Bob Heyen Realty

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Hondo, TX 78861
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Fax: (830) 741-2080

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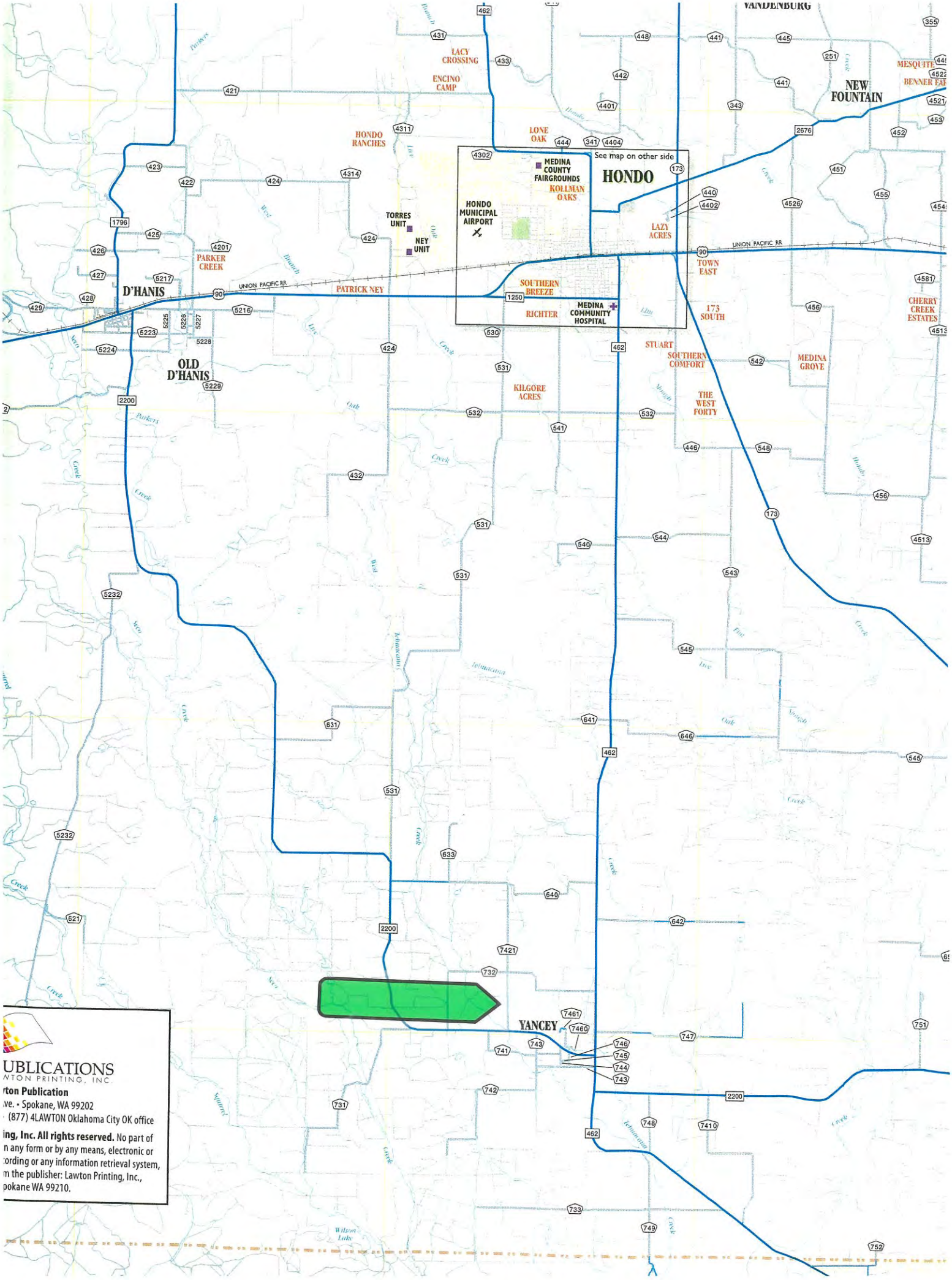
www.bobheyenrealty.com
E-mail Address
bobheyenrealty@sbcglobal.net

