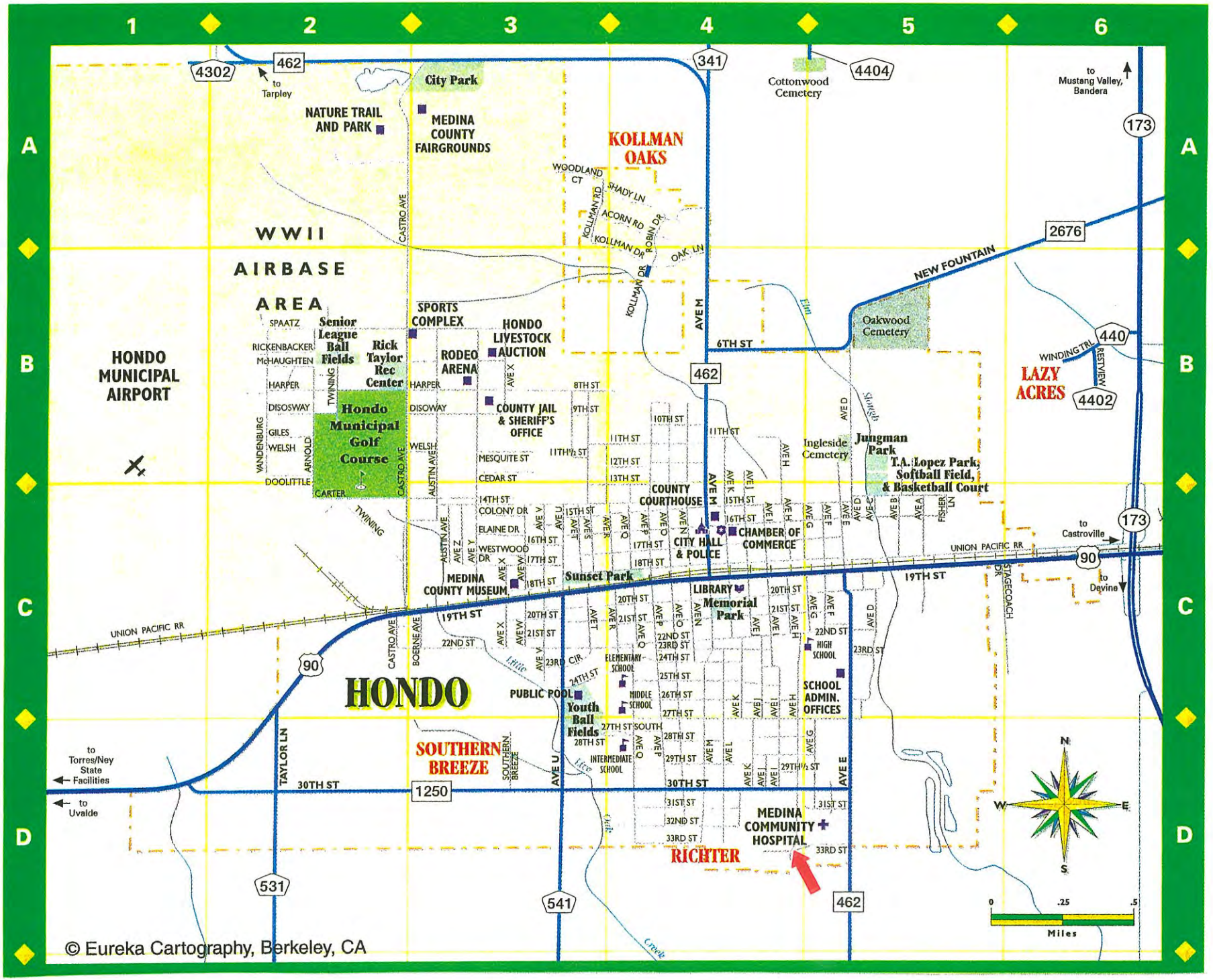
Bob Heyen Realty

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

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

LOCATION:	711 33rd Street Hondo, Texas 78861
LEGAL:	Green Meadows Hondo, Unit 2, Block 3, Lot 1, City of Hondo, Medina County, Texas.
LOT SIZE:	0.2750 Ac. or 11,979 sq. ft.
PRICE:	$314,000.00.
TERMS:	Cash to Seller or third party financing.
SCHOOL:	Hondo I.S.D.
TAXES:	2025 taxes were approximately $5,977.07 with homestead exemption.
UTILITIES:	City of Hondo water, sewer and electricity.
DESCRIPTION:	This is a beautiful 3BR/2B home consisting of approximately 1,697 sq. ft. of living area (MCAD). The home was built in 1998 and is situated on a corner lot with large, mature trees, landscaping and a privacy fenced back yard. The exterior of the home is all brick masonry with wood fascia and soffit, with a metal roof. The interior of the home has an open floor plan with a tile gallery from front to back door, tile kitchen, utility and bathrooms and laminate wood in bedrooms, dining room and living room. The kitchen has stainless steel appliances which will remain with the home including a refrigerator, stove, microwave and dishwasher. The home is all electric, has central air and