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POT OF GOLD RANCH

<u>ACREAGE:</u>	118.04 acres, more or less.
<u>LOCATION:</u>	115 Pot of Gold Road East Comfort, Texas 78013 Property is located approximately 2 miles SW of Comfort and 18 miles SE of Kerrville off of paved Hermann Sons Road East (approx.. 260'), all in Kerr County, Texas.
<u>LEGAL:</u>	118.04 acres, more or less, out of A#0107, Collard, S#383, Kerr County, Texas.
<u>PRICE:</u>	\$2,700,000.00.
<u>TERMS:</u>	Cash to Seller or third-party financing.
<u>SCHOOL:</u>	Comfort ISD.
<u>UTILITIES:</u>	Electricity is provided by Bandera Electric Cooperative.
<u>TAXES:</u>	Property is currently under a church tax exemption. 2024 taxes were approximately \$28,662.00 (without exemptions).
<u>MINERALS:</u>	Any and all minerals owned to be conveyed. To be more fully determined at time of new title commitment.
<u>WATER:</u>	There is approximately 1000' of the beautiful Guadalupe River that traverses the northern portion of the ranch. There are also two domestic water wells on the ranch. The southern well (chapel well) is approximately 233' in depth. As of June 2025, the well was pulled and has a new 1.5HP pump with new wiring, check valve, and control box. The well has a pressure tank and water storage tank that can gravity feed to improvements including the two pools. The northern well (in front of Administration Building) is approximately 320' in depth with pressure tank, water storage and a 3HP submersible pump. The well is a 3-phase well that produces approximately 50-60 GPM. This well is currently disconnected and needs to be metered and then both wells could run in tandem. Both wells are in the Upper Guadalupe River Authority.
<u>TERRAIN/ VEGETATION:</u>	The terrain is flat with elevation changes from 1,423' to 1,600'. As you enter the ranch, there is a field of approximately 42 acres that is good tillable soil and would be a great coastal field or could be planted into food plots for wildlife. The ranch has a gradual rise to the headquarters area where most of the improvements are located, then rises to approximately 1,600' offering scenic views of the surrounding Hill Country and Guadalupe River basin. The ranch has an abundance of Live Oak, Cedar, Cedar Elm and Persimmon. There is a diverse range of both bottom land and great walking trails, hunting trails, as well as rock formations, a wet-weather slough and vegetation is dense to open areas offering great hunting opportunities.
<u>WILDLIFE:</u>	The ranch consists of free-roaming Axis deer, native whitetail deer, turkey and some game birds.

IMPROVEMENTS:

Historically, this ranch has been operated as a youth camp since the 1960s and therefore has a variety of multi-purpose buildings. As you enter the headquarters area of the ranch you will find:

Owner's Residence: 3 bedroom, 2 bath home with beautiful Live Oak trees and a fenced yard.

Dining Hall/Event Hall: Metal exterior building on a concrete slab with metal roof. The interior consists of an expansive open area with stained concrete floor, serving area and kitchen.

Administration Building: Two story rock/cement fiber board exterior on a concrete foundation with a metal roof. Downstairs has a nice entry and large open space with a floor to ceiling rock fireplace. A stairway on either side leads to office space upstairs.

Counselor Building: Two story rock/cement fiber board exterior on a concrete slab and shingle roof. Downstairs is a kitchen, living area with beautiful rock fireplace, bathroom and utility room. Upstairs is made up of quite a few smaller bedrooms and/or offices.

Two 4-Room Apartment Buildings: There are two independent buildings consisting of 4 rooms each having their own bedroom and bathroom.

In addition to these main buildings, there are also several other buildings consisting of an open-air canteen with serving and seating area, several buildings used as dormitories, storage buildings, barns, two pools, and much more!

Perched above the headquarters area on a higher elevation sits a huge open concept metal building with men's & women's restrooms. This would make a great additional event hall that can be air conditioned or open air with 4 roll-up doors on either side of the building to enjoy all the spectacular views! Just a few feet below is a massive concrete slab covered with metal purling and a metal roof. A concrete stairway connects this area with the headquarters below.

Beyond the headquarters toward the southern end of the ranch is an open area once used as a baseball field, horse barn and a multitude of walking and horse trails that lead further into the thick brush along a seasonal slough and up the hills. In contrast to the bottomland to the north, the southern end of the ranch is mountainous with peaks and valleys providing great cover for wildlife and good deer hunting with several blinds and feeders in place that will be conveyed.

