



COMMERCIAL PROPERTY CONDITION STATEMENT

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CONCERNING THE PROPERTY AT: 713 N. Pinedel Yorktown

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

PART 1 - Complete if Property is Improved or Unimproved

Table with 2 columns: 'Aware' and 'Not Aware'. Rows list various environmental conditions such as radon gas, asbestos components, urea-formaldehyde insulation, etc., with checkboxes for each.

(TXR-1408) 07-08-22 Initialed by Seller or Landlord: CWB, SB and Buyer or Tenant: _____

- | | <u>Aware</u> | <u>Not
Aware</u> |
|--|--------------------------|-------------------------------------|
| (7) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (8) pending changes in zoning, restrictions, or in physical use of the Property?
The current zoning of the Property is: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (9) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) lawsuits affecting title to or use or enjoyment of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (12) common areas or facilities affiliated with the Property co-owned with others? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (13) an owners' or tenants' association or maintenance fee or assessment affecting the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, name of association: _____ | | |
| Name of manager: _____ | | |
| Amount of fee or assessment: \$ _____ per _____ | | |
| Are fees current through the date of this notice? <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> unknown | | |
| (14) subsurface structures, hydraulic lifts, or pits on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (15) intermittent or wet weather springs that affect the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (16) any material defect in any irrigation system, fences, or signs on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (17) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (18) any of the following rights vested in others: | | |
| (a) outstanding mineral rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) timber rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) water rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) other rights? | <input type="checkbox"/> | <input type="checkbox"/> |
| (19) any personal property or equipment or similar items subject to financing, liens, or lease(s)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If aware, list items: _____ | | |
| _____ | | |

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.) _____

PART 2 – Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of any of the following conditions*:	<u>Aware</u>	<u>Not Aware</u>
(1) Present flood insurance coverage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) Previous flooding due to a natural flood event?)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) Previous water penetration into a structure on the Property due to a natural flood event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(8) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(9) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a reservoir?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the answer to any of the above is "aware," explain: *(attach additional sheets as necessary)*

**If Buyer or Tenant is concerned about these matters, Buyer or Tenant 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.

(10) Have you (Seller or Landlord) 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)* _____

(11) Have you (Seller or Landlord) 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)* _____

PART 3 – Complete only if Property is Improved

A. Are you (Seller or Landlord) aware of any material defects in any of following on the Property?

	<u>Aware</u>	<u>Not Aware</u>	<u>Not Appl.</u>
(1) Structural Items:			
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) exterior walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) fireplaces and chimneys?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) windows, doors, plate glass, or canopies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Plumbing Systems:			
(a) water heaters or water softeners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) supply or drain lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) faucets, fixtures, or commodes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) private sewage systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) pools or spas and equipment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(f) fire sprinkler systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) landscape sprinkler systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) water coolers?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) private water wells?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) pumps or sump pumps?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) gas lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) HVAC Systems: any cooling, heating, or ventilation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) Electrical Systems: service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) Other Systems or Items:			
(a) security systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) fire detection systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) porches or decks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) garage doors and door operators?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) loading doors or docks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) rails or overhead cranes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) elevators or escalators?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) parking areas, drives, steps, walkways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) appliances or built-in kitchen equipment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.) _____

713 N. Riedel Yorktown

B. Are you (Seller or Landlord) aware of:

Not Aware Aware

- (1) any of the following water or drainage conditions materially and adversely affecting the Property:
(a) ground water?
(b) water penetration?
(c) previous flooding or water drainage?
(d) soil erosion or water ponding?
(2) previous structural repair to the foundation systems on the Property?
(3) settling or soil movement materially and adversely affecting the Property?
(4) pest infestation from rodents, insects, or other organisms on the Property?
(5) termite or wood rot damage on the Property needing repair?
(6) mold to the extent that it materially and adversely affects the Property?
(7) mold remediation certificate issued for the Property in the previous 5 years?
(8) previous termite treatment on the Property?
(9) previous fires that materially affected the Property?
(10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time?
(11) any part, system, or component in or on the Property not in compliance with the Americans with Disabilities Act or the Texas Architectural Barrier Statute?

If you are aware of any of conditions described under Paragraph B, explain. (Attach additional information, if needed.)

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord:

Buyer or Tenant:

By:

By:

By (signature):
Printed Name: Chad Buesing
Title:

By (signature):
Printed Name:
Title:

By:

By:

By (signature):
Printed Name: Sharon Buesing
Title:

By (signature):
Printed Name:
Title:

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement 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.



