

Boundary



Land Unlimited Ranch, Inc. Estimated Flood Plain Map

Caldwell County, Texas, 271.584 AC +/-HIGHWAY 80 SUBJECT PROPERTY 271.584 ACRES, MORE OR LESS AAOFT 1000 2000 3000 4000ft 100 Year Floodplain 500 Year Floodplain Boundary



Phone: 8303797111

SAN ANTONIO BOARD OF REALTORS®, INC. OWNER'S DISCLOSURE STATEMENT



(FARM, RANCH & RURAL ACREAGE)

	ted as a substitute for any inspections or warranties that a prospective buyer of the Properties of a contract with Owner, it is recommended by Broker that any prospect	erty
This Disclosure Statement is not intend	tied as a substitute for any inspections of warranties that a prospective of the negotiation of a contract with Owner. It is recommended by Broker that any prospect the negotiation of a contract with Owner. It is recommended by Broker that any prospect the negotiation of a contract with Owner. It is recommended by Broker that any prospect the negotiation of a contract with Owner. It is recommended by Broker that any prospect	tive
may wish to obtain in conjunction with	the negotiation of a contract with owner. It is recommended by professionals of such party's choice, including, but not limited to, an	
buyer obtain independent inspections of environmental site assessment of the Pi	nnerty	
environmental site assessment of the th		
THIS DISCLOSURE STATEMENT PERE	attached hereto, and is hereby submitted by Land Untimited LC	ty")
Fentives, 1x. 18622	attached hereto, and is hereby submitted by Land Unlimited, U.S.	Samuel Comp
		(Ar")
	-101 1/21	. ,
for Broker's use in connection with its in	Streeting of the Liphord of Services	
Owner hereby authorizes Broker to pro anticipated sale of the Property. This I	vide a copy of this Disclosure Statement to any person or entity in connection with any actual information is intended to be a disclosure only and is not intended to be a part of any contended or any kind by the Owner to a prospective buyer.	
The answers or responses appearing	in this Disclosure Statement are being made by the Owner to Broker and such response and as being representations of the Broker to prospective buyers of the Property. The information	
provided herein is current as of	Figure 1 and) the
and does not reflect any changed contrapplicable inquiries herein set forth, a requested, then the applicable responsive prospective buyer determining whether to be conducted with respect to the Froperty. For a residence, use the Sellic	and to the extent that Owner is either uncertain about or has no knowledge of the information of the extent that Owner is either uncertain about or has no knowledge of the information in the extended of the information of of the infor	such ents the
Owner is is not occupying the Property?	Property. If Owner is not occupying the Property, how long since Owner has occupied	
A. DEFECTS/MALFUNCTIONS:	The state of the s	riote
is Owner aware of any significant	or material defects/malfunctions in any of the following? Yes IZNo. If yes, check appropri	Marc
space(s):	The Paris Twindows TD	
☐ Interior Walls ☐ Ceilings ☐	Floors Exterior Walls I liberature	
☐ Foundation ☐ Slab(s) ☐	I I TOWN I SILEWANS LIVE TO THE TOWN I STREET	
☐ Plumbing/Sewers/Septics ☐	I fleating/Air Conditioning Systems Other Structural Components Water Penetration	
en authori		
Describe:		
If any of the above items is check	ked, explain (attach additional sheets if necessary.):	
	1	
and the state of t		
B. GENERAL INFORMATION:		nown
is Owner aware of any of the follow		
	responsibility for maintenance may have an effect on the Property.	Ħ
2. Any encroachments, easemer	responsibility for maintenance affect the Property. Its or similar matters that may affect the Property. Its or similar matters that may affect the Property. Its or similar matters that may affect the Property. Its or any of the structures from fire, earthquake, floods, or ground shifting. Its or other nuisances affecting the Property. Its affecting the Property.	
3. Any settling from any cause, o	or stimular induses, or other soil problems as related to structures.	
	or suppage, slibing, or other som fire, earthquake, floods, or ground shifting.	
E Mainbharhand naise arablems	s or other nuisances affecting the Property.	
Deed restrictions or obligation Any notices of abatement or of	s anexaing the Property.	H
7. Any nonces of abatement of the	nreatening to or affecting Property.	
		MAA
If the answer to any of the above	questions is "yes," explain. (Attach additional sheets if necessary):	4014
CASTINE EAS	s the t	e 1 of 3
SABOR 740 Revised 11-14-01 (TAR	1408 as modified)	> 1 WI J
Onto 21 Thetted D&II 1498 F. (OHII DI.	TOTAL STATE OF THE CONTRACT OF	999 <i>z</i> îx
Phone: 8303797111 Fax: 830-3	79-7199 Randy Schriewer 79-7199 Randy Schriewer Clinton Township, Michigan 49035, (800) 383-9805 www.zinform.com	