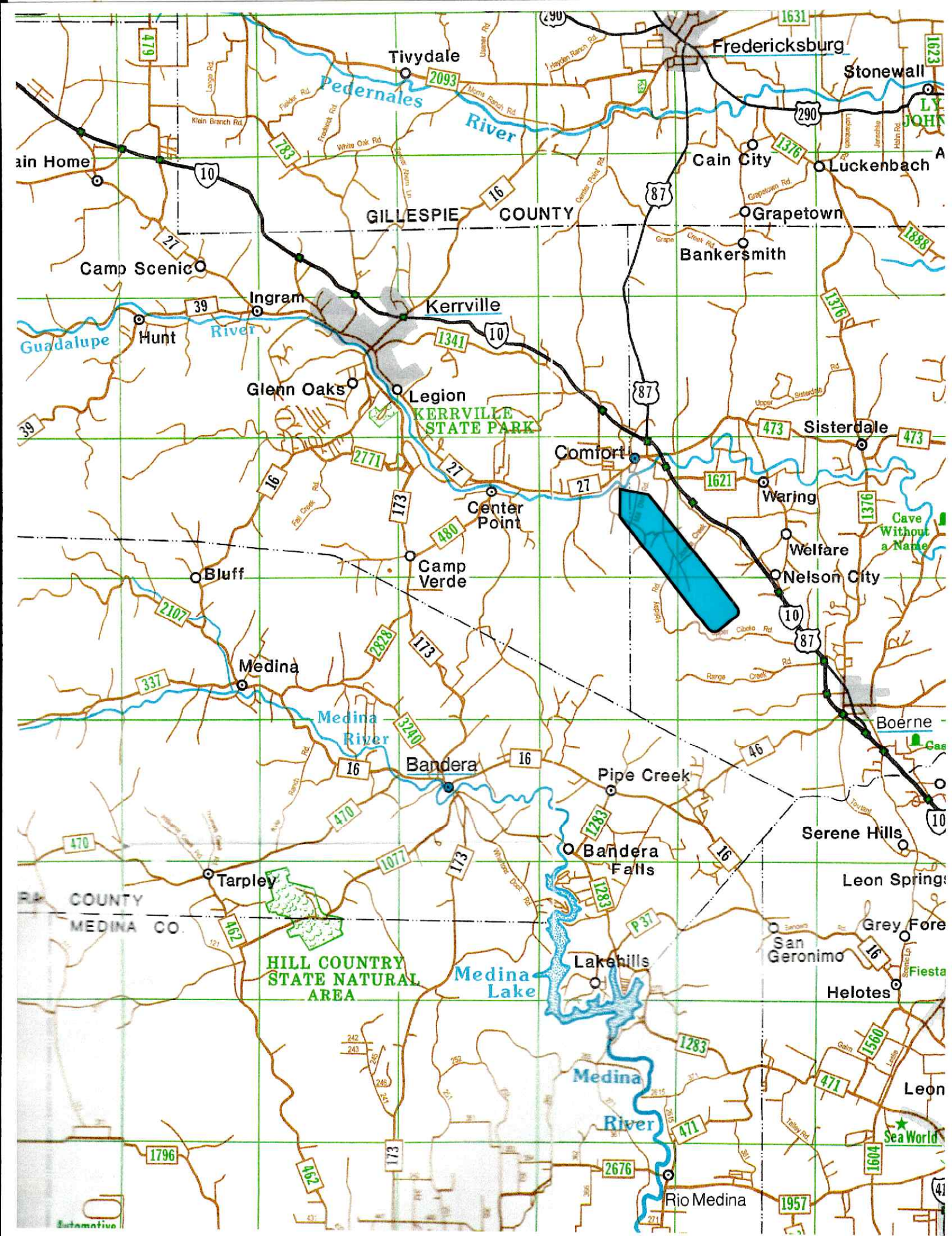
REMARKS:

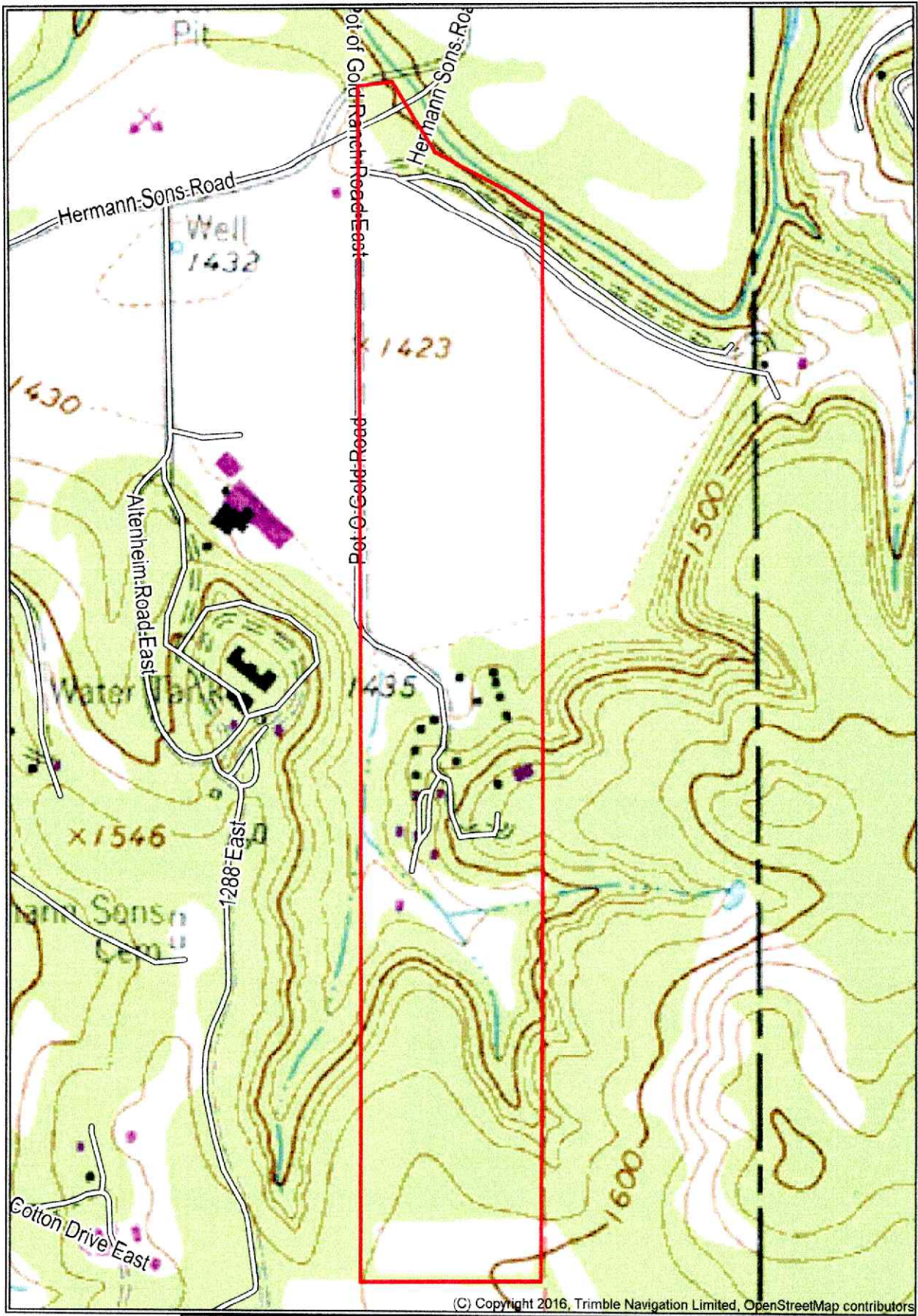
This is your chance to own a piece of Hill Country history! The Pot of Gold Ranch, founded in 1966 is conveniently located near the historic town of Comfort and fronted by the scenic Guadalupe River. This unique ranch provides a setting for a multitude of possibilities to bring its full potential back to life!