PECAN VALLEY GROUNDWATER CONSERVATION DISTRICT
1009 N. Esplanade, Cuero, Texas 77954
(361) 275-8188

E-Mail: director@pvgcd.org Website: www.pvgcd.org

NOTICE TO PURCHASER
Tax Rate Effective 10/01/24 – 09/30/25

TO PURCHASER SHOWN BELOW:

The Pecan Valley Groundwater Conservation District (PVGCD) is not a water provider or utility. The service it provides, is the registration or permitting of groundwater wells, and regulations related to those wells. House Bill 1221 relates to disclosures in connection with real property subject to groundwater regulation.

The real property, described below, that you are about to purchase, is located in the **Pecan Valley Groundwater Conservation District (PVGCD), DeWitt County, Texas**. The district has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds. The adopted tax rate for **Tax Year 2024 is \$0.00199 per \$100.00** assessed valuation.

The legal description of the property which you are purchasing is as follows (or alternatively, the latitude and longitude of the well/wells location/s):

Physical Address: (if assigned) _____ *713 W. Riedel Yorktown, TX 78164*
DeWitt County Appraisal District Parcel Numbers: *21119*, _____, _____, _____, _____, _____

The purpose of the PVGCD is to conserve, preserve, protect, and recharge the groundwater resources and prevention of waste of groundwater resources, over which it has jurisdictional authority, for the benefit of the district constituents in DeWitt County. **If an active or abandoned water well of any type is located on your property, you are required by PVGCD to register the well and/or transfer well ownership.** Before any new water well may be drilled or completed, it must be registered with the PVGCD and receive specific authorization to commence drilling. There is no need to register a well that has been permanently plugged. Depending on the type and or use of the well, it is possible that the well will additionally require an operating permit. Forms, Rules and further information regarding this process can be found on the district's website at www.pvgcd.org. For small tract purchases, please note the District's Rule 7 - Spacing Requirements.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice prior to closing of the purchase of the real property described in such notice and **agrees to file a copy with the PVGCD.**

ACKNOWLEDGEMENT

Purchaser Signature AND Printed Name

Sharon Buesing

Seller Signature AND Printed Name *Sharon Buesing*

Purchaser's Mailing Address

Date of Purchase

Return this signed form by mail or email (director@pvgcd.org) to Pecan Valley GCD



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 and 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 or 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 on your part to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Weischwill Real Estate</u> Licensed Broker / Broker Firm Name or Primary Assumed Business Name	<u>9008387</u> License No.	<u>weschwill@sbcglobal.net</u> Email	<u>361-491-5071</u> Phone
<u>Weischwill Real Estate LLC</u> Designated Broker of Firm	<u>9008387</u> License No.	<u>weschwill@sbcglobal.net</u> Email	<u>361-491-5070</u> Phone
<u>Mark K. Weischwill</u> Licensed Supervisor of Sales Agent/ Associate	<u>213597</u> License No.	<u>weschwill@sbcglobal.net</u> Email	<u>361-564-8591</u> Phone
<u>Jennifer D. Webb</u> Sales Agent/Associate's Name	<u>648592</u> License No.	<u>consideritsold@yahoo.com</u> Email	<u>361-676-9326</u> Phone

CWR SB Buyer/Tenant/Seller/Landlord Initials 12-18-24 Date



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 713 W. Riedel Northtown
(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	<u>[Signature]</u> Seller	<u>12-18-24</u> Date
_____ Buyer	_____ Date	<u>[Signature]</u> Seller	<u>12/18/2024</u> Date
_____ Other Broker	_____ Date	<u>[Signature]</u> Listing Broker	<u>12/18/2025</u> Date



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

713 W. Riedel Yorktown

(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...
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):
C. Seller does does not waive rights of ingress and egress and of reasonable use of the Property...
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.

