



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: **137 HONEYCOMB LANE N, KERRVILLE, TX 78028**

(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

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|
| ☐ | ☒ | ☐ | Located in 100-Year Flood plain |
| ☐ | ☒ | ☐ | Previous Flooding onto the Property |
| ☐ | ☒ | ☐ | Previous Fires on Property |
| ☐ | ☒ | ☐ | Surface Structures or Pits |
| ☐ | ☒ | ☐ | Underground Storage Tanks |
| ☐ | ☒ | ☐ | Wetlands on Property |
| ☐ | ☒ | ☐ | Diseased Trees |
| ☐ | ☒ | ☐ | Fencing |
| ☒ | ☐ | ☐ | Existing Survey |

Y N U

- | | | | |
|--------------------------|-------------------------------------|--------------------------|--|
| ☐ | ☒ | ☐ | Endangered Species/Habitat on Property |
| ☐ | ☒ | ☐ | Fault Lines |
| ☐ | ☒ | ☐ | Hazardous or Toxic Waste |
| ☐ | ☒ | ☐ | Intermittent or Weather Springs |
| ☐ | ☒ | ☐ | Landfill |
| ☐ | ☒ | ☐ | Natural Gas Lines |
| ☐ | ☒ | ☐ | Radon Gas |
| ☐ | ☒ | ☐ | Propane Gas Tank |

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

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| ☐ | ☒ | ☐ | 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. |
| ☐ | ☒ | ☐ | 2. Any encroachments, easements or similar matters that may affect the Property. |
| ☐ | ☒ | ☐ | 3. Any zoning violations, nonconforming uses or violations of "setback" requirements. |
| ☒ | ☐ | ☐ | 4. Deed restrictions or obligations affecting the Property. |
| ☐ | ☒ | ☐ | 5. Any lawsuits directly or indirectly affecting the Property. |
| ☐ | ☒ | ☐ | 6. Any condition on the Property which materially affects the physical health or safety of an individual. |
| ☐ | ☒ | ☐ | 7. Any notices of abatement or citations against the Property. |
| ☐ | ☒ | ☐ | 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? |
| | | | If yes, please explain: _____ |
| ☒ | ☐ | ☐ | 9. Any tax exemption(s) which you (Seller) currently claim for the Property? (Ag, Wildlife, etc.) |
| | | | If yes, list: _____ |
| ☐ | ☒ | ☐ | 10. Any violent crime or death on the Property except for those deaths caused by: Natural causes, suicide, or accidental unrelated to the Property. |
| ☐ | ☒ | ☐ | 11. Any Homeowner's Association or maintenance fees or assessments. |
| ☐ | ☒ | ☐ | 12. Exclusions retained by seller. |

KBOR Form 001 03/20/2014 Sellers Disclosure for Residential Lot & Acreage

Initial for identification by Buyer _____ Seller je.n je.m JRW

Concerning the Property at 137 HONEYCOMB LANE N, KERRVILLE, TX 78028

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

Existing survey: Yr.2001

Homestead tax exemption _____

C. Utilities Available

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

Y N U

☒	☐	☐	Water System	☐ City	☒ Well	☐ Private/Central
☐	☒	☐	Natural Gas			
☐	☒	☐	Propane Gas			
☒	☐	☐	Electric			
☒	☐	☐	Telephone			
☐	☒	☐	Sewer System	☐ City	☐ Septic	
☐	☒	☐	Cable T V			
☐	☒	☐	None			
☐	☒	☐	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.

 10/19/2022
JONATHAN C. MAST
Signature of Seller Date

JONATHAN C. MAST
Printed Name of Seller

 10/22/2022
JESSICA ROSSI WILKERSON
Signature of Seller Date

JESSICA ROSSI WILKERSON
~~JESSICA LEE MAST WILKERSON~~
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

Printed Name of Buyer

Signature of Buyer Date

Printed Name of Buyer