heat, has a dining room and a nice wash/utility room with built-in pantry and mop sink. There is a 484 sq. ft. (MCAD) attached garage, nice front and back porches and a 120 sq. ft. (MCAD) storage room on a concrete slab with a metal roof.
REMARKS:	This is a very clean, well-maintained home in a quiet neighborhood that is in close proximity to the hospital, schools, and only a 45-minute drive to San Antonio! Note: Although home is all electric, a Centerpoint gas line runs along the western edge of the property.

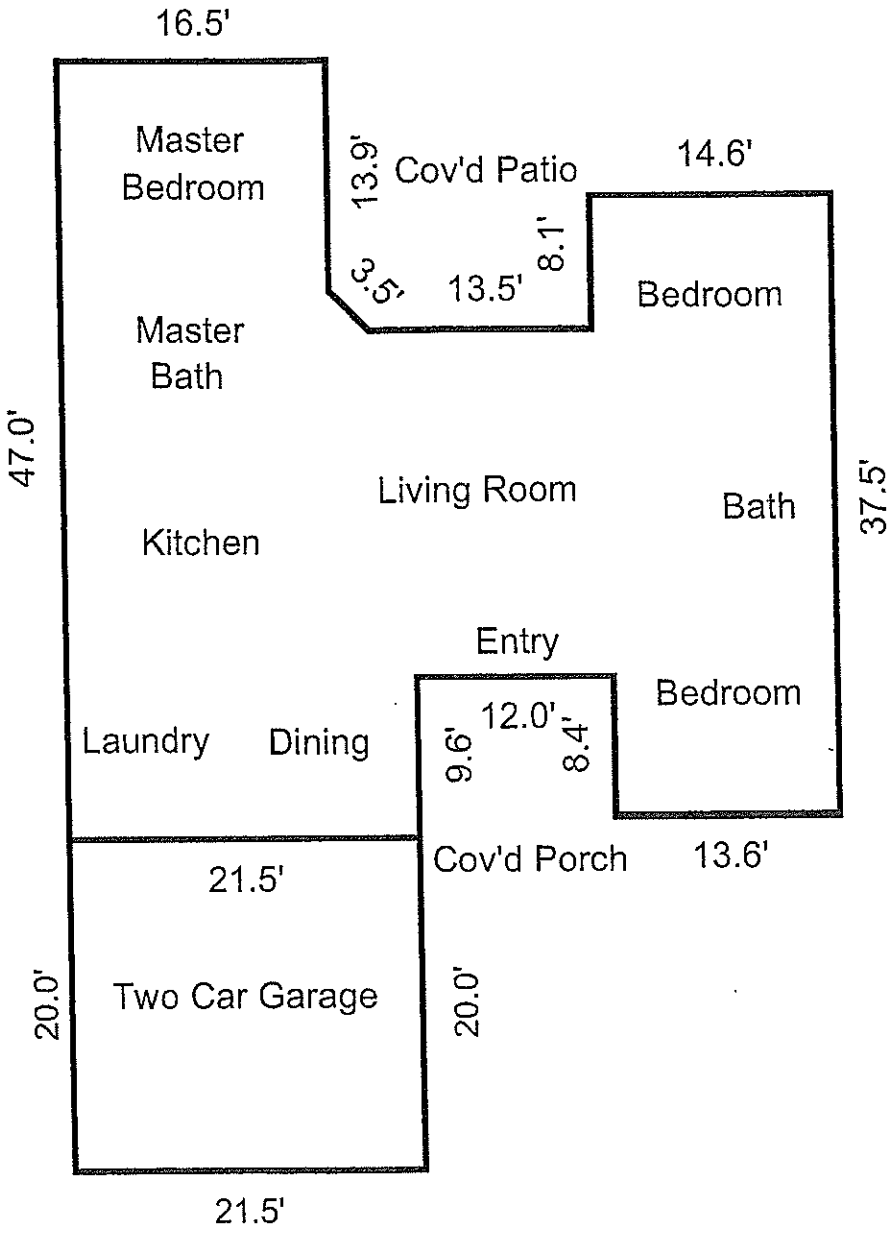
Although the broker has used reasonable care in obtaining data and making estimates and projections based upon that data, this material is submitted without representation or warranty. Generally, a substantial portion of information must be obtained from sources other than a broker's actual knowledge, and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the owner as to price or terms, to prior sale or lease, to withdrawal of the property from the market and to other events beyond the control of the broker. No representation is made as to the value of this possible investment; and the broker urges that you consult your business, tax and legal advisors before making a final determination.


