Bob Heyen Realty

P.O. Box 156 Hondo, TX 78861 Tel: (830) 426-4333

Internet Address www.bobhevenrealtv.com E-mail Address bobheyenrealty@gmail.com

POT OF GOLD RANCH

<u>ACREAGE:</u>

118.04 acres, more or less.

LOCATION:

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.

LEGAL:

118.04 acres, more or less, out of A#0107, Collard, S#383, Kerr County, Texas.

PRICE:

\$2,700,000.00.

TERMS:

Cash to Seller or third-party financing.

SCHOOL:

Comfort ISD.

UTILITIES:

Electricity is provided by Bandera Electric Cooperative.

TAXES:

Property is currently under a church tax exemption. 2024 taxes were approximately

\$28,662.00 (without exemptions).

MINERALS:

Any and all minerals owned to be conveyed. To be more fully determined at time of

new title commitment.

WATER:

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.

TERRAIN/ **VEGETATION:** 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.

WILDLIFE:

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.

<u>Dining Hall/Event Hall:</u> 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 morel

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.

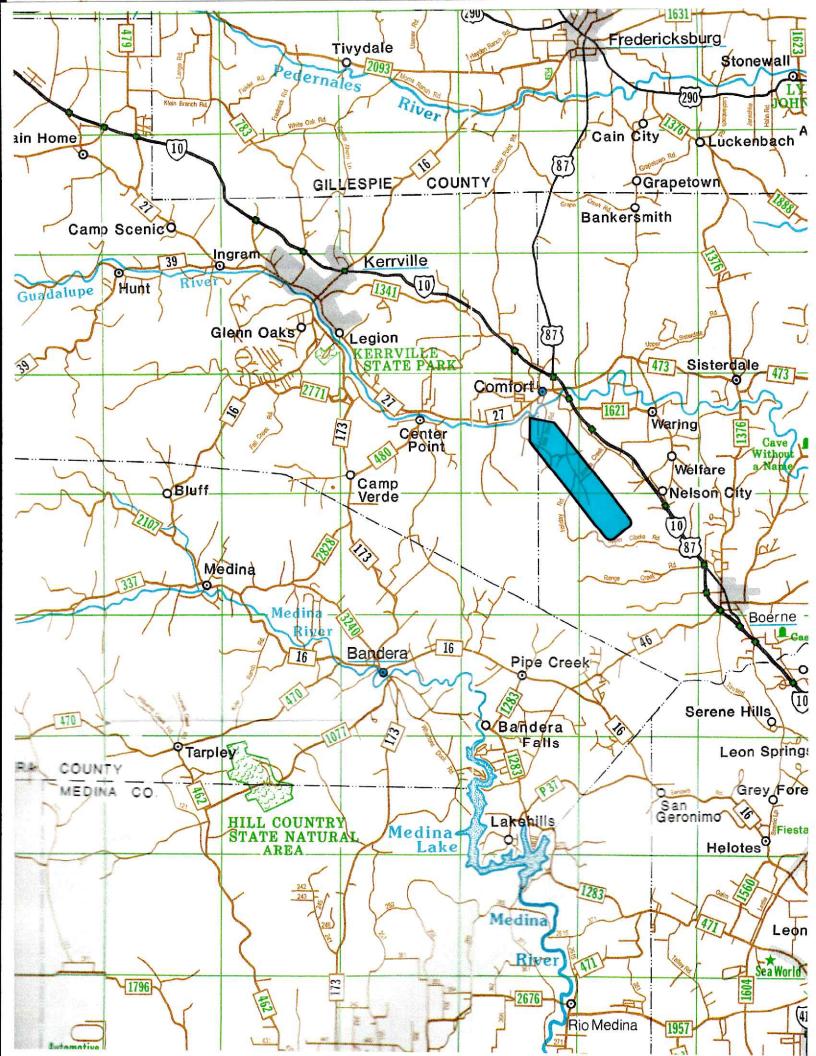
REMARKS:

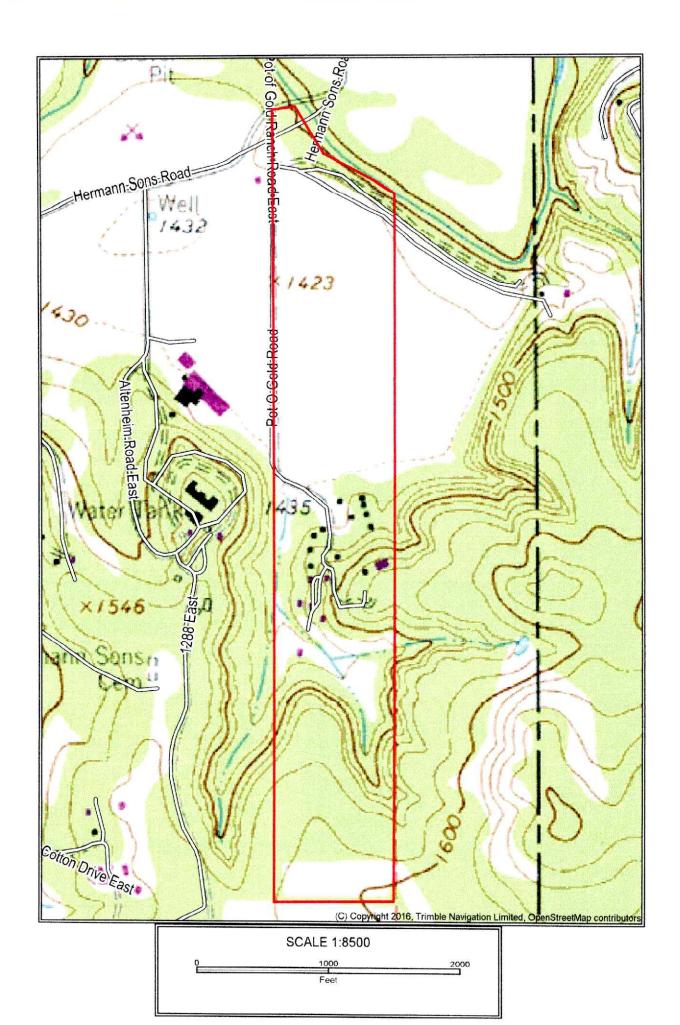
This is your chance to own a piece of Hill Country history! The Pot of Gold Ranch, founded in 1966 is conveniently located near the historic town of Comfort and fronted by the scenic Guadalupe River. This unique ranch provides a setting for a multitude of possibilities to bring its full potential back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

