

- Gate
- Trough
- Water Storage Tank
- Blind
- Feeder
- Main House
- Well
- Pens
- Barn
- Road / Trail
- Primary Road
- Boundary

Morriss Ranch

Summary:

Nestled in the heart of the picturesque Hill Country, **Morriss Ranch Headquarters** is a rare gem offering both historic charm and modern functionality. This unique +/-419 -acre property boasts a beautifully preserved 100-year-old German-style craftsman home, complete with timeless architectural details and rustic elegance.

Location:

Just 8 miles west of the Garvens Store on HWY 41 you will find Morriss Ranch Road, a one mile deeded lane that is paved all the way to the house and barn. This ranch straddles the Real and Edwards County lines and is just 40 minutes from Kerrville, 1.5 hours from San Antonio and 2.5 hours from Austin.

Improvements:

Upon arrival to this historic home, you will not be surprised to see why they picked the majestic live oaks overlooking the creek bottom to build their legacy. The stunning craftsman style main house is a 4 bedroom, 2 bathroom with all the modern amenities one could need. For overflow guest there is a 1 bedroom, 1 bathroom garage apartment and a detached laundry room/serving bar for your outdoor parties. Step around back to find the outdoor shower perfect for rinsing off after a long day at the ranch.

The barn is well equipped to handle every rancher's needs with one open bay and one enclosed bay plus a small shop on the interior. Other barn storage is onsite, previously used as a feed room and a tack room.

Water:

The headquarters is well watered with two Edwards aquifer wells. One is the primary well for the house and the other provides water to the two cisterns that feed the five water troughs necessary for the wildlife and livestock.