1
2
3
4
5
6
A
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C
D
462
4302
to Tarpley
City Park
NATURE TRAIL AND PARK
MEDINA COUNTY FAIRGROUNDS
341
Cottonwood Cemetery
4404
to Mustang Valley, Bandera
173
KOLLMAN OAKS
WOODLAND CT
SHADY LN
KOLLMAN RD
ACORN RD
ROBIN DR
KOLLMAN DR
OAK LN
2676
NEW FOUNTAIN
WWII AIRBASE AREA
CASTRO AVE
SPORTS COMPLEX
HONDO LIVESTOCK AUCTION
AVE M
6TH ST
Oakwood Cemetery
WINDING TRL
440
RESTVIEW
4402
LAZY ACRES
HONDO MUNICIPAL AIRPORT
SPAATZ
RICKENBACKER
McHAUGHTEN
HARPER
DISOSWAY
GILES
WELSH
DOOLITTLE
CARTER
VANDENBURG
ARNOLD
TWINING
Senior League Ball Fields
Rick Taylor Rec Center
Hondo Municipal Golf Course
RODEO ARENA
COUNTY JAIL & SHERIFF'S OFFICE
8TH ST
9TH ST
10TH ST
11TH ST
11TH½ ST
12TH ST
13TH ST
MESQUITE ST
CEDAR ST
AUSTIN AVE
Ingleside Cemetery
Jungman Park
T.A. Lopez Park, Softball Field, & Basketball Court
COUNTY COURTHOUSE
14TH ST
COLONY DR
15TH ST
16TH ST
ELAINE DR
WESTWOOD DR
17TH ST
18TH ST
CHAMBER OF COMMERCE
CITY HALL & POLICE
to Castroville
UNION PACIFIC RR
90
to Devine
MEDINA COUNTY MUSEUM
Sunset Park
19TH ST
LIBRARY
Memorial Park
20TH ST
21ST ST
22ND ST
23RD ST
24TH ST
25TH ST
26TH ST
27TH ST
28TH ST
29TH ST
29TH½ ST
30TH ST
31ST ST
32ND ST
33RD ST
HIGH SCHOOL
ELEMENTARY SCHOOL
MIDDLE SCHOOL
INTERMEDIATE SCHOOL
SCHOOL ADMIN. OFFICES
PUBLIC POOL
Youth Ball Fields
HONDO
SOUTHERN BREEZE
SOUTHERN BREEZE
to Torres/Ney State Facilities
to Uvalde
TAYLOR LN
1250
531
541
462
MEDINA COMMUNITY HOSPITAL
RICHTER
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Miles
© Eureka Cartography, Berkeley, CA