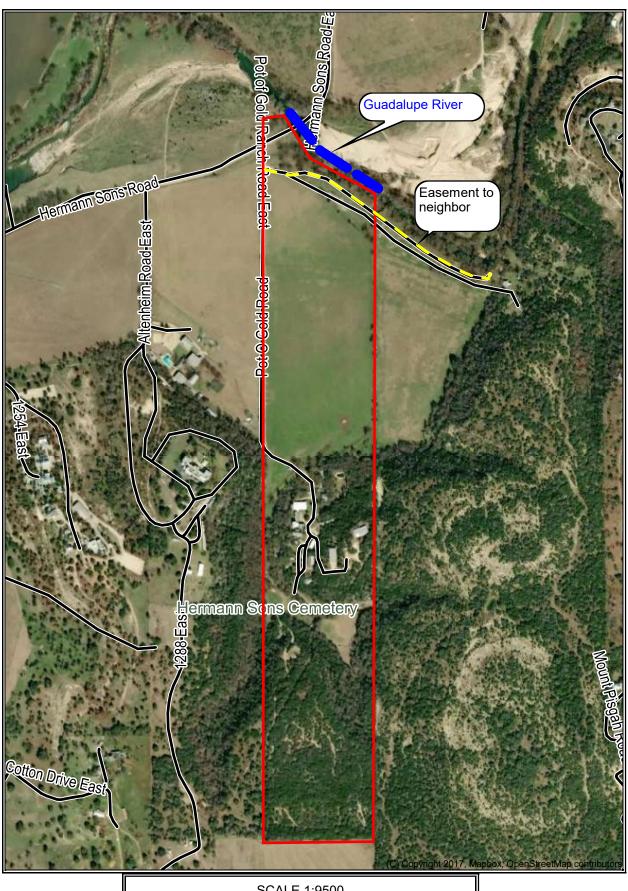
Notes:

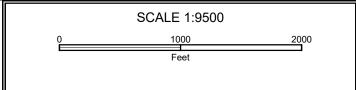
The concrete memorial located on the northern end of the property is not to be removed or relocated and will be recorded in the deed at time of closing. A portion of the ranch appears to lie within the FEMA 100-year flood plain. The neighbor to the east has an access easement at the front of the property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

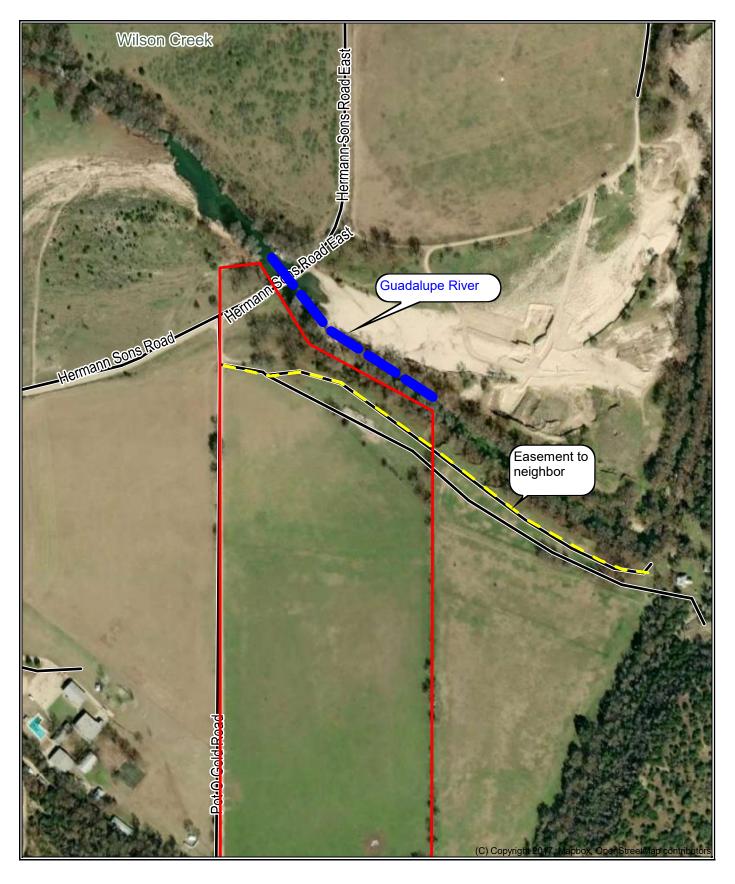
Although the broker has used reasonable care in obtaining data and making estimates and projections based upon that data, this material is submitted without representation or warranty. Generally, a substantial portion of information must be obtained from sources other than a broker's actual knowledge,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

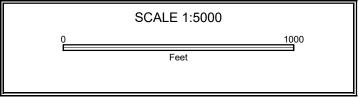


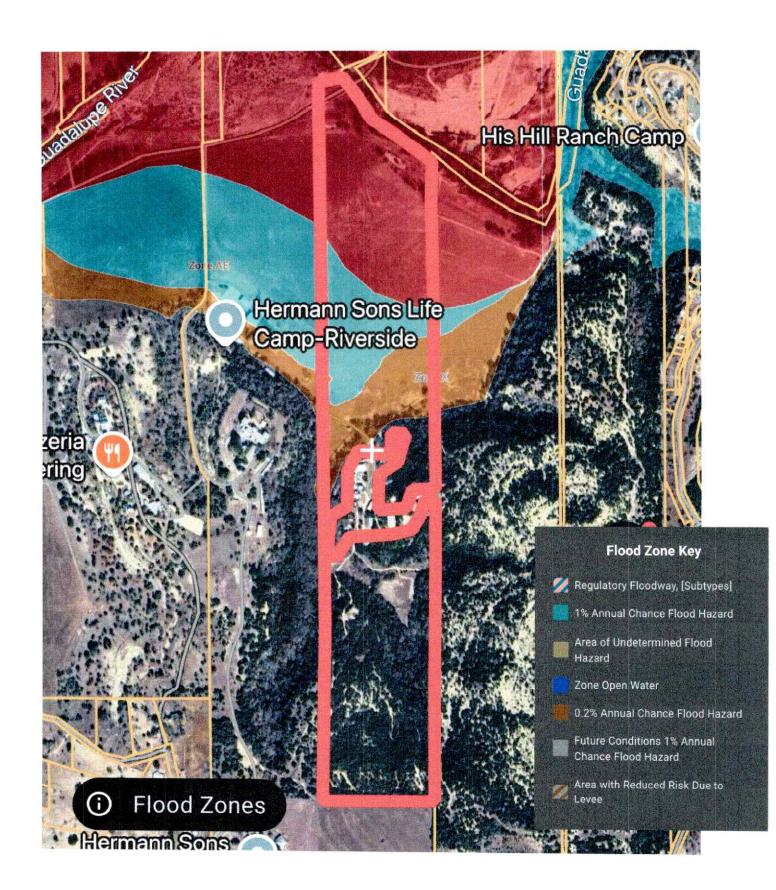














SAN ANTONIO BOARD OF REALTORS®, INC. **OWNER'S DISCLOSURE STATEMENT**



(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 anticipated sale of the Property. This Information is intended to be a disclosure only and is not intended to be a part of any contrabetween 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 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
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 anticipated sale of the Property. This Information is intended to be a disclosure only and is not intended to be a part of any contrabetween 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 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 SONE SONE STATE OF THE INFORMATION OF THE INFO
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 anticipated sale of the Property. This Information is intended to be a disclosure only and is not intended to be a part of any contrabetween 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 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 SUNK Public Property. The information provided herein is current as of SUNK Public Property of the Property of the Property.
anticipated sale of the Property. This Information is intended to be a disclosure only and is not intended to be a part of any contrabetween 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 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 SUNK Pulsary and does not reflect any changed condition occurring after such date. Owner agrees to be as accurate as possible in responding to the
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
and does not renect 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 informatic requested, then the applicable response is so noted. Owner acknowledges that this Disclosure Statement may be the basis for suc prospective buyer determining whether or not to cause Independent Inspection, investigations, tests or environmental site assessment 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 cocupying the Property. If Owner is not occupying the Property, how long since Owner has occupie the Property?
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 /NOIVIDGAL DISCUSSE 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: Yes No. 1 lokpown
1. Feature of the property shared in common with adjoining landowners, such as walls, roofs, fences and driveways, whose use or responsibility for maintenance may have an effect on the Property. 2. Any encroachments, easements or similar matters that may affect the Property. 3. Any settling from any cause, or slippage, sliding, or other soil problems as related to structures. 4. Major damage to the Property or any of the structures from fire, earthquake, floods, or ground shifting. 5. Neighborhood noise problems or other nuisances affecting the Property. 6. Deed restrictions or obligations affecting the Property. 7. Any notices of abatement or citations against the Property. 8. Any lawsuits against Owner threatening to or affecting Property. If the answer to any of the above questions is "yes," explain. (Attach additional sheets if necessary):
SABOR 740 Revised 11-14-01 (TAR 1408 as modified) Page 1 of 3