Notes:

The concrete memorial located on the northern end of the property is not to be removed or relocated and will be recorded in the deed at time of closing. A portion of the ranch appears to lie within the FEMA 100-year flood plain. The neighbor to the east has an access easement at the front of the property and along the Guadalupe River.

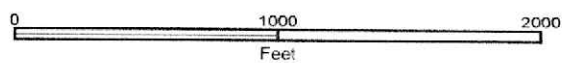
Although the broker has used reasonable care in obtaining data and making estimates and projections based upon that data, this material is submitted without representation or warranty. Generally, a substantial portion of information must be obtained from sources other than a broker's actual knowledge, 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.

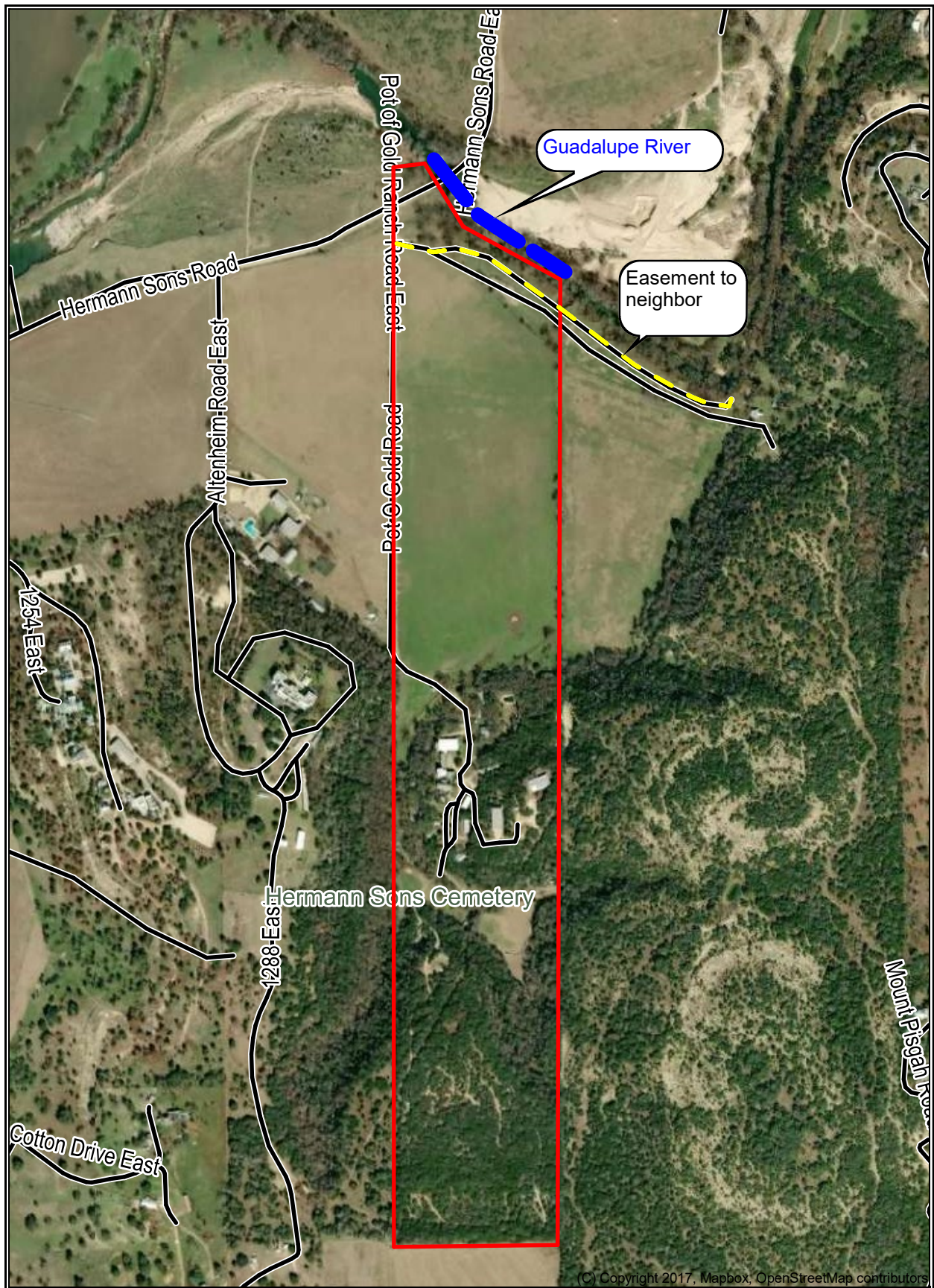




