



Kerrville Board of REALTORS®, Inc.



## SELLERS DISCLOSURE NOTICE FOR RESIDENTIAL LOT & ACREAGE

THIS FORM IS FURNISHED BY THE KERRVILLE 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: 259 CARDINAL HILL DR. W, INGRAM, TX 78025

(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 agent, or any other agent.

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

Y N U

- |                                     |                                     |                                     |                                     |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Located in 100-Year Flood plain     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Previous Flooding onto the Property |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Previous Fires on Property          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Surface Structures or Pits          |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Underground Storage Tanks           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Wetlands on Property                |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Diseased Trees                      |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Fencing                             |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Existing Survey                     |

Y N U

- |                          |                                     |                                     |  |
|--------------------------|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Endangered Species/Habitat on Property |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Fault Lines                            |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Hazardous or Toxic Waste               |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Intermittent or Weather Springs        |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Landfill                               |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Natural Gas Lines                      |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Radon Gas                              |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Propane Gas Tank                       |

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

Unfinished cinderblock housing structure on property

B. General Information:

Is the Seller aware of any of the following:

Y N U

- |                                     |                                     |                          |   |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Features of the property shared in common with adjoining landowners such as walls, roofs, fences, wells, and driveways, whose use or responsibility for maintenance may have an effect of the Property.                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 2. Any encroachments, easements or similar matters that may affect the Property.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Any zoning violations, nonconforming uses or violations of "setback" requirements.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Deed restrictions or obligations affecting the Property.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. Any lawsuits directly or indirectly affecting the Property.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Any condition on the Property which materially affects the physical health or safety of an individual.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 7. Any notices of abatement or citations against the Property.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Have you (Seller) ever collected any insurance payment 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?<br>If yes, please explain: _____ |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9. Any tax exemption(s) which you (Seller) currently claim for the Property? (Ag, Wildlife, etc.)<br>If yes, list: _____  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10. Any violent crime or death on the Property except for those deaths caused by: Natural causes, suicide, or accidental unrelated to the Property.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Any Homeowner's Association or maintenance fees or assessments.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 12. Exclusions retained by seller.  |



Concerning the Property at **259 CARDINAL HILL DR. W, INGRAM, TX 78025**

If you answered yes to any of the above, please explain: Driveway is a deeded easement up the hill

**C. Utilities Available**

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

**Y N U**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water System	<input type="checkbox"/> City	<input type="checkbox"/> Well	<input type="checkbox"/> Private/Central
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Gas			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Propane Gas			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electric			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Telephone			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer System	<input type="checkbox"/> City	<input type="checkbox"/> Septic	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cable T V			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other _____			

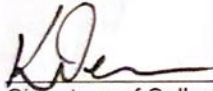
IF WELL ON PROPERTY: Well Log available ☐ Yes ☐ No Well Agreement ☐ Yes ☐ No

Is well functioning as intended? ☐ Yes ☐ No ☐ Unknown

In no, explain: \_\_\_\_\_

IF SEPTIC ON PROPERTY: Complete TAR Form 1407 (Information About On-site Sewage Facility)

SELLER acknowledges that the statements in this notice are true to the best of the Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

  
Signature of Seller

7.30.21  
Date

\_\_\_\_\_  
Signature of Seller

\_\_\_\_\_  
Date

**KRISTEN DEMERS**  
Printed Name of Seller

\_\_\_\_\_  
Printed Name of Seller

This Seller's Disclosure Notice for Residential Lots & Acreage was completed by Seller as of the date signed. The brokers 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 Buyer acknowledges receipt of the foregoing notice.

\_\_\_\_\_  
Signature of Buyer Date

\_\_\_\_\_  
Signature of Buyer Date

\_\_\_\_\_  
Printed Name of Buyer

\_\_\_\_\_  
Printed Name of Buyer

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Concerning the property at: **245 CARDINAL HILL RD W, INGRAM, TX 78025**

(Property Address)

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| <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Natural Gas Lines                      |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Radon Gas                              |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Propane Gas Tank                       |

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

water source via deep well  
fencing on back of property

B. General Information:

Is the Seller aware of any of the following:

Y N U

- |                                     |                                     |                          |   |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 1. Features of the property shared in common with adjoining landowners such as walls, roofs, fences, wells, and driveways, whose use or responsibility for maintenance may have an effect of the Property.                      |
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Concerning the Property at **245 CARDINAL HILL RD W, INGRAM, TX 78025**

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

*fence on back parcel built by neighboring Ranch - rice owners!  
driveway is a deeded easement up the hill*

**C. Utilities Available**

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

**Y N U**

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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural Gas			
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electric			
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Telephone			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer System	<input type="checkbox"/> City	<input type="checkbox"/> Septic	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cable T V			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	None			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other _____			

IF WELL ON PROPERTY: Well Log available ☒ Yes ☐ No Well Agreement ☒ Yes ☐ No

Is well functioning as intended? ☐ Yes ☐ No ☒ Unknown

In no, explain: *new pump in 2019, very deep and functioning well but rarely used beyond fostering wildlife*

IF SEPTIC ON PROPERTY: Complete TAR Form 1407 (Information About On-site Sewage Facility)

SELLER acknowledges that the statements in this notice are true to the best of the Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

*[Signature]* 7/29/21  
Signature of Seller Date

*Ellen Demers* 07-29-21  
Signature of Seller Date

**GRANT DEMERS**  
Printed Name of Seller

**ELLEN DEMERS**  
Printed Name of Seller

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Signature of Buyer Date

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Signature of Buyer Date

\_\_\_\_\_  
Printed Name of Buyer

\_\_\_\_\_  
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