Are there any drainage problems? Yes No Unknown. If yes, explain:										
۱re	there any flowing or intermittent springs or streams on the Property? Yes No Unknown. If yes, please explain:									
EN'	VIRONMENTAL MATTERS: 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):									
	information: Unknown. What is the source of your									
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:									
3.	CHEMICALS: Has there been any storage or manufacturing of chemical materials or pollutants on the Proportion Type Type									
٠.	Unknown. If yes, material: MINING OR DUMPING: Has the Property ever been used as a quarry. mine, dump site or landfill? Yes No Unknown. If yes, please explain:									
ò.	What is the source of your information? WASTE SITES: Have there ever been any chemical or waste disposal sites on or in close proximity to the Property: Yes No Unknown. Explain:									
i.	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:									
•	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:									
	TER SYSTEM: Has the Owner ever had the water system(s) serving the Property tested? Yes No Unknown. If yes,									
at	ed by: ed tested: YEARLY Satisfactory Satisfactory with Notation Unsatisfactory. Has Owner ever had water test an "Unsatisfactory" or "Satisfactory with Notation" result? Yes No Unknown. If yes, please explain:									

FAR	M, RANCH & RURAL ACREAGE OWNER'S DISCLOSURE STATEMENT concerning 115 Pot of Gold Rd , Comfort, TX 78013
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.
Inis wish inde	Disclosure Statement is not intended as a substitute for any inspections or warranties that a prospective buyer of the Property may to obtain in conjunction with the negotiation of a contract with Owner. It is recommended by Broker that any prospective buyer obtain pendent inspections of the Property by professionals of such party's choice including but not limited to an environmental site assement of the Property.
AWO	IER'S DISCLOSURE STATEMENT - COMMERCIAL & FARM, RANCH & RURAL ACREAGE 115 Pot of Gold Rd., Comfort, TX 78013 (PROPERTY ADDRESS)
The 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 Owner.
OW	
ow	Youth Camp, Inc. NER: 6 36 3035 c/o Mark Bonam
PRC	ER(S) AND OWNER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO VIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND OWNER(S) WITH RESPECT TO ANY ICE/INSPECTIONS/DEFECTS.
I/WE	ACKNOWLEDGE RECEIPT OF A COPY OF THIS OWNER'S DISCLOSURE STATEMENT.
BUY	ER:BUYER:
DAT	E:





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 (Administration Bldg.)

Comfort, TX 78013

AS OF THE DATE	SIG UYE	NEC R N	AAY	Y : WI	SEL SH	LER TO	AND IS NOT	A S	UBS	STIT	E CONDITION OF THE PROPERTY UTE FOR ANY INSPECTIONS OR RRANTY OF ANY KIND BY SELLER,		
Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? Property Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)													
											or Unknown (U).) ne which items will & will not convey.		
Item	Y	N	U		Ite	m		Υ	N	U	Item Y N U		
Cable TV Wiring		/			Na	tura	I Gas Lines				Pump: sump grinder		
Carbon Monoxide Det.		/			Fu	el G	as Piping:				Rain Gutters		
Ceiling Fans					-BI	ack	Iron Pipe	1			Range/Stove		
Cooktop	/				-Co	oppe	er				Roof/Attic Vents		
Dishwasher	/						gated Stainless ubing		/		Sauna		
Disposal		/			Но	t Tu	Tub Smoke Detector				Smoke Detector		
Emergency Escape Ladder(s)	/				Inte	erco	m System		/		Smoke Detector - Hearing Impaired		
Exhaust Fans	/				Mic	crow	ave	1			Spa		
Fences	/			Outdoor G			or Grill		/		Trash Compactor		
Fire Detection Equip.	/				Pa	tio/E	Decking		/		TV Antenna		
French Drain		/			Plumbing System			1	1		Washer/Dryer Hookup		
Gas Fixtures	/				Po	Pool Window Screens							
Liquid Propane Gas:	/				Po	ol E	Equipment Public Sewer System				Public Sewer System		
-LP Community (Captive)	/				Po	ol M	Maint. Accessories						
-LP on Property					Po	ol H	eater		/				
								·	es e e e				
Item				Y	N	U			A	ddit	ional Information		
Central A/C				1			electric gas	num		-			
Evaporative Coolers					/		number of units:						
Wall/Window AC Units					/		number of units:						
Attic Fan(s)					/		if yes, describe:						
Central Heat				/			electricgas	num	ber	of u	nits: (3)		
Other Heat					/		if yes, describe:						
Oven				/			number of ovens:	71)	ele	ectric gas other:		
Fireplace & Chimney				/			wood gas log	gs _	mo	ck	other:		
Carport					/		attachednot	attac	hec	1			
Garage					/		attachednot	attac	chec	1	West of the second seco		
Garage Door Openers					/		number of units:				number of remotes:		
Satellite Dish & Controls					/		owned lease	d froi	m:				
Security System							owned leased from:						

(TXR-1406) 07-10-23

CONCERNING THE PROPERTY AT

Initialed by: Buyer:

and Seller:

(TXR-1406) 07-10-23

Initialed by: Buyer: _____ and Seller:

Previous Fires

Phone 3301244333

Page 2 of 7

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

Previous Foundation Repairs

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

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

Concerning the Propert	v 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.

additionals	sheets as necessary):	
Even w	s in high risk flood zones with mortgages from federally regulated or insured lenders are required to have when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in hind low risk flood zones to purchase flood insurance that covers the structure(s) and the personal pre(s).	nigh risk, moderate
Administr	Have you (Seller) ever received assistance from FEMA or the U.S. Station (SBA) for flood damage to the Property?yesno If yes, explain (annecessary):	attach additional
	. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware not aware.)	e. Mark No (N)
<u></u>	Room additions, structural modifications, or other alterations or repairs made will 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: Fees or assessments are: \$ per and are: mandate Any unpaid fees or assessment for the Property? yes (\$) no If the Property is in more than one association, provide information about the other below or attach information to this notice.	ory voluntary
	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owr 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 use of the Property.	the condition or
/	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)	(Includes, but is
	Any death on the Property except for those deaths caused by: natural causes, suic unrelated to the condition of the Property.	ide, or accident
	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 Propert environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or most liftyes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).	ry to remediate old.
	Any rainwater harvesting system located on the Property that is larger than 500 gallon a public water supply as an auxiliary water source.	s and that uses
TXR-1406)	07-10-23 Initialed by: Buyer: and Seller: Nh	Dono 4 of 7

