

# 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:** 10.33 acres, more or less.
- LOCATION:** 8817 FM 2200S, Yancey, Texas 78886. The property is located approximately 3 miles west of Yancey, 16 miles SW of Hondo and 15 miles S of D'Hanis. All in Medina County, Texas.
- PRICE:** \$480,000.00.
- TERMS:** Cash to Seller or third-party financing.
- SCHOOL:** Hondo I.S.D.
- TAXES:** Property is under Agricultural Use Exemption. Taxes are approximately \$2,694.98 (2024).
- UTILITIES:** Medina Electric Cooperative is the electric provider. Home is all electric.
- WATER:** There is one Yancey Water Supply Corporation water meter the services the home and property. Included in the sale is 5.620 acre-feet of Edwards Aquifer base ground water rights. Property is enrolled in an Edwards Aquifer Authority (EAA) Aquifer Storage & Recovery (ASR) forbearance program through 2028. This enrollment will transfer to the new owner. The owner receives approximately \$500.00 per year.
- WILDLIFE:** Wildlife consists of Whitetail deer, hogs, turkey and dove.
- LAND:** The terrain is flat with elevation at approximately 712'. Grasses consist of Coastal Bermuda, Blue Stem Gramma, Buffle grass and other grasses and browse native to the area. There is a nice combination of brush and cleared areas providing great wildlife habitat and grazing opportunities. Trees are mostly mesquite and persimmon with the largest tree being the Live Oak in the back yard of the home. Property is perimeter barb wire fenced, has an electric gate entrance off FM 2200 and has some interior fencing for rotating livestock, as well as a small set of cattle pens.
- IMPROVEMENTS:** Home: A beautiful (2022) 3BR/2.5B doublewide home of approximately 1,952 sq. ft. (MCAD) of living area. The flooring consists of wood laminate throughout with carpet in the bedrooms only. The huge kitchen overlooks the living area and is separated by a large island.



Sliding barn doors allow you to have an open dining area or can be closed and used a flex room just off the living area. A large laundry area provides tons of storage is large enough to incorporate a mudroom being just inside the back door. The master suite and master bath are on end of the home and the two other bedrooms share a jack-and-jill bathroom on the other end of the home. The master bath is very spacious and boasts a walk-in shower, separate soaking tub, and two walk-in closets.

Additional features include a 20'x20' shop for storage or hobbies and a 12'x24' outdoor building with dual covered awnings, providing even more flexibility for your needs.

For the gardening enthusiast, the property boasts a greenhouse and multiple garden beds, allowing you to grow your own vegetables, herbs, or flowers. The property is fully fenced and cross-fenced, offering ideal spaces for livestock with multiple pens and a chicken coop complete with a fenced yard and brooder pens.

The backyard is truly an oasis, designed for both relaxation and recreation. Enjoy sunny days by the 27-foot above-ground pool with a spacious deck or unwind in the brand-new hot tub under the stars. A massive, majestic live oak tree provides shade and a serene setting for outdoor living, making the space perfect for family gatherings and quiet evenings alike.

REMARKS:

Welcome to your private retreat! This well thought out property offers everything you need for comfortable country living, spacious outdoor amenities, and a well-maintained, turn-key home. Whether you're looking for a peaceful escape or a functional property for farming and livestock, this property has it all!

With Ag exemption in place, the property offers tax benefits while still providing plenty of room for animals, crops, or any outdoor endeavors you desire. The property is fully ready to move in—just bring your personal touches and make it your own. It is truly a unique property and a rare find. Schedule your showing today and see how it offers the perfect blend of country charm and modern convenience. Centrally located between Hwy. 90 and IH-35 also makes for an easy commute to D'Hanis, Hondo, Devine, or San Antonio!!

Note:

Some light use restrictions apply.









