



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.

6496 North US Hwy 83
Leakey, TX 78873

CONCERNING THE PROPERTY AT _____

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (approximate date) or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U
Cable TV Wiring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Det.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Emergency Escape Ladder(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhaust Fans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Detection Equip.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
French Drain	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Gas Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Item	Y	N	U
Liquid Propane Gas:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-LP Community (Captive)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-LP on Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Tub	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Intercom System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Grill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patio/Decking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Maint. Accessories	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pool Heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric gas number of units: 3
Evaporative Coolers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units:
Wall/Window AC Units	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units:
Attic Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	if yes, describe:
Central Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric gas number of units: 3
Other Heat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if yes, describe:
Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	number of ovens: 1 <input checked="" type="checkbox"/> electric gas other:
Fireplace & Chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	wood gas logs mock other:
Carport	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> attached not attached
Garage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	attached not attached
Garage Door Openers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	number of units: number of remotes:
Satellite Dish & Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	owned <input checked="" type="checkbox"/> leased from: Dish
Security System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned leased from:
Solar Panels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	owned leased from:
Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> electric gas other: number of units: 2
Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> owned leased from:
Other Leased Items(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	if yes, describe: propane tank, satellite dish

(TXR-1406) 07-08-22

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

Page 1 of 6

Concerning the Property at _____

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

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

Was the Property built before 1978? yes no unknown

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

Roof Type: metal Age: 4-5 (approximate)

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

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

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

Item	Y	N	Item	Y	N	Item	Y	N
Basement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sidewalks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Foundation / Slab(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Walls / Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lighting Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Structural Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plumbing Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Exterior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roof	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

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

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

Condition	Y	N	Condition	Y	N
Aluminum Wiring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Radon Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Asbestos Components	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Settling	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Diseased Trees: <u>oak wilt</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Soil Movement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Subsurface Structure or Pits	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fault Lines	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Underground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous or Toxic Waste	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unplatted Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improper Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unrecorded Easements	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intermittent or Weather Springs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landfill	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetlands on Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Encroachments onto the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Rot	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improvements encroaching on others' property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in Historic District	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Previous treatment for termites or WDI	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic Property Designation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Foundation Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Previous Fires	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Roof Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Termite or WDI damage needing repair	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Other Structural Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

(TXR-1406) 07-08-22

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

Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ___ yes no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

- | Y | N | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Present flood insurance coverage. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous flooding due to a natural flood event. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Previous water penetration into a structure on the Property due to a natural flood. |
| <input type="checkbox"/> | <input type="checkbox"/> | Located ___ wholly <input checked="" type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR). <i>See survey</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | Located ___ wholly ___ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). |
| <input type="checkbox"/> | <input type="checkbox"/> | Located ___ wholly ___ partly in a floodway. |
| <input type="checkbox"/> | <input type="checkbox"/> | Located ___ wholly ___ partly in a flood pool. |
| <input type="checkbox"/> | <input type="checkbox"/> | Located ___ wholly ___ partly in a reservoir. |

If the answer to any of the above is yes, explain (attach additional sheets as necessary): See survey

***If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Concerning the Property at _____

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* yes no If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes no If yes, explain (attach additional sheets as necessary): _____

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

- | Y | N | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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: <input type="checkbox"/> mandatory <input type="checkbox"/> voluntary
Any unpaid fees or assessment for the Property? <input type="checkbox"/> yes (\$ _____) <input type="checkbox"/> no
If the Property is in more than one association, provide information about the other associations below or attach information to this notice. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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? <input type="checkbox"/> yes <input type="checkbox"/> no If yes, describe: _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Any condition on the Property which materially affects the health or safety of an individual. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The Property is located in a propane gas system service area owned by a propane distribution system retailer. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any portion of the Property that is located in a groundwater conservation district or a subsidence district. |

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): Real-Edwards Conservation + Reclamation District

(TXR-1406) 07-08-22

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

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Concerning the Property at _____

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead Senior Citizen Disabled
- Wildlife Management Agricultural Disabled Veteran
- Other: _____ Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no

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

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

**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

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

Signature of Seller: Edgar J. Riley Date: 7-7-2023 Signature of Seller: Linda Riley Date: 7-7-2023

Printed Name: EDGAR J. RILEY Printed Name: Linda Riley

(TXR-1406) 07-08-22 Initialed by: Buyer: _____ and Seller: EJR, LR Page 5 of 6

Concerning the Property at _____

ADDITIONAL NOTICES TO BUYER:

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

Electric: <u>Bandera Electric</u>	phone #: _____
Sewer: _____	phone #: _____
Water: _____	phone #: _____
Cable: <u>Dish</u>	phone #: _____
Trash: <u>Rio Brewster</u>	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: <u>HCTC</u>	phone #: _____
Propane: <u>Roadrunner</u>	phone #: _____
Internet: <u>HCTC</u>	phone #: _____

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

The undersigned Buyer acknowledges receipt of the foregoing notice.