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

Seller

Buyer

Seller



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ACCOUNT



Parcel ID 21119
Legal Description PT 20 #2 YORKTOWN
Additional Legal Information 182X108 (OIL FIELD SUPPLY/SRV)
Additional Legal Information 2 BPP-47846 LOC HERE (BUESING PRODUCTION SERVICE)
Additional Legal Information 3 BPP-49929 LOC HERE (BUESING CONTRACT GAUGING LLC)
Geographic ID 49350-00020-02080-000000
Description REAL
Agent
Category Code F1 - REAL COMMERCIAL
Total Acres 0.4512

OWNER



Owner ID R93572
Name BUESING CHAD & SHARON A
Care of
Mailing Address 299 CRESTVIEW RD YORKTOWN TX 78164
% Ownership 1.000000
Exemptions

LOCATION



Location 713 N RIEDEL YORKTOWN TX 78164
Map ID

Chris SB

VALUES

VALUES SHOWN ARE 2024 LAST SEQUENCE



Improvement Hs	0
Improvement Nhs	144,660
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	4,190
Market Value	148,850
Land Market Value	0
Ag/Timber Value	0
Market Taxable	148,850
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	148,850

IMPROVEMENT BUILDING



Sequence	Type	Class	Year Built	Sqft	Total Value
1	RL	DA	0	1992	38160
2	CN	SL	0	88	640
3	CN	SL	2003	60	440
4	WW	SE	2020	1400	105420

LAND



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1			0.4512	19656.00	182.00	108.00	4190	0

Curtis SB

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
01	DEWITT COUNTY	0.2970000	148,850	148,850
01R	DEWITT COUNTY	0.0000000	148,850	148,850
10	YORKTOWN CITY	0.5135400	148,850	148,850
32	YORKTOWN I.S.D.	0.6669000	148,850	148,850
63	DEWITT CO ROAD #3	0.0690100	148,850	148,850
69	PECAN VALLEY WATER DIS	0.0019900	148,850	148,850

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2024	144,660	4,190	0	0	148,850	0	148,850
2023	149,420	4,190	0	0	153,610	0	153,610
2022	146,840	4,190	0	0	151,030	0	151,030
2021	43,530	4,190	0	0	47,720	0	47,720
2020	45,650	4,190	0	0	49,840	0	49,840

DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
02-06-2018	WAR	WARRANTY DEED	ARGUELLEZ FELIX & GUADALUPE	BUESING CHAD & SHARON A	605	507	...
11-18-2015	WDILF	WARRANTY DEED IN LF	MUNOZ MARTIN & BEATRIZ	ARGUELLEZ FELIX & GUADALUPE	556	709	...
11-25-2014	WD	WARRANTY DEED	ARGUELLEZ FELIX & LUPE	MUNOZ MARTIN & BEATRIZ	530	628	...
11-18-1999	...	...	LOVEL DORA & MERELON	ARGUELLEZ FELIX & LUPE	65	26	...
02-10-1998	...	...	LOVEL DORA & MERELON	LOVEL DORA & MERELON	37	210	...
05-28-1996	...	...	EBROM LILLIE H	LOVEL DORA & MERELON	6	231	...
01-01-1993	...	...	...	EBROM LILLIE H	360	654	...
02-01-1991	...	...	...	SCHMIDT EUGENE C & FRIEDA	349	342	...
...	...	...	...	LIPE JOHN R JR &	0	0	...
...	...	...	...	WOLF JE III	0	0	...

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.

CWB SB

ACCOUNT



Parcel ID 21119
Legal Description PT 20 #2 YORKTOWN
Additional Legal Information 182X108 (OIL FIELD SUPPLY/SRV)
Additional Legal Information 2 BPP-47846 LOC HERE (BUESING PRODUCTION SERVICE)
Additional Legal Information 3 BPP-49929 LOC HERE (BUESING CONTRACT GAUGING LLC)
Geographic ID 49350-00020-02080-000000
Description REAL
Agent
Category Code F1 - REAL COMMERCIAL
Total Acres 0.4512

OWNER



Owner ID R93572
Name BUESING CHAD & SHARON A
Care of
Mailing Address 299 CRESTVIEW RD YORKTOWN TX 78164
% Ownership 1.000000
Exemptions

LOCATION



Location 713 N RIEDEL YORKTOWN TX 78164
Map ID

VALUES

VALUES SHOWN ARE 2024 LAST SEQUENCE



Improvement Hs	0
Improvement Nhs	144,660
New Improvement Hs	0
New Improvement Nhs	0
Land Hs	0
Land Nhs	4,190
Market Value	148,850
Land Market Value	0
Ag/Timber Value	0
Market Taxable	148,850
Homestead Cap Loss	0
Circuit Breaker Loss	0
Appraised Value	148,850