711 33rd Street

Hondo, Texas 78861

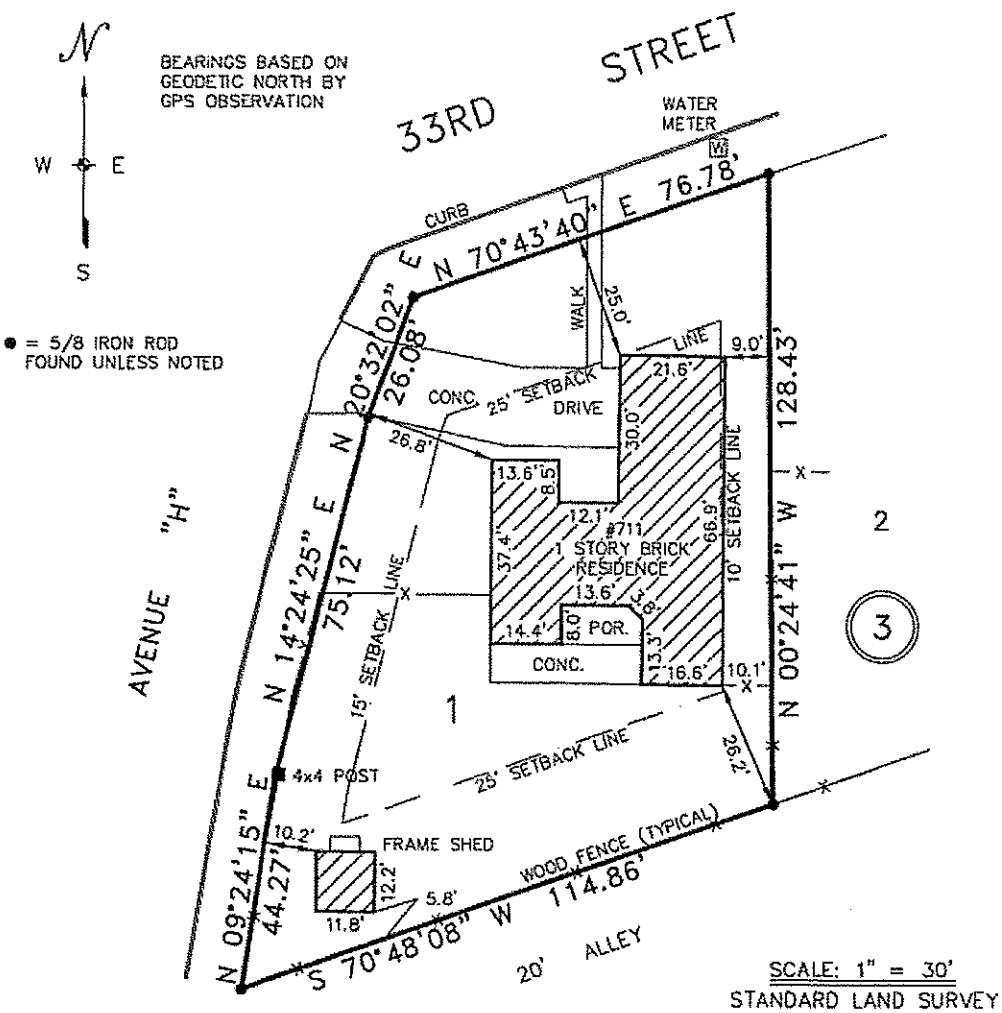
* Measurements are approximate and for reference only





FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





SCALE: 1" = 30'

STANDARD LAND SURVEY

Survey of Lot 1, Block 3, Green Meadows Subdivision, Unit 2, in the City of Hondo, Medina County, Texas, according to the plat thereof recorded in Volume 7, Page 382, Plat Records of Medina County, Texas.

This property is located in Zone X un-shaded on FEMA Flood Insurance Rate Map number 48325C0460-C, Effective Date April 3, 2012. (Zone X un-shaded = areas outside of 0.2% annual chance (500 year) flood plain)

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

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

Garry T. Allen

GARRY T. ALLEN, RPLS 5401
Field Surveyed June 3, 2019

ALLEN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
141 CR 454, Hondo, Texas 78861
(830) 426-3725
DWG. NO.: 068-0519

TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

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

CONCERNING THE PROPERTY AT **711 33rd St Hondo, TX 78861-3530**

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 X is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? __ May 29th, 2026 (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	X		
Carbon Monoxide Det.		X	
Ceiling Fans	X		
Cooktop/Range/Stove	X		
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	X		
French Drain		X	
Gas Fixtures	X		
Liquid Propane (LP) Gas:	X	X	
-LP Community (Captive)		X	
-LP on Property		X	

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

Item	Y	N	U
Pump: __ sump __ grinder		X	
Rain Gutters		X	
Roof/Attic Vents	X		
Sauna		X	
Smoke Detector	X		
Smoke Detector - Hearing Impaired		X	
Spa		X	
Trash Compactor		X	
TV Antenna		X	
Washer/Dryer Hookup	X		
Window Screens	X		
Public Sewer System	X		