_____ Signature of Buyer	_____ Date	_____ Signature of Buyer	_____ Date
_____ Printed Name:	_____ Printed Name:	_____ Printed Name:	_____ Printed Name:

(TXR-1406) 07-08-22

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



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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6496 North US Hwy 83
Leakey, TX 78873

CONCERNING THE PROPERTY AT

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

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: Graveless Pipe Unknown
- (3) Approximate Location of Drain Field or Distribution System: Unknown
#1 Main House - Front West side of house
#2 Cabin - North side of cabin
- (4) Installer: #1 Chisum #2 Calebrez Unknown
- (5) Approximate Age: 1yr for both Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? Yes No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.
- (2) Approximate date any tanks were last pumped? 1yr @ line replacement
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? Yes No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? Yes No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
 planning materials permit for original installation final inspection when OSSF was installed
 maintenance contract manufacturer information warranty information _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

(TXR-1407) 1-7-04

Initialed for Identification by Buyer _____, _____ and Seller EAC, RN

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Information about On-Site Sewer Facility concerning _____

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

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

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



Signature of Seller
Edgar J. Riley and Linda H. Riley

7-7-2023

Date



Signature of Seller

7-7-2023

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

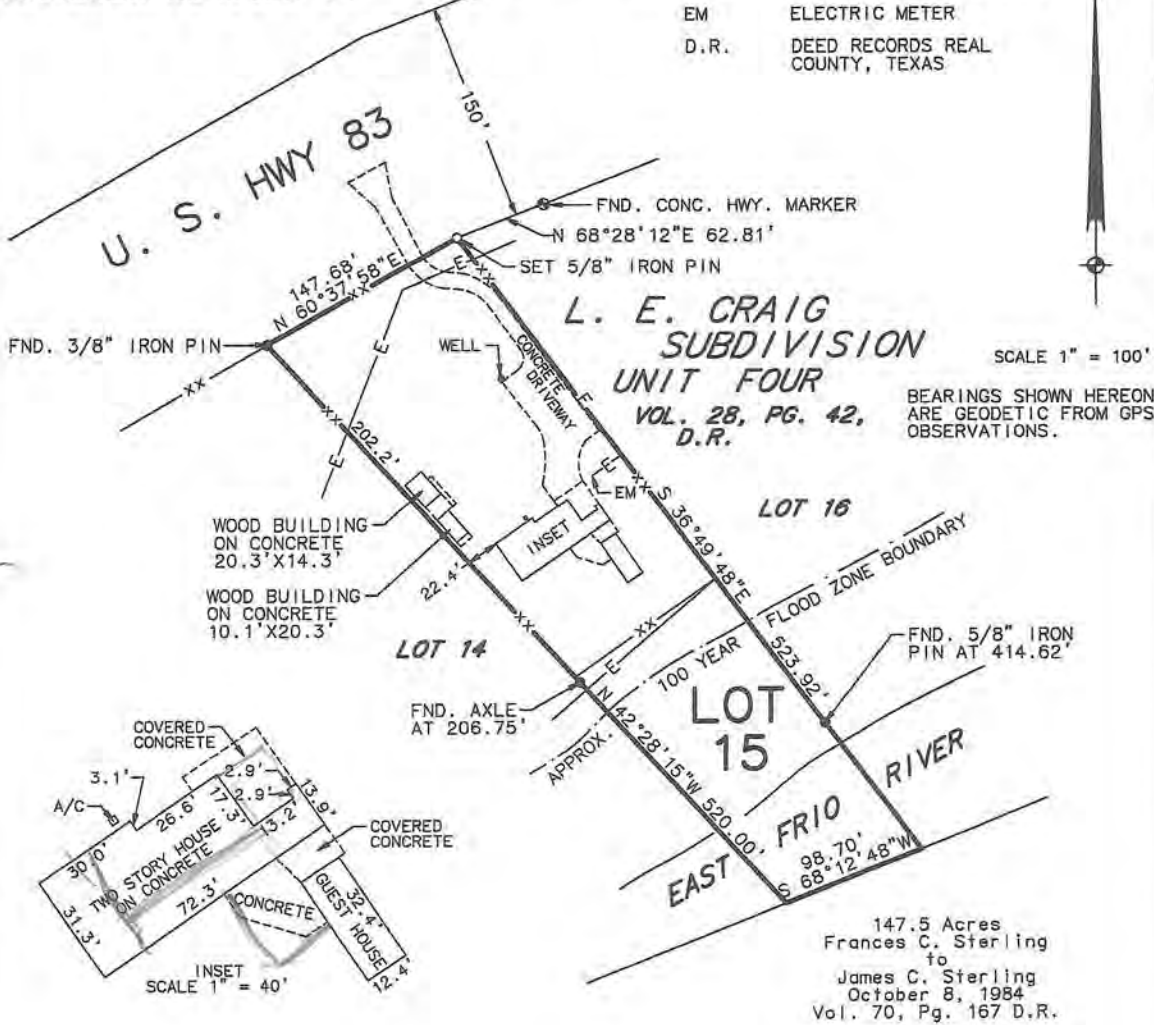
Date

REAL COUNTY, TEXAS

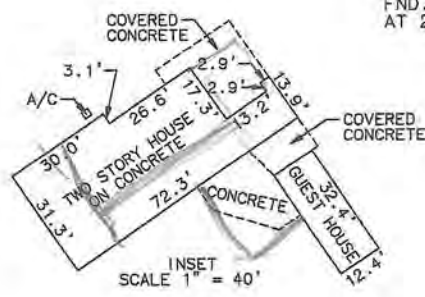
THE APPROXIMATE 100 YEAR FLOOD BOUNDARY AS SHOWN SCALED FROM NATIONAL FLOOD INSURANCE FIRM MAP COMMUNITY PANEL NO. 480978 0175 B EFFECTIVE DATE JUNE 5, 1985. THE IMPROVEMENTS SHOWN APPEAR TO LIE OUTSIDE THE 100 YEAR FLOOD BOUNDARY AND IN ZONE "C".

LEGEND:

- xx — CHAINLINK FENCE
- E — OVERHEAD ELECTRIC LINE
- EM ELECTRIC METER
- D.R. DEED RECORDS REAL COUNTY, TEXAS



SCALE 1" = 100'
BEARINGS SHOWN HEREON ARE GEODETIC FROM GPS OBSERVATIONS.



147.5 Acres
Frances C. Sterling
to
James C. Sterling
October 8, 1984
