



APPROVED BY THE TEXAS REAL ESTATE COMMISSION

12-05-11



ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

CONCERNING THE PROPERTY AT 5079 FM 81 Orange
(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.
- 2. 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 _____	Date _____	Seller <u>[Signature]</u>	Date <u>8/30/2024</u>
Buyer _____	Date _____	Seller _____	Date _____
Other Broker _____	Date _____	Listing Broker <u>[Signature]</u>	Date <u>8/26/2024</u>



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>)



ADDENDUM FOR RESERVATION OF OIL, GAS, AND OTHER MINERALS



ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

5077 FM 91 Range,
(Street Address and City)

NOTICE: For use ONLY if Seller reserves all or a portion of the Mineral Estate.

- A. "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, but DOES include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property.
- B. *Subject to Section C below*, the Mineral Estate owned by Seller, if any, will be conveyed unless reserved as follows (check one box only):
 - (1) Seller reserves all of the Mineral Estate owned by Seller.
 - (2) Seller reserves an undivided _____ interest in the Mineral Estate owned by Seller. *NOTE: If Seller does not own all of the Mineral Estate, Seller reserves only this percentage or fraction of Seller's interest.*
- C. Seller does does *not* waive rights of ingress and egress and of reasonable use of the Property (including surface materials) that are part of the Mineral Estate for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals. *NOTE: Surface rights that may be held by other owners of the Mineral Estate who are not parties to this transaction (including existing mineral lessees) will NOT be affected by Seller's election. Seller's failure to complete Section C will be deemed an election to convey all surface rights described herein.*
- D. If Seller does not reserve all of Seller's interest in the Mineral Estate, Seller shall, within 7 days after the Effective Date, provide Buyer with the current contact information of any existing mineral lessee known to Seller.

IMPORTANT NOTICE: The Mineral Estate affects important rights, the full extent of which may be unknown to Seller. A full examination of the title to the Property completed by an attorney with expertise in this area is the only proper means for determining title to the Mineral Estate with certainty. In addition, attempts to convey or reserve certain interest out of the Mineral Estate separately from other rights and benefits owned by Seller may have unintended consequences. Precise contract language is essential to preventing disagreements between present and future owners of the Mineral Estate.

If Seller or Buyer has any questions about their respective rights and interests in the Mineral Estate and how such rights and interests may be affected by this contract, they are strongly encouraged to consult an attorney with expertise in this area.

CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate brokers and sales agents from giving legal advice. READ THIS FORM CAREFULLY.

Buyer _____

Signed by:

Seller
SP52ADD5930944E...

Buyer _____

Seller _____



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Information About Brokerage Services

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



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or undefined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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

Weischwill Real Estate 9008387 w@schwill@sbcglobal.net 361-491-5070
 Licensed Broker / Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Weischwill Real Estate LLC 9008387 w@schwill@sbcglobal.net 361-491-5070
 Designated Broker of Firm License No. Email Phone

Mark K. Weischwill 213597 w@schwill@sbcglobal.net 361-564-8591
 Licensed Supervisor of Sales Agent/ Associate License No. Email Phone

Jennifer D. Webb 648592 consideritsold@yahoo.com 361-676-9322
 Sales Agent/ Associate's Name License No. Email Phone

Signed by: [Signature] 8/30/2024
 Buyer/Tenant/Seller/Landlord Initials Date

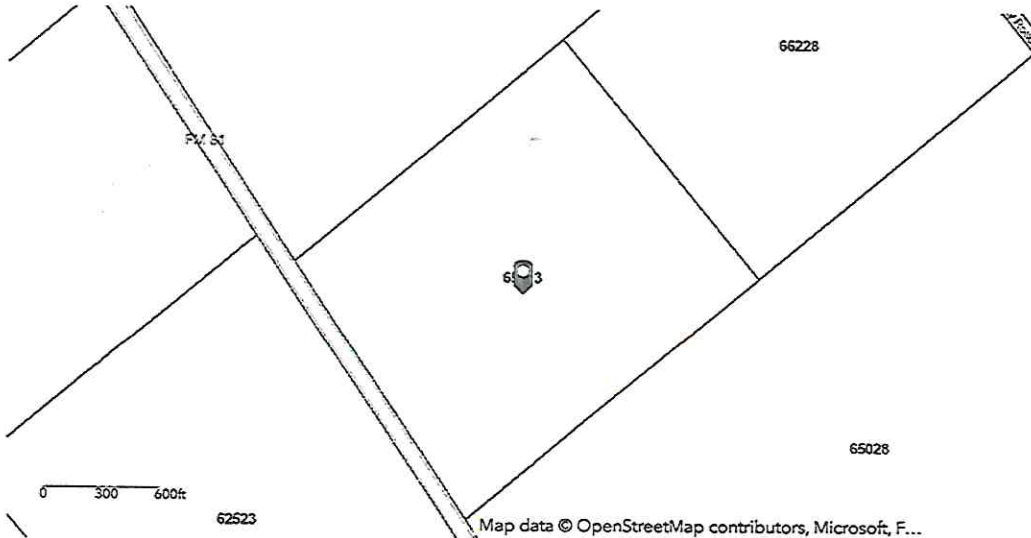
ACCOUNT

Parcel ID	65013
Legal Description	AB 3 VICTOR BLANCO TR 3
Additional Legal Information	(433/664)
Additional Legal Information 2	(1084/824)
Additional Legal Information 3	
Geographic ID	10390200000000
Description	Real Estate
Agent	
Category Code	D1 - QUALIFIED AG LAND
Total Acres	67.6800

