

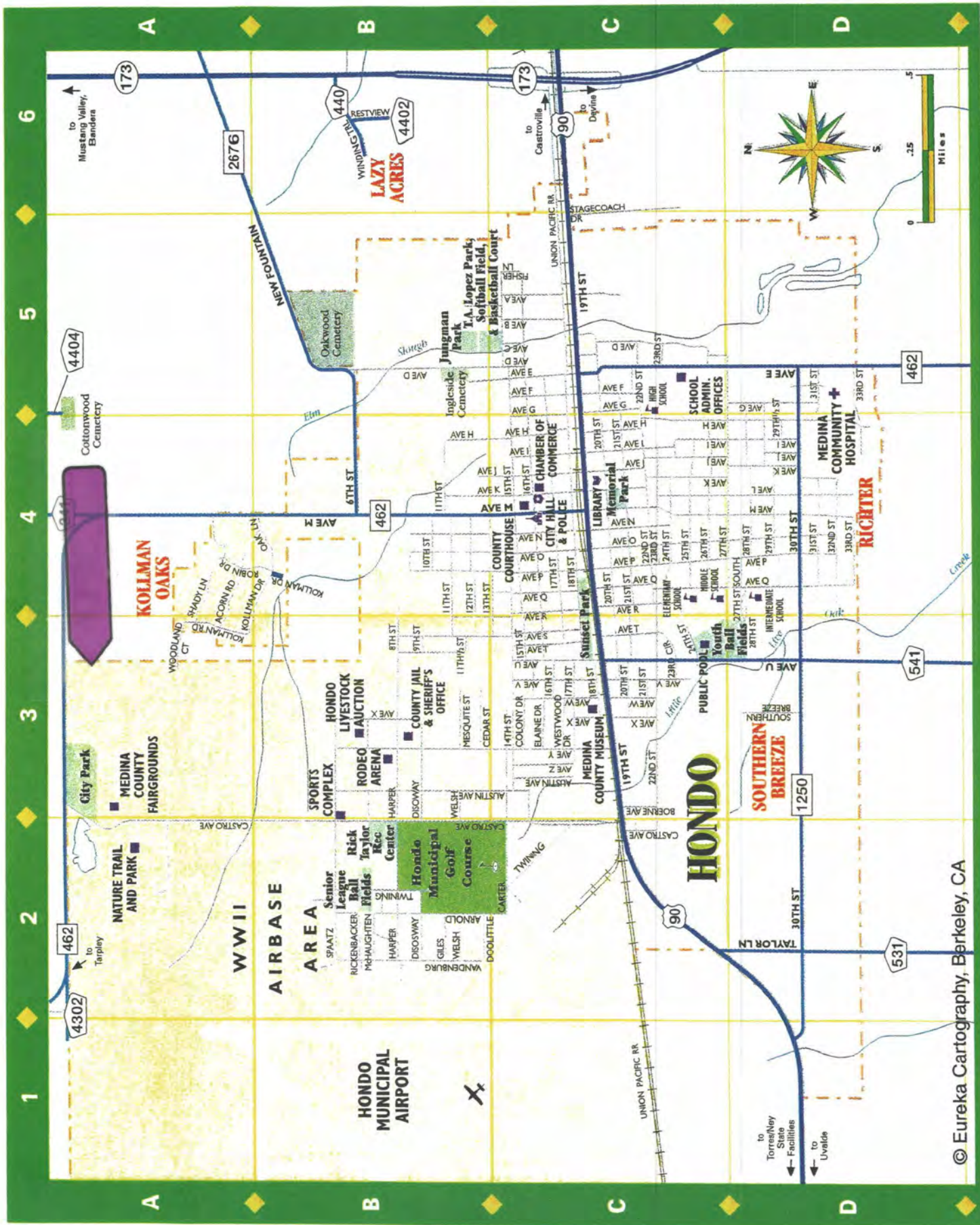
Bob Heyen Realty

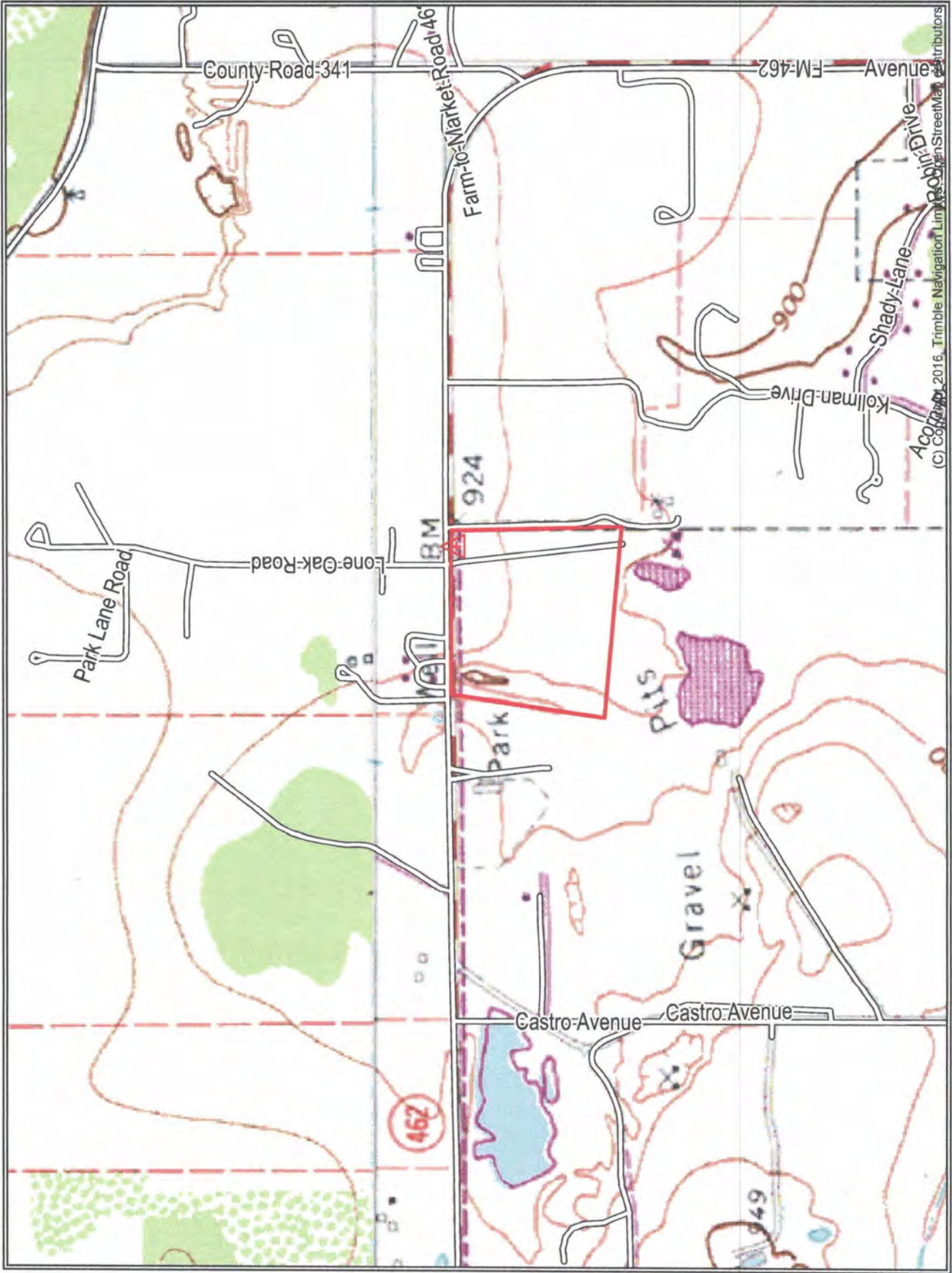
235 19th St. P.O. Box 156
Hondo, TX 78861
Tel: (830) 426-4333
Fax: (830) 741-2080