Vol. 70, Pg. 167 D.R.

PREPARED FOR: EDGAR J. & LINDA A. RILEY
SURVEYED ON THE GROUND: MAY 27, 2005

Plat of Lot 15, L. E. Craig Subdivision Unit Four, according to the Plat thereof Recorded in Volume 28, Page 42 of the Deed Records of Real County, Texas.

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND ACCOMPANYING FIELD NOTE DESCRIPTION WERE PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND, UNDER MY SUPERVISION, AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. HOWARD SURVEYING, LLC ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 3RD DAY OF JUNE 2005.

John Howard
JOHN HOWARD, R.P.L.S. NO. 4611
HOWARD SURVEYING, LLC
402 STATE HWY 173 SOUTH
HONDO, TEXAS 78861
830.426.4776



IMPROVEMENTS UPDATED: NOVEMBER 15, 2017

Agent Report



Addr: 402 Red Wright Rd **MLS #:** 1600022
Status: Sold **Class:** RE
Area: 3100 **Grid:** **List Price:** \$899,000
Int.St./Dir: Take Hwy 337 E out of Leakey, cross the Frio river and The Pecan Farm is located on the right hand side of road. Go all the way to back right corner. Middle house
Subdivision: Frio Pecan Farm (Common) / N / A (Legal)
City: Leakey **Zip:** 78873 **Type:** SFD
County: Real **CAN#:** **AdSf:** 3601
Block: NA **Lot:** 2 TBS
Legal: Lot 2 Frio Pecan Farm Phase **Currently Leased:**
 IV
Lot Size: 0.5 **Lot Dimensions:** **Lease Expiration:**
Sch: Leakey **BR:** 7 **Year Built:** 2022
 ISD
Elem: Leakey **FBaths:** 6 **HBaths:** 0
Middle: Leakey **Builder:** Riverbluff **Recent Rehab:**
 Homes LLC
High: Leakey **Constr:** New **New Constr. Est. Completion:**

	Level		Level	Utility Suppliers
Living Room	----	Primary Bedroom	16X16 1	Gas:
Dining Room	18X12 1	Primary Bedroom 2	----	Electric:
Family Room	20X20	Primary Bath	12X8 1	Garbage:
Kitchen	20X15 1	Bedroom 2	14X12 1	Water:
Breakfast	----	Bedroom 3	14X12 1	Sewer:
Utility	----	Bedroom 4	14X12 1	Other:
Entry Room	----	Bedroom 5	14X12 1	
Study/Office	----			

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: No **Financials** **Assessments** **Mand/Mult HOA:** Mandatory/No
Total Tax (W/O Exemptions): \$0 **PrTerms:** Conventional, Cash **HOA Name:** FRIO PECAN FARM MANAGEMENT
Tax Year: 2021 **Loan Info:** **HOA Fee / Freq / Trans Fee:** \$0 / Monthly / \$0
 Click here for additional details
Subdivision: Frio Pecan Farm (Common) / N / A (Legal) **Neighborhood Amenities:** Waterfront Access, Pool, Clubhouse, Park/Playground, Jogging Trails, Bike Trails, Basketball Court, Lake/River Park, Fishing Pier
Preferred Title Co.: Texas Title Network