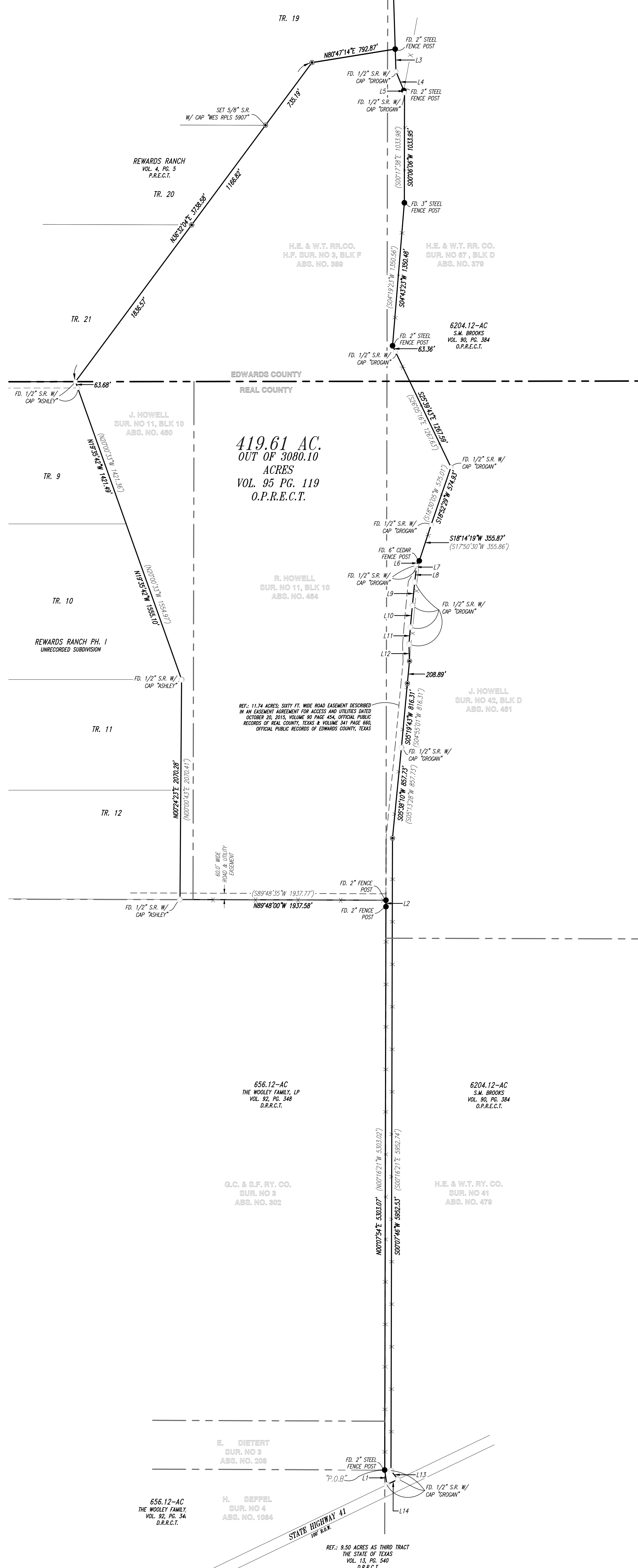
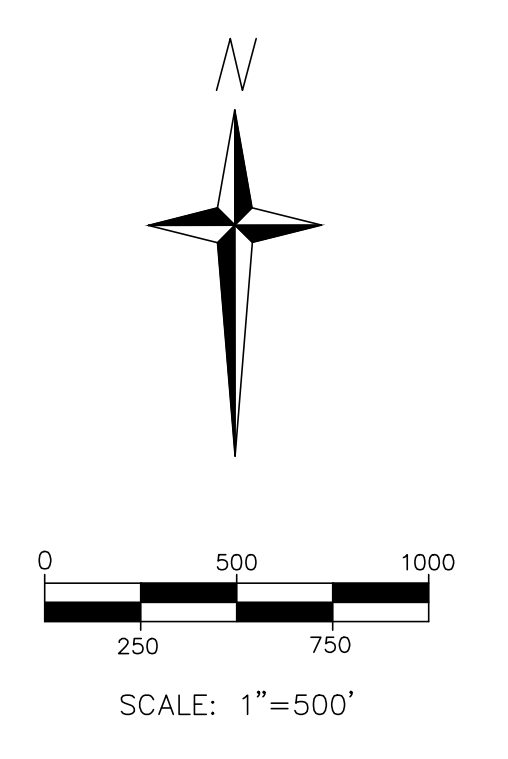
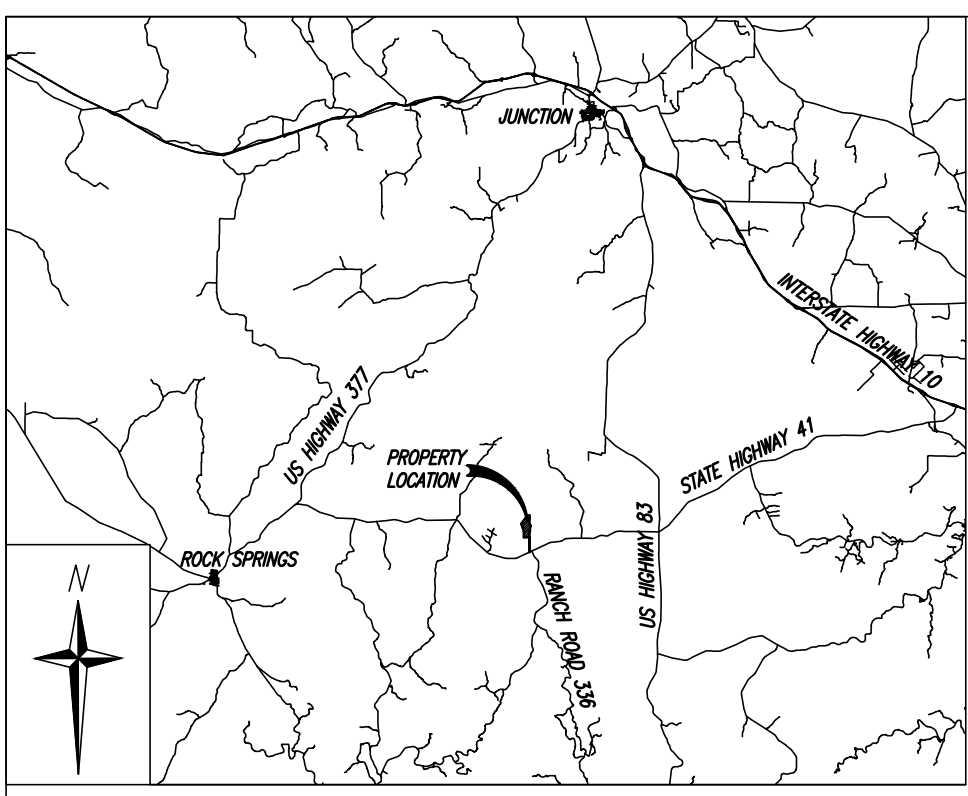
Landscape:

