



**SAN ANTONIO BOARD OF REALTORS®, INC.**  
**OWNER'S DISCLOSURE STATEMENT**  
(FARM, RANCH & RURAL ACREAGE)



This Disclosure Statement is not intended as a substitute for any inspections or warranties that a prospective buyer of the Property may wish to obtain in conjunction with the negotiation of a contract with Owner. It is recommended by Broker that any prospective buyer obtain independent inspections of the Property by professionals of such party's choice, including, but not limited to, an environmental site assessment of the Property.

THIS DISCLOSURE STATEMENT pertains to certain property located at 43000 INTERSTATE 10, BOERNE 78006, Boerne, TX 78006 (The "Property") more particularly described on Exhibit A attached hereto, and is hereby submitted by Larry Ursell & Susan Little, Alice Mattick & Linda Klapper ("Owner") to Keller Williams - Boerne Hill Jerry Tilley ("Broker") for Broker's use in connection with its marketing of the Property to prospective buyers.

Owner hereby authorizes Broker to provide a copy of this Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the Property. This Information is intended to be a disclosure only and is not intended to be a part of any contract between Owner and a prospective buyer or a warranty of 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 responses or answers shall not be deemed or construed as being representations of the Broker to prospective buyers of the Property. The information provided herein is current as of \_\_\_\_\_, and does not reflect any changed condition occurring after such date. Owner agrees to be as accurate as possible in responding to the applicable inquiries herein set forth, and to the extent that Owner is either uncertain about or has no knowledge of the information requested, then the applicable response is so noted. Owner acknowledges that this Disclosure Statement may be the basis for such prospective buyer determining whether or not to cause independent inspection, investigations, tests or environmental site assessments to be conducted with respect to the Property by real estate professionals. "These statements do not apply to any residence on the Property. For a residence, use the Sellers Disclosure Notice form."

Owner is ☐ is not ☒ occupying the Property. If Owner is not occupying the Property, how long since Owner has occupied the Property? 10 yrs

**A. DEFECTS/MALFUNCTIONS:**

Is Owner aware of any significant or material defects/malfunctions in any of the following? ☒ Yes ☐ No. If yes, check appropriate space(s):

- |  |   |  |  |                                       |                                  |   |                                |
|--|---|--|--|---------------------------------------|----------------------------------|---|--------------------------------|
| <input type="checkbox"/> Interior Walls          | <input type="checkbox"/> Ceilings                         | <input type="checkbox"/> Floors                      | <input type="checkbox"/> Exterior Walls    | <input type="checkbox"/> Insulation   | <input type="checkbox"/> Roof(s) | <input type="checkbox"/> Windows            | <input type="checkbox"/> Doors |
| <input type="checkbox"/> Foundation              | <input type="checkbox"/> Slab(s)                          | <input type="checkbox"/> Driveways                   | <input type="checkbox"/> Sidewalks         | <input type="checkbox"/> Walls/Fences | <input type="checkbox"/> Paint   | <input type="checkbox"/> Electrical Systems |                                |
| <input type="checkbox"/> Plumbing/Sewers/Septics | <input type="checkbox"/> Heating/Air Conditioning Systems | <input type="checkbox"/> Other Structural Components | <input type="checkbox"/> Water Penetration |                                       |                                  |   |                                |

Describe: Ranch house and mobile home on property are not habitable septic system at mobile home has not been used in 10 yrs  
If any of the above items is checked, explain (attach additional sheets if necessary.): There was a personal dump on the property which was removed and cleaned up. There was a sheep dip on property that has not been used in over 60 yrs

**B. GENERAL INFORMATION:**

Is Owner aware of any of the following:

- |  | Yes                                 | No                                  | Unknown                  |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 1. Feature 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 on the Property. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Any encroachments, easements or similar matters that may affect the Property.   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3. Any settling from any cause, or slippage, sliding, or other soil problems as related to structures.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Major damage to the Property or any of the structures from fire, earthquake, floods, or ground shifting.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Neighborhood noise problems or other nuisances affecting the Property.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Deed restrictions or obligations affecting the Property.  | <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. Any lawsuits against Owner threatening to or affecting Property.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If the answer to any of the above questions is "yes," explain. (Attach additional sheets if necessary): Easement across neighboring property for access and for livestock to access stock tank on adjacent property. Easement is permanent and transfers to buyer

C. **FLOODING AND DRAINAGE:** Is any part of the Property in a 100-year flood plain? ☒ Yes ☐ No ☐ Unknown. If yes, what part of the Property is within the flood plain: See Survey. What is the source of your information? \_\_\_\_\_  
Has the Property ever flooded? ☐ Yes ☐ No ☐ Unknown. If yes, give dates and information: \_\_\_\_\_