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

- ACRES:** 23.189 acres, more or less. Last surveyed in 1996.
- LOCATION:** Property is located approximately 2 miles N of Hondo with approximately 970' of frontage on FM 462, Medina County, Texas.
- LEGAL:** A0752 S. Parker Survey 153; 23.189 acres.
- PRICE:** \$579,725.00 or \$25,000.00 per acre.
- TERMS:** Cash to Seller or third-party financing.
- SCHOOL:** Hondo I.S.D.
- TAXES:** Taxes are approximately \$7,068.83 (2023 MCAD); no Ag assessment.
- TERRAIN:** The property is mostly flat terrain with elevations ranging from 905'-920' with a drop in elevation towards the southwest corner which could be a possible tank site.
- WATER/
UTILITIES:** No utilities currently on the property. Although a large portion of the property lies within the city limits of Hondo; city utilities are not currently available. Buyer(s) will need to drill a well or inquire with West Medina Water Supply Corporation for availability of a water meter, Medina Electric Cooperative for the availability of electricity or the City of Hondo for utilities. No city sewage currently on the property.
- REMARKS:** The property is perimeter fenced with a pipe entrance, some interior roads and direct access off of FM 462. Property located adjacent to the Medina County Fair Grounds, near Kollman Oaks Subdivision and directly across the road from Lone Oak Subdivision. Property is currently being used as storage of road base materials. Any and all rock or material does not convey with sale. This is a great small acreage investment opportunity within close proximity to the City of Hondo!
- Note:** The 1996 survey (included in brochure) shows a portion of the property being in the FEMA 100-year flood zone. According to current FEMA and LandID maps, the property is out of the FEMA 100- and 500-year flood zone. Property will not be split and only sold as a whole.

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.





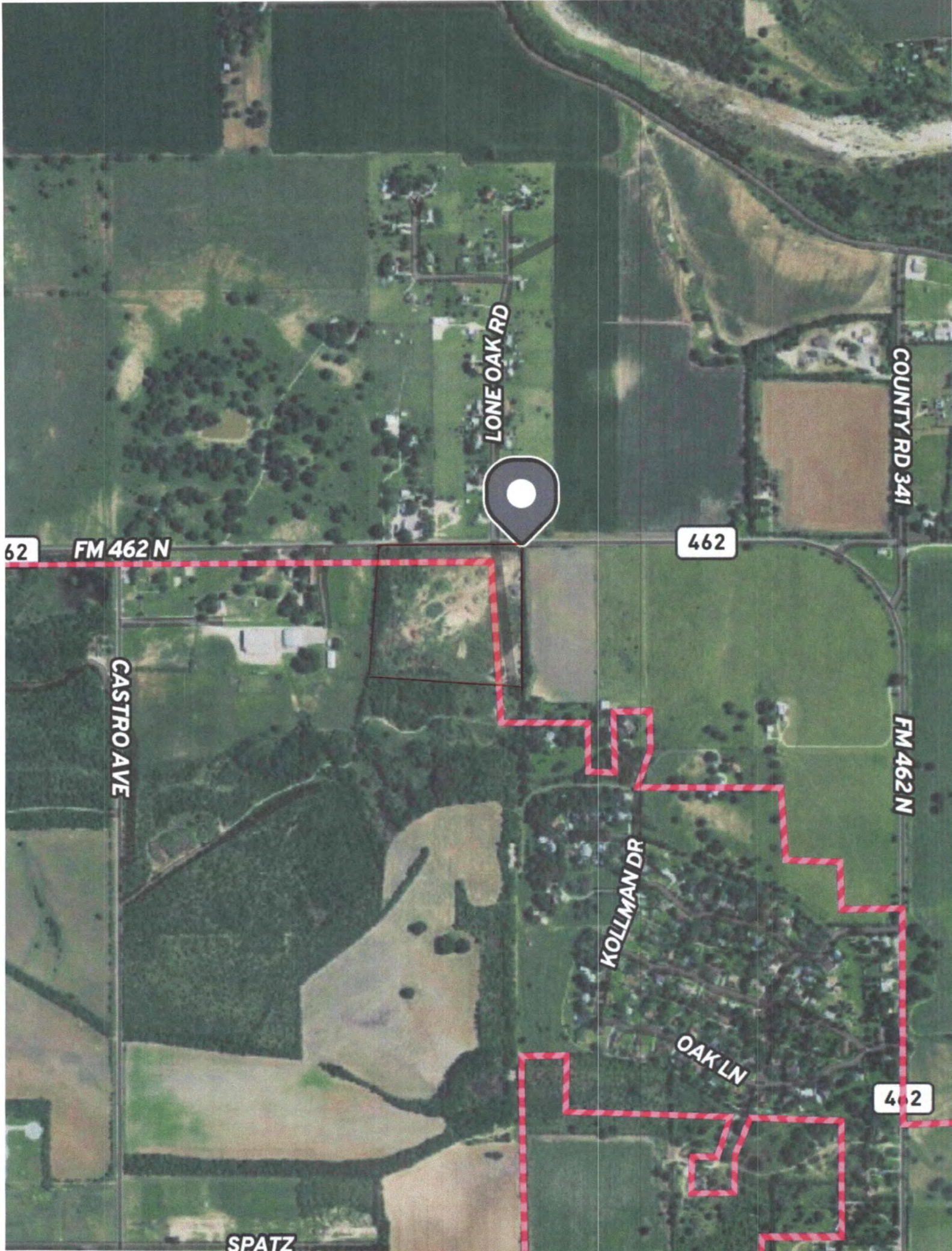
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SCALE 1:4513