Unique to this area of the Edward plateau you will find good fertile topsoil along the Earwood Creek draw. These lush bottoms have been manicured for years to establish Klein Grass to feed livestock. The fields produced more than 70 round bales of hay in 2024. Earwood Creek is a wet weather creek traversing north and south through the property providing natural beauty and good cover for the wildlife that calls this sanctuary their home. There are multiple hillside perches located on the ranch where you can see for miles while you enjoy hill country sunset.

Wildlife:

The Morriss Ranch has taken pride in their game management of both the native game and the exotic game found on the ranch. The perimeter of the property consists of a mesh low fencing. This oasis is home to whitetail, axis, oryx, red sheep, elk, fallow, turkey, quail and dove.

****Seller is a licensed real estate agent in the state of Texas****



Line Table

Line #	Length	Direction	(Length)	(Direction)
L1	139.88	N08°26'50"W	(139.97)	(N08°50'13"W)
L2	60.78	N00°01'32"E	(60.0)	(N00°16'21"W)
L3	209.55	S01°48'37"E	(209.55)	(S02°12'39"E)
L4	195.25	S22°19'45"E	(195.27)	(S22°42'36"E)
L5	23.97	S17°39'59"E	(23.99)	(S18°28'22"E)
L6	53.89	S35°29'11"W	(53.85)	(S35°01'09"W)
L7	29.76	S06°20'50"E	(29.79)	(S06°50'09"E)
L8	127.52	S06°55'23"W	(127.49)	(S06°30'10"W)
L9	220.44	S05°33'42"W	(220.59)	(S05°11'27"W)
L10	206.11	S05°22'41"W	(206.05)	(S04°59'08"W)
L11	161.12	S04°35'21"W	(161.14)	(S04°10'36"W)
L12	160.14	S01°34'37"E	(160.05)	(S01°59'30"E)
L13	104.91	S38°02'08"E	(105.59)	(S38°26'59"E)
L14	115.45	S64°16'16"W	(115.63)	(S64°17'27"W)

- * NOTES ***
- THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH BASED UPON RTK/INS OBSERVATIONS REFERENCED TO NAD 83, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, CORRECTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
 - THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
 - THIS TRACT DOES NOT LIE WITHIN THE BOUNDARIES OF A FLOOD HAZARD AREA ZONE AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #480780050B EFFECTIVE 6/05/1985 AND #481270200A EFFECTIVE 2/19/1982.
 - WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESES, I/E, 1680.61' (1680.00').
 - THIS PLAT IS THE COMPANION TO WRITTEN METES AND BOUNDS FIELD NOTE DESCRIPTIONS.

*** SURVEYOR'S CERTIFICATE ***

I, R. SCOTT MCCLINTOCK SR., DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY ON THE GROUND OF THE HEREON PLATTED LAND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KERRVILLE, TEXAS.

