



SAN ANTONIO BOARD OF REALTORS, INC.
RESIDENTIAL LOT
SELLERS DISCLOSURE NOTICE
To Be Completed By The Seller For Residential Lots



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Concerning the Property at:
Lot 19 County Road 132A, Kingsland, TX 78639

(Property Address)

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 purchaser may wish to obtain. It is not a warranty of any kind by seller, seller's agents, or any other agent.

A. Mark below: (Y) for Yes (N) for No (U) for Unknown.

Y N U

- Located in 100-Year Flood plain
Present Flood Insurance
Previous Flooding onto the Property
Soil Movement
Surface Structures or Pits
Underground Storage Tanks
Wetlands on Property
Diseased Trees

Y N U

- Endangered Species/Habitat on Property
Fault Lines
Hazardous or Toxic Waste
Intermittent or Weather Springs
Landfill
Lead-Based Paint Hazards
Radon Gas

If you answered yes to any of the above, please explain:

Blank lines for explanation of 'Yes' answers.

B. General Information:

Is the Seller aware of any of the following:

Y N U

- 1. Features of the property shared in common with adjoining landowners...
2. Any encroachments, easements or similar matters...
3. Any zoning violations, nonconforming uses...
4. Deed restrictions or obligations affecting the Property.
5. Any lawsuits against the Seller threatening to or affecting the Property.
6. Any notices of abatement or citations against the Property
7. Have you (Seller) ever collected any insurance payments pursuant to a claim made for damage to the Property and not used the proceeds to make the repairs for which the claim was submitted?

yes X no; If yes, explain:

8. Any tax exemption(s) which you (Seller) currently claim for the Property. If yes, list:

9. Any violent crime or death on the Property except for those deaths caused by: Natural causes, suicide, or accidental unrelated to the Property.

Concerning the Property at

Mark below: (Y) for Yes (N) for No (U) for Unknown

Y N U

10. Any Homeowner's Association or maintenance fees or assessments. If yes, complete:

Amount of fee or assessment: \$ _____

Mandatory Voluntary Name of Association: _____

Manager's Name: _____

Due: _____ Monthly _____ Quarterly _____ Annually

Any unpaid fees or assessments for the Property: _____ Yes No

If yes, amount \$ _____

11. Municipal Utility District which has any authority over the Property; If yes, Name of District: Kingsland MUD _____

If you answered yes to any of the above, please explain: _____

C. UTILITIES AVAILABLE :

Mark (A) for Available (O) on site (U) Unknown

A O U

Water System City Well Municipal Private

Natural Gas

Electric

Telephone

Sewer System

Cable T.V.

Other _____

None

IF WELL ON PROPERTY: approximate depth _____ well extends into _____ (name of water source). The well does does not

need repair, if so, explain: _____

IF SEPTIC SYSTEM: In Place _____ Required _____ Allowed _____ Not Allowed _____

[Signature] 2-4-2024
Signature of Seller Date Signature of Seller Date

NOTICE TO BUYER: Listing Broker, Compass RE Texas, LLC, and Other Broker, _____ advise you that this Seller's Disclosure Notice was completed by Seller, as of the date signed. The Listing Broker and Other Broker 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 PRIOR TO CLOSING.**

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Buyer Date Signature of Buyer Date