

**SAN ANTONIO BOARD OF REALTORS®, INC.**

9110 IH 10 WEST, SAN ANTONIO, TEXAS 78230


**RESIDENTIAL LOT  
SELLERS DISCLOSURE NOTICE**

To Be Completed By The Seller For Residential Lots



THIS FORM IS FURNISHED BY THE SAN ANTONIO BOARD OF REALTORS® FOR USE BY ITS MEMBERS. USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF A BOARD/ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.

**Concerning the Property at:****1033 County Road 467, Stockdale, TX 78160****(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		Y	N	U	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Located in 100-Year Flood plain	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Endangered Species/Habitat on Property
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Present Flood Insurance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fault Lines
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Previous Flooding onto the Property	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous or Toxic Waste
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Soil Movement	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Intermittent or Weather Springs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Surface Structures or Pits	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landfill
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Underground Storage Tanks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lead-Based Paint Hazards
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wetlands on Property	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Radon Gas
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Diseased Trees				

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

**B. General Information:**

Is the Seller aware of any of the following:

Y	N	U	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Features of the property shared in common with adjoining landowners, such as walls, roofs, fences and driveways, whose use or responsibility for maintenance may have an effect of the Property.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Any encroachments, easements or similar matters that may affect the Property.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Any zoning violations, nonconforming uses or violation of "setback" requirement.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Deed restrictions or obligations affecting the Property.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Any lawsuits against the Seller threatening to or affecting the Property.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Any notices of abatement or citations against the Property.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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 ☒ no; If yes, explain: \_\_\_\_\_

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Any tax exemptions(s) which you (Seller) currently claim for the Property. If yes, list: <b>Agriculture use</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Any violent crime or death on the Property except for those deaths caused by: Natural causes, suicide, or accidental unrelated to the Property.

Initialed for Identification by: Buyer

Seller

SABOR Form 550 08-03-98 Residential Lots Sellers Disclosure Notice

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Concerning the Property at: **1033 County Road 467, Stockdale, TX 78160**

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 ☐ AnnuallyAny 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: **Sunko Water District**

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 ☐ <sup>(1)</sup>**Caroline Lee Horton**

Signed 05/02/2021 3:32 PM CDT

Caroline Lee Horton

Date

**Otis Dee Horton, Jr.**

Signed 05/02/2021 3:32 PM CDT

Otis Dee Horton, Jr.

05/03/2021

Date

NOTICE TO BUYER: Listing Broker, **Louise Stoever**, 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

ADDENDUM

PROPERTY: 1033 County Road 467, Stockdale, TX 78160

1) Heirs to Aubrey Smith Est

Seller 1 - Caroline Lee Horton

Authentisign

Caroline Lee Horton

05/03/2021 3:48:22 PM CDT

Seller 2 - Otis Dee Horton Jr.

Authentisign

Otis Dee Horton, Jr.

5/3/2021 3:58:50 PM CDT

Seller 3 - Steven Joseph Mayes

Authentisign

Steven Joseph Mayes

5/3/2021 6:21:49 PM CDT

Seller 4 - Douglas Frank Mayes

Authentisign

Douglas Frank Mayes

5/4/2021 5:53:47 AM CDT

Seller 5 - Gracie Lynn Waggener

Authentisign

Gracie Lynn Waggener

5/4/2021 7:32:33 AM CDT

Seller 6 - Jimmie Lou Homburg

Authentisign

Jimmie Lou Homburg

5/4/2021 4:58:34 PM CDT

Seller 7 - Nancy Charlene Weimeschkirch

Authentisign

Nancy Charlene Weimeschkirch

5/4/2021 8:23:54 PM CDT

Seller 8 - Jeffery Roland Smith

Authentisign

Jeffery Roland Smith

5/4/2021 8:51:24 PM CDT

Seller 9 - Susan White

Authentisign

Susan White

5/5/2021 6:44:34 PM CDT

Date: \_\_\_\_\_

Signature \_\_\_\_\_

Authentisign

Caroline Lee Horton

05/03/2021

05/03/2021 3:48:24 PM CDT

Date: \_\_\_\_\_

Signature \_\_\_\_\_

Authentisign

Otis Dee Horton, Jr.

05/03/2021

05/03/2021 3:58:54 PM CDT

Addendum