Item	Y	N	U	Additional Information
Central A/C	X			X electric __ gas number of units: 1
Evaporative Coolers		X		number of units:
Wall/Window AC Units		X		number of units:
Attic Fan(s)		X		if yes, describe:
Central Heat	X			X electric __ gas number of units: 1
Other Heat		X		if yes, describe:
Oven	X			number of ovens: 1 X electric __ gas __ other:
Fireplace & Chimney		X		__ wood __ gas logs __ mock __ other:
Carport		X		__ attached __ not attached
Garage	X			X attached __ not attached
Garage Door Openers	X			number of units: 1 number of remotes: 3
Satellite Dish & Controls	X			X owned __ leased from:
Security System		X		__ owned __ leased from:

Bob Heyen Realty, 235 19th St. Hondo TX 78861 Phone: 8304264333 Fax: 8307412080 711 33rd St
Robert Heyen

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Concerning the Property at 711 33rd St Hondo, TX 78861-3530

Item	Y	N	U	Additional Information
Solar Panels		X		__ owned __ leased from:
Water Heater	X			X electric __ gas __ other: number of units: 1
Water Softener		X		__ owned __ leased from:
Other Leased Items(s)		X		if yes, describe:
Underground Lawn Sprinkler		X		__ automatic __ manual areas covered:
Septic / On-Site Sewer Facility		X		if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: X city __ well __ MUD __ co-op __ unknown __ other:
Was the Property built before 1978? __ yes X no __ unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Standing Seam Metal Roof Age: 5 ½ years (approximate)
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? __ yes X 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 X no If yes, describe (attach additional sheets if necessary):

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

Item	Y	N
Basement		X
Ceilings	X	
Doors	X	
Driveways		X
Electrical Systems		X
Exterior Walls		X

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

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

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): Small place on living room ceiling. Storm in 2021 put hole through shingle roof that was patched the evening of. Contaminated insulation was removed. Sheetrock dried out. Standing seam metal roof installed night after. Shed doors are worn due to age & outdoor exposure. Yard fence has withered from age.

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

Condition	Y	N
Aluminum Wiring		X
Asbestos Components		X
Diseased Trees: __ oak wilt __ other:		X
Endangered Species/Habitat on Property		X
Fault Lines		X
Hazardous or Toxic Waste		X
Improper Drainage		X
Intermittent or Weather Springs		X
Landfill		X
Lead-Based Paint or Lead-Based Pt. Hazards		X
Encroachments onto the Property		X
Improvements encroaching on others' property		X
Located in Historic District		X

Condition	Y	N
Radon Gas		X
Settling		X
Soil Movement		X
Unplatted Easements		X
Unrecorded Easements		X
Urea-formaldehyde Insulation		X
Water Damage Not Due to a Flood Event		X
Wetlands on Property		X
Wood Rot		X
Active infestation of termites or other wood destroying insects (WDI)		X
Previous treatment for termites or WDI		X
Previous termite or WDI damage repaired		X
Termite or WDI damage needing repair		X

Condition	Y	N
Historic Property Designation		X
Previous Foundation Repairs		X
Previous Roof Repairs or Replacement	X	
Previous Other Structural Repairs		X
Previous Use of Premises for Manufacture of Methamphetamine		X
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining		X
Alkali-Silica Reaction (ASR) or "Concrete Cancer"		X

Condition	Y	N
Previous Fires		X
Single Blockable Main Drain in Pool/Hot Tub/Spa*		X
Subsurface Structure or Pits		X
Underground Storage Tanks**		X
Aboveground Storage Tanks**		X
Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**		X
Conservation Easements***		X

If the answer to any of the items in Section 3 is yes or other, explain (attach additional sheets if necessary): Shingle roof was replaced with a standing seam metal roof in 2021.

*A single blockable main drain may cause a suction entrapment hazard for an individual.
**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.
***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

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

Section 5. Insurance. (Indicate Yes (Y) or No (N))

	Y	N
The Property is presently covered by insurance.	X	
The Property is presently covered by flood insurance.*		X
The Property is presently covered by windstorm insurance.		X
You (Seller) have been unable to insure the Property for any reason.		X

*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).