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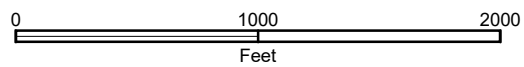
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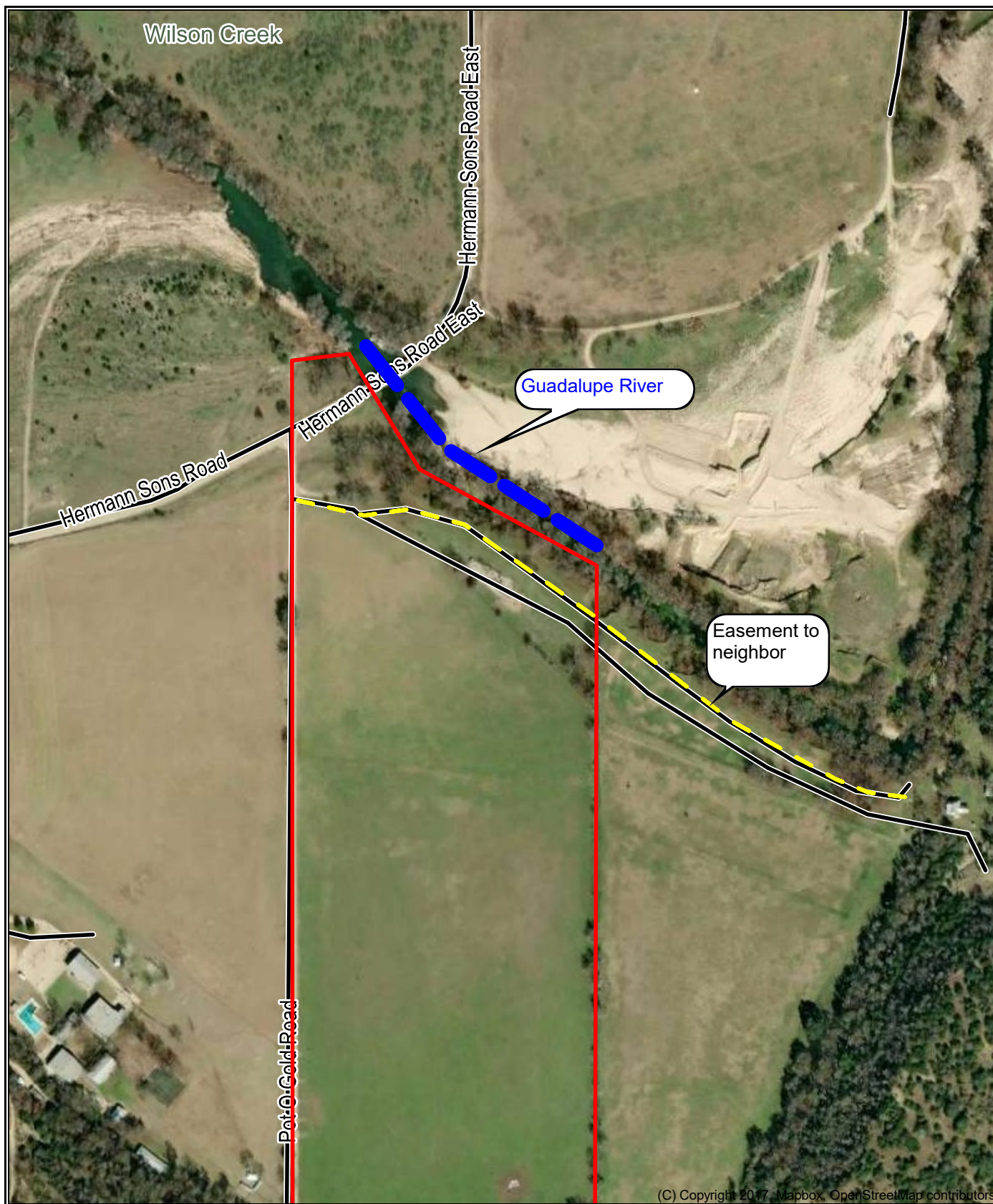


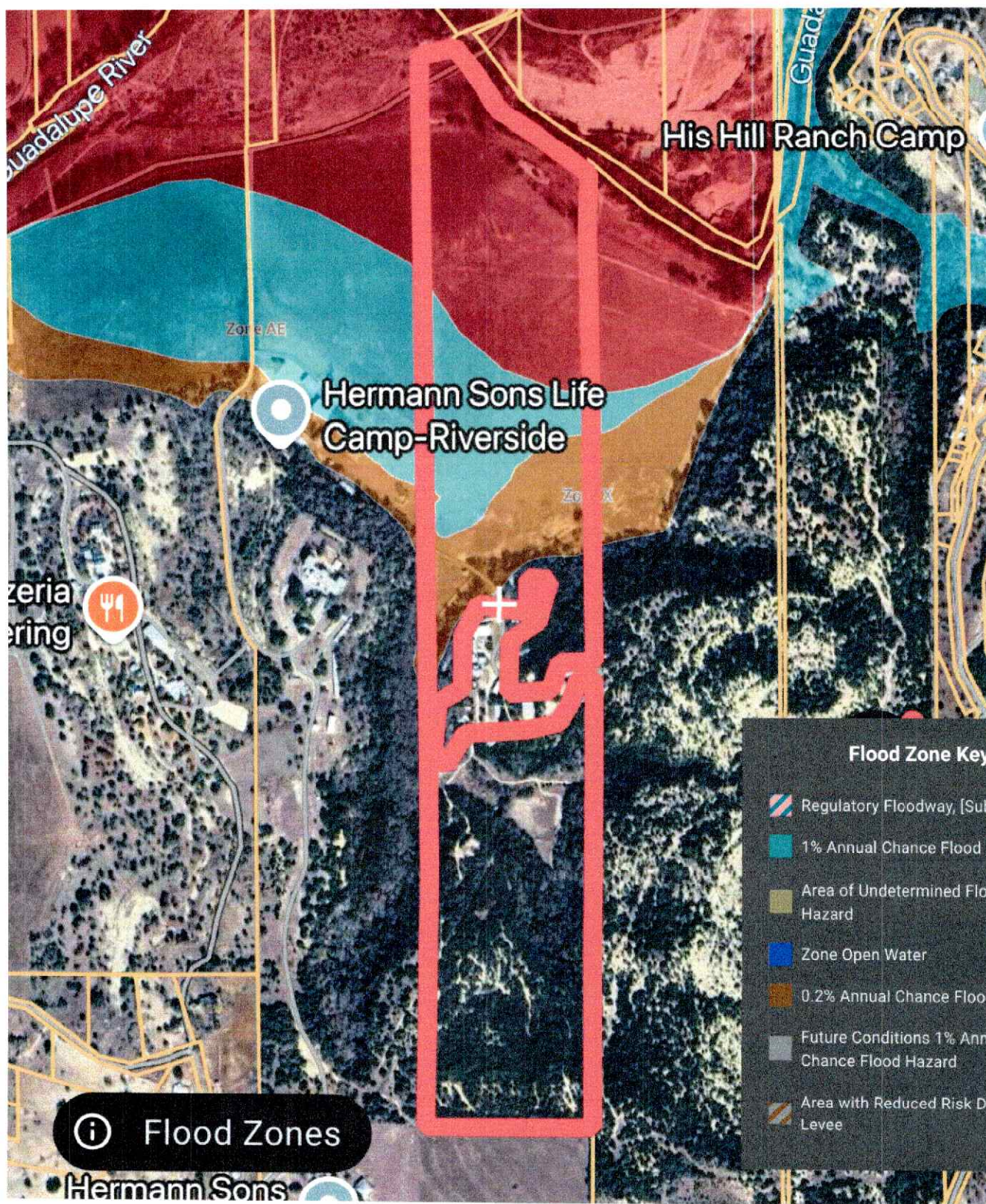


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SAN ANTONIO BOARD OF REALTORS®, INC.
OWNER'S DISCLOSURE STATEMENT
 (FARM, RANCH & RURAL ACREAGE)



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

THIS DISCLOSURE STATEMENT pertains to certain property located at 115 Pot of Gold Rd., Comfort, TX 78013 (The "Property") more particularly described on Exhibit A attached hereto, and is hereby submitted by Youth Camp, Inc., c/o Mark Bonam

("Owner") to Bob Heyen Realty Kyle Heyen ("Broker") for Broker's use in connection with its marketing of the Property to prospective buyers.