DATED THIS THE 23RD DAY OF JULY 2021

R. SCOTT MCCLINTOCK, SR., R.P.L.S.
REGISTRATION NO. 5907



- LEGEND**
- FOUND STEEL ROD AS NOTED
 - FOUND FENCE POST
 - SET 5/8" STEEL ROD W/PLASTIC CAP STAMPED "WES RPLS 5907"
- (COURSE VALUE PER PLAT RECORDED IN VOL. 4 PG. 5 P.R.E.C.T.)
(COURSE VALUE PER UNRECORDED PLAT "VOELKEL" DATED 12/1/2017)
(COURSE VALUE PER UNRECORDED PLAT "ASHLEY" DATED 01/28/2021)
- O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS REAL COUNTY TEXAS
O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS EDWARDS COUNTY TEXAS
D.R.R.C.T. = DEED RECORDS REAL COUNTY TEXAS
D.R.E.C.T. = DEED RECORDS EDWARDS COUNTY TEXAS
P.R.E.C.T. = PLAT RECORDS EDWARDS COUNTY TEXAS

- EX. PROPERTY LINE
 - PATENT LINES
 - COUNTY LINE
 - ADJOINER LINES
 - EX. WIRE FENCE
 - EX. EASEMENT LINES
- BEING 419.61 ACRES MORE OR LESS, IN EDWARDS COUNTY, TEXAS AND REAL COUNTY, TEXAS OUT OF A CALLED 3,080.10 ACRE TRACT KNOWN AS MORRIS RANCH ACCORDING TO GENERAL WARRANTY DEED RECORDED IN VOLUME 95, PAGE 119, EDWARDS COUNTY, TEXAS, AND BEING COMPRISED OF ALL OR PARTS OF THE ORIGINAL PATENT SURVEYS AS SET FORTH BELOW:
- H.E. & W.T. RR. Co. Survey No 67, Block "D" Abstract No. 379
H.E. & W.T. RR. Co. Survey No 3, Block "F" Abstract No. 389
H.E. & W.T. RR. Co. Survey No 41, Block "D" Abstract No. 479
J. HOWELL Survey No. 11, Block "10" Abstract No. 450
J. HOWELL Survey No 42, Block "D" Abstract No. 451
R. HOWELL Survey No 11, Block "10" Abstract No. 454

WELLBORN ENGINEERING & SURVEYING

631 WATER STREET
KERRVILLE, TX 76026
830-217-7100

wellbornengineering.com
FIRM# 10194410
T.B.P.E.L.S.

PROJECT: WES-21-056
SCALE: 1"=500'
FIELD: JS/JCM
DRAFTING: JSM
CHECKED: RSM

LAST FIELD VISIT: 05.26.2021
LAST DRAFT REVISION: 07.23.2021

SHEET NO. 1 of 1



SELLER'S DISCLOSURE NOTICE

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Section 5.006, 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 _____

16673 HWY 41

Mountain Home, TX

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

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

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

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

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

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

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

(TXR-1408) 07-10-23

Initiated by: Buyer: _____ and Seller: B.S.

Concerning the Property at 16673 HWY 41
Mountain Home, TX

Solar Panels	<input checked="" type="checkbox"/>	owned	<input checked="" type="checkbox"/>	leased from:
Water Heater	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> electric	<input checked="" type="checkbox"/> gas	other: <u>Electric / Gas</u> number of units: <u>Gas Gas</u>
Water Softener	<input checked="" type="checkbox"/>	owned	<input checked="" type="checkbox"/>	leased from:
Other Leased Items(s)		if yes, describe:		
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/> automatic	<input type="checkbox"/> manual	areas covered
Septic / On-Site Sewer Facility	<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: _____
Was the Property built before 1978? yes no unknown

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

Roof Type: M-p-th Age: Unknown (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"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures	<input checked="" type="checkbox"/>		Other Structural Components		
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):

Some doors do not latch on interior, Some plugs do not work, Foundation was shifted over time, Some exterior light fixtures do not work, Sidewalk was shifted over time, fence could use some repair.