Owner: Zill Properties & Investments **SC/\$:** 0 **BC/\$:** 2.5% **Owner LREA/LREB:** No
List Agent: Douglas Shoemaker 636672 (830) 279-4950 **Occupancy:** Vacant
List Office: eXp Realty EXPO00 (888) 519-7431 **Possession:** Closing/Funding
Ph to Show: YES **Lockbox Type:** Combo **Showing Contact:** Agent **Bonus:**

AgentRmrks: Must use Frio Pecan Farm Property Management Co for ALL rentals. Owners can use 100 nights/year. No property taxes in previous years, owner to verify new taxes. Condo style ownership of common areas. Lot size is improvements only. Survey TBD.
Remarks: AMAZING INVESTMENT PROPERTY. Seller will assist buyer with interest point buy-down, furnishings or any other assistance. Absolutely STUNNING 7 BR/6 BA, 3601 sq ft brand new custom home located in Leakey TX at the Frio Pecan Farm, RIGHT ON THE BANKS of the Frio. Custom cabinets, killer granite throughout, 100% rock/brick exterior, infinity edge pool WITH hot tub, tile tubs/showers with large upstairs bonus room/bath. Located right on the edge of the bluff overlooking the Frio River. Just a few steps... (text truncated for print)

Style: Two Story **Garage Parking:** None/Not Applicable **Additional/Other Parking:**
Ext: 4 Sides Masonry **Roof:** Composition **Pri BR:** DownStairs
Fndtn: Slab **Wdw:** None Remain **Pri Bth:** Tub/Shower Separate, Double Vanity
Interior: One Living Area, Liv/Din Combo
Inclusions: Ceiling Fans, Stove/Range, Refrigerator, Dishwasher
Exterior Fea:
Wat/Swr: Water System **Floor:** Stained Concrete **Frpl:** One
Heating: Heat Pump **Ht Fuel:** Electric **Air Cond:** Two Central
Pool/SPA: In Ground Pool, Hot Tub, Pool is Heated, Fenced Pool **Misc:**
Lot Des: **Lot Impv:**
Accessible/Adaptive: No **Senior Community:**
Green: Features - none / Certification - none / Energy Efficiency - none **Other Structures:**

Contingent Info: **DOM/CDOM:** 337/ 337 **Sold Price:** \$800,000
Contract Date: 03/20/2023 **Sale Trms:** Cash **SQFT/Acre:**
Closing Date: 03/30/2023 **Sell Concess:** 0 **Sold Price per SQFT:** \$222.16
Sell Ofc: Non MLS Office **Selling Agent:** Non MLS **Source SQFT Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2023 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Carrie Chisum | Solid Rock Real Estate | 07/06/2023 11:25 AM

Agent Report



Addr: 498 Cypress Creek Road **MLS #:** 1615385
Status: **Sold** **Class:** RE
Area: 3100 **Grid:** **List Price:** \$815,000
Int.St./Dir: hwy 83 north and cypress creek
Subdivision: N/A (Common) / N/A(Legal)
City: Leakey **Zip:** 78873 **Type:** SFD
County: Real **CAN#:** 5028 **AdSf:** 2600
Block: 0 **Lot:** 0
Legal: 736 1536.3 J.B. Steadham,SR **Currently Leased:**
 Improvements
Lot Size: 1.53 **Lot Dimensions:** **Lease Expiration:**
Sch: Leakey **BR:** 3 **Year Built:** UNK
 ISD
Elem: Leakey **FBaths:** 2 **HBaths:** 1
Middle: Leakey **Builder:** Unknown **Recent Rehab:**
High: Leakey **Constr:** Pre-Owned **New Constr. Est. Completion:**

Level		Level		Utility Suppliers
Living Room	---	Primary Bedroom	---	Gas:
Dining Room	---	Primary Bedroom 2	---	Electric:
Family Room	1 X 1	Primary Bath	---	Garbage:
Kitchen	1 X 1	Bedroom 2	---	Water:
Breakfast	---	Bedroom 3	---	Sewer:
Utility	---	Bedroom 4	---	Other:
Entry Room	---	Bedroom 5	---	
Study/Office	---			

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: No **Financials** **Assessments** **Mand/Mult HOA:** None/N
Total Tax (W/O Exemptions): \$1,378 **PrTerms:** Conventional, FHA, Cash **HOA Name:**
Tax Year: 2021 **Loan Info:** **HOA Fee / Freq / Trans Fee:** //
Subdivision: N/A (Common) / N/A(Legal) **Neighborhood Amenities:** None
Preferred Title Co.: Texas Title Network

Owner: Calvin Vossler **SC/\$:** 0 **BC/\$:** 3% **Owner LREA/LREB:** No
List Agent: Roel Gonzalez 511287 (210) 288-8507 **Occupancy:** Owner
List Office: eXp Realty EXPO00 (888) 519-7431 **Possession:** Closing/Funding
Ph to Show: 2102888507 **Lockbox Type:** Other **Showing Contact:** Agent **Bonus:**