OWNER

Owner ID	R21251
Name	JANSSEN MARK B
Care of	JANSSEN CRAIG S
Mailing Address	1425 SCHULLE DR SAN MARCOS TX 78666
% Ownership	1.000000
Exemptions	

Show Map 



Initial 

LOCATION



Location 5077 FM 81 TX
Map ID Q10

VALUES

Values shown are 2024 Certified Values



Improvement Hs	0
Improvement Nhs	39,833
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	0
Market Value	513,593
Land Market Value	473,760
Ag/Timber Value	5,144
Market Taxable	44,977
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	44,977

IMPROVEMENT BUILDING



Sequence	Type	Class	Year Built	Sqft	Total Value
1	RES	FR2	1921	1816	36811
2	PCH	%	1921	344	2022
3	OUTBLDG	3	0	1	1000

Initial

LAND



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Va
1	IMPR	Improved pasture	67.6800	0.00	0.00	0.00	473760

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
CK	KARNES CO M&O	0.2019180	513,593	44,977
SR	RUNGE ISD	0.6692000	513,593	44,977
SRIS	RUNGE ISD I&S	0.4500000	513,593	44,977
X1	CO WIDE RD & BRIDGE	0.0325810	513,593	44,977
X2	KARNES COUNTY ESD	0.0097560	513,593	44,977
X3	CO WIDE HOSPITAL	0.0647010	513,593	44,977
X4	EVERGREEN UWCD	0.0048900	513,593	44,977
X5	SAN ANTONIO RIVER AUTHORITY	0.0180000	513,593	44,977

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2024	39,833	0	5,144	473,760	44,977	0	44,977
2023	43,565	0	5,550	304,560	49,115	0	49,115
2022	37,818	0	5,482	304,560	43,300	0	43,300
2021	37,546	0	5,347	186,120	42,893	0	42,893
2020	42,186	0	5,008	186,120	47,194	0	47,194

DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
11-13-2012	G	GIFT DEED	JANSSEN DALTON R	JANSSEN MARK B	1084	824	...

Initial

DISCLAIMER : Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Karnes County Tax Office
 Tammy Braudaway
 200 E. Calvert, Ste 3
 Karnes City, TX 78118
 830-780-2431

Duplicate Receipt
This is a receipt. Do not pay.

PAID BY
 MARK BRENT JANSSEN
 2597 HOHN ROAD
 NORDHEIM TX 78141

Property owner as of payment: Current Statement #: 3591 Posting ID: 6106142024105227
R21251 - JANSSEN MARK B

Owner Interest: 1.000000 Agent:

Property Information	
Parcel ID/Sequence: 65013/1 Account: 10390200000000 Category Code: D1/E1 Acres: 67.6800 MH Label Number: MH Serial Number:	Legal: AB 3 VICTOR BLANCO TR 3 (433/664) (1084/824) Situs: 5077 FM 81 TX-
Location Code: 12X3 Jurs - KCAD CK SR	

Year	Jurisdiction	Tax Rate	Tax Value	Payment Type	Base Tax	Dis/Pen/Other	Total Amount
2023	KARNES CO M&O	0.20191800	\$49,115	Full Payment	\$99.17	\$14.88	\$114.05
2023	CO WIDE RD & BRIDGE	0.03258100	\$49,115	Full Payment	\$16.00	\$2.40	\$18.40
2023	RUNGE ISD	0.66920000	\$49,115	Full Payment	\$328.68	\$49.30	\$377.98
2023	RUNGE ISD I&S	0.45000000	\$49,115	Full Payment	\$221.02	\$33.15	\$254.17
2023	CO WIDE HOSPITAL	0.06470100	\$49,115	Full Payment	\$31.78	\$4.77	\$36.55
2023	CO WIDE RURAL FIRE	0.00975600	\$49,115	Full Payment	\$4.79	\$0.72	\$5.51
2023	EVERGREEN UWCD	0.00489000	\$49,115	Full Payment	\$2.40	\$0.36	\$2.76
2023	SAN ANTONIO RIVER AUTHORITY	0.01800000	\$49,115	Full Payment	\$8.84	\$1.33	\$10.17
2023 Year Totals:					\$712.68	\$106.91	\$819.59