LOCATION:	327 CR 7421 Yancey, Texas 78886 Property is located approximately 2.5 miles west of Yancey off FM 2200 (towards D'Hanis) and CR 7421.
ACRES:	16.98 acres, more or less. Last surveyed in April 2018.
LEGAL:	16.98 ac., out of San Antonio Officier Survey #797, Abstract #735, all in Medina County, Texas.
PRICE:	$259,000.00. Cash to Seller and/or third party financing.
SCHOOL:	Hondo I.S.D.
TAXES:	Taxes are approximately $3,000.00. per year. Application has been made for Agricultural Use Exemption.
MINERALS:	No minerals to convey; all previously retained.
WATER:	Water well believed to be in the Wilcox Aquifer. A Yancey Water Supply Corp. water line was just recently installed along the county road at the front of the property; a water meter could be available for purchase.
IMPROVEMENTS:	A 924 sq. ft. manufactured home (2015) with 2BR/2B and a large covered porch provides a nice home. There is a metal barn, shed, chicken house, 2 storage buildings and concrete slab where another house can be constructed. The home will remain nicely furnished. Property is in an unrecorded subdivision with no HOA or restrictions. A small portion in the SW corner of the property appears to lie within the FEMA 100-year flood zone.
REMARKS:	This is a nice small property and home in the Yancey area. Property is perimeter fenced with standard height 5-strand barbed wire and netting fencing. The front part of the property where the improvements are is cleared and fenced separately from the rear portion of the property which is native pasture with mesquites and brush. A deer blind will also remain on the property. The county road frontage gives good accessibility and is within close proximity to Hondo, Devine, D'Hanis and IH-35.

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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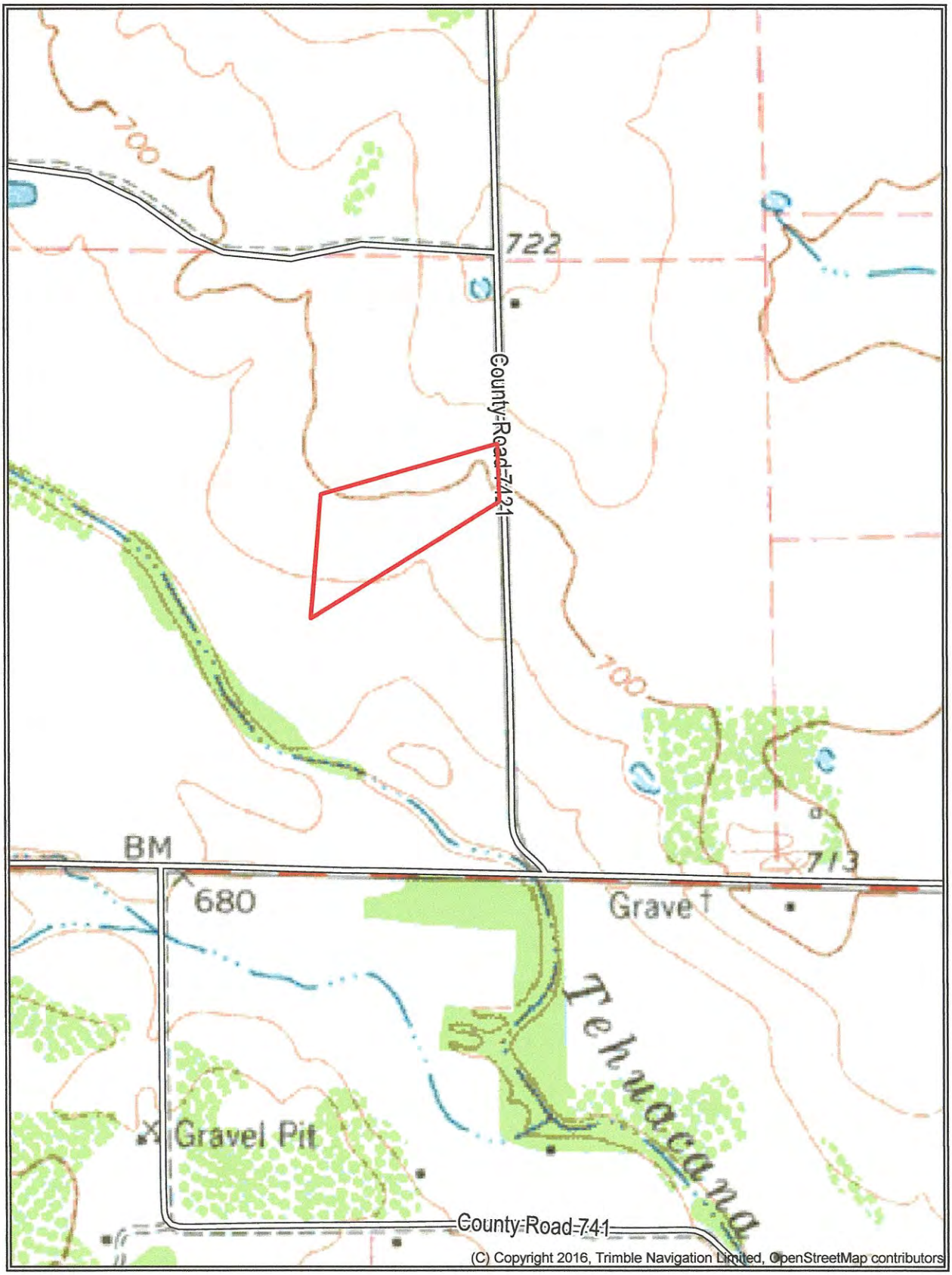