AgentRmrks: House is owner occupied will need to setup appoint to show.
Remarks: Ready to move from the city? Peace, tranquility, live water and God's creation can be seen and felt from every angle at this lil slice of Heaven right off of Cypress Creek road in Real Co. The approx 250' Both sides of Cypress creek right in your back yard are perfectly located for a lifetime of memories, not to mention the picturesque Cypress trees that are waiting to provide ample Summer shade. Located about 8 miles North of Leakey rests this approx 2600 sq ft home. The 3 BR/ 2 1/2 BA house is we... (text truncated for print)

Style: Two Story **Garage Parking:** One Car Garage, Attached **Additional/Other Parking:**
Ext: Stone/Rock, Vinyl **Roof:** Metal **Pri BR:** DownStairs, Closet Size: 1 X 1
Fndtn: Slab **Wdw:** Some Remain **Pri Bth:** Shower Only
Interior: One Living Area, Eat-In Kitchen, Island Kitchen, Study/Office, Shop, Utility Room Inside, Walk in Closets
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection
Exterior Fea:
Wat/Swr: Septic, Other **Floor:** Saltillo Tile, Laminate **Frpl:** Living Room
Heating: Central, Window Unit **Ht Fuel:** Electric **Air Cond:** Two Central, Other
Pool/SPA: None **Misc:**
Lot Des: **Lot Impv:**
Accessible/Adaptive: No **Senior Community:**
Green: Features - none / Certification - none / Energy Efficiency - none **Other Structures:**

Contingent Info: **DOM/CDOM:** 26/ 26 **Sold Price:** \$799,000
Contract Date: 07/11/2022 **Sale Trms:** Conventional **Sell Points:** **SQFT/Acre:**
Closing Date: 08/15/2022 **Sell Concess:** 0 **Sold Price per SQFT:** \$307.30
Sell Ofc: eXp Realty **Selling Agent:** Carry Turcotte **Source SQFT Acre:**

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2023 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Carrie Chisum | Solid Rock Real Estate | 07/06/2023 11:21 AM

Agent Report



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Addr: 953 E Ranch Rd 337 **MLS #:** 1609864
Status: **Sold** **Class:** RE
Area: 3100 **Grid:** **List Price:** \$829,995
Int.St./Dir: Google Maps
Subdivision: FRIO RIVER RANCHES (Common) / RIVERSIDE RANCH (Legal)
City: Leakey **Zip:** 78873 **Type:** SFD
County: Real **CAN#:** A24-17-24 **AdSf:** 2321
Legal: LOT 24 FRIO RIVER RANCHES IMPROVEMENTS HWY & RIVER FRONTAGE **Block:** UNK **Lot:** 24 **Currently Leased:**
Lot Size: 1.68 **Lot Dimensions:** **Lease Expiration:**
Sch: Leakey **BR:** 4 **Year Built:** 1970
Elem: Leakey **FBaths:** 3 **HBaths:** 1
Middle: Leakey **Builder:** UNK **Recent Rehab:** Yes
High: Leakey **Constr:** Pre-Owned **New Constr. Est. Completion:**

	Level		Level	Utility Suppliers		
Living Room	24X12	1	Primary Bedroom	14X11	1	Gas:
Dining Room	----		Primary Bedroom 2	----		Electric:
Family Room	----		Primary Bath	12X10	1	Garbage:
Kitchen	14X10	1	Bedroom 2	12X18	1	Water:
Breakfast	----		Bedroom 3	12X18	2	Sewer:
Utility	----		Bedroom 4	20X15	1	Other:
Entry Room	----		Bedroom 5	----		
Study/Office	----					

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: No	Financials	Assessments	Mand/Mult HOA: None/N
Total Tax (W/O Exemptions): \$6,409.43	PrTerms: Conventional, VA, Cash, Other	HOA Name:	
Tax Year: 2022	Loan Info:	HOA Fee / Freq / Trans Fee: / /	
Subdivision: FRIO RIVER RANCHES (Common) / RIVERSIDE RANCH (Legal)		Neighborhood Amenities: None	
Preferred Title Co.: Priority Settlement Group of Texas			
Owner: RICHARD E. & SANDRA K HADDOCK	SC/\$: 3%	BC/\$: 3%	Owner LREA/LREB: No
List Agent: Jesus Lopez	760618	(855) 450-0442	Occupancy: Other
List Office: Real	REAH00	(855) 450-0442	Possession: Closing/Funding
Ph to Show: 210-834-8005	Lockbox Type: Combo	Showing Contact: Agent	Bonus:

AgentRmrks: Please call agent directly at 210-834-8005 to schedule showing as property is currently being used as a VRBO. Property is "turn key (furniture, appliances, etc.)" with the exception of owners tools located on property.