62 FM 462 N

LONE OAK RD

COUNTY RD 341

462

CASTRO AVE

FM 462 N

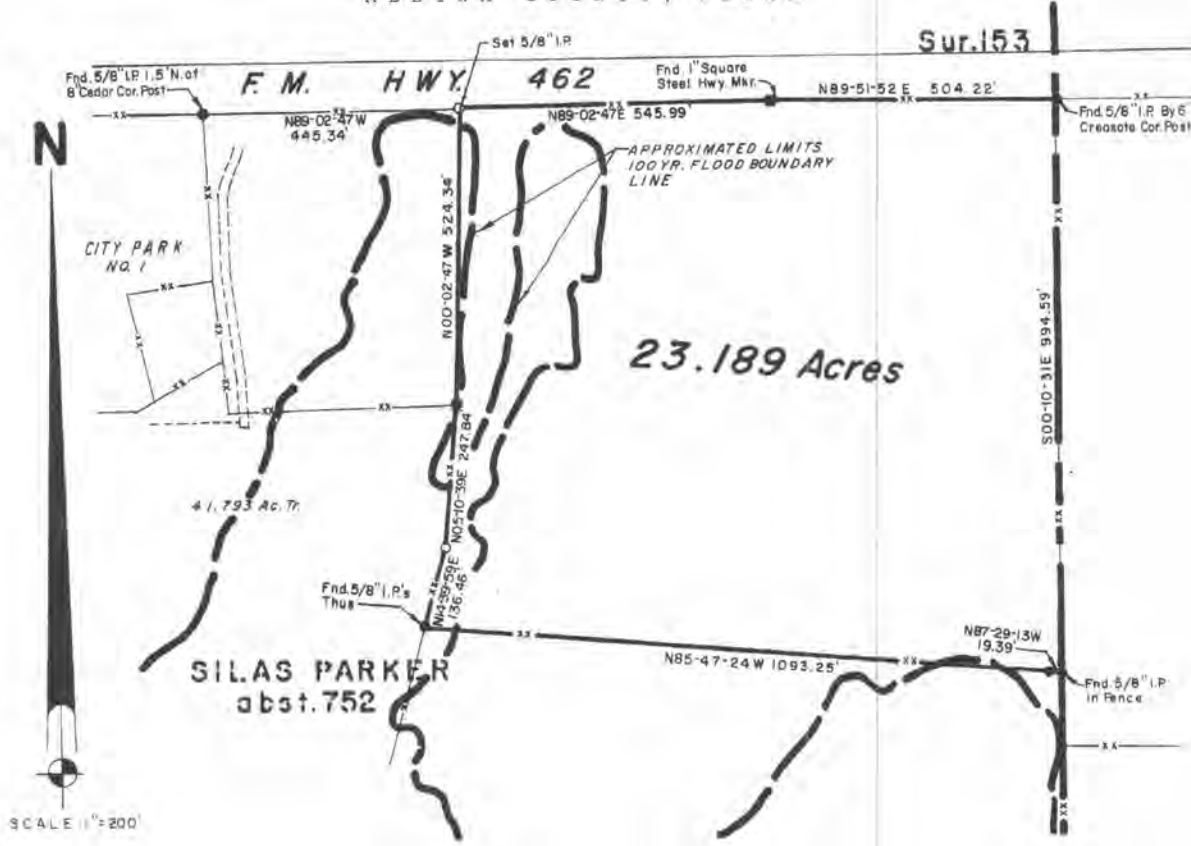
KOLLMAN DR

OAK LN

462

SPATZ





The subject property is located within the limits of a 100 year Flood zone as shown hereon according to the National Flood Insurance Program Flood Insurance Rate Map, City of Hondo, Texas, Medina County, Community Panel Number 480474 0005 B, Effective Date: December 1, 1978.