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

Initiated by: Buyer: _____

and Seller: CS

Page 2 of 7

Concerning the Property at _____

16673 HWY 41
Mountain Home, TX

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 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):

Asbestos siding on out buildings, could be lead based paint on all structures, house has settled over time.

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

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

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

Y N

Present flood insurance coverage.

Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.

Previous flooding due to a natural flood event.

Previous water penetration into a structure on the Property due to a natural flood.

Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR).

Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).

Located wholly partly in a floodway.

Located wholly partly in a flood pool.

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.

(TXR-1406) 07-10-23

Initiated by: Buyer: _____, _____, _____ and Seller: LS, JS

Page 3 of 7

Concerning the Property at _____

16673 HWY 41
Mountain Home, TX

"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

Initiated by: Buyer: _____, and Seller:  _____

Jimmy Real Realty Group, LLC, 1614 Sibley Baker Kerrville TX 78028

Phone: (830)257-5717

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Produced with: Lona Wolf Translations (dbFam: Edition) 717 N Harwood St. Suite 2206, Dallas, TX 75201 www.lwd.com

Mercha Ranch

Concerning the Property at 16673 HWY 41
Mountain Home, TX

- 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):

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

Inspection Date	Type	Name of Inspector	No. of Pages

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

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

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

(TXR-1406) 07-10-23 Initialed by Buyer: CS and Seller: CS

Concerning the Property at _____

16673 HWY 41
Mountain Home, TX

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.

Adriana
Signature of Seller

1/6/25 Calvin
Date Signature of Seller

1/6/25
Date

Printed Name: Calvin Smajstra Printed Name: Catherine Smajstra

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: PEC phone #: (325) 446-2625
- Sewer: _____ phone #:
- Water: _____ phone #:
- Cable: _____ phone #:
- Trash: _____ phone #:
- Natural Gas: _____ phone #:
- Phone Company: Southwest Texas Communications phone #: (830) 683-2111
- Propane: Country Boys phone #: (830) 683-3101
- Internet: Southwest Texas Communications phone #: (830) 683-2111

(TXR-1406) 07-10-23

Initialed by: Buyer: CS and Seller: CS

Concerning the Property at 16673 HWY 41
Mountain Home, TX


(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: _____

(TXR-1406) 07-10-23

Initiated by: Buyer: _____, and Seller: ES, _____



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APPROVED BY THE TEXAS REAL ESTATE COMMISSION
ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
AS REQUIRED BY FEDERAL LAW

10-10-11

CONCERNING THE PROPERTY AT 16673 HWY 41 Mountain Home
 (Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
 (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____
 (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
 (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____
 (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

1. Buyer has received copies of all information listed above.
2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

- (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer Buyer Other Broker	Date Date Date
Seller Espuela Land & Minerals, LLC	Date 1/6/25
Seller Listing Broker Calvin Smajstrla Calvin Smajstrla	Date 01/06/2025

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TXR 1906) 10-10-11

TREC No. OP-L



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

16673 HWY 41
Mountain Home, TX

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

- (1) Type of Treatment System: Septic Tank Aerobic Treatment Unknown
- (2) Type of Distribution System: Unknown Unknown Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____

- (4) Installer: Unknown
- (5) Approximate Age: _____ 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 _____ **September 6, 2022**
- (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) 1400 10004 Initialed for Identification by Buyer _____ and Seller *CS* _____ Page 1 of 2

16673 HWY 41
Mountain Home, TX

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.

Facility	Usage (gal/day) without water saving devices	Usage (gal/day) with water saving devices
Single family dwelling (1-2 bedrooms) less than 1,500 sf)	225	100
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	300
Single family dwelling (6 bedrooms) less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	100
Mobile home, condo, or townhouse (each additional bedroom)	05	00

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

Espuela Kand & Minerals, LLC

11/6/25

Date

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