SCALE 1:9028

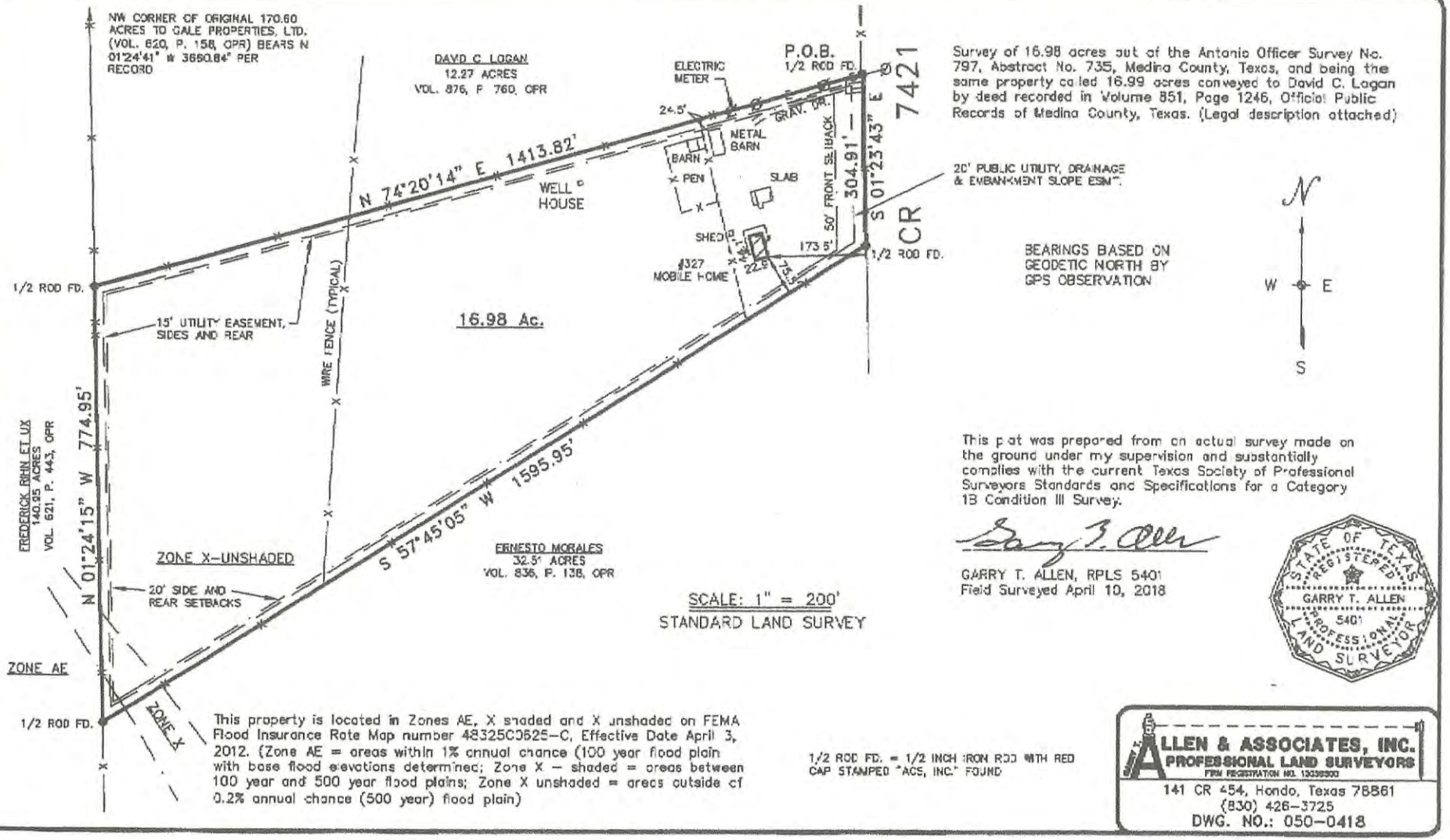
0 1000 2000

Feet

SCALE 1:4514

0 1000

Feet



Survey of 16.98 acres out of the Antonio Officer Survey No. 797, Abstract No. 735, Medina County, Texas, and being the same property called 16.99 acres conveyed to David C. Logan by deed recorded in Volume 851, Page 1246, Official Public Records of Medina County, Texas. (Legal description attached)

BEARINGS BASED ON GEODETIC NORTH BY GPS OBSERVATION

This plat was prepared from an actual survey made on the ground under my supervision and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition III Survey.

GARRY T. ALLEN, RPLS 5401
Field Surveyed April 10, 2018

STATE OF TEXAS
REGISTERED
GARRY T. ALLEN
5401
PROFESSIONAL
LAND SURVEYOR

SCALE: 1" = 200'
STANDARD LAND SURVEY

This property is located in Zones AE, X shaded and X unshaded on FEMA Flood Insurance Rate Map number 48325C0525-C, Effective Date April 3, 2012. (Zone AE = areas within 1% annual chance (100 year flood plain with base flood elevations determined; Zone X – shaded = areas between 100 year and 500 year flood plains; Zone X unshaded = areas outside of 0.2% annual chance (500 year) flood plain)

1/2 ROD FD. = 1/2 INCH IRON ROD WITH RED CAP STAMPED "ACS, INC." FOUND

ALLEN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
FIRM REGISTRATION NO. 10096900
141 CR 454, Hondo, Texas 78861
(830) 426-3725
DWG. NO.: 050-0418

