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SAN ANTONIO BOARD OF REALTORS®, INC.

9110 IH 10 WEST, SAN ANTONIO, TEXAS 78230

RESIDENTIAL LOT SELLERS DISCLOSURE NOTICE

To Be Completed By The Seller For Residential Lots

REALTOR®

EQUAL HOUSING OPPORTUNITY

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Concerning the Property at:

LAKE OF THE HILLS ESTLots 32 & 33 Block 11 , Spring Branch, TX 78070-3803

(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		Y	N	U	
☐	☐	☒	Located in 100-Year Flood plain	☐	☐	☒	Endangered Species/Habitat on Property
☐	☐	☒	Present Flood Insurance	☐	☐	☒	Fault Lines
☐	☐	☒	Previous Flooding onto the Property	☐	☐	☒	Hazardous or Toxic Waste
☐	☐	☒	Soil Movement	☐	☐	☒	Intermittent or Weather Springs
☐	☐	☒	Surface Structures or Pits	☐	☐	☒	Landfill
☐	☐	☒	Underground Storage Tanks	☐	☐	☒	Lead-Based Paint Hazards
☐	☐	☒	Wetlands on Property	☐	☐	☒	Radon Gas
☐	☐	☒	Diseased Trees				

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 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 exemptions(s) which you (Seller) currently claim for the Property. If yes, list: _____

_____

☐ ☐ ☒ 9. Any violent crime or death on the Property except for those deaths caused by: Natural causes, suicide, or accidental unrelated to the Property.

Initial

Initialed for Identification by: Buyer _____ Seller _____ _____

Fellowship Real Estate Services LLC, 13907 Red Maple Wood San Antonio TX 78249 Phone: 2104125012 Fax: 2108816786 McKenzie, Glenn
Ralph Rodriguez
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Concerning the Property at: **LAKE OF THE HILLS ESTLots 32 & 33 Block 11 , Spring Branch, TX 78070-3803**

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

Y	N	U	
X			10. Any Homeowner's Association or maintenance fees or assessments. If yes, complete:

Amount of fee or assessment: $ **150.00**
☐ Mandatory ☒ Voluntary Name of Association: **Lake of the Hills**

Manager's Name: _____

Due: ☐ Monthly ☐ Quarterly ☐ 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							
X			Water System	☐ City	☐ Well	☒ Municipal	☐ Private		
		X	Natural Gas						
X			Electric						
X			Telephone						
		X	Sewer System						
		X	Cable T.V.						
		X	Other _____						
		X	None						

IF WELL ON PROPERTY: approximate depth _____ well extends into **N/A** (name of water source).

The well ☐ does ☐ does not need repair, if so, explain **N/A**

IF SEPTIC SYSTEM: In Place ☐ Required ☒ Allowed ☐ Not Allowed ☐ Signed by:

		8/8/2026	
Signature of Seller	Date	Signature of Seller	Date
Glen M Mckenzie			

NOTICE TO BUYER: Listing Broker, **Ralph Rodriguez**, 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	Signature of Buyer	Date

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