2200

2200

710 FT











**LEGEND**

- BOUNDARY LINE ———
- FOUND MONUMENT AS NOTED ●
- OSTENSIBLE SURVEY LINE ——— X ———
- FENCE STRUCTURES ——— X ———
- ELECTRIC UTILITY ——— E ——— E ———
- ADJOINERS ———
- SET 1/2" DIAM. REBAR WITH IDENTIFICATION CAP STAMPED "RPLS/6418"

**ADAM COBLE  
SURVEY 764  
ABSTRACT NO. 186**

**NOTE:**

THE BOUNDARY LINES LOCATED AND SHOWN HEREON ARE CERTIFIED AS TRUE AND CORRECT AS DETERMINED BY A COMPREHENSIVE SURVEY OF THE DEEDED BOUNDARY, ORIGINAL SURVEY LINES AND CORNERS SHOWN HEREON ARE NOT CERTIFIED LOCATIONS. THESE ORIGINAL LOCATIONS AS SHOWN HEREON ARE BASED ON EXTENSIVE INFORMATION, DETERMINATION OF THE PRECISE LOCATION OF ORIGINAL SURVEY LINES AND CORNERS REQUIRES AN EXTENSIVE AND TIME CONSUMING SURVEY NOT WITHIN THE SCOPE OF THIS SURVEY AND ARE SUBJECT TO APPROVAL BY THE COMMISSIONER OF THE GENERAL LAND OFFICE OF TEXAS.

ANY ACREAGE SHOWN FOR ORIGINAL SURVEY QUANTITIES IS BASED ON THE EXTRANEOUSLY DERIVED LOCATION OF THESE LINES AND SHOULD NOT BE RELED ON AS OFFICIALLY APPROVED QUANTITIES.

THE POSSIBILITY OF EXCESS ACREAGE OR A PROPORTIONAL PART OF EXCESS ACREAGE WITHIN THE ORIGINAL SURVEYS IS NOT ADDRESSED BY THIS SURVEY.

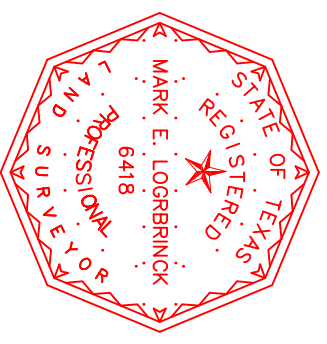


**SCALE:**  
1" = 150'

**CERTIFICATE**

*D. G. Smyth & Company, Inc. a Texas Corporation and the president of which is Mark E. Loggbrinck, a Registered Professional Land Surveyor #6418 Does hereby certify to:*