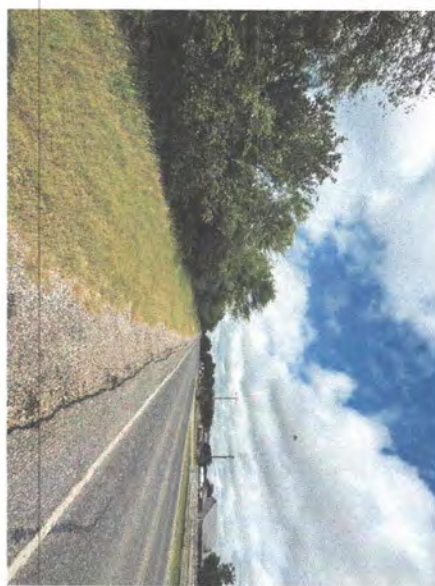
Prepared for: The City of Hondo

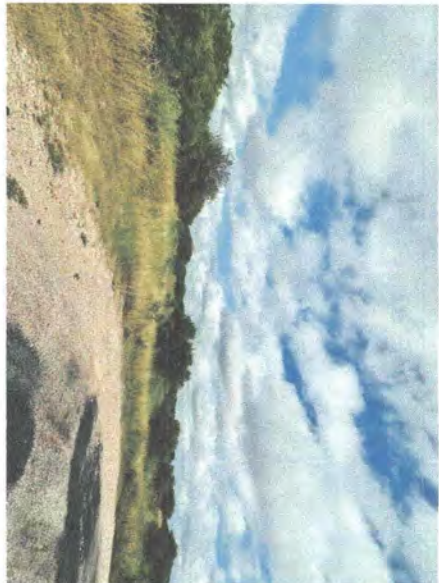
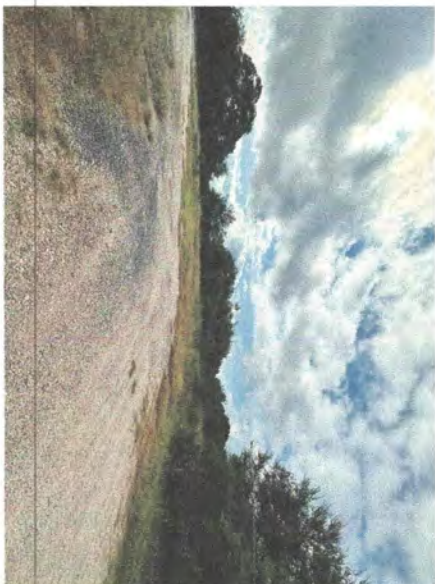
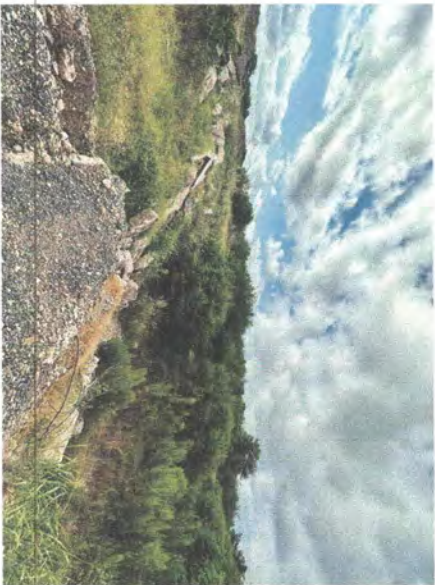
A Plat of 23.189 acres of land situated within the Corporate Limits of the City of Hondo, in Medina County, Texas, out of Survey No. 153, Abstract No. 752, Silas Parker, original Grantee, being a portion of that certain 3517.90 acres of land, more or less, described in a Deed without Warranty to the City of Hondo from the United States of America, dated July 16, 1948, as recorded in Volume 144 on Page 73 of the Deed Records of Medina County, Texas.