Produced with ZipForm = by RE FormsNet, LLC 18025 Filteen Mile Road, Clinton Township, Michigan 48035, (800) 383-9805 there zipform.com

C.	FL(OODING AND DRAINAGE: Is any	part of the Property in a 100-year flood plain? 1/2 Yes No Unknown. If yes, what part of
	Ha	Property is within the flood plain:	part of the Property in a 100-year flood plain? If Yes Do Dunknown. If yes, what part of What is the source of your information? The Dead Dead Do Dunknown. If yes, give dates and information:
	Aro	there any drainage menhance?	too File Tillnknoum If you avalain:
	Are	there any flowing or intermittent sp	es ☑No ☐ Unknown. If yes, explain: rings or streams on the Property? ☐ Yes ☐ No ☐ Unknown. If yes, please explain:
n	EBJ	VIRONMENTAL MATTERS:	
υ,		UNDERGROUND TANKS AND containers containing or transport underground apywhere on or in the	PIPELINES: Are there now or has there ever been any tanks, drums, pipelines or other orting gas, oil, chemicals or other hazardous substances or materials upon or buried e Property? Types No Unknown. If yes, Number: Size: Unknown Age:
		181-4- Commission (E40/074 0000	Unknown. Registered with Registration Department, Petroleum Storage Tank Division, Texas ? ☐ Yes ☐ No ☐ Unknown. Type of material(s) stored in tank(s):
		information:	☐ Tes ☐ No ☐ Officiown. Type of material(s) stored in tank(s). ☐ Unknown. What is the source of your
	2.		there now or has there ever been any other hazardous substances or materials (including or in the Property? Yes No Unknown. If yes, material:
		When:	
		Location:	
		What is the source of your informa	tion?
	3.	CHEMICALS: Has there been any Unknown. If yes, material:	storage or manufacturing of chemical materials or pollutants on the Property? Yes No When:
	4.		roperty ever been used as a quarry, mine, dump site or landfill? Yes Ano Unknown. If
		What is the source of your informa	uon?
	5.	WASTE SITES: Have there ever MNo ☐ Unknown. Explain:	been any chemical or waste disposal sites on or in close proximity to the Property: ☐Yes
	6.	Parks and Wildlife Department or U	u know of the existence of any threatened or endangered species, as listed by the Texas □.S. Fish and Wildlife Service, or their habitat on the Property? ☐ Yes ☑ No ☐ Unknown. If
		the Property that are not otherwise	onmental hazards or conditions which presently contaminate or otherwise detrimentally affect e mentioned herein, but that Owner has reason to believe might be violative of applicable tal statutes or regulations (including, but not limited to, the Comprehensive Environmental bility Act of 1980, as amended)? Yes No Unknown. Explain:
			(attach additional sheets if needed).
E.			r had the water system(s) serving the Property tested? Yes No Unknown. If yes,
		ed by:	Satisfactory Satisfactory with Notation Unsatisfactory. Has Owner ever had water test
	with		with Notation" result? ☐ Yes ☐ No ☐ Unknown. If yes, please explain:
	1.	PROBLEMS:	