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

The answers or responses appearing in this Disclosure Statement are being made by the Owner to Broker and such responses or answers shall not be deemed or construed as being representations of the Broker to prospective buyers of the Property. The information provided herein is current as of JUNE 26, 2025 and does not reflect any changed condition occurring after such date. Owner agrees to be as accurate as possible in responding to the applicable inquiries herein set forth, and to the extent that Owner is either uncertain about or has no knowledge of the information requested, then the applicable response is so noted. Owner acknowledges that this Disclosure Statement may be the basis for such prospective buyer determining whether or not to cause Independent Inspection, investigations, tests or environmental site assessments to be conducted with respect to the Property by real estate professionals. "These statements do not apply to any residence on the Property. For a residence, use the Sellers Disclosure Notice form."

Owner is ☒ is not ☐ occupying the Property. If Owner is not occupying the Property, how long since Owner has occupied the Property? _____

A. DEFECTS/MALFUNCTIONS:

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

- | | | | | | | | |
|--|---|--|---|--|----------------------------------|---|--------------------------------|
| ☐ Interior Walls | ☐ Ceilings | ☐ Floors | ☐ Exterior Walls | ☐ Insulation | ☐ Roof(s) | ☐ Windows | ☐ Doors |
| ☐ Foundation | ☐ Slab(s) | ☐ Driveways | ☐ Sidewalks | ☐ Walls/Fences | ☐ Paint | ☐ Electrical Systems | |
| ☐ Plumbing/Sewers/Septics | ☐ Heating/Air Conditioning Systems | ☐ Other Structural Components | | ☐ Water Penetration | | | |

Describe: SEE INDIVIDUAL DISCLOSURE NOTICES

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

B. GENERAL INFORMATION:

Is Owner aware of any of the following:

- Feature of the property shared in common with adjoining landowners, such as walls, roofs, fences and driveways, whose use or responsibility for maintenance may have an effect on the Property.
- Any encroachments, easements or similar matters that may affect the Property.
- Any settling from any cause, or slippage, sliding, or other soil problems as related to structures.
- Major damage to the Property or any of the structures from fire, earthquake, floods, or ground shifting.
- Neighborhood noise problems or other nuisances affecting the Property.
- Deed restrictions or obligations affecting the Property.
- Any notices of abatement or citations against the Property.
- Any lawsuits against Owner threatening to or affecting Property.

Yes No Unknown

☐	☒	☐
☐	☒	☐
☐	☒	☐
☐	☒	☐
☐	☒	☐
☐	☒	☐
☐	☒	☐

If the answer to any of the above questions is "yes," explain. (Attach additional sheets if necessary): EASEMENT TO ADJOINING PROPERTY

C. **FLOODING AND DRAINAGE:** Is any part of the Property in a 100-year flood plain? ☒ Yes ☐ No ☐ Unknown. If yes, what part of the Property is within the flood plain: RIVER FRONTAGE. What is the source of your information?
Has the Property ever flooded? ☒ Yes ☐ No ☐ Unknown. If yes, give dates and information: RIVER ONLY - 78, 87, FLOODS

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

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

D. **ENVIRONMENTAL MATTERS:**

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

Location: _____

In current use? ☐ Yes ☐ No ☐ Unknown. Registered with Registration Department, Petroleum Storage Tank Division, Texas Water Commission (512/371-6200)? ☐ Yes ☐ No ☐ Unknown. Type of material(s) stored in tank(s): _____

☐ Unknown. What is the source of your information: _____

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

When: _____

Location: _____

What is the source of your information? _____

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

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

What is the source of your information? _____

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

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

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

(attach additional sheets if needed).

E. **WATER SYSTEM:** Has the Owner ever had the water system(s) serving the Property tested? ☒ Yes ☐ No ☐ Unknown. If yes, tested by: _____

Dated tested: YEARLY ☒ Satisfactory ☐ Satisfactory with Notation ☐ Unsatisfactory. Has Owner ever had water test with an "Unsatisfactory" or "Satisfactory with Notation" result? ☐ Yes ☒ No ☐ Unknown. If yes, please explain: _____

1. **PROBLEMS:** _____

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

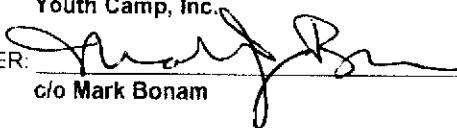
The information herein is complete, true and correct to the best of Owner's knowledge and belief as of the date signed by the Owner. This Disclosure Statement is not intended as a substitute for any inspections or warranties that a prospective buyer of the Property may wish to obtain in conjunction with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

OWNER'S DISCLOSURE STATEMENT - COMMERCIAL & FARM, RANCH & RURAL ACREAGE 115 Pot of Gold Rd , Comfort, TX 78013
(PROPERTY ADDRESS)

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

OWNER: _____ DATE: _____

Youth Camp, Inc.

OWNER:  DATE: 6 26 2025

c/o Mark Bonam

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

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

BUYER: _____ BUYER: _____

DATE: _____



MAIN HOUSE

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.**

115 Pot of Gold Rd (Administration Bldg.)
Comfort, TX 78013

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			☒
Carbon Monoxide Det.			☒
Ceiling Fans			☒
Cooktop			☒
Dishwasher			☒
Disposal			☒
Emergency Escape Ladder(s)	☒		
Exhaust Fans			☒
Fences			☒
Fire Detection Equip.			☒
French Drain			☒
Gas Fixtures			☒
Liquid Propane Gas:			☒
-LP Community (Captive)			☒
-LP on Property			☒

Item	Y	N	U
Natural Gas Lines			☒
Fuel Gas Piping:			☒
-Black Iron Pipe			☒
-Copper			☒
-Corrugated Stainless Steel Tubing			☒
Hot Tub			☒
Intercom System			☒
Microwave			☒
Outdoor Grill			☒
Patio/Decking			☒
Plumbing System			☒
Pool			☒
Pool Equipment			☒
Pool Maint. Accessories			☒
Pool Heater			☒