*The Principal Parties of This Transaction*



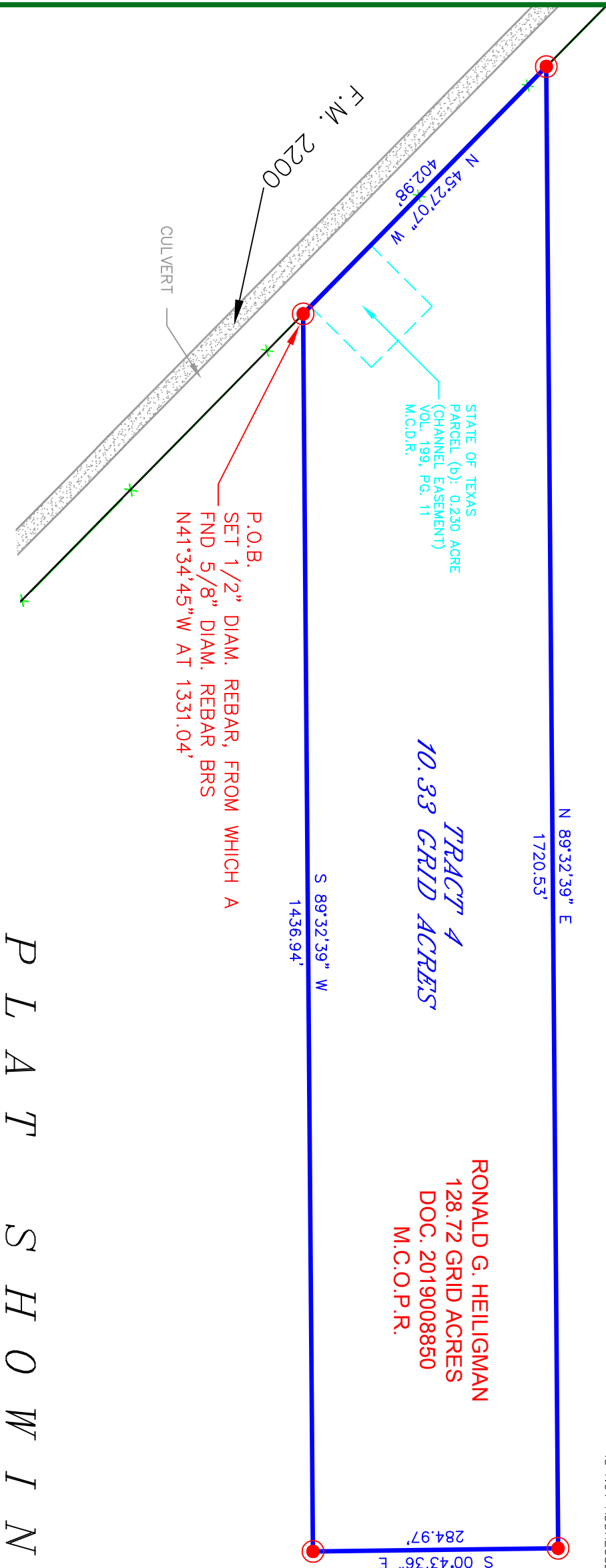
STATE OF TEXAS:  
COUNTY OF UVALDE:

I, MARK E. LOGGBRINCK, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT ACCORDING TO SAID SURVEY. THE PLAT AS PREPARED HAS A LIKENESS OF MY SEAL, IN THE COLOR RED, HEREON, AND IS ALSO EMBOSSED WITH MY IMPRESSION SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEALS AND SIGNATURE.

COMPLETED: JANUARY 5, 2021

*Mark E. Loggbrinck*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 6418

PROJECT NO.	21-0007	CHK'D BY:
DRAWING NO.	21-0007	
DATE:	JANUARY 5, 2021	



**P.O.B.  
SET 1/2" DIAM. REBAR, FROM WHICH A  
FND 5/8" DIAM. REBAR BRS  
N41°34'45"W AT 1331.04'**

**RONALD G. HEILIGMAN  
128.72 GRID ACRES  
DOC. 2019008850  
M.C.O.P.R.**

**TRACT 4  
10.33 GRID ACRES**

**NOTES:**

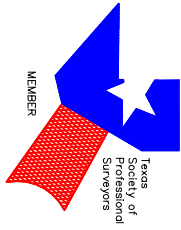
SEE CORRESPONDING FIELD NOTES FOR FURTHER DESCRIPTION. IMPROVEMENTS SHOWN ARE LIMITED TO MAJOR STRUCTURES AND VISIBLE SALIENT FEATURES. BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE. AREA IS SHOWN IN GRID ACRES. 1/2" DIAMETER REBAR WITH IDENTIFICATION CAPS STAMPED "RPLS/6418" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

**WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY.**

**D. G. Smyth & Co. Inc.** *PIRM #10008800*

235 N. GETTY STREET  
SUITE B  
UVALDE, TEXAS 78801  
PHONE 830-591-0858

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY D. G. SMYTH & CO., INC. SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE SHOWN ABOVE. THE GRAPHIC REPRESENTATION SHOW HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THIS GRAPHIC WORK. ALL RIGHTS RESERVED. COPYRIGHT 2021, D.G. SMYTH AND CO., INC. ©



**PLAT SHOWING:**

Being a Severance Survey of Tract 4 (10.33 acres, more or less), of land lying in Medina County, Texas, being out of and a part of Adam Coble Survey 764, Abstract No. 186, and also being out of and a part of that same certain tract called 128.72 grid acres as described in conveyance document to Ronald G. Heiligman, recorded in Document Number 2019008850 of the Medina County Official Public Records, Medina County, Texas.

