inspectors and experts of CWD during the inspections of the Property. You should ask questions and become knowledgeable about CWD and its affects.

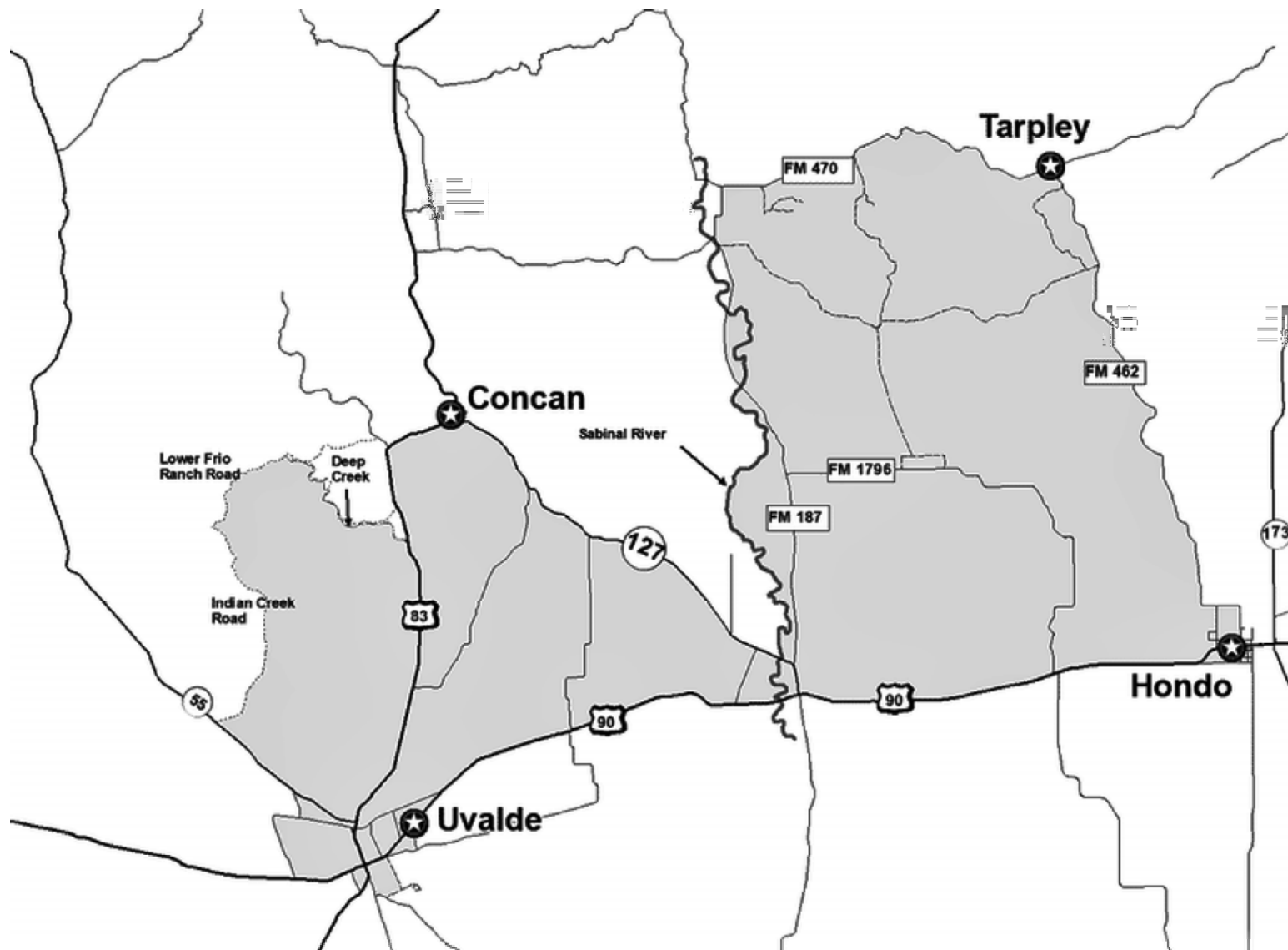
Prospective Buyer

Prospective Buyer

Date

Date

South Central CWD Zone Map



INFORMATION REGARDING OAK WILT IN CENTRAL TEXAS

Texas A & M Forest Service – Oak Wilt: <https://tfsweb.tamu.edu/oakwiltfaqs/>

Texas Oak Wilt: <https://texasoakwilt.org>

Oak Wilt/Decline is a disease that has long been recognized as causing tree loss in the Texas Hill Country. It is caused by a fungus call *Ceratocystis fagacearum* that clogs the water conduction vessels in 55 Texas Counties. Losses vary with location, with the greatest losses occurring in the Hill Country. A management program has been developed by the Research and Extension faculty at Texas A & M University. This program involves the use of cultural and chemical controls.

Live oak, Shumard red oak, Southern red oak, Spanish oak, blackjack oak, pin oak and water oak are native species that are susceptible to the oak wilt fungus. They are members of the red oak group and will normally die in a few weeks to months after symptoms are observed. Members of the white oak group, including Bur oaks, white oaks and post oaks, rarely become infected. They have a high level of resistance and, when infected, seldom die.

For more information, one may contact the local county Texas A&M AgriLife Extension Office (located under the government pages of a phone directory or by typing "Texas A&M AgriLife Extension Office + insert local county name here" into the search engine). The information given herein is for educational purposes only.

Bob Heyen Realty or any of its agents makes no representations or guarantees, as we have no expertise in this area. There may be Oak Wilt on the property that you are purchasing. There is the potential that even if there is no Oak Wilt currently, that in the future it may spread to this property. We want you to be informed, as we recommend that you take whatever measures necessary to satisfy yourself in regard to the condition of this property and its surroundings. We also recommend that you accompany any inspectors and experts during the inspections of this property and ask any questions you may have regarding this property.

Prospective Purchaser

Prospective Purchaser

Associate/Broker

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.

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Sales Agent/Associate's Name	License No.	Email	Phone



Buyer/Tenant/Seller/Landlord Initials

Date