Survey Number 797
Antonio Officer
Abstract Number 735
N 89° 55'20" E
1370.68 ft
Electrical Distribution Power Line Easement
Medina Electric Cooperative, Inc.
Volume 280, Page 334
Unspecified Width
8 - M
10.23 Acres
325.09 ft
S01° 57'20"W
S 01° 24'44" E
6324.05ft
6323.87ft
N 89° 55'20" E
1370.68 ft
9 - M
10.85 Ac.
345.09 ft
N 89° 55'20" E
1370.68 ft
10 - M
12.27 Acres
580.00 ft
200.00ft
305.00 ft
N 74° 20'07" E
1413.83 ft
591.61 ft
775.00ft
N 57° 45'02" E
1595.94 ft
N 61° 26'17" E
438.25 ft
12 - M
32.51 Acres
44.0ft
found 5/8" iron r
Zone "B" per F.E.M.A.
Flood Insurance Rate Map
Community Panel Number 480472 0300 B
Effective Date: August 15, 1980
(Scaled 14.9Acres)
13 - M
11.76 Acres
1364.90 ft
S 01° 24'44" E
1244.28 ft
called 34.994 acres
Richard W. Beakley, Sr. and wife, Barbara Beakley
(Scaled 22.3 Acres)
986.47 ft
See Detail "C"
telephone pedistal
utility pole
23.8ft water well meter pole
0.6ft
0.4ft
0.3ft
0.2ft
0.8ft
0.9ft
0.6ft
3½" steel pipe post
Fnd. 5/8" rebar
Fnd. 7/8" rebar
Set ½" steel pin with cap (ACS, INC)
Set ½" set pin cap (ACS, INC)
U/G Warning Sig
found 5/8" iron
found 5/8" iron

TEXAS ASSOCIATION OF REALTORS®

SELLER'S DISCLOSURE NOTICE

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

CONCERNING THE PROPERTY AT 327 CR 7421, Yancey, Texas 78886

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? _____ 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		✓	
Natural Gas Lines		✓	

Item	Y	N	U
Liquid Propane Gas:			
-LP Community (Captive)			
-LP on Property			
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:
Other Heat		✓		if yes, describe:
Oven	✓			number of ovens: 1 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 __ lease from:
Security System		✓		__ owned __ lease from:
Water Heater	✓			__ electric __ gas __ other: number of units:
Water Softener		✓		__ owned __ lease from:
Underground Lawn Sprinkler		✓		__ automatic __ manual areas covered:
Septic / On-Site Sewer Facility	✓			if yes, attach Information About On-Site Sewer Facility (TAR-1407)

Bob Heyen Realty, 235 19th St. Hondo, TX 78861 Phone: 8304264333 Fax: 8307412080
Robert Heyen

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Concerning the Property at 327 CR 7421 - Yancey

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 TAR-1906 concerning lead-based paint hazards).
Roof Type: Shingles Age: 3 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
Basement		✓
Ceilings		✓
Doors		✓
Driveways		✓
Electrical Systems		✓
Exterior Walls		✓

Item	Y	N
Floors		✓
Foundation / Slab(s)		✓
Interior Walls		✓
Lighting Fixtures		✓
Plumbing Systems		✓
Roof		✓

Item	Y	N
Sidewalks		✓
Walls / Fences		✓
Windows		✓
Other Structural Components		✓

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

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

Condition	Y	N
Aluminum Wiring		✓
Asbestos Components		✓
Diseased Trees: oak wilt		✓
Endangered Species/Habitat on Property		✓
Fault Lines		✓
Hazardous or Toxic Waste		✓
Improper Drainage		✓
Intermittent or Weather Springs		✓
Landfill		✓
Lead-Based Paint or Lead-Based Pt. Hazards		✓
Encroachments onto the Property		✓
Improvements encroaching on others' property		✓
Located in 100-year Floodplain		✓
Located in Floodway		✓
Present Flood Ins. Coverage (If yes, attach TAR-1414)		
Previous Flooding into the Structures		✓
Previous Flooding onto the Property		✓
Located in Historic District		✓
Historic Property Designation		✓
Previous Use of Premises for Manufacture of Methamphetamine		✓