This survey was prepared without the benefit of a current title commitment. Easements, restrictions, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon the receipt of a title insurance commitment or attorney's title opinion.

# D. G. Smyth & Company, Inc.

*"A Statewide Professional Land Surveying Service Company"*

**235 N. GETTY STREET, SUITE B**

**Uvalde, Texas 78801**

**FIRM # 10008800**

**Office Tel. (830) 591-0858**

*smythsurveyors.com*

**Fax (830) 591-0863**

**FIELD NOTES FOR A SEVERANCE SURVEY OF  
TRACT 4  
(10.33 ACRES, MORE OR LESS)  
COMPLETED JANUARY 5, 2021**

Being a severance survey of Tract 4 (10.33 acres, more or less), of land lying in Medina County, Texas, being out of and a part of Adam Coble Survey 764, Abstract No. 186, and also being out of and a part of that same certain tract called 128.72 grid acres (parent tract) as described in conveyance document to Ronald G. Heiligman, recorded in Document Number 2019008850 of the Medina County Official Public Records, Medina County, Texas and being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½" diameter rebar with plastic identification caps stamped "RPLS/6418" attached unless otherwise noted or shown.)

**BEGINNING** at a set ½" diameter rebar at a point on the northeasterly margin of F.M. 2200, at a point on a southwesterly line of said parent tract, and marking the southwest corner of the herein described tract, from which a found 5/8" diameter rebar marking the northwest corner of said parent tract bears N 41° 34' 45" W at a distance of 1331.04 feet;

**THENCE:** N 45° 27' 07" W, generally with the fence, and with the northeasterly margin of F.M. 2200 and the herein described tract for a distance of **402.98** feet to a set ½" diameter rebar marking the northwest corner of the herein described tract;

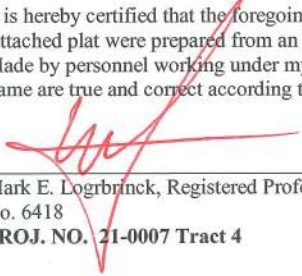


**THENCE:** Crossing into and across said parent tract for the following three (3) calls:

- 1.) **N 89° 32' 39" E**, for a distance of **1720.53** feet to a set ½" diameter rebar marking the northeast corner of the herein described tract;
- 2.) **S 00° 43' 36" E**, for a distance of **284.97** feet to a set ½" diameter rebar marking the southeast corner of the herein described tract;
- 3.) **S 89° 32' 39" E**, for a distance of **1436.94** feet to the **Place of Beginning** and containing **10.33 acres, more or less**, of land within the herein described boundary, according to an actual on the ground survey made by D. G. Smyth & Co., Inc. and completed on January 5, 2021.

THE STATE OF TEXAS:  
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and Attached plat were prepared from an actual on the ground survey Made by personnel working under my direct supervision and that Same are true and correct according to said survey.

  
\_\_\_\_\_  
Mark E. Logbrinck, Registered Professional Land Surveyor/  
No. 6418  
**PROJ. NO. 21-0007 Tract 4**







## 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.

8817 FM 2200S

Yancey, TX 78886

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"/>
Carbon Monoxide Det.			<input checked="" type="checkbox"/>
Ceiling Fans	<input checked="" type="checkbox"/>		
Cooktop			<input checked="" type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>		
Disposal			<input checked="" type="checkbox"/>
Emergency Escape Ladder(s)			<input checked="" type="checkbox"/>
Exhaust Fans	<input checked="" type="checkbox"/>		
Fences	<input checked="" type="checkbox"/>		
Fire Detection Equip.			<input checked="" type="checkbox"/>
French Drain			<input checked="" type="checkbox"/>
Gas Fixtures			<input checked="" type="checkbox"/>
Liquid Propane Gas:			<input checked="" type="checkbox"/>
-LP Community (Captive)			<input checked="" type="checkbox"/>
-LP on Property			<input checked="" type="checkbox"/>

