



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

43 Estancia Lane, Boerne, TX 78006

**(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:

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**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 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 violation of "setback" requirement.
- ☐ ☒ ☐ 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 ☒ no; If yes, explain: \_\_\_\_\_

- ☒ ☐ ☐ 8. Any tax exemption(s) which you (Seller) currently claim for the Property. If yes, list: Agricultural Exemption - Grazing

1-d-1 Open-Space Agricultural Use

- ☐ ☒ ☐ 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, \_\_\_\_\_

Initialed for Identification by: Buyer

Seller

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: \$\$1468.

☒ Mandatory ☐ Voluntary Name of Association: Estancia at Thunder Valley Property Owners

Manager's Name: DAMC / 7239

Due: \_\_\_\_\_ Monthly \_\_\_\_\_ Quarterly twice 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: \_\_\_\_\_

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

|                          |                                     |                          |              |                          |      |                          |      |                          |           |                          |         |
|--------------------------|-------------------------------------|--------------------------|--------------|--------------------------|------|--------------------------|------|--------------------------|-----------|--------------------------|---------|
| <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Water System | <input type="checkbox"/> | City | <input type="checkbox"/> | Well | <input type="checkbox"/> | Municipal | <input type="checkbox"/> | Private |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Natural Gas  |                          |      |                          |      |                          |           |                          |         |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Electric     |                          |      |                          |      |                          |           |                          |         |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Telephone    |                          |      |                          |      |                          |           |                          |         |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Sewer System |                          |      |                          |      |                          |           |                          |         |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Cable T.V.   |                          |      |                          |      |                          |           |                          |         |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other _____  |                          |      |                          |      |                          |           |                          |         |
| <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | 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 \_\_\_\_\_

|                            |                                                                 |
|----------------------------|-----------------------------------------------------------------|
| <i>John Joseph Wenzler</i> | dotloop verified<br>08/28/26 5:57 PM CDT<br>BKFD-ZCFU-0002-UCTW |
| Signature of Seller        | Date                                                            |

|                         |                                                                 |
|-------------------------|-----------------------------------------------------------------|
| <i>Rhea Ann Wenzler</i> | dotloop verified<br>08/28/26 7:02 PM CDT<br>VJQ5-FXYC-1C5M-CG42 |
| Signature of Seller     | Date                                                            |

NOTICE TO BUYER: Listing Broker, Coldwell Banker D'Ann Harper, REALTORS, 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 |
|--------------------|------|

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|--------------------|------|
| Signature of Buyer | Date |
|--------------------|------|