Fax:

Concerning the Prop	erty at	115 Pot of Gold Rd Comfort,	(Adm inistration Bldg .) TX 78013	MAIN	40U>R
The Pro retailer.	perty is located in a	propane gas system service	area owned by a prope	ane distribut	ion system
Any por district.	tion of the Property	that is located in a groun	dwater conservation dis	strict or a	subsidence
If the answer to any o	of the items in Section	8 is yes, explain (attach addition	onal sheets if necessary):		
persons who reg	ularly provide insp	have you (Seller) receivections and who are eit?yesno If yes, attac	her licensed as insp	ectors or	
Inspection Date	Туре	Name of Inspector		No.	of Pages
Section 10. Check and Homestead Wildlife Mana Other: Section 11. Have youlth any insurance Section 12. Have example, an insur	A buyer should of any tax exemption(s) gement you (Seller) ever fill provider? yes you (Seller) ever ance claim or a se	above-cited reports as a reflect blain inspections from inspecto which you (Seller) currently Senior Citizen Agricultural ded a claim for damage, on ho received proceeds for a ttlement or award in a leg was made?yesno If ye	claim for the Property: Disabled Disabled Vete Unknown other than flood dam claim for damage to	eran age, to the	e Property operty (for proceeds
detector requireme	the Property have ents of Chapter 766 (Attach additional she	working smoke detectors of the Health and Safety ets if necessary):	installed in accorda Code?*unknown	nce with t	he smoke yes. If no
installed in acco including perfor	ordance with the required mance, location, and pow	Sode requires one-family or two-fair ments of the building code in effe er source requirements. If you do r ove or contact your local building o	ect in the area in which the not know the building code re	dwelling is loc	cated.
family who will impairment from seller to install s	reside in the dwelling is a licensed physician; and moke detectors for the h	toke detectors for the hearing impa hearing-impaired; (2) the buyer of d (3) within 10 days after the effective earing-impaired and specifies the oke detectors and which brand of s	gives the seller written evide of eate, the buyer makes a w locations for installation. The	ence of the he riften request t	earing for the
(TXR-1406) 07-10-23	Initialed by:	Buyer: , and S	eller (N2)		Page 5 of 7

Bob Heyer Rewlty, P.O. Box 156 Hondo TN 78861 Kyle Heyer Prod

Page 5 of 7

Vaulb Camp, Inc.

Concerning the Property at	5 Pot of Gold Rd(Adm inistration B idg.) ドネル・ ハセンド Comfort, TX 78013
	tice are true to the best of Seller's belief and that no person, sed Seller to provide inaccurate information or to omit any
And 12 3:0	6.25
	Date Signature of Seller Date
Printed Name: MARK J. RONAM	·
ADDITIONAL NOTICES TO BUYER:	•
determine if registered sex offenders are local	ains a database that the public may search, at no cost, to ted in certain zip code areas. To search the database, visi concerning past criminal activity in certain areas of t.
feet of the mean high tide bordering the Gulf Act or the Dune Protection Act (Chapter 61 o construction certificate or dune protection perm	t is seaward of the Gulf Intracoastal Waterway or within 1,000 of Mexico, the Property may be subject to the Open Beaches r 63, Natural Resources Code, respectively) and a beachfron lit may be required for repairs or improvements. Contact the over construction adjacent to public beaches for more
Commissioner of the Texas Department of requirements to obtain or continue windstorm required for repairs or improvements to the	tory of this state designated as a catastrophe area by the file Insurance, the Property may be subject to additional and hail insurance. A certificate of compliance may be Property. For more information, please review <i>Information Certain Properties</i> (TXR 2518) and contact the Texas insurance Association.
compatible use zones or other operations. Info available in the most recent Air Installation Co	estallation and may be affected by high noise or air installation ormation relating to high noise and compatible use zones is impatible. Use Zone Study or Joint Land Use Study prepared on the Internet website of the military installation and of the stallation is located.
(5) If you are basing your offers on square foo items independently measured to verify any reporter	tage, measurements, or boundaries, you should have those of information.
(6) The following providers currently provide service to	the Property:
Electric: BANDIERA CO-OP	•
Sewer:	
Water:	
Cable:	
Trash:	
Natural Gas: Phone Company:	
Propane: CAAPARRAL PREPA	
Frepare. CHATAREAL FREPA	NEphone #:

(TXR-1406) 07-10-23

Internet:

Initialed by: Buyer: ___ and Seller.

Page 6 of 7

phone #:

Concerning the Property at	115 Pot of Gold Rd (Administration Bldg.) May Comfort, TX 78013	N 400>R
this notice as true and correct and have	eted by Seller as of the date signed. The brokers e no reason to believe it to be false or inaccura DF YOUR CHOICE INSPECT THE PROPERTY.	
The undersigned Buyer acknowledges receipt of the	he foregoing notice.	
Author 3	Date Signature of Buyer	
Signature of Buyer	Date Signature of Buyer	Date
Printed Name: MARK T. Re, UAR	Printed Name:	

(TXR-1406) 07-10-23

Initialed by: Buyer:

and Seller

Page 7 of 7

Hob Heren Realty, P.O. Box 156 Hould TX 78861

Ryle Heyen

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

www.lwolf.com



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.

©Texas Association of REALTORS®, Inc., 2004

со		115 Pot of Gold Rd Comfort, TX 78013	
A.	DESCRIPTION OF ON-SITE SEWER, FACILITY ON PROPER	TY:	
	(1) Type of Treatment System: Septic Tank Aerobic		Unknown
	(2) Type of Distribution System:		Unknown
	(3) Approximate Location of Drain Field or Distribution System		Unknown
	(4) Installer:		Unknown
	(5) Approximate Age:		Unknown
В.	MAINTENANCE INFORMATION:		
	(1) Is Seller aware of any maintenance contract in effect for the If yes, name of maintenance contractor: Phone: Contract expiration Maintenance contracts must be in effect to operate aerobic sewer facilities.)	date:	
	(2) Approximate date any tanks were last pumped?	2015 (in	E HOUSE)
	(3) Is Seller aware of any defect or malfunction in the on-site self yes, explain:	ewer facility?	Yes No
	(4) Does Seller have manufacturer or warranty information ava	ilable for review?	Yes No
C.	PLANNING MATERIALS, PERMITS, AND CONTRACTS:		
		e attached: final inspection when Osarranty information	SSF was installed
	(2) "Planning materials" are the supporting materials that of submitted to the permitting authority in order to obtain a per	describe the on-site sewermit to install the on-site se	er facility that are wer facility.
	(3) It may be necessary for a buyer to have the pert transferred to the buyer.	mit to operate an on-s	ite sewer facility
(TX	R-1407) 1-7-04 Initialed for Identification by Buyer ,	and Seller	Page 1 of 2

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: 8384264333

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>	Usage (gal/day) without water- saving devices	Usage (gal/day) with water- saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

Signature of Seller Youth Camp, Inc.	Date	Signature of Seller c/o Mark Bonam	
Receipt acknowledged by:			
Signature of Buyer	Date	Signature of Buyer	Date