Are there any drainage problems? ☐ Yes ☐ No ☒ Unknown. If yes, explain: \_\_\_\_\_  
Are there any flowing or intermittent springs or streams on the Property? ☒ Yes ☐ No ☐ Unknown. If yes, please explain: intermittent flowing creek

D. **ENVIRONMENTAL MATTERS:**

1. **UNDERGROUND TANKS AND PIPELINES:** Are there now or has there ever been any tanks, drums, pipelines or other containers containing or transporting gas, oil, chemicals or other hazardous substances or materials upon or buried underground anywhere on or in the Property? ☐ Yes ☒ No ☐ Unknown. If yes, Number: \_\_\_\_\_ Size: \_\_\_\_\_ Age: \_\_\_\_\_  
Location: \_\_\_\_\_  
In current use? ☐ Yes ☐ No ☐ Unknown. Registered with Registration Department, Petroleum Storage Tank Division, Texas Water Commission (512/371-6200)? ☐ Yes ☐ No ☐ Unknown. Type of material(s) stored in tank(s): \_\_\_\_\_  
☐ Unknown. What is the source of your information: \_\_\_\_\_

2. **HAZARDOUS MATERIALS:** Are there now or has there ever been any other hazardous substances or materials (including residues from toxic substances) on or in the Property? ☐ Yes ☐ No ☒ Unknown. If yes, material: \_\_\_\_\_  
When: \_\_\_\_\_  
Location: \_\_\_\_\_  
What is the source of your information? \_\_\_\_\_

3. **CHEMICALS:** Has there been any storage or manufacturing of chemical materials or pollutants on the Property? ☐ Yes ☒ No ☐ Unknown. If yes, material: \_\_\_\_\_ When: \_\_\_\_\_

4. **MINING OR DUMPING:** Has the Property ever been used as a quarry, mine, dump site or landfill? ☐ Yes ☒ No ☐ Unknown. If yes, please explain: \_\_\_\_\_  
What is the source of your information? \_\_\_\_\_

5. **WASTE SITES:** Have there ever been any chemical or waste disposal sites on or in close proximity to the Property? ☒ Yes ☐ No ☐ Unknown. Explain: Personal family dump which has been removed and cleaned up

6. **ENDANGERED SPECIES:** Do you know of the existence of any threatened or endangered species, as listed by the Texas Parks and Wildlife Department or U.S. Fish and Wildlife Service, or their habitat on the Property? ☐ Yes ☒ No ☐ Unknown. If yes, explain and give the location: \_\_\_\_\_

7. **OTHER:** Are there any other environmental hazards or conditions which presently contaminate or otherwise detrimentally affect the Property that are not otherwise mentioned herein, but that Owner has reason to believe might be violative of applicable federal, state or local environmental statutes or regulations (including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended)? ☐ Yes ☒ No ☐ Unknown. Explain: \_\_\_\_\_

(attach additional sheets if needed).

E. **WATER SYSTEM:** Has the Owner ever had the water system(s) serving the Property tested? ☐ Yes ☒ No ☐ Unknown. If yes, tested by: \_\_\_\_\_  
Dated tested: \_\_\_\_\_ ☐ Satisfactory ☐ Satisfactory with Notation ☐ Unsatisfactory. Has Owner ever had water test with an "Unsatisfactory" or "Satisfactory with Notation" result? ☐ Yes ☐ No ☐ Unknown. If yes, please explain: \_\_\_\_\_

1. **PROBLEMS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**F. SPECIAL CONDITIONS AFFECTING PROPERTY OF WHICH A PROSPECTIVE BUYER SHOULD BE GENERALLY AWARE THAT ARE NOT OTHERWISE SET FORTH HEREIN:**

The information herein is complete, true and correct to the best of Owner's knowledge and belief as of the date signed by the Owner. This Disclosure Statement is not intended as a substitute for any inspections or warranties that a prospective buyer of the Property may wish to obtain in conjunction with the negotiation of a contract with Owner. It is recommended by Broker that any prospective buyer obtain independent inspections of the Property by professionals of such party's choice including, but not limited to an environmental site assessment of the Property.

OWNER'S DISCLOSURE STATEMENT - COMMERCIAL & FARM, RANCH & RURAL ACREAGE \_\_\_\_\_  
(PROPERTY ADDRESS)

The information herein contained is complete, true and correct to the best of the Owner's knowledge and belief as of the date signed by the Owner.

OWNER: Larry Ursell & Susan Little DATE: 8/21/10

OWNER: Alice Mattick & Linda Klapper DATE: 8/21/10

BUYER(S) AND OWNER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND OWNER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS OWNER'S DISCLOSURE STATEMENT.

BUYER: \_\_\_\_\_ BUYER: \_\_\_\_\_

DATE: \_\_\_\_\_