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

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

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: (Signature)

Page 1 of 7

Concerning the Property at _____

Solar Panels	☒	☐	owned	leased from:
Water Heater	☒	☐	electric	gas other: _____
Water Softener	☒	☐	owned	leased from:
Other Leased Items(s)	☐	☐	if yes, describe: _____	
Underground Lawn Sprinkler	☒	☐	automatic manual areas covered _____	
Septic / On-Site Sewer Facility	☒	☐	if yes, attach Information About On-Site Sewer Facility (TXR-1407)	

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

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

Roof Type: SHINGLE Age: 2 YRS (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):

* MAIN LINE FOR SEPTIC + PROPANE DAMAGED
* UPSTAIRS (2) HVAL NEEDS REPLACING
* UPSTAIRS BATHROOM * PLUMBING + ELECTRICAL

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

Item	Y	N	Item	Y	N	Item	Y	N
Basement		☒	Floors		☒	Sidewalks		☒
Ceilings		☒	Foundation / Slab(s)		☒	Walls / Fences		☒
Doors		☒	Interior Walls		☒	Windows		☒
Driveways		☒	Lighting Fixtures		☒	Other Structural Components		☒
Electrical Systems		☒	Plumbing Systems		☒			
Exterior Walls		☒	Roof		☒			

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

SEE ABOVE

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

Condition	Y	N	Condition	Y	N
Aluminum Wiring		☒	Radon Gas		☒
Asbestos Components		☒	Settling		☒
Diseased Trees: oak wilt		☒	Soil Movement		☒
Endangered Species/Habitat on Property		☒	Subsurface Structure or Pits		☒
Fault Lines		☒	Underground Storage Tanks		☒
Hazardous or Toxic Waste		☒	Unplatted Easements		☒
Improper Drainage		☒	Unrecorded Easements		☒
Intermittent or Weather Springs		☒	Urea-formaldehyde Insulation		☒
Landfill		☒	Water Damage Not Due to a Flood Event		☒
Lead-Based Paint or Lead-Based Pt. Hazards		☒	Wetlands on Property		☒
Encroachments onto the Property		☒	Wood Rot		☒
Improvements encroaching on others' property		☒	Active infestation of termites or other wood destroying insects (WDI)		☒
Located in Historic District		☒	Previous treatment for termites or WDI		☒
Historic Property Designation		☒	Previous termite or WDI damage repaired		☒
Previous Foundation Repairs		☒	Previous Fires		☒

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: 

115 Pot of Gold Rd (Administration Bldg.) MAIN HOUSE
Comfort, TX 78013

Concerning the Property at _____

Previous Roof Repairs	☐	☒	Termite or WDI damage needing repair	☐	☒
Previous Other Structural Repairs	☐	☒	Single Blockable Main Drain in Pool/Hot Tub/Spa*	☐	☒
Previous Use of Premises for Manufacture of Methamphetamine	☐	☒			

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.

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: RPV

Page 3 of 7

Concerning the Property at _____

"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.

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.

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: NH

Page 4 of 7

115 Pot of Gold Rd (Administration Bldg.) MAIN HOUSE
Comfort, TX 78013

Concerning the Property at _____

☒ 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): _____

UGRA WATER RESTRICTIONS

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: SOL C 3 ☐ 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.

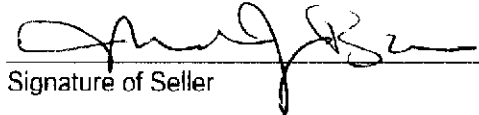
(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: 

Page 5 of 7

Concerning the Property at _____

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.



2.26.25

Signature of Seller

Date Signature of Seller

Date

Printed Name: MARK J. BONAM

Printed Name: _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. 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: BANDERA CO-OP

phone #: _____

Sewer: _____

phone #: _____

Water: _____

phone #: _____

Cable: _____

phone #: _____

Trash: _____

phone #: _____

Natural Gas: _____

phone #: _____

Phone Company: _____

phone #: _____

Propane: CHAPARRAL PROPANE

phone #: _____

Internet: HCTC

phone #: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller: 

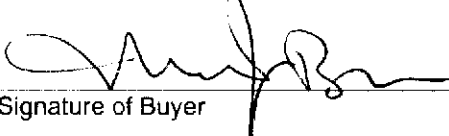
Page 6 of 7

115 Pot of Gold Rd (~~Administration Bldg.~~) MAIN HOUSE
Comfort, TX 78013

Concerning the Property at _____

(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.

	<u>2.26.25</u>		
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: <u>MARK J. BELAM</u>		Printed Name: _____	



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 115 Pot of Gold Rd
Comfort, TX 78013

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

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: _____ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown

- (4) Installer: _____ ☒ Unknown
- (5) Approximate Age: _____ ☒ Unknown

B. MAINTENANCE INFORMATION:

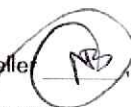
- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? 2015 (GATE HOUSE)
- (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 

Page 1 of 2

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

Phone: 830-426-4333
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Fax: _____
www.lwolf.com

Youth Camp, Inc.

<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

Signature of Seller _____ Date _____
Youth Camp, Inc.

Signature of Seller 6-26-25
c/o Mark Bonam Date

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____



ADMIN
B46

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.**

115 Pot of Gold Rd (Counselor Home)
Comfort, TX 78013

ADMIN

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			
Carbon Monoxide Det.			
Ceiling Fans			
Cooktop			
Dishwasher			
Disposal			
Emergency Escape Ladder(s)			
Exhaust Fans			
Fences			
Fire Detection Equip.			
French Drain			
Gas Fixtures			
Liquid Propane Gas:			
-LP Community (Captive)			
-LP on Property			

Item	Y	N	U
Natural Gas Lines			
Fuel Gas Piping:			
-Black Iron Pipe			
-Copper			
-Corrugated Stainless Steel Tubing			
Hot Tub			
Intercom System			
Microwave			
Outdoor Grill			
Patio/Decking			
Plumbing System			
Pool			
Pool Equipment			
Pool Maint. Accessories			
Pool Heater			

