Authentisign ID: 4EA02BFF-87C9-F111-BF5B-000D3A4FF82A

# 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

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:**

**10947 Kosub LN, San Antonio, TX 78223**

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

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

**PART OF THE 10.68 ACRES IS IN THE FLOOD PLAIN, PLEASE VIST https://www.fema.gov/flood-maps**

B. General Information:

Is the Seller aware of any of the following:

| Y | N | U | | |
|---|---|---|---|---|
| X | | | 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. |
| X | | | 2. | Any encroachments, easements or similar matters that may affect the Property. |
| | X | | 3. | Any zoning violations, nonconforming uses or violation of "setback" requirement. |
| | X | | 4. | Deed restrictions or obligations affecting the Property. |
| | X | | 5. | Any lawsuits against the Seller threatening to or affecting the Property. |
| | X | | 6. | Any notices of abatement or citations against the Property. |
| | X | | 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: _____

| | | | | |
|---|---|---|---|---|
| | X | | 8. | Any tax exemptions(s) which you (Seller) currently claim for the Property. If yes, list: _____ |
| | X | | 9. | Any violent crime or death on the Property except for those deaths caused by: Natural causes, suicide, or accidental unrelated to the Property. |

Initialed for Identification by: Buyer _____ Seller AM _____



Antonio Maya, 11506 Windwalk San Antonio TX 78253 Phone: (210)367-9950 Fax: 10951 kosub ln
Antonio Maya
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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: $ _____
☐ Mandatory ☐ Voluntary Name of Association: _____

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: **#1 20FT EASEMENT TO BE MAINTAINED BY THE OWNERS OF 10929, 10935,10947,10955 Kosub LN #2 CPS ELECTRIC POSTS/WIRES, 20FT INGRESS/EGRESS, & GAS PIPELINE EASEMENTS**

C. UTILITIES AVAILABLE:
Mark (A) for Available (O) on site (U) Unknown

| A | O | U | | | | | | |
|---|---|---|---|---|---|---|---|---|
| ☐ | ☐ | ☒ | Water System | ☐ City | ☐ Well | ☐ Municipal | ☐ Private | |
| ☐ | ☐ | ☒ | Natural Gas | | | | | |
| ☒ | ☐ | ☐ | Electric | | | | | |
| ☐ | ☐ | ☒ | Telephone | | | | | |
| ☐ | ☐ | ☒ | Sewer System | | | | | |
| ☐ | ☐ | ☒ | Cable T.V. | | | | | |
| ☐ | ☐ | ☒ | Other _____ | | | | | |
| ☐ | ☐ | ☒ | 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 ☐

Authentisign
Antonio Maya 10/16/2026

Signature of Seller Date Signature of Seller Date

**Antonio Maya**

NOTICE TO BUYER: Listing Broker, **Antonio Maya**, 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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