SELLER'S DISCLOSURE NOTICE

©Texas Association of REALTORS®, Inc. 2022

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

		-	_	-		-				100			1		-
					115 Pc			ot of Gold Rd(G ounselor Home) AbHル							
CONCERNING THE PR	OPE	ERT	Y A					Co	mfo	rt, T	X	78013			
AS OF THE DATE	SIG UYE	NEC R N) B	Y : WI	SEL SH	LER TO	AND IS NOT	A S	UBS	STIT	UT	CONDITION OF THE PRO E FOR ANY INSPECTION ANTY OF ANY KIND BY S	NS	OF	7
the Property? Property		11-/14-3					(6	appro	oxim	ate	d	ow long since Seller has date) or never occupi			
Section 1. The Proper This notice does in												Unknown (U).) which items will & will not convey	5		
Item	Y	N	U	1	Ite	Item		Υ	N	U		Item	Υ	N	Ū
Cable TV Wiring		1			Na	Natural Gas Lines			/			Pump: sump grinder		-	
Carbon Monoxide Det.		1			Fu	Fuel Gas Piping:			/			Rain Gutters	\vdash	/	\vdash
Ceiling Fans	/					-Black Iron Pipe						Range/Stove		/	
Cooktop		/			-	-Copper						Roof/Attic Vents	1		
Dishwasher		/				-Corrugated Stainless Steel Tubing			/	116		Sauna		/	
Disposal		/		l	Ho	Hot Tub			/			Smoke Detector	1		
Emergency Escape Ladder(s)		/			Int	Intercom System			/			Smoke Detector - Hearing Impaired		/	
Exhaust Fans		/			Microwave				/			Spa		1	
Fences	/	-			Outdoor Grill				/			Trash Compactor		1	
Fire Detection Equip.	/	-			Patio/Decking				/			TV Antenna		1	
French Drain		/			Plu	ımbi	ng System	/				Washer/Dryer Hookup		_	
Gas Fixtures	/				Po	ol			/			Window Screens	/		
Liquid Propane Gas:	/				Po	ol E	quipment		/			Public Sewer System		/	
-LP Community (Captive)					Po	ol M	aint. Accessories		/						
-LP on Property	/				Po	ol H	eater		/				\sqcap		
Item															
Central A/C			***	Y	N	U	-11:					nal Information			
Evaporative Coolers				_	_	_	electric X gas	nun	nber	of L	Init	s: 6)			
Wall/Window AC Units					-		number of units:								
Attic Fan(s)			**********		-		number of units: if yes, describe:			W.7V					
Central Heat			-	/			electric \sqrt{gas}	nun	abor	of	nit	6.			
Other Heat				-	-	-	if yes, describe:	Hull	inei	OI C	1111	s: (ə)			
Oven					/		number of ovens:	niferon and		ام	act	ric gas other:		-	
Fireplace & Chimney				1			X wood gas log	25	mo		-	ric gas other: ther:			
Carport					/			atta	-			aror,			
	-				L.	C.		*****		- I					- 1

(TXR-1406) 07-10-23

Security System

Garage Door Openers

Satellite Dish & Controls

Garage

Initialed by: Buyer:

and Seller

Phone: 8304264333

not attached

leased from:

leased from:

Page 1 of 7

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

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

attached

number of units:

owned

owned

number of remotes:

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

Solar Panels			11	OW	ned	leased fro	m		_		
Water Heater		+-	+ +	≯ele			her:		number of units:	$\overline{}$	
Water Softener	-				ned	leased fro					,
Other Leased Items(s)			+/-	- November -	descr			**************************************	Charles and Charle	•	
Underground Lawn Sprinkler						c manua	ar	eas c	covered		
Septic On-Site Sewer Facil			(A)	1					On-Site Sewer Facility (TXR-140	17)	
1 /	-	<u> </u>				······					
Was the Property built before (If yes, complete, sign, a Roof Type: MSTA) Is there an overlay roof covering)? yes no the Are you (Seller) aware of	e 197 and at من overii unkno any	78? ttach T ng on own of th	yes X r XR-1900 the Pro	no un 6 concei pperty (s	knowr ming le Age: _ shingle n this	es or roof	pain <u>70</u> cove	t haz ソ ering at are	ards). /2-5 (approplication placed over existing shingles) e not in working condition, the ets if necessary):	xima or i	roof ave
Section 2. Are you (Selle	er) a	ware	of any	defects					ny of the following? (Mark	•	
if you are aware and No (N Item	i) if y	ou are	not aw	are.)			Y	N	Item	ΤΥ	N
Basement		''		Floors					Sidewalks	+-	-
Ceilings		7	Foundation / Slab(s)					┢	Walls / Fences	+	-
Doors		\neg		or Walls	JIGD (U)				Windows	+	-
Driveways		_	Lighting Fixtures						Other Structural Components	+	
Electrical Systems			************	oing Sys	····				Other Ottoctural Components		ļ —
Exterior Walls			Roof	Jing Cys	(OIII)	-				+	+
Section 3. Are you (Selland No (N) if you are not a	er) a	ware							? (Mark Yes (Y) if you are	aw	are
Condition				Y	N	Conditio	n			Y	N.
Aluminum Wiring				-	 	Radon G				+-	IN
Asbestos Components					_	Settling	44				-
Diseased Trees: oak wilt						Soil Move	eme	nt		+	-
Endangered Species/Habita	t on F	roper	tv						ture or Pits	+	
Fault Lines		1	.,						age Tanks	+	
Hazardous or Toxic Waste			······································			Unplatted				+-	\vdash
Improper Drainage			· ····			Unrecord				+ -	-
Intermittent or Weather Sprin	ngs								le Insulation	+	† 5
Landfill					1				ot Due to a Flood Event	\dagger	۔
Lead-Based Paint or Lead-B			azards		T I	Wetlands				1	†
Encroachments onto the Pro	perty	,				Wood Ro			5	1	-
Improvements encroaching of			roperty		7		esta		of termites or other wood	<u> </u>	-
Located in Historic District									nt for termites or WDI	+	-
Historic Property Designation	7									+	
Previous Foundation Repairs						Previous termite or WDI damage repaired Previous Fires					\vdash
(TXR-1406) 07-10-23		nitialed	by: Buye			and Se			Pa] ge 2 :	6f 7

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

Concerning the Property at

Initialed by: Buyer: Annual Seller Proble: 83ef2e4333 Fax:
Produced with Lone Wolf Transactions (apForm Edition) 717 N Harwood St. Suite 2200, Dallas: 1x 75201 www.levolf.nom

Page 2 of 7

Concerning the Property at Termite or WDI damage needing repair Previous Roof Repairs Single Blockable Main Drain in Pool/Hot Previous Other Structural Repairs 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.) 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. 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 Sellen Page 3 of 7 Bob Heyen Realty, P.O. Box 156 Honda TX 78861.

Kyle Heyen

18304264333

Produced with Lone Worf Transaction (Liphorn Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwglf.com

Youth Curen Inc.