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

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

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

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller:

Page 1 of 7



Concerning the Property at \_\_\_\_\_

Solar Panels	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	owned	leased from:
Water Heater	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	electric	gas other: _____ number of units: _____
Water Softener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	owned	leased from:
Other Leased Items(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, describe: _____	
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	automatic	manual areas covered _____
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)	

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

Was the Property built before 1978? yes  no  unknown   
(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Shingles / WMP Age: 4 years (approximate)

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

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

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

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

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): cracked internal pane in bedroom 3

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

(TXR-1406) 07-10-23

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



Concerning the Property at \_\_\_\_\_

Previous Roof Repairs	<input checked="" type="checkbox"/>
Previous Other Structural Repairs	<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input checked="" type="checkbox"/>

Termite or WDI damage needing repair	<input checked="" type="checkbox"/>
Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input checked="" type="checkbox"/>

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.)

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

If the answer to any of the above is yes, explain (attach additional sheets as necessary):  
*Not in FEMA 100 yr flood plain however during excessive potential rainfall (6"+) water will accumulate around property*

**\*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.

Concerning the Property at \_\_\_\_\_

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

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

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

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

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

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

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

Y N

Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.

Homeowners' associations or maintenance fees or assessments. If yes, complete the following:  
Name of association: \_\_\_\_\_  
Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ and are:  mandatory  voluntary  
Any unpaid fees or assessment for the Property?  yes (\$ \_\_\_\_\_)  no  
If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:  
Any optional user fees for common facilities charged?  yes  no If yes, describe: \_\_\_\_\_

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

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

Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.  
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller: JAB, WJ



Concerning the Property at \_\_\_\_\_

- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Medina County ground water conservation district

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
- Wildlife Management
- Other: \_\_\_\_\_
- Senior Citizen
- Agricultural
- Disabled
- Disabled Veteran
- 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: \_\_\_\_\_

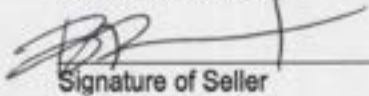
Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?  unknown  no  yes. If no or unknown, explain. (Attach additional sheets if necessary): \_\_\_\_\_

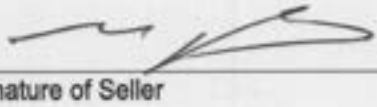
*\*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. 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.*

Concerning the Property at \_\_\_\_\_

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

  
Signature of Seller

  
Date \_\_\_\_\_ Signature of Seller \_\_\_\_\_ Date \_\_\_\_\_

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**ADDITIONAL NOTICES TO BUYER:**

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

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

Electric: <u>Medina Electric</u>	phone #: _____
Sewer: _____	phone #: _____
Water: <u>Yancey Water</u>	phone #: _____
Cable: _____	phone #: _____
Trash: <u>STRD</u>	phone #: _____
Natural Gas: _____	phone #: _____
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
Internet: <u>AT&amp;T Fixed wireless</u>	phone #: _____

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_\_ and Seller: , 



8817 FM 2200S  
Yancey, TX 78886

Concerning the Property at \_\_\_\_\_

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

The undersigned Buyer acknowledges receipt of the foregoing notice.