Condition	Y	N
Previous Foundation Repairs		✓
Previous Roof Repairs		✓
Previous Other Structural Repairs		✓
Radon Gas		✓
Settling		✓
Soil Movement		✓
Subsurface Structure or Pits		✓
Underground Storage Tanks		✓
Unplatted Easements		✓
Unrecorded Easements		✓
Urea-formaldehyde Insulation		✓
Water Penetration		✓
Wetlands on Property		✓
Wood Rot		✓
Active infestation of termites or other wood destroying insects (WDI)		✓
Previous treatment for termites or WDI		✓
Previous termite or WDI damage repaired		✓
Previous Fires		✓
Termite or WDI damage needing repair		✓
Single Blockable Main Drain in Pool/Hot Tub/Spa*		✓

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Concerning the Property at 327 CR 7421 -Yancey

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 (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 or not in compliance with building codes in effect at the time.
__	✓	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: _____ Manager's name: _____ Phone: _____ Fees or assessments are: $ _____ per _____ and are: __ mandatory __ voluntary Any unpaid fees or assessment for the Property? __ yes ($ _____) __ no If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
__	✓	Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Any optional user fees for common facilities charged? __ yes __ no If yes, describe: _____
__	✓	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
__	✓	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
__	✓	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
__	✓	Any condition on the Property which materially affects the health or safety of an individual.
__	✓	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
__	✓	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
__	✓	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
__	✓	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

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Concerning the Property at 327 CR 7421 - Yancey

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

Section 6. Seller ✓ has __ has not attached a survey of the Property.

Section 7. 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 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

__ Homestead __ Senior Citizen __ Disabled
__ Wildlife Management X Agricultural __ Disabled Veteran
✓ Other: Application in Progress __ Unknown

Section 9. Have you (Seller) ever filed a claim for damage to the Property with any insurance provider? __ yes ✓ no

Section 10. 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 11. 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.

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Concerning the Property at 327 CR 7431 - Yancey

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Signature of Seller 4-20-18 Date | Signature of Seller Date

Printed Name: David C. Logan | Printed Name: Elleni Gallardo-Logan

ADDITIONAL NOTICES TO BUYER:

(1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us . For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.

(2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

(3) 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.

(4) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(5) The following providers currently provide service to the Property:

Electric:	Medina Electric	phone #:	
Sewer:		phone #:	
Water:		phone #:	
Cable:		phone #:	
Trash:		phone #:	
Natural Gas:		phone #:	
Phone Company:		phone #:	
Propane:		phone #:	

(6) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer Date | Signature of Buyer Date

Printed Name: | Printed Name:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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

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

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

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

Bob Heyen Realty	0187238	bobheyenrealty@sbcglobal.net	830-426-4333
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert J. (Bob) Heyen	0187238	bobheyenrealty@sbcglobal.net	830-426-4333
Designated Broker of Firm	License No.	Email	Phone
Robert J. (Bob) Heyen	0187238	bobheyenrealty@sbcglobal.net	830-426-4333
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Betty Mund	290653	bobheyenrealty@sbcglobal.net	830-931-4299
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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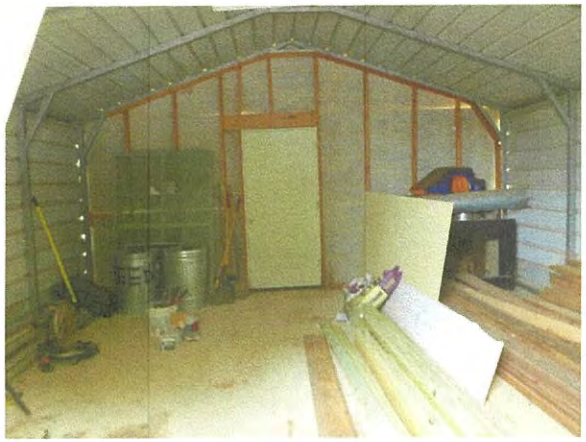

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