Remarks: RIVER FRONT PROPERTY! This amazing 1.68 acre property offers beautiful views, space, and comfort. Near the main area of Leakey, this riverfront property boasts a 3br/2.5bath main house and a bunk house equipped with 1 bath and small kitchen amenities. On the property, you'll find a fully gated volleyball pool with plenty of space to relax and lounge. Host events at the onsite, spacious pavilion that carries an outdoor kitchen and plenty of seating for guests. At the end of the property, walk down the st... (text truncated for print)

Style: Two Story	Garage Parking: None/Not Applicable	Additional/Other Parking: One Car Carport
Ext: Stone/Rock, Wood	Roof: Metal	Pri BR: Split, Outside Access, Ceiling Fan, Full Bath
Fndtn: Slab	Wdw: None Remain	Pri Bth: Shower Only, Single Vanity
Interior: One Living Area, Secondary Bedroom Down, Guest Suite, Cable TV Available, High Speed Internet, Laundry Main Level		
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Stove/Range, Refrigerator, Dishwasher, Smoke Alarm, Electric Water Heater, Satellite Dish (owned)		
Exterior Fea: Covered Patio, Bar-B-Que Pit/Grill, Deck/Balcony, Partial Fence, Storage Building/Shed, Gazebo, Mature Trees, Detached Quarters, Outdoor Kitchen		
Wat/Swr: Septic, City	Floor: Ceramic Tile, Vinyl	Frlp: Not Applicable
Heating: Central	Ht Fuel: Natural Gas	Air Cond: One Central, 3+ Window/Wall
Pool/SPA: In Ground Pool		Misc:
Lot Des: Riverfront, 1 - 2 Acres, Mature Trees (ext feat)		Lot Impv: Dirt, US Highway
Accessible/Adaptive: No		Senior Community:
Green: Features - none / Certification - none / Energy Efficiency - none		Other Structures:

Contingent Info:	DOM/CDOM: 29/ 29	Sold Price: \$800,000
Contract Date: 08/02/2022	Sale Trms: Cash	SQFT/Acre:
Closing Date: 08/15/2022	Sell Concess: 0	Sold Price per SQFT: \$344.67
Sell Ofc: Real	Selling Agent: Jesus Lopez	Source SQFT Acre:

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Prepared By: Carrie Chisum | Solid Rock Real Estate | 07/06/2023 11:21 AM

Agent Report



Addr: 71 Camino Alto Dr **MLS #:** 1690410
Status: Sold **Class:** RE **List Price:** \$950,000
Area: 3100 **Grid:** **Int.St./Dir:** From Leakey head east on FM 337 to Camino Alto. Head north one block and the property will be on the left. Look for sign.
Subdivision: Frio River Ranches (Common) / FRIO RIVER RANCH (Legal)
City: Leakey **Zip:** 78873 **Type:** SFD
County: Real **CAN#:** 2114 **AdSf:** 1497
Block: N/A **Lot:** 21
Legal: LOT 21 FRIO RIVER RANCHES IMPROVEMENTS RIVER FRONTAGE 103.66 **Currently Leased:** No
Lot Size: 2.11 **Lot Dimensions:** **Lease Expiration:**
Sch: Leakey **BR:** 3 **Year Built:** 1992
ISD
Elem: Leakey **FBaths:** 2 **HBaths:** 1
Middle: Leakey **Builder:** unknown **Recent Rehab:** No
High: Leakey **Constr:** Pre-Owned **New Constr. Est. Completion:**

	Level		Level	Utility Suppliers		
Living Room	20 X 20	1	Primary Bedroom	14 X 14	1	Gas:
Dining Room	---		Primary Bedroom 2	---		Electric:
Family Room	---		Primary Bath	6 X 10	1	Bandera Elec
Kitchen	12 X 12	1	Bedroom 2	12 X 12	1	Garbage:
Breakfast	---		Bedroom 3	12 X 12	1	Water:
Utility	---		Bedroom 4	---		City
Entry Room	---		Bedroom 5	---		Sewer:
Study/Office	---					Septic
						Other:

Other Rooms: Additional Dwelling (Level 1); Carport (Level 1); Deck (Level 1); Storage (Level 1); Workshop (Level 1);
 Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: No **Financials** **Assessments** **Mand/Mult HOA:** None/N
Total Tax (W/O Exemptions): \$5,460 **PrTerms:** Conventional, FHA, VA, Cash **HOA Name:**
Tax Year: 2022 **Loan Info:** **HOA Fee / Freq / Trans Fee:** / /
Subdivision: Frio River Ranches (Common) / FRIO RIVER RANCH (Legal) **Neighborhood Amenities:** None
Preferred Title Co.: Texas Title Network
Owner: BREZINA DENNIS RAY **SC/\$:** 3% **BC/\$:** 3% **Owner LREA/LREB:** No
List Agent: Carrie Chisum 612780 (830) 275-3727 **Occupancy:** Owner
List Office: Solid Rock Real Estate SLRE00 (830) 275-3727 **Possession:** Closing/Funding
Ph to Show: 8302753727 **Lockbox Type:** Combo **Showing Contact:** Agent **Bonus:**