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

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? X yes __ no If yes, explain: Roof repair 2021

Section 7. 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 X no If yes, explain: misread ↗

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Robert Heyen
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Section 8. 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	
__	X	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
__	X	Previous flooding due to a natural flood event.
__	X	Previous water penetration into a structure on the Property due to a natural flood.
__	X	Located __ wholly __ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).
__	X	Located __ wholly __ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
__	X	Located __ wholly __ partly in a floodway.
__	X	Located __ wholly __ partly in a flood pool.
__	X	Located __ wholly __ partly in a reservoir.

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

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

For purposes of this notice:

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

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

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

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

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Section 10. 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	
__	X	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.
__	X	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
__	X	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
__	X	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
__	X	Any condition on the Property which materially affects the health or safety of an individual.
__	X	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).
__	X	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.
__	X	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
X	__	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above items in Section 10 is yes, explain (attach additional sheets if necessary): Medina County Groundwater Conservation District

__	X	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 or attach information to this notice: _____
__	X	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: _____

Bob Heyen Realty, 235 10th St. Hondo TX 78861 Phone: 8304264333 Fax: 8307412080
Robert Heyen
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Section 11. Within the last 4 years, have you (Seller) received any written inspection reports or evaluations of the Property prepared by persons who regularly provide such inspections or evaluations and who are licensed, certified, or otherwise legally authorized to perform them, including but not limited to general home, roof, HVAC, plumbing, electrical, structural/foundation, pool/spa, mold, termite or other wood-destroying insect, environmental, or other specialized inspections? __ yes X no If yes, attach copies of any such reports and indicate the number of reports attached: _____

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

Notice to Seller: Under Texas law, you are required to disclose all known material facts, defects, needed repairs, and adverse conditions affecting the Property. Failure to disclose known material information about the Property may result in legal liability.

Section 12. Check any tax exemption(s) which you (Seller) currently claim for the Property:

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

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?* X 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.

Wesley Bohl 10-29-2026
Signature of Seller Date

Brooke A. Beck Bohl 10-29-26
Signature of Seller Date

Printed Name: Wesley Bohl

Printed Name: Brooke A. Beck Bohl

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:	City of Hondo	phone #:
Sewer:	City of Hondo	phone #:
Water:	City of Hondo	phone #:
Cable:		phone #:
Trash:	STRD - City of Hondo	phone #:
Natural Gas:		phone #:
Phone Company:		phone #:
Propane:		phone #:
Internet:	Spectrum and/or Rise Fiber	phone #:
Security System:		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:	

Bob Heyen Realty, 235 19th St. Hondo TX 78861
Robert Heyen Phone: 8304264333 Fax: 8307412080
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05-04-2026

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS

EQUAL HOUSING OPPORTUNITY

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS ON 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 OR SELLER'S AGENTS.

CONCERNING THE PROPERTY AT: 711 33rd St, Hondo, TX 78861-3530
(Street Address and City)

1. Definitions. For the purposes of this form the following definitions, with notes, apply.

A. "**Groundwater**" means water percolating below the surface of the earth. Groundwater is usually found in subsurface reservoirs or aquifers and is accessed by Water Wells.
[Note: Unless severed from the surface estate, Groundwater is owned by the surface landowner who may be able to access the Groundwater by drilling a Water Well in compliance with the law and rules of the applicable Groundwater District, if any.]

B. "**Groundwater District**" means a local or regional Groundwater Conservation District, Underground Water Conservation District, Subsidence District, or other special district or authority that regulates the drilling or operation of Water Wells.
[Note: Not all land in Texas is subject to a Groundwater District.]

C. "**Surface Water**" means water in lakes, rivers, creeks, streams, and in the bays, estuaries, and arms of the Gulf of Mexico.

D. "**Surface Water Rights**" means a permit, certified filing, or certificate of adjudication administered by the Texas Commission on Environmental Quality (TCEQ) that authorizes the diversion, impoundment, or use of Surface Water.
[Note: Not all diversions, impoundments, or uses of Surface Water require a Surface Water Right.]

E. "**Water Well**" means an artificial excavation that is drilled or dug for the purpose of exploring for or producing Groundwater.
[Note: The drilling and operation of a Water Well may be regulated, restricted, or prohibited in a Groundwater District. Subdividing a property may impact rights related to drilling or operating a Water Well. A Water Well may be owned and operated by individuals, groups, cooperatives, associations, or other entities.]