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



### INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
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CONCERNING THE PROPERTY AT

8817 FM 2200S  
Yancey, TX 78886

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

- (1) Type of Treatment System:  Septic Tank     Aerobic Treatment     Unknown
- (2) Type of Distribution System: leach field     Unknown
- (3) Approximate Location of Drain Field or Distribution System: NW corner outside front yard     Unknown
- (4) Installer: \_\_\_\_\_     Unknown
- (5) Approximate Age: 4 years     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? N/A
- (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 BB MS

Page 1 of 2




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 Date  
**Matthew Jay Breiten**

  
 \_\_\_\_\_  
 Signature of Seller Date  
**Brodie Jo Breiten**

Receipt acknowledged by:

\_\_\_\_\_  
Signature of Buyer Date

\_\_\_\_\_  
Signature of Buyer Date

Medina County



NOTICE TO PURCHASERS

1607 Avenue K  
Hondo, Texas 78861  
Telephone: 830.741.3169  
Fax: 830.741.3540

Conservation District

The Medina County Groundwater Conservation District (GCD) is not a water provider or utility. The service it provides, is the registration or permitting of groundwater wells, and regulations related to those wells. The purpose is to provide of the GCDs taxing authority. The following is from WATER CODE, TITLE 4., CHAPTER 49., SUBCHAPTER M., Section 49.452.(d) <https://statutes.capitol.texas.gov/Docs/WA/htm/WA.49.htm>

The real property, described below, that you are about to purchase is located in the Medina County Groundwater Conservation 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 \$0.007903 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$0.007903 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 \$0.00, 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 \$0.00.

The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, 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 \$0.00. 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 on 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 purpose of this district is to provide water services within the district in whole or in part from property taxes. The legal description of the property you are acquiring is as follows:

(Date) 8.7.2024

Signature of Seller [Handwritten Signature]



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 MONTHS OF SEPTEMBER THROUGH DECEMBER OF 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.

---

---

(Date)

---

Signature of Purchaser



## Information About Brokerage Services

Texas law requires all real estate licensees 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.


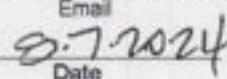
**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### 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.

<b>Bob Heyen Realty</b>	<b>459073</b>	<b>bobheyenrealty@gmail.com</b>	<b>(830)426-4333</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Kyle J. Heyen</b>	<b>459073</b>	<b>bobheyenrealty@gmail.com</b>	<b>(210)912-6007</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Kyle J. Heyen</b>	<b>459073</b>	<b>bobheyenrealty@gmail.com</b>	<b>(210)912-6007</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Kimberly Heyen</b>	<b>791205</b>	<b>bobheyenrealty@gmail.com</b>	<b>(830)931-5032</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date













## **"Clauses and Covenants"**

### **Definitions**

"Covenants" means the covenants, conditions and restrictions in this Declaration.

"Grantor" means Heiligman 2020, LLC, a Texas limited liability company, and any successor that acquires all unimproved Lots owned by Grantor for the purpose of development and is named as successor in a recorded document.

"Lot" means each tract of land designated as a lot on the Plat.

"Owner" means every record Owner of a fee interest in a Lot.

"Plat" means the Plat dated June 10, 2020.

"Residence" means a detached building designed for and used as a dwelling by a Single Family and constructed on one or more Lots.

"Single Family" means a group of individuals related by blood, adoption, or marriage or a number of unrelated roommates not exceeding the number of bedrooms in a Residence.

"Structure" means any improvement on a Lot (other than a Residence), including a fence, wall, tennis court, swimming pool, outbuilding or recreational equipment.

"Property" means the Property covered by the Plat and any additional property made subject to this Declaration.

"Vehicle" means any automobile, truck, motorcycle, boat, trailer, or other wheeled conveyance, whether self-propelled or towed.

### **Clauses and Covenants**

#### **A. Imposition of Covenants**

1. Grantor imposes the Covenants on the Property. All Owners and other occupants of the Lots by their acceptance of their deeds, leases or occupancy of any Lot agree that the Property is subject to the Covenants.
2. The Covenants are necessary and desirable to establish a uniform plan for the development and use of the Property for the benefit of all Owners. The Covenants run with the land and bind all Owners, occupants, and any other person holding an interest in a Lot.