AgentRmrks: No Survey. Portable Building and pool table are negotiable. Smoke House by carport does not convey. City Water. Public Sewer available, but the home is currently still on septic.
Remarks: Incredible Frio Riverfront home on 2.11 acres! This immaculate 1500 sq.ft., 3 BR/2 Ba home features a Rustic style and split-concept floorplan. The Master Bedroom has its own ensuite bathroom, while two more bedrooms share a bathroom. The Living/Dining Room combo features vaulted ceilings, tons of natural light, a woodburning stove, and genuine hardwood floors. The kitchen is a chef's dream with Silestone quartz countertops, commercial-grade propane gas range, breakfast bar, and stainless appliances. Th... (text truncated for print)

Style: One Story **Garage Parking:** Detached **Additional/Other Parking:** Two Car Carport
Ext: Wood **Roof:** Metal **Pri BR:** Full Bath
Fndtn: Pier & Beam **Wdw:** All Remain **Pri Bth:** Shower Only
Interior: Liv/Din Combo, Breakfast Bar, Utility Room Inside, High Speed Internet
Inclusions: Stove/Range **Exterior Fea:** Deck/Balcony, Privacy Fence, Storage Building/Shed, Detached Quarters, Water Front Improved
Wat/Swr: Septic, City **Floor:** Carpeting, Wood **Frpl:** Not Applicable
Heating: Central **Ht Fuel:** Electric **Air Cond:** One Central
Pool/SPA: None **Misc:**
Lot Des: On Waterfront **Lot Impv:** Street Paved, County Road
Accessible/Adaptive: No **Senior Community:**
Green: Features - none / Certification - none / Energy Efficiency - none **Other Structures:** Guest House

Contingent Info: **DOM/CDOM:** 11/ 11 **Sold Price:** \$900,000
Contract Date: 06/03/2023 **Sale Trms:** Conventional **Sell Points:** **SQFT/Acre:**
Closing Date: 06/30/2023 **Sell Concess:** 0 **Sold Price per SQFT:** \$601.20
Sell Ofc: Non MLS Office **Selling Agent:** Non MLS **Source SQFT Acre:**

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Prepared By: Carrie Chisum | Solid Rock Real Estate | 07/06/2023 11:20 AM

Agent Report



Addr: 597 Weston Parkway **MLS #:** 1692483
Status: Active **Class:** RE
Area: 3100 **Grid:** **List Price:** \$1,725,000
Int.St./Dir: From Leakey, head east on RR337. After crossing Frio River, turn left onto Camino Alto. Go straight until you see the automatic gates for Twin Forks. The subject will be on your immediate LEFT (you do not enter subdivision gates). Subject gated.
Subdivision: TWIN FORKS ESTATES (Common) / TWIN FORKS(Legal)
City: Leakey **Zip:** 78873 **Type:** SFD
County: Real **CAN#:** 4046 **AdSf:** 4122
Block: N/A **Lot:** 1
Legal: LOT 1 TWIN FORKS **Currently Leased:** No
Lot Size: 3.59 **Lot Dimensions:** **Lease Expiration:**
Sch: Leakey **BR:** 3 **Year Built:** 2011
ISD
Elem: Leakey **FBaths:** 3 **HBaths:** 0
Middle: Leakey **Builder:** Balta **Recent Rehab:** No
Artega
High: Leakey **Constr:** Pre-Owned **New Constr. Est. Completion:**

	Level		Level	Utility Suppliers		
Living Room	29X20	1	Primary Bedroom	18X16	2	Gas: LP Choice
Dining Room	---		Primary Bedroom 2	---		Electric: BEC
Family Room	---		Primary Bath	---		Garbage: Private
Kitchen	16X20	1	Bedroom 2	16X14	2	Water: FCIA
Breakfast	---		Bedroom 3	---		Sewer: Septic
Utility	---		Bedroom 4	---		Other:
Entry Room	---		Bedroom 5	---		
Study/Office	---					

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: No **Financials** **Assessments** **Mand/Mult HOA:** Mandatory/No
Total Tax (W/O Exemptions): \$11,452 **PrTerms:** Conventional, Cash **HOA Name:** TWIN FORKS COMMUNITY IMPROVEMENT ASSN
Tax Year: 2022 **Loan Info:** **HOA Fee / Freq / Trans Fee:** \$219 / Annually / \$150
 Click here for additional details
Subdivision: TWIN FORKS ESTATES (Common) / TWIN FORKS(Legal) **Neighborhood Amenities:** Controlled Access, Waterfront Access, Lake/River Park, Other - See Remarks
Preferred Title Co.: Texas Title Network