2. Information Related to Groundwater and Water Wells. [Attach additional sheets as necessary.]

A. Is any portion of the Property located in a Groundwater District? [✓] Yes [ ] No [ ] Unknown
If yes, identify the district and its website: Medina County Groundwater Cons. Dist.

B. Is Seller aware of one or more Water Wells on the Property? [ ] Yes [✓] No
If yes:
(1) The total number of Water Wells known to Seller is _____
(2) The number of Water Wells known to Seller that are currently in use is _____
(3) The number of Water Wells known to Seller that are not currently in use and have been capped, covered, plugged, or abandoned is _____
(4) Identify any registrations or permits (by number) from a Groundwater District for the Water Wells on the Property: _____

C. If the answer to 2B is yes, complete the following to the extent known.
[ ] (1) All Water Wells on the Property are owned or operated solely by Seller for the sole benefit of the Property.
[ ] (2) The following Water Wells: (i) are owned or operated by the person identified; (ii) benefit the identified beneficiary; and (iii) are governed by the identified agreements or understandings (attach additional sheets for each Water Well):
Water Well: _____
Owners/Operators: _____
Beneficiary: _____
Agreement or Understanding: _____

711 33rd St, Hondo, TX 78861-3530
(Address of Property)

D. Is Seller aware whether the Property receives water from a Water Well located on another property (not including water from a city, municipal utility district or other special district, water supply corporation, or private water company)? [ ] Yes [✓] No If yes, describe the Water Well and identify any agreements or understandings governing access to the water: _____

E. Is Seller aware whether a Water Well on the property relies in whole or in part on Groundwater rights owned or leased from land outside the boundaries of the Property? [ ] Yes [✓] No If yes, describe the Groundwater rights owned or leased: _____

F. Is Seller aware whether any of the Groundwater rights to the Property have been severed, sold, or leased in whole or in part with or without the right to drill or operate a Water Well on the Property? [ ] Yes [✓] No If yes, describe the Groundwater rights severed, sold, or leased: _____

3. Information Related to Surface Water. [Attach additional sheets as necessary.]

A. Does Seller own any Surface Water Right associated with the Property [ ] Yes [✓] No
If yes:
(1) Identify the applicable Surface Water Right by its permit, filing, or certification of adjudication number: _____
(2) If more than one person owns an interest in any Surface Water Right identified in 3A(1), identify each person and their respective ownership interest: _____

B. Is there a pond, lake, or water tank on the Property, whether currently with or without water? [ ] Yes [✓] No

Notices to Buyer and Seller:

(1) Statutes, rules, regulations, and court rulings concerning Groundwater, Water Wells, Groundwater rights, surface water, and Surface Water Rights (collectively, **Water Rights**) are multifaceted and may be complex.
(2) The Seller may not have complete knowledge or understanding of the Water Rights related to or affecting the Property.
(3) Water Rights that relate to the Property may be held by others. To determine the extent and application of Water Rights related to Property, consult an attorney who can examine the title to the Property and issues regarding Water Rights.
(4) Rules and regulations of Groundwater Districts regarding Water Wells differ from district to district and should be reviewed if the Property has an existing or potential future Water Well. Some Groundwater Districts have ad valorem taxing authority and others do not. Consult the local Appraisal District for applicable taxes and tax rates.
(5) If the parties need or intend to reserve, specifically except, or separately convey Water Rights related to the Property, each party should consult an attorney before signing a binding contract to purchase or sell the Property.

Wesley H. Bohl 10-29-2026
Seller Date
Wesley H. Bohl

Brooke A. Beck Bohl 10-29-2026
Seller Date
Brooke A. Beck Bohl

Buyer Date

Buyer Date

The form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. Texas Real Estate Commission, P.O. Box 12188 Austin TX 78711-2188, (512)936-3000 (http://www.trec.texas.gov) TREC No. 61-0.

11-03-2025

Information About Brokerage Services

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

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

Bob Heyen Realty	**9013629**	**bobheyenrealty@gmail.com**	**(830)426-4333**
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Kyle J Heyen	**459073**	**bobheyenrealty@gmail.com**	**(210)912-6007**
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Kimberly Heyen	**791205**	**bobheyenrealty@sbcglobal.net**	**(830)931-5032**
Name of Sales Agent/Associate	License No.	Email	Phone

WHB BaB

Buyer/Tenant/Seller/Landlord Initials — Date