FARM, RANCH & RURAL ACREAGE OWNER'S DI	SCLOSURE STATEMENT concerning	
F. SPECIAL CONDITIONS AFFECTING PF THAT ARE NOT OTHERWISE SET FORT	ROPERTY OF WHICH A PROSPECTIVE BUYER SHOULD BE GENERALLY AW IH HEREIN:	VARE
This Disclosure Statement is not intended as	correct to the best of Owner's knowledge and belief as of the date signed by the O a substitute for any inspections or warranties that a prospective buyer of the Propertiation of a contract with Owner. It is recommended by Broker that any prospective instead of a such parties choice including but not limited to an environment.	buver
wish to obtain in conjunction with the negotion obtain independent inspections of the Proper assessment of the Property.	ty by professionals of such party's choice including, but not limited to an environment	al site
	RCIAL & FARM, RANCH & RURAL ACREAGE(PROPERTY ADDRESS)	
	e, true and correct to the best of the Owner's knowledge and belief as of the date s	signed
The information herein/contained is complete by the Owner.	e, true and correct to the best of the Owner's laborated	•
1 Structural Por	DATE: 4-10-18	
OWNER:	DATE. 4-10-18	
Kenneth Lewis OWNER:	DATE:	
PROVIDE FOR APPROPRIATE PROVISION ADVICE/INSPECTIONS/DEFECTS.	OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AN NS IN A CONTRACT BETWEEN BUYER(S) AND OWNER(S) WITH RESPECT TO	YNA (
IWE ACKNOWLEDGE RECEIPT OF A COP	Y OF THIS OWNER'S DISCLOSURE STATEMENT.	
BUYER:	BUYER:	
DU 1 L. 1.		
DATE:		
		~

SABOR 740 Revised 11-14-01 (TAR 1408 as modified)

Page 3 of 3

Land Unlimited Ranch Soil Capability Report

Caldwell County, Texas, 271.584 AC +/-



| All Polygons 272.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
MaA	Mabank loam, 0 to 1 percent slopes	2.6	0.97	-
CfB	Crockett fine sandy loam, 1 to 3 percent slopes	0.6	0.22	3e
MaB	Mabank loam, 1 to 3 percent slopes	5.8	2.12	3e
CrC2	Crockett soils, 2 to 5 percent slopes, eroded	63.5	23.3	4e
Tr	Tinn clay, occasionally flooded	44.7	16.41	2w
LeB	Lewisville silty clay, 1 to 3 percent slopes	65.0	23.85	2e
LeA	Lewisville silty clay, 0 to 1 percent slopes	3.4	1.24	1
BuA	Burleson clay, 0 to 1 percent slopes	17.4	6.37	2w
BrA	Branyon clay, 0 to 1 percent slopes	0.2	0.06	2w
HeB	Heiden clay, 1 to 3 percent slopes	10.0	3.65	2e
Gs	Gowen soils, frequently flooded	15.5	5.69	5w
QuF	Queeny gravelly loam, 5 to 20 percent slopes	4.0	1.48	6s
Во	Bosque clay loam, occasionally flooded	1.0	0.37	2w
Ts	Tinn soils, frequently flooded	38.9	14.28	5w
TOTALS		272.5	100%	3.12

| Boundary 240.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
MaA	Mabank loam, 0 to 1 percent slopes	2.6	1.09	-
CfB	Crockett fine sandy loam, 1 to 3 percent slopes	0.6	0.25	3e
MaB	Mabank loam, 1 to 3 percent slopes	5.8	2.4	3e
CrC2	Crockett soils, 2 to 5 percent slopes, eroded	55.1	22.89	4e
Tr	Tinn clay, occasionally flooded	31.2	12.96	2w
LeB	Lewisville silty clay, 1 to 3 percent slopes	60.5	25.13	2e
LeA	Lewisville silty clay, 0 to 1 percent slopes	3.4	1.4	1
BuA	Burleson clay, 0 to 1 percent slopes	17.4	7.21	2w
BrA	Branyon clay, 0 to 1 percent slopes	0.2	0.07	2w
HeB	Heiden clay, 1 to 3 percent slopes	10.0	4.14	2e
Gs	Gowen soils, frequently flooded	15.5	6.44	5w
QuF	Queeny gravelly loam, 5 to 20 percent slopes	4.0	1.67	6s
Во	Bosque clay loam, occasionally flooded	1.0	0.41	2w
Ts	Tinn soils, frequently flooded	33.5	13.93	5w
TOTALS		240.6	100%	3.13

Boundary 31.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
CrC2	Crockett soils, 2 to 5 percent slopes, eroded	8.4	26.4	4e
Tr	Tinn clay, occasionally flooded	13.5	42.45	2w
LeB	Lewisville silty clay, 1 to 3 percent slopes	4.5	14.2	2e
Ts	Tinn soils, frequently flooded	5.4	16.95	5w
TOTALS		31.9	100%	3.04

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability Class(non-irrigated)								
Chas(non migatos)	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water

Caldwell County, Texas, 271.584 AC +/-