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

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

(TXR-1406) 07-10-23

Initialed by: Buyer and Seller

Page 1 of 7

115 Pot of Gold Rd (Counselor Home) APM12
 Comfort, TX 78013

Concerning the Property at _____

Solar Panels	☒	☐	owned	leased from:	
Water Heater	☒	☐	☒ electric	gas	other: _____ number of units: <u>1</u>
Water Softener	☒	☐	owned	leased from:	
Other Leased Item(s)	☐	☐	if yes, describe: _____		
Underground Lawn Sprinkler	☒	☐	☐ automatic	☐ manual	areas covered _____
Septic/On-Site Sewer Facility	☒	☒	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: 10 YRS. (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☒ no ☐ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☒ no If yes, describe (attach additional sheets if necessary): _____

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

Item	Y	N	Item	Y	N	Item	Y	N
Basement	☐	☒	Floors	☐	☒	Sidewalks	☐	☒
Ceilings	☐	☒	Foundation / Slab(s)	☐	☒	Walls / Fences	☐	☒
Doors	☐	☒	Interior Walls	☐	☒	Windows	☐	☒
Driveways	☐	☒	Lighting Fixtures	☐	☒	Other Structural Components	☐	☒
Electrical Systems	☐	☒	Plumbing Systems	☐	☒		☐	☐
Exterior Walls	☐	☒	Roof	☐	☒		☐	☐

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	Condition	Y	N
Aluminum Wiring	☐	☒	Radon Gas	☐	☒
Asbestos Components	☐	☒	Settling	☐	☒
Diseased Trees: <u>oak wilt</u>	☐	☒	Soil Movement	☐	☒
Endangered Species/Habitat on Property	☐	☒	Subsurface Structure or Pits	☐	☒
Fault Lines	☐	☒	Underground Storage Tanks	☐	☒
Hazardous or Toxic Waste	☐	☒	Unplatted Easements	☐	☒
Improper Drainage	☐	☒	Unrecorded Easements	☐	☒
Intermittent or Weather Springs	☐	☒	Urea-formaldehyde Insulation	☐	☒
Landfill	☐	☒	Water Damage Not Due to a Flood Event	☐	☒
Lead-Based Paint or Lead-Based Pt. Hazards	☐	☒	Wetlands on Property	☐	☒
Encroachments onto the Property	☐	☒	Wood Rot	☐	☒
Improvements encroaching on others' property	☐	☒	Active infestation of termites or other wood destroying insects (WDI)	☐	☒
Located in Historic District	☐	☒	Previous treatment for termites or WDI	☐	☒
Historic Property Designation	☐	☒	Previous termite or WDI damage repaired	☐	☒
Previous Foundation Repairs	☐	☒	Previous Fires	☐	☒

(TXR-1406) 07-10-23

Initialed by: Buyer: MS and Seller: HE

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

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

Phone: 972-433-1333

Fax:

www.lwoll.com

Page 2 of 7

Youth Camp, Inc.

115 Pot of Gold Rd (Counselor Home)
Comfort, TX 78013

ADMIN

Concerning the Property at _____

Previous Roof Repairs	☐	☒
Previous Other Structural Repairs	☐	☒
Previous Use of Premises for Manufacture of Methamphetamine	☐	☒

Termite or WDI damage needing repair	☐	☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*	☐	☒

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).**

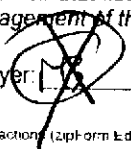
For purposes of this notice:

"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.

(TXR-1406) 07-10-23

Initialed by: Buyer:  and Seller: 

Page 3 of 7

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

Phone: 409-426-4333 Fax: _____
Produced with Lone Wolf Transactions (2p-Form Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwoll.com

Youth Camp, Inc.

Concerning the Property at _____

"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.

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.

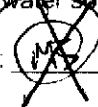
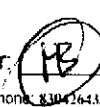
☒ Any condition on the Property which materially affects the health or safety of an individual.

☒ 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.

(TXR-1406) 07-10-23

Initialed by: Buyer:  and Seller: 

Page 4 of 7

115 Pot of Gold Rd (Counselor Home) ADMIN
Comfort, TX 78013

Concerning the Property at _____

☒ 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):

U6RA

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: 501 C3 ☐ 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

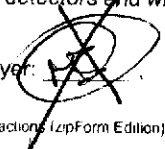
Section 12. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain:

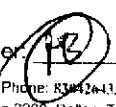
Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☐ unknown ☒ no ☐ yes. If no or unknown, explain. (Attach additional sheets if necessary):

**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.

(TXR-1406) 07-10-23

Initialed by: Buyer: 

and Seller: 

Page 5 of 7

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

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

Phone: 834-424-1333

Fax:

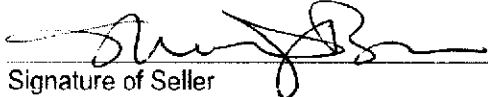
www.lwolf.com

Youth Camp, Inc.

115 Pot of Gold Rd (Counselor Home) ADMIN
Comfort, TX 78013

Concerning the Property at _____

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.

 2-26-25
Signature of Seller _____ Date _____ Signature of Seller _____ Date _____

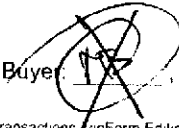
Printed Name: MARK BONAM Printed Name: _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. 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>BANDERA CO - DP</u>	phone #: _____
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: <u>CINAPARAL</u>	phone #: _____
Internet: _____	phone #: _____

(TXR-1406) 07-10-23

Initialed by: Buyer:  and Seller: 

Page 6 of 7

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

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Fax

Youth Camp, Inc.

115 Pot of Gold Rd (~~Counselor Home~~) ADMIN
Comfort, TX 78013

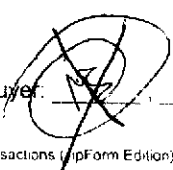
Concerning the Property at _____

(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.

	<u>2-26-25</u>		
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: <u>MARK BONAN</u>		Printed Name: _____	

(TXR-1406) 07-10-23

Initialed by: Buyer:  and Seller: 

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

Phone: 817-426-4333 Fax: _____
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Page 7 of 7

Yanich Camp, Inc.