Concernin	g the Property at	115 Pot of Gold Rd (C ounselor Home) Comfort, TX 78013	April
"Flood		cent flood hazard map published by the Federal Emerg	ency Management Agency
a river	or other watercourse and the adjacent lar	he flood insurance rate map as a regulatory floodway, w nd areas that must be reserved for the discharge of a ba g the water surface elevation more than a designated he	se flood, also referred to as
	voir" means a water impoundment projec or delay the runoff of water in a designate	ol operated by the United States Army Corps of Enginee of surface area of land.	ers that is intended to retain
provider.	including the National Flood Ins sheets as necessary):	a claim for flood damage to the Property surance Program (NFIP)?* yesno	If yes, explain (attach
Even v	when not required, the Federal Emergen nd low risk flood zones to purchase flo	s from federally regulated or insured lenders are requir- cy Management Agency (FEMA) encourages homeow ood insurance that covers the structure(s) and the pe	ners in high risk, moderate
Administr		eived assistance from FEMA or the to the Property?yesno If yes, ex	
	. Are you (Seller) aware of any not aware.)	of the following? (Mark Yes (Y) if you are	e aware. Mark No (N)
<u>Y</u> N	Room additions, structural mod permits, with unresolved permits, o	lifications, or other alterations or repairs mark right not in compliance with building codes in effect at	ade without necessary the time,
"	Name of association:	tenance fees or assessments. If yes, complete the	_
	Manager's name:	Phone:	
	Any unpaid tees or assessmen	t for the Property?yes (\$)	no
	If the Property is in more to below or attach information to t	nan one association, provide information about his notice.	the other associations
	interest with others. If yes, complet	h as pools, tennis courts, walkways, or other) e the following: mon facilities charged? yes no If yes, descril	

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 Seiler

Page 4 of 7

Fax:

Bub Heyen Realty, P.O. Box 156 Hondu JN 78861

Concerning	the Prope	erty at	115 Pot of Gold Rd (C Comfort, TX	ounselor Home) / 78013	MIMOS
	The Propretailer.	perty is located in	a propane gas system service area	a owned by a propa	ne distribution system
	Any port district.	ion of the Prope	y that is located in a groundwar	ter conservation dist	trict or a subsidence
			n 8 is yes, explain (attach additional		
persons v	vho regu	ilarly provide in	s, have you (Seller) received pections and who are either s?yesno If yes, attach co	licensed as inspe	ectors or otherwise
Inspection [Date	Туре	Name of Inspector		No. of Pages
Hom Wild Othe Section 11. with any in Section 12.	nestead dife Manager: . Have yesurance . Have yesurance	gement SOLL Cou (Seller) ever provider? yes _	received proceeds for a clai	m for the Property: Disabled Disabled Veter Unknown Than flood dama	ge, to the Property
to make the	an insura e repairs	nce claim or a for which the clair	ettlement or award in a legal p was made? yes no If yes, ex	roceeding) and not plain:	: used the proceeds
detector re	equireme	ne Property hav nts of Chapter 7 (Attach additional s	working smoke detectors insi6 of the Health and Safety Conects if necessary):	talled in accordan de?* unknown	ce with the smoke
install includ	led in acco ling perforr	rdance with the requi nance, location, and p	Code requires one-family or two-family d ements of the building code in effect in wer source requirements. If you do not kn bove or contact your local building official	the area in which the d ow the building code rea	lwelling is located
ramııy impair seller	r who will n ment from a to install sr	eside in the dwelling a licensed physician; a noke detectors for the	moke detectors for the hearing impaired is hearing-impaired; (2) the buyer gives and (3) within 10 days after the effective dathearing-impaired and specifies the location detectors and which brand of smoke	the seller written evider e, the buyer makes a writ ons for installation. The	nce of the hearing
(TXR-1406) (Pho	PE: 834264333 Fax:	Page 5 of 7 Vouth Camp, Inc.
Kyle Heyen		Produced with Lone W	Transactions (zipForm Edition) 717 N Harwood St. Suite 22	00. Dalles TX 75201 www.lwolf.c	:om

115 Pot of Gold Rd (Counselor Home) カロハル

Concerning the Property at Com	fort, TX 78013
Seller acknowledges that the statements in this notice are true including the broker(s), has instructed or influenced Seller to material information.	
Signature of Seller Date Signature	re of Seller Date
Printed Name: MARK SENAM Printed	Name:
ADDITIONAL NOTICES TO BUYER:	
(1) The Texas Department of Public Safety maintains a datable determine if registered sex offenders are located in certain https://publicsite.dps.texas.gov. For information concerning neighborhoods, contact the local police department.	n zip code areas. To search the database, visit
(2) If the Property is located in a coastal area that is seaward feet of the mean high tide bordering the Gulf of Mexico, th Act or the Dune Protection Act (Chapter 61 or 63, Natural construction certificate or dune protection permit may be re local government with ordinance authority over construinformation.	Resources Code, respectively) and a beachfront equired for repairs or improvements. Contact the
(3) If the Property is located in a seacoast territory of this Commissioner of the Texas Department of Insurance, requirements to obtain or continue windstorm and hail required for repairs or improvements to the Property. F Regarding Windstorm and Hail Insurance for Certain F Department of Insurance or the Texas Windstorm Insurance Asset	the Property may be subject to additional insurance. A certificate of compliance may be for more information, please review <i>Information Properties</i> (TXR 2518) and contact the Texas
(4) This Property may be located near a military installation and compatible use zones or other operations. Information rela available in the most recent Air Installation Compatible Use for a military installation and may be accessed on the Intercounty and any municipality in which the military installation is located to the country and any municipality in which the military installation is located.	ting to high noise and compatible use zones is E Zone Study or Joint Land Use Study prepared met website of the military installation and of the
(5) If you are basing your offers on square footage, measured to verify any reported information.	rements, or boundaries, you should have those
(6) The following providers currently provide service to the Property:	
Electric: BANDRRA CO-OP	phone #:
Sewer:	phone #:
Water:	
Cable:	
Trash:	
Natural Gas:	
Phone Company:	
Propane: LIN APARRAL	
Internet:	phone #:
(TXR-1406) 07-10-23 Initialed by: Buye	
Bob Heven Realty, P.O. Box 156 Hunde TX 78861	Phone Hill 264333 Fax North Comp. Inc.
Kyle Heyen Produced with Lone Wolf Transactions JapForm Edition) 717 N Harves	Phones with 264333 Fax Venta Camp, Inc. ood St. Suito 2200, Dallas TX 75201 www.lvoll.com

Concerning the Property at	Pot of Gold Rd (Counselor Home) APMIN Comfort, TX 78013
	Seller as of the date signed. The brokers have relied on ason to believe it to be false or inaccurate. YOU ARE CHOICE INSPECT THE PROPERTY.
The undersigned Buyer acknowledges receipt of the forego	ing notice.
Signature of Buyer Date	
Signature of Buyer Date	Signature of Buyer Date
Printed Name: MARK BONAL	Printed Name:

(TXR-1406) 07-10-23

Initialed by: Buyer:

and Seller.