3. Each Owner and occupant of a Lot agrees to comply with this Declaration and agrees that failure to comply may subject him to a fine, damages, or injunctive relief.
4. If 90% of the Lot owners agree, the Covenants may be altered.

## **B. Use and Activities**

### *1. Permitted Use.*

- a. Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 may be used only for Single Family Residence and Structures for use by a Single Family;
- b. Mobile homes, manufactured homes, manufactured housing and trailer houses are permitted, but cannot be more than five (5) years.

The following is required on all mobile homes, manufactured homes, manufactured housing and trailer houses:

- i. Wheels and axles removed.
- ii. Tongue removed.
- iii. Unit anchored as per code.
- iv. Skirting on entire unit required.
- c. Commercial livestock is permitted, however, pig farms, commercial feedlots and other pet activity are prohibited. Please see 2.k hereinbelow.

### *2. Prohibited Activities.* Prohibited activities are –

- a. Any activity that is otherwise prohibited by this Declaration;
- b. Any illegal activity;
- c. Any nuisance or noxious or offensive activity;
- d. Any dumping of rubbish;
- e. Any storage of –
  - i. Building materials except during the construction or renovation of a Residence of a Structure;
  - ii. Vehicles, except vehicles in a garage or Structure or operable automobiles on a driveway; or

- iii. Unsightly objects unless completely shielded by a Structure;
- f. The drying of clothes in a manner that is visible from any street;
- g. Installing a motor home on the Lot;
- h. Moving a previously constructed house onto a Lot;
- i. Interfering with a drainage pattern or the natural flow of surface water;
- j. Occupying a Structure that does not comply with the construction standards of a Residence;
- k. No pig farms, commercial feed lots or pet activity are allowed;
- l. No business that would be an annoyance or nuisance to neighborhood;
- m. No signs advertising of business on Residential Lots;
- n. No cesspools and no drainage of sewage waste.

### **C. Construction and Maintenance Standards**

#### **1. Lots**

- a. *Consolidation of Lots.* An Owner of adjoining Lots may consolidate those Lots into one site for the construction of a Residence.
- b. *Property Prohibited.* No Lot may be further subdivided.
- c. *Easements.* No easement in a Lot may be granted.
- d. *Maintenance.* Each Owner must keep the Lot, all landscaping, the Residence, and all Structures in a neat, well-maintained, and attractive condition.
- e. *Fence.* Owners must construct a perimeter fence around the Lot within one (1) year of closing.

#### **2. Residences and Structures**

- a. *Aesthetic Compatibility.* All Residences, Structures, and Landscaping must be aesthetically compatible with the Property.



- b. *Damaged or Destroyed Residences and Structures.* Any Residence or Structure that is damaged must be repaired within 120 days and the Lot restored to a clean, orderly, and attractive condition. Any Residence or Structure that is damaged to the extent that repairs are not practicable must be demolished and removed within 180 days and the Lot restored to a clean and attractive condition.
- c. *Temporary Residences.* No camps, tents, shacks, travel trailers, motor homes or any structure of a temporary nature may be used as a permanent residence.
- d. *Property Lines.* No Residence, building, barn, garage or other outbuilding shall be located nearer than one hundred feet (100') to the front property line and twenty feet (20') to any side and rear property line.

### 3. *Road System*

- a. *Maintenance.* Road maintenance will be the responsibility of ALL Lot Owners.

## FILED AND RECORDED

**Instrument Number: 2021001439**

Filing and Recording Date: 02/09/2021 04:16:02 PM Pages: 13 Recording Fee: \$70.00

I hereby certify that this instrument was FILED on the date and time stamped hereon  
and RECORDED in the PUBLIC RECORDS of Medina County, Texas.



*Gina Champion*

Gina Champion, County Clerk  
Medina County, Texas

Filed By The system user Deputy