Kerrville Board of REALTORS®, Inc.

# SELLERS DISCLOSURE NOTICE FOR RESIDENTIAL LOT & ACREAGE

EQUAL HOUSING OPPORTUNITY

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:** 3144 PINNACLE CLUB DRIVE, 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 |
| ☐ | ☑ | ☐ | Propane Gas Lines |
| ☐ | ☑ | ☐ | Radon Gas |
| ☐ | ☑ | ☐ | Natural Gas Tank |
| ☐ | ☑ | ☐ | Fuel Gas Piping |
| ☐ | ☑ | ☐ | -Black Iron |
| ☐ | ☑ | ☐ | -Copper |
| ☐ | ☑ | ☐ | -Corrugated Stainless Steel Tubing |

If you answered yes to any of the above, please explain:
FLOODING FROM MAJOR THUNDERSTORM. ENGINEERING FIRM DESIGNED DRAINAGE MODIFICATIONS IMPLEMENTED FENCING ON RIGHT SIDE OF PROPERTY

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. |

Concerning the Property at 3144 PINNACLE CLUB DRIVE KERRVILLE, TX 78028

If you answered yes to any of the above questions (B1-12), please explain: - COMMON FENCE ON RIGHT SIDE OF PROPERTY
YES HOA AND LAWN MAINTENANCE FEES

C. Utilities Available
Mark (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
If 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.

Christopher Patrick Gleinser 1/21/25
Signature of Seller Date
CHRISTOPHER PATRICK GLEINSER
Printed Name of Seller:

Deborah Lane Gleinser 1/21/25
Signature of Seller Date
DEBORAH LANE GLEINSER
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: _____

Subject: Les Chateaux Storm Drainage Channel Proposal

To All Les Chateaux Homeowners:

All of you are familiar with the drainage problems we are experiencing in our neighborhood. I engaged a professional engineer to develop a drainage plan that will fix these problems. I met with Comanche Trace and the Engineer to discuss the storm drainage channel plan and construction numerous times. This e-mail is a proposal to each of you for the storm drainage channel construction.

Attached to this e-mail is the storm drainage channel plan developed by Ken Kolacny, a professional Engineer with Matkin/Hoover. I personally paid for Matkin/Hoover assessment and plan. The storm drainage channel will run the entire length of our neighborhood and it would be located immediately behind our lots in the golf course native area. The storm drainage channel will be an earthen trapezoidal channel with a bottom width of six feet and a minimum depth of two feet.

All of our lots have a ten-foot drainage easement at the back of our lots. The drainage easement is marked on the attached plan, and you can also see this drainage easement on the survey you received when you purchased your lot or house.

Normally a storm drainage channel would be constructed in a drainage easement, which would require the removal and relocation of existing fences and landscape beds. Comanche Trace has agreed to let us construct the storm drainage channel on golf course property in the native behind our lots.

Comanche Trace mowed the golf course native area behind our lots over a month ago to aid in the location of irrigation lines and heads.

I have paid for all the engineering costs related to this project. We have 15 lots in our neighborhood. If we allocate the construction cost over the 15 lots, the cost will be $2053.00 per lot. Several neighbors have already agreed to pay their share of the construction cost and I will pay my share of the cost for the lots I own. I am requesting all homeowners in our neighborhood to agree to pay their share of the cost for the storm drainage channel so that together we can remedy this issue.

I realize there is a lot of information in this e-mail. I will contact each homeowner over the next few days to discuss this proposal further and answer any questions. I can also meet in person with each of you separately or in groups if you would like to discuss the storm drainage channel in detail.

Thank you for your consideration of this proposal. Please contact me directly at 830-370-3320 or at charmanthomes@gmail.com if you have questions you would like to discuss before I am able to contact you.

Regards,

Cristina Holcomb