Page 7 of 7

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

Phone: 8384264333 Fax:
Produced with Lone Wolf Transactions up Form Edition) 717 N Harwood St. Suite 2200. Dalas TX 75201 www.lwolf.gom



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)

CONCERNING THE PR	OPE	ERT	Y A	Γ.				Co	mfo	rt, T)	78013			
AS OF THE DATE	SIG UYE	NEC R N	AAY	Y S	SELI SH	ER TO	AND IS NOT	A S	UBS	STITL	E CONDITION OF THE PRO JTE FOR ANY INSPECTIO RANTY OF ANY KIND BY S	NS	OF	₹
the Property?Property Section 1. The Proper	ty h	as ti	he if	tems	s ma	rked	d below: (Mark Yes	appr	oxim No	ate (N), (how long since Seller has of date) or never occupion Unknown (U).) The which items will & will not convey	ed		
Item	Y	N]	Ite			Y	N	U	Item	Y	N	U
Cable TV Wiring	Ť	/		1	Natural Gas Lines			Ė			Pump: sump grinder		/	
Carbon Monoxide Det.			-		Fuel Gas Piping:				/		Rain Gutters		/	
Ceiling Fans	/			1	-Black Iron Pipe			1	<u> </u>		Range/Stove			
Cooktop	1					oppe		1			Roof/Attic Vents	7		\vdash
Dishwasher		/			-Corrugated Stainless Steel Tubing				/		Sauna	ć	1	
Disposal		/		1	Hot Tub				/		Smoke Detector	1		
Emergency Escape Ladder(s)		/			Intercom System				/		Smoke Detector - Hearing Impaired		1	
Exhaust Fans	T	1			Microwave			/			Spa		1	
Fences	/				Outdoor Grill				/		Trash Compactor		1	
Fire Detection Equip.	1				Patio/Decking			/			TV Antenna		1	
French Drain		/			Plumbing System				1		Washer/Dryer Hookup	1		
Gas Fixtures	/	1			Pool				/		Window Screens	1		
Liquid Propane Gas:	/	1			Po	ol E	quipment		/		Public Sewer System		1	
-LP Community (Captive)					Pool Maint, Accessories				/					
-LP on Property	/	1		1	Ро	ol H	eater		/					
				T 54										navioronio
Central A/C				Y	N	U			-		onal Information			
Evaporative Coolers		SOVIEW		-			electricgas number of units:	nur	nber	of ur	nits:			
Wall/Window AC Units	-			-	-		number of units:							
Attic Fan(s)				-	-				-	**********	An analysis decreases.			
Central Heat				1			if yes, describe: electric gas	DILL	nhor	of	nite: 17)			
Other Heat				-	/		if yes, describe:	nui	nbei	of ur	ills.	10.000		-
Oven				1	-	-	number of ovens:	F.	75	V olo	ectric gas other:		-	
Fireplace & Chimney				-	-		wood gas lo	de L	mo	-	ectric gas other: other:	-		
Carport			-		-			atta	100		Otrier.			-
Garage			-	-	-			atta						
Garage Door Openers					/		number of units:	utto	0.100		number of remotes:	<i></i>		
Satellite Dish & Controls	3				/		owned lease	ed fro	m.		nomber of femotes.	11/1		
Security System			-		/		cowned lease		-		THE STATE OF THE S	-		7875
(TXR-1406) 07-10-23			Initia	aled t	by: B	uver	1	and S	_		(HC) De	ine	1 of 7	
Bob Heyen Realty, P.O. Box 156 Hondo T	X 7886					(YX -	WASHING -		one 830		~	on to	

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

Kyle Heyen

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

Concerning the Property a	oncerni	ng the	e Prop	env	а
---------------------------	---------	--------	--------	-----	---

Solar Panels					ned	leased					
Water Heater			_	V ele		gas			number of units:		
Water Softener					ned_	leased	d from:				
Other Leased Items(s)				if yes,	descr	cribe:					
Underground Lawn Sprinkle	r	Ì		au	utomatic manual areas covered						
Septic / On-Site Sewer Facil	ity	/	KD7	if yes,	res, attach Information About On-Site Sewer Facility (TXR-1407)						
covering)?yesno Are you (Seller) aware of	e 1978? and attach but a overing o unknown any of	yn TX on t	res xin (R-1906 the Pro	o ur concer perty (s	nknown rning le Age: shingle n this	ead-bas s or ro	ed pair 35 oof cov	it hat ering		or r	roof ave
Section 2. Are you (Selle if you are aware and No (N					s or n	nalfuno	tions	in a	iny of the following? (Mark)	'es	(Y)
Basement			Floors					 	Sidewalks	 -	<u> </u>
Ceilings	-	_	Foundation / Slab(s)				-	Walls / Fences	-	 	
Doors	1	-	Interior Walls			+	-	Windows	 	+-	
Driveways	HJ						+			-	
Electrical Systems			Lighting Fixtures Plumbing Systems				Ť.,	Other Structural Components	ļ	ļ	
Exterior Walls			Roof				+		_	ļ	
Section 3. Are you (Sell-	er) awar	re d	of any	of the	e folk	owing	condit	ions	? (Mark Yes (Y) if you are	aw	are
and No (N) if you are not a	ware.)				-						
Condition				Y	N	Cond				Υ	N
Aluminum Wiring	,						n Gas				
Asbestos Components						Settli					
Diseased Trees: oak wilt					11		loveme				-
Endangered Species/Habita	t on Prop	erty			1	***************************************			cture or Pits		
Fault Lines									rage Tanks		ىم
Hazardous or Toxic Waste					1		tted Ea				
Improper Drainage							corded				
Intermittent or Weather Sprii Landfill	ngs				1		*****		de Insulation		/
Landilli Lead-Based Paint or Lead-B	acad Dr	Li	.a.d-		1				lot Due to a Flood Event		
		паг	ards				inds on	Pro	perty		_
Encroachments onto the Pro		· nr-				Wood				ļ	_
Improvements encroaching	on omers	μrc	pperty		1				of termites or other wood		-
Located in Historic District				-	1				s (WDI) nt for termites or WDI	ļ	-
Historic Property Designation	n			-	-						-
Previous Foundation Repairs				1	 		ous terr		or WDI damage repaired		\vdash
(TXR-1406) 07-10-23 Bob Heyen Realty, P.O. Box 156 Hondo TX 7886	Initial	ed b	y: Bu ye r) ,		d Seller		Pag	e 2 (of 7
			1	Y			Ph	one\ <u>ki</u>	9426 4333 Fax; Yord allas. TX 75201 <u>www.iwolt.com</u>	1 (2003)	