Owner: PORTER KATHY LYNN **SC/\$:** 0% **BC/\$:** 2.5% **Owner LREA/LREB:** No
List Agent: Shawn Gray, GRI **(830) 486-5065** **Occupancy:** Owner
List Office: Frio Canyon Real Estate **(830) 232-4500** **Possession:** Closing/Funding
Ph to Show: 2102222227 **Lockbox Type:** Combo, Other **Showing Contact:** ShowingTime **Bonus:**

Down Payment Resource

AgentRmrks: Awaiting professional photos. Will go live within 21 days.
Remarks: Experience the ultimate in riverfront living at this custom, limestone home situated on an expansive 3.6 acre lot that encompasses BOTH SIDES of the crystal clear Frio River! Extensive landscaping & hardscape, numerous patios & decks, raised gardens, beautiful specimen plants, along with a sparkling pool, hot tub and fire pit invite one to spend their days in the back yard. However, the custom, metal stairs beckon you onward to a beautiful sitting area nestled among the trees where the Frio flows gentl... (text truncated for print)

Style: Two Story, Texas Hill Country **Garage Parking:** None/Not Applicable **Additional/Other Parking:** Two Car Carport, RV/Boat Parking
Ext: 4 Sides Masonry, Stone/Rock **Roof:** Metal **Pri BR:** Upstairs, Dual Primaries, Walk-In Closet, Ceiling Fan, Full Bath
Fndtn: Slab **Wdw:** All Remain **Pri Bth:** Tub/Shower Separate, Separate Vanity, Tub has Whirlpool, Garden Tub

Interior: Two Living Areas
Inclusions: Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Gas Cooking, Gas Grill, Refrigerator, Dishwasher, Smoke Alarm, Electric Water Heater, Custom Cabinets, Private Garbage Service
Exterior Fea: Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Deck/Balcony, Privacy Fence, Double Pane Windows, Storage Building/Shed, Outdoor Kitchen
Wat/Swr: Water System, Sewer **Floor:** Ceramic Tile, Wood **Frpl:** One, Living Room
System, Septic, Water Storage, Other
Heating: Central, Heat Pump **Ht Fuel:** Electric **Air Cond:** Three+ Central
Pool/SPA: In Ground Pool, Hot Tub, Pool is Heated, Pools Sweep **Misc:**
Lot Des: On Waterfront, Riverfront, 2 - 5 Acres **Lot Impv:** Street Paved, Asphalt, County Road
Accessible/Adaptive: Int Door Opening 32"+, Ext Door Opening 36"+, 36 inch or more wide halls, Entry Slope less than 1 foot, Grab Bars in Bathroom(s), No Carpet, Full Bath/Bed on 1st Flr, Stall Shower **Senior Community:** No
Green: Features - none / Certification - none / Energy Efficiency - none **Other Structures:** Greenhouse

Contingent Info: **DOM/CDOM:** 28/ 28 **Sold Price:**
Contract Date: **Sale Trms:** **Sell Points:** **SQFT/Acre:**
Closing Date: **Sell Concess:** - **Price per SQFT:** \$418.48
Sell Ofc: **Selling Agent:** **Source SQFT Acre:**

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Prepared By: Carrie Chisum | Solid Rock Real Estate | 07/06/2023 11:23 AM



REAL-EDWARDS CONSERVATION & RECLAMATION DISTRICT

P.O. Box 1208
234 Evergreen
Leakey, Tx 78873

Phone: 830-232-5733
Fax: 830-232-5734
www.record.org / info@recrd.org

Notice to Purchasers

The real property, described below, that you are about to purchase is located in the REAL-EDWARDS CONSERVATION AND RECLAMATION DISTRICT. The District has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the District on real property located in the district is \$.025 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is none, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is none.

The District has the authority to adopt and impose a standby fee on property within the District that has water or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is none. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien of the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The District is located in whole or in part within the corporate boundaries of the City of Leakey, the City of Camp Wood, the City of Rocksprings and the Community of Barksdale in Real and Edwards Counties. The taxpayers of the District are subject to the taxes imposed by the municipality and by the District until the District is dissolved. By law, a district located solely within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

The purpose of this District is to provide water, drainage, or flood control facilities and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District. The legal description of the property you are acquiring is as follows:

6496 N US Hwy 83, Leakey, TX 78873

The undersigned Seller hereby acknowledges the foregoing notice and information, and certifies that above described real property is true and correct to the best of your knowledge.

Seller
Signature: Edgar J Riley Linda Riley Date: 7-7-2023

Seller
Printed Name: Edgar J Riley Linda Riley

Purchaser is advised that the information shown on this form is subject to change by the District at any time. The District routinely establishes tax rates during the month of September each year, effective for the year in which the tax rates are approved by the District. Purchaser is advised to contact the District to determine the status of any current or proposed changes to the information shown on this form.

The undersigned Purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

Purchaser
Signature: _____ Date: _____

Purchaser
Printed Name: _____

DISTRICT USE ONLY

Signature: _____ Approval Date: _____

Printed Name: _____