Parcel 65013 Totals: \$712.68 \$106.91 \$819.59

DPI Year/Month: 202406 Payment Ref Totals: \$712.68 \$106.91 \$819.59

Clerk: Lupe Payment Type: Check Payment Ref No: 1197

Effective Payment Date: 06/14/2024 Deposit Date: 06/14/2024 Drawer User/Number: Lupe -26 -686

**If posting was paid with other parcels/owners, the grand total will include everything for that payment reference.*

Grand Totals*: \$712.68 \$106.91 \$819.59

Initial

National Flood Hazard Layer FIRMette

97°40'9"W 28°49'49"N



DocuSign Envelope ID: FBF58A34-1B98-47E0-B7E0-E5874C402EBC

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Legend

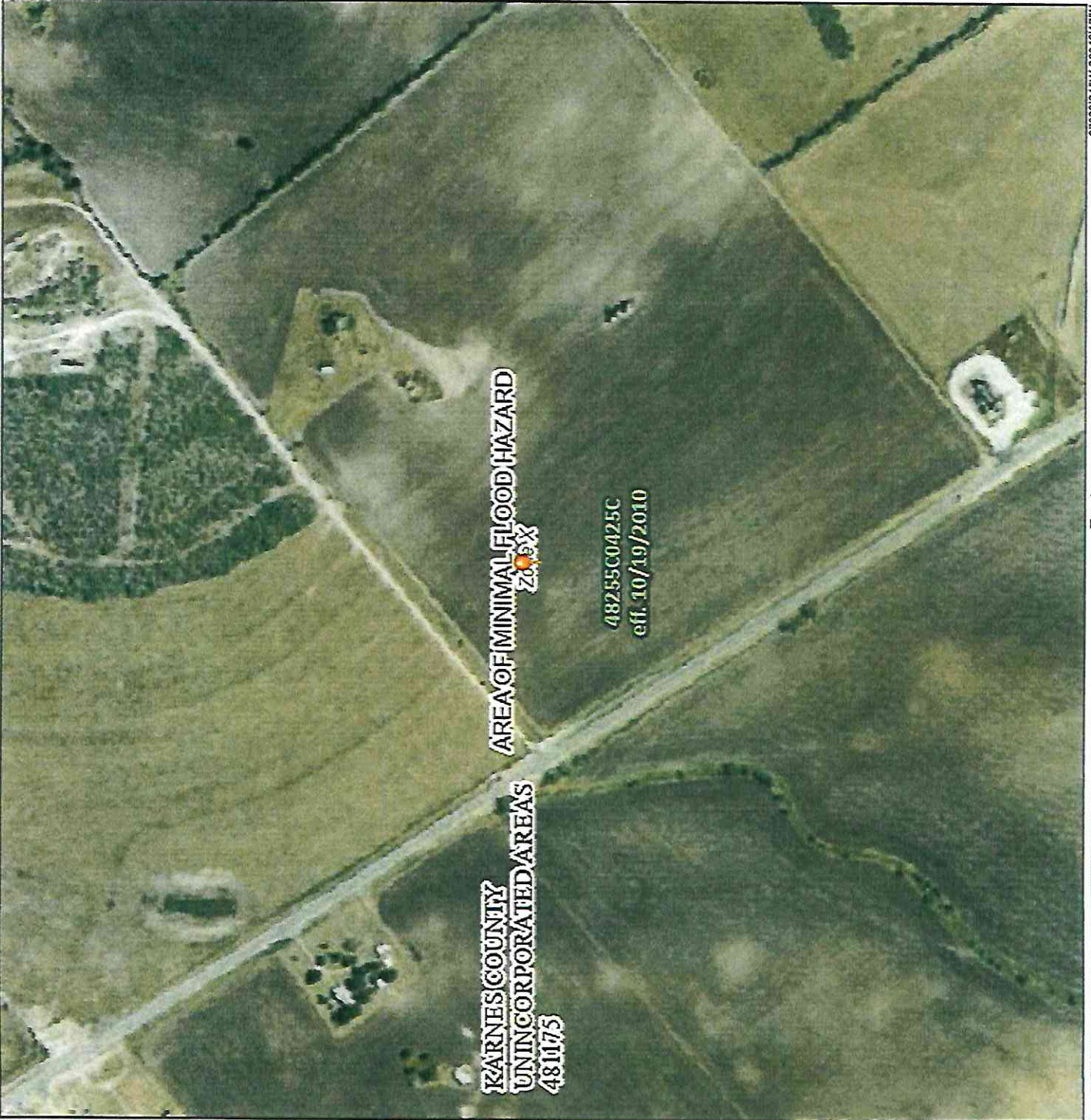
	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone X
	Area of Minimal Flood Hazard Zone X
	Effective LOMRS
	Area of Undetermined Flood Hazard Zone X
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance
	Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/26/2024 at 2:24 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



97°39'31"W 28°49'17"N

Feet 1:6,000

250 500 1,000 1,500 2,000