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

Concerning the Property at _____

Previous R	oof Repairs	\Box	Termite or WDI damage needing repair
	Other Structural Repairs		Single Blockable Main Drain in Pool/Hot
	10 - 11 - 11 - 11 - 11 - 11 - 11 - 11 -		Tub/Spa*
Previous U of Metham	lse of Premises for Manufacture		
or mornam	prioritino	1 1 1	
If the answ	er to any of the items in Section 3 is yes	, explain (a	ttach additional sheets if necessary):
*A cinal	le blockable main drain may cause a suction	ootranmont	bazzed for an individual
_			ent, or system in or on the Property that is in need
of repair,	which has not been previously d sheets if necessary):	isclosed i	n this notice? yes no If yes, explain (attach
Section 5.	Are you (Seller) aware of any of	the follow	ring conditions?* (Mark Yes (Y) if you are aware and
check who	olly or partly as applicable. Mark No (N) if you a	re 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 floor	d event.	
	Previous water penetration into a struc	ture on the	Properly due to a natural flood.
	Locatedwhollypartly in a 10 AO, AH, VE, or AR).	0-year floo	odplain (Special Flood Hazard Area-Zone A, V, A99, AE,
	Located wholly partly in a 500-	year floodp	elain (Moderate Flood Hazard Area-Zone X (shaded)).
	Located wholly partly in a floor	iway.	
	Located wholly partly in a flood	i pool.	
7	Locatedwhollypartly in a rese		
If the answ	ver to any of the above is yes, explain (a		onal sheets as necessary).
			orial director as macossay).
410.5			
		Buyer ma	y consult Information About Flood Hazards (TXR 1414).
	poses of this notice:		
which i	s designated as Zone A, V, A99, AE, AO, A	AH, VE, or A	ied on the flood insurance rate map as a special flood hazard area, AR on the map; (B) has a one percent annual chance of flooding, Iclude a regulatory floodway, flood pool, or reservoir.
<i>area</i> , w	ear floodplain" means any area of land that: rhich is designated on the map as Zone X (s considered to be a moderate risk of floodin	(shaded) ar	tified on the flood insurance rate map as a moderate flood hazard id (B) has a two-tenths of one percent annual chance of flooding,
"Flood subject	pool" means the area adjacent to a reservoir to controlled inundation under the managem	that lies ab nent of the U	ove the normal maximum operating level of the reservoir and that is nited States Army Corps of Engineers.
(TXR-1406)	07-10-23 Initialed by: Buyer: ¿	AR)	and Seller: Page 3 of 7
Bob Heyen Realty, Kyle Heyen	P.O. Box 156 (Fundo TX 2886)	(zipForm Edition)	Phone. H344264.133 Fax Youth Camp, Inc. 717 N Harwood St. Suite 2200, Dallas. TX 75201 www.lwolf.com

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

Concerning	the	Pro	perty	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

Section 6. provider,	or delay the runoff of water in a designated surface area of land. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance including the National Flood Insurance Program (NFIP)?* yes
Even v	s in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance, when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the re(s).
Administr	. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ration (SBA) for flood damage to the Property?yesno If yes, explain (attach additional necessary):
if you are	. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) not aware.)
<u>Y</u> 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: 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 199

Fax.

Page 4 of 7

Concerning the	Property at	115 Pot of Gold Rd (Residence) Comfort, TX 78013			
	e Property is located ailer.	in a propane gas system servic	n a propane gas system service area owned by a propane distribution system		
	y portion of the Pr	e Property that is located in a groundwater conservation district or a subsidence			
		ection 8 is yes, explain (attach add			
persons who	regularly provide	years, have you (Seller) rec inspections and who are ctions?yesno If yes, att	either licensed as inspect	ors or otherwise	
Inspection Date	е Туре	Name of Inspector		No. of Pages	
Note: A t		on the above-cited reports as a refl ould obtain inspections from inspec		f the Property.	
Section 10. Ch	heck any tax exempt	ion(s) which you (Seller) current	tly claim for the Property:		
Homest Wildlife	Management	Senior Citizen Agricultural 3	Disabled Disabled Veteran		
Section 11. Hawith any insur	ave_you_(Seller)_ev rance provider?y	ver filed a claim for damage, esno	, other than flood damage,	, to the Property	
example, an	insurance claim or	ever received proceeds for a settlement or award in a lictaim was made?yesno if	egal proceeding) and not u	the Property (for sed the proceeds	
detector requ	irements of Chapte	have working smoke detector or 766 of the Health and Safe nal sheets if necessary):	e ty Code?* unknown 🗹	with the smoke noyes. If no	
installed i including	in accordance with the i performance, location, a	afety Code requires one-family or two- requirements of the building code in e nd power source requirements. If you do own above or contact your local buildin	effect in the area in which the dwell to not know the building code require	lling is located.	
family wh impairmei seller to ii	no will reside in the dwe nt from a licensed physic nstall smoke detectors fo	stall smoke detectors for the hearing in Illing is hearing-impaired; (2) the buye ian; and (3) within 10 days after the effec or the hearing-impaired and specifies th the smoke detectors and which brand o	er gives the seller written evidence ctive date, the buyer makes a written the locations for installation. The par	of the hearing	
(TXR-1406) 07-1	0-23 Initia	lled by: Buyer: , and	1 Seller (187)	Page 5 of 7	
Bob Heyen Realty, P.O. Ba Kyle Heyen	ox 156 Hende TX 78861 Produced with L	one Wolf Transactions (zipForm Edition) 717 N Harwood	Phone #101264333 Fax: St. Suite 2200, Dallas TX 75201 www.lwolf.com	Youth €amp, Inc.	

115 Pot of Gold Rd (Residence) Comfort TX 78013

Concerning the Property at	Comfort, TX 78013
including the broker(s), has instructed or influence material information.	e are true to the best of Seller's belief and that no person, d Seller to provide inaccurate information or to omit any
WW 6.26.3	1
Signature of Seller Da	te Signature of Seller Date
Printed Name: MARK J. BENAM	
ADDITIONAL NOTICES TO BUYER:	
determine if registered sex offenders are located	ns a database that the public may search, at no cost, to d in certain zip code areas. To search the database, visit concerning past criminal activity in certain areas or
feet of the mean high tide bordering the Gulf of Act or the Dune Protection Act (Chapter 61 or construction certificate or dune protection permit	is seaward of the Gulf Intracoastal Waterway or within 1,000 Mexico, the Property may be subject to the Open Beaches 63, Natural Resources Code, respectively) and a beachfront may be required for repairs or improvements. Contact the ver construction adjacent to public beaches for more
Commissioner of the Texas Department of requirements to obtain or continue windstorm required for repairs or improvements to the	ry of this state designated as a catastrophe area by the Insurance, the Property may be subject to additional and hail insurance. A certificate of compliance may be Property. For more information, please review <i>Information Certain Properties</i> (TXR 2518) and contact the Texas surance Association.
compatible use zones or other operations. Information available in the most recent Air Installation Com	allation and may be affected by high noise or air installation mation relating to high noise and compatible use zones is patible Use Zone Study or Joint Land Use Study prepared on the Internet website of the military installation and of the allation is located.
(5) If you are basing your offers on square foota items independently measured to verify any reported	ge, measurements, or boundaries, you should have those information.
(6) The following providers currently provide service to the	ne Property:
Electric: BANDELA CO DO	• •
Sewer:	phone #:phone #:
Water:	
Cable:	
Trash:	
Natural Gas:	phone #:
Phone Company:	
	phone #:
Propane: CHARACRAL Internet: NOTC	phone #:
(TXR-1406) 07-10-23 Initialed by. Buyer:	
Bob Heyen Realty, P.O. Box 156 Hundo TX 78861	Phone: N04366331 Fax:
Kyle Heyen Produced with Lone Wolf Transactions (zipForm E	dillion) 717 N Harwood St. Suite 2200, Dallas. TX 75201 www.hvolf.com

115 Pot of Gold Rd (Residence) Concerning the Property at ______ Comfort, TX 78013 (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. Date Signature of Buyer ARK BONAM Printed Name: Date

(TXR-1406) 07-10-23

Initialed by: Buyer: _____,

and Selle

Page 7 of 7

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

Printed Name: MARK

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

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 + <u>insert local county name here"</u> 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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

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

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

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

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