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.**

115 Pot of Gold Rd (Residence)
Comfort, TX 78013

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		☒	
Carbon Monoxide Det.		☒	
Ceiling Fans	☒		
Cooktop	☒		
Dishwasher		☒	
Disposal		☒	
Emergency Escape Ladder(s)		☒	
Exhaust Fans		☒	
Fences	☒		
Fire Detection Equip.	☒		
French Drain		☒	
Gas Fixtures	☒		
Liquid Propane Gas:	☒		
-LP Community (Captive)			
-LP on Property	☒		

Item	Y	N	U
Natural Gas Lines		☒	
Fuel Gas Piping:		☒	
-Black Iron Pipe	☒		
-Copper	☒		
-Corrugated Stainless Steel Tubing		☒	
Hot Tub		☒	
Intercom System		☒	
Microwave	☒		
Outdoor Grill		☒	
Patio/Decking	☒		
Plumbing System	☒		
Pool		☒	
Pool Equipment		☒	
Pool Maint. Accessories		☒	
Pool Heater		☒	

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

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

(TXR-1406) 07-10-23

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

Page 1 of 7

**115 Pot of Gold Rd (Residence)
Comfort, TX 78013**

Concerning the Property at _____

Solar Panels	☒	☐	☒ owned	leased from:	
Water Heater	☒	☐	☒ electric	gas other:	number of units: <u>1</u>
Water Softener	☒	☐	☐ owned	leased from:	
Other Leased Items(s)	☐	☐	if yes, describe: _____		
Underground Lawn Sprinkler	☐	☐	☐ automatic	☐ manual	areas covered _____
Septic / On-Site Sewer Facility	☒	☒	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: SINGLE Age: 35 YR. (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? ☐ yes ☐ no ☐ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☐ no If yes, describe (attach additional sheets if necessary): _____

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

Item	Y	N	Item	Y	N	Item	Y	N
Basement	☐	☒	Floors	☐	☒	Sidewalks	☐	☒
Ceilings	☐	☒	Foundation / Slab(s)	☐	☒	Walls / Fences	☐	☒
Doors	☐	☒	Interior Walls	☐	☒	Windows	☐	☒
Driveways	☐	☒	Lighting Fixtures	☐	☒	Other Structural Components	☐	☒
Electrical Systems	☐	☒	Plumbing Systems	☐	☒		☐	☐
Exterior Walls	☐	☒	Roof	☐	☒		☐	☐

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	Condition	Y	N
Aluminum Wiring	☐	☒	Radon Gas	☐	☒
Asbestos Components	☐	☒	Settling	☐	☒
Diseased Trees: <u>oak wilt</u>	☐	☒	Soil Movement	☐	☒
Endangered Species/Habitat on Property	☐	☒	Subsurface Structure or Pits	☐	☒
Fault Lines	☐	☒	Underground Storage Tanks	☐	☒
Hazardous or Toxic Waste	☐	☒	Unplatted Easements	☐	☒
Improper Drainage	☐	☒	Unrecorded Easements	☐	☒
Intermittent or Weather Springs	☐	☒	Urea-formaldehyde Insulation	☐	☒
Landfill	☐	☒	Water Damage Not Due to a Flood Event	☐	☒
Lead-Based Paint or Lead-Based Pt. Hazards	☐	☒	Wetlands on Property	☐	☒
Encroachments onto the Property	☐	☒	Wood Rot	☐	☒
Improvements encroaching on others' property	☐	☒	Active infestation of termites or other wood destroying insects (WDI)	☐	☒
Located in Historic District	☐	☒	Previous treatment for termites or WDI	☐	☒
Historic Property Designation	☐	☒	Previous termite or WDI damage repaired	☐	☒
Previous Foundation Repairs	☐	☒	Previous Fires	☐	☒

(TXR-1406) 07-10-23

Initialed by: Buyer: [Signature]

and Seller: [Signature]

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

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

Phone: 817-424-1333

Fax:

www.lwolt.com

Page 2 of 7

Youth Camp, Inc.

**115 Pot of Gold Rd (Residence)
Comfort, TX 78013**

Concerning the Property at _____

Previous Roof Repairs	☐	☒
Previous Other Structural Repairs	☐	☒
Previous Use of Premises for Manufacture of Methamphetamine	☐	☒

Termite or WDI damage needing repair	☐	☒
Single Blockable Main Drain in Pool/Hot Tub/Spa*	☐	☒

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.

(TXR-1406) 07-10-23

Initialed by: Buyer: AB and Seller: KB

Page 3 of 7

Rob Heyen Realty, P.O. Box 156 Honda TX 78861
Kyle Heyen

Phone: 817-426-1333 Fax: _____
Produced with Lone Wolf Transactions (zipForm: Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Youth Camp, Inc.

Concerning the Property at _____

"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.

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.

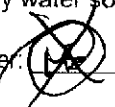
Any condition on the Property which materially affects the health or safety of an individual.

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.

(TXR-1406) 07-10-23

Initialed by: Buyer:  and Seller: 

Page 4 of 7

Concerning the Property at _____

☒ 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): _____

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: SD 1 C 3 ☐ 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.

(TXR-1406) 07-10-23

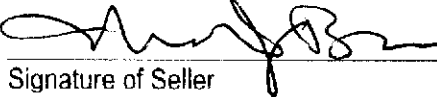
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Page 5 of 7

115 Pot of Gold Rd (Residence)
Comfort, TX 78013

Concerning the Property at _____

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 6-26-25
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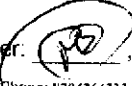
Printed Name: MARK J. BONAM Printed Name: _____

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <https://publicsite.dps.texas.gov>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
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Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: _____	phone #: _____
Trash: _____	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: <u>CHARARRAL</u>	phone #: _____
Internet: <u>NETC</u>	phone #: _____

(TXR-1406) 07-10-23

Initialed by. Buyer: _____ and Seller: 

Page 6 of 7

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

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Phone: 830-426-4333

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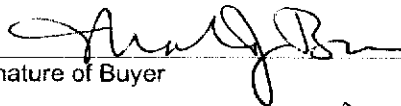
Youth Camp, Inc.

115 Pot of Gold Rd (Residence)
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Concerning the Property at _____

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The undersigned Buyer acknowledges receipt of the foregoing notice.

	2.26.25		
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name: MARK BONARI		Printed Name: _____	

INFORMATION REGARDING OAK WILT IN CENTRAL TEXAS

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

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 are 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