IMPROVEMENT BUILDING



Sequence	Type	Class	Year Built	Sqft	Total Value
1	RL	DA	0	1992	38160
2	CN	SL	0	88	640
3	CN	SL	2003	60	440
4	WW	SE	2020	1400	105420

LAND



Sequence	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1			0.4512	19656.00	182.00	108.00	4190	0

CWB SB

TAXING JURISDICTIONS



Entity	Description	Tax Rate	Market Value	Taxable Value
01	DEWITT COUNTY	0.2970000	148,850	148,850
01R	DEWITT COUNTY	0.0000000	148,850	148,850
10	YORKTOWN CITY	0.5135400	148,850	148,850
32	YORKTOWN I.S.D.	0.6669000	148,850	148,850
63	DEWITT CO ROAD #3	0.0690100	148,850	148,850
69	PECAN VALLEY WATER DIS	0.0019900	148,850	148,850

ROLL VALUE HISTORY



Year	Improvements	Land Market	Ag/Timber Taxable	Productivity Value	Market Taxable	Hs Cap Loss	Appraised
2024	144,660	4,190	0	0	148,850	0	148,850
2023	149,420	4,190	0	0	153,610	0	153,610
2022	146,840	4,190	0	0	151,030	0	151,030
2021	43,530	4,190	0	0	47,720	0	47,720
2020	45,650	4,190	0	0	49,840	0	49,840

DEED HISTORY



Deed Date	Deed Type	Description	Grantor	Grantee	Volume	Page	Number
02-06-2018	WAR	WARRANTY DEED	ARGUELLEZ FELIX & GUADALUPE	BUESING CHAD & SHARON A	605	507	...
11-18-2015	WDILF	WARRANTY DEED IN LF	MUNOZ MARTIN & BEATRIZ	ARGUELLEZ FELIX & GUADALUPE	556	709	...
11-25-2014	WD	WARRANTY DEED	ARGUELLEZ FELIX & LUPE	MUNOZ MARTIN & BEATRIZ	530	628	...
11-18-1999	...	...	LOVEL DORA & MERELON	ARGUELLEZ FELIX & LUPE	65	26	...
02-10-1998	...	...	LOVEL DORA & MERELON	LOVEL DORA & MERELON	37	210	...
05-28-1996	...	...	EBROM LILLIE H	LOVEL DORA & MERELON	6	231	...
01-01-1993	EBROM LILLIE H	360	654	...
02-01-1991	SCHMIDT EUGENE C & FRIEDA	349	342	...
...	LIPE JOHN R JR &	0	0	...
...	WOLF JE III	0	0	...

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M.R. SRB



Ashley D Mraz
 DE WITT COUNTY TAX ASSESSOR/COLLECTOR
 102 N Clinton St STE 130
 Cuero, TX 77954
 (361) 275-0879

Duplicate Receipt

Property Account Number:
49350-00020-02080

Statement Date: 12/17/24
Owner: BUESING CHAD & SHARON A
Mailing Address: P.O. BOX 12
 YORKTOWN TX 78164

Property Location: 0000713 N RIEDEL
Acres: 0.4512
Legal: PT 20 #2 YORKTOWN
 182X108 (OIL FIELD SUPPLY/SRV)
 BPP-47846 LOC HERE (BUESING PRODUCTION
 SFRVICF)

Exemptions:
 Receipt #: 905131

Deposit #: 202402021100-2023/justin.ruiz@

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2023	DEWITT COUNTY	\$153,610.00	0.297000	1/31/24	\$456.22	\$0.00
2023	CITY OF YORKTOWN	\$153,610.00	0.541290	1/31/24	\$831.48	\$0.00
2023	YORKTOWN ISD	\$153,610.00	0.692400	1/31/24	\$1,063.60	\$0.00
2023	COUNTY ROAD	\$153,610.00	0.069010	1/31/24	\$106.01	\$0.00
2023	PECAN VALLEY	\$153,610.00	0.002210	1/31/24	\$3.39	\$0.00

BASE TAX \$2,460.70

TOTAL PAID \$2,460.70

Remitted By: BUESING CONTRACT GAUGING LLC
 P.O. BOX 12
 YORKTOWN TX 78164

Payment Type: CHECK
 Check #: 4705

Remaining Amount Due As of 12/17/24
2,304.84

Receipt 12/17/24

BUESING CONTRACT GAUGING LLC
 P.O. BOX 12
 YORKTOWN TX 78164

AWB SB