I certify that the foregoing plat was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 31st day of December, 1996.

Charles W. Rothe
 Charles W. Rothe
 Registered Professional Surveyor No. 2453
 1705 Avenue K, P. O. Box 426
 Hondo, Texas 78861
 Ph. (210) 426-3005
 FAX (210) 426-8160









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 FM 462 N, Hondo, TX 78861
A0752 S. Parker Survey 153; 23.189 acres (The "Property")
 more particularly described on Exhibit A attached hereto, and is hereby submitted by C&L Rentals, LC

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

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

The answers or responses appearing in this Disclosure Statement are being made by the Owner to Broker and such responses or answers shall not be deemed or construed as being representations of the Broker to prospective buyers of the Property. The information provided herein is current as of June 30, 2023, and does not reflect any changed condition occurring after such date. Owner agrees to be as accurate as possible in responding to the applicable inquiries herein set forth, and to the extent that Owner is either uncertain about or has no knowledge of the information requested, then the applicable response is so noted. Owner acknowledges that this Disclosure Statement may be the basis for such prospective buyer determining whether or not to cause Independent Inspection, investigations, tests or environmental site assessments to be conducted with respect to the Property by real estate professionals. "These statements do not apply to any residence on the Property. For a residence, use the Sellers Disclosure Notice form."

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

- A. DEFECTS/MALFUNCTIONS:**
 Is Owner aware of any significant or material defects/malfunctions in any of the following? Yes No. If yes, check appropriate space(s).
- | | | | | | | | |
|--|---|--|--|---------------------------------------|----------------------------------|---|--------------------------------|
| <input type="checkbox"/> Interior Walls | <input type="checkbox"/> Ceilings | <input type="checkbox"/> Floors | <input type="checkbox"/> Exterior Walls | <input type="checkbox"/> Insulation | <input type="checkbox"/> Roof(s) | <input type="checkbox"/> Windows | <input type="checkbox"/> Doors |
| <input type="checkbox"/> Foundation | <input type="checkbox"/> Slab(s) | <input type="checkbox"/> Driveways | <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Walls/Fences | <input type="checkbox"/> Paint | <input type="checkbox"/> Electrical Systems | |
| <input type="checkbox"/> Plumbing/Sewers/Septics | <input type="checkbox"/> Heating/Air Conditioning Systems | <input type="checkbox"/> Other Structural Components | <input type="checkbox"/> Water Penetration | | | | |

Describe: N/A

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 | Unknown |
|--|--------------------------|-------------------------------------|--------------------------|
| 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Any encroachments, easements or similar matters that may affect the Property. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Any settling from any cause, or slippage, sliding, or other soil problems as related to structures. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Major damage to the Property or any of the structures from fire, earthquake, floods, or ground shifting. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Neighborhood noise problems or other nuisances affecting the Property. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Deed restrictions or obligations affecting the Property. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Any notices of abatement or citations against the Property. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Any lawsuits against Owner threatening to or affecting Property. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

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

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

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

D. **ENVIRONMENTAL MATTERS:**

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

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

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

When: _____

Location: _____

What is the source of your information? _____

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

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

What is the source of your information? _____

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

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

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

(attach additional sheets if needed).

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

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

1. **PROBLEMS:** _____

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

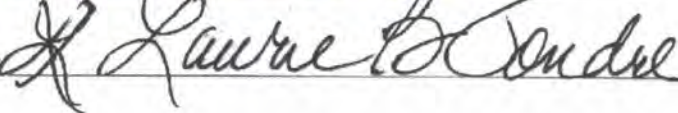
Property is currently being used for storage of road base materials. Materials do not convey with the sale.

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

OWNER'S DISCLOSURE STATEMENT - COMMERCIAL & FARM, RANCH & RURAL ACREAGE FM 462 N, Hondo, TX 78861
(PROPERTY ADDRESS)

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

OWNER:  DATE: 7/3/23

OWNER:  DATE: 7/3/23

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

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

BUYER: _____ BUYER: _____

DATE: _____



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/ Associate | License No. | Email | Phone |
| Kyle J. Heyen | 459073 | bobheyenrealty@gmail.com | 210-912-6007 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date