

TEXAS ASSOCIATION OF REALTORS* SELLER'S DISCLOSURE NOTICE ©Texas Association of REALTORS®, Inc. 2018

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which

exceed the minimum discl	osu	res	rec	quir	ed by	the	Code.		,,,,,			ara containe dualitorial dicorcour			•
CONCERNING THE P	RO	PE	RT	Ύ	\T _	19	722 Bock	10	nc	LÍ	\mathcal{I}_{A}	RK Dr Katy, TX			
THIS NOTICE IS A DI AS OF THE DATE S	SC SIGI UYI	LO NE ER	SU D M/	RE BY AY	OF SE WIS	SE LE H T	LLER'S KNOWLEI R AND IS NOT A O OBTAIN. IT IS	DG A (E (SUI	OF BS	TH	IE CONDITION OF THE PRO UTE FOR ANY INSPECTION RRANTY OF ANY KIND BY S	NS	0	R
Seller ☐ is ☐ is not the Property? ☐	00 7r	ocu <u>Ն</u>	pyi	ng +	the へら	Prop	perty. If unoccupie (a	d (by rox	Sel ima	ler te), how long since Seller has o date) or ☐ never occup	occu oied	ipie th	ed e
												No (N), or Unknown (U).) rmine which items will & will not o	conv	′еу.	
Item	Υ	N	U	Γ	Iten	<u> </u>		Y	N	U		Item	Υ	N	U
Cable TV Wiring		_					Propane Gas:			1.		Pump: ☐ sump ☐ grinder			/
Carbon Monoxide Det.							nmunity (Captive)		Ť			Rain Gutters			
Ceiling Fans	V	•		l			Property	T^-		<u> </u>		Range/Stove		r	<u> </u>
Cooktop	<i></i>			l	Hot		<u> </u>	V		†		Roof/Attic Vents			
Dishwasher	Ž						n System	1	V	1		Sauna		J	
Disposal	V				Mic			~	1			Smoke Detector		_	
Emergency Escape	 						r Grill	1		/		Smoke Detector - Hearing			
Ladder(s)		V			Catagor Sim				V			Impaired		*	W.
Exhaust Fans	V	,			Patio/Decking			1	V			Spa			V
Fences	/	1.					ng System	V		l		Trash Compactor			1.
Fire Detection Equip.	V	<u> </u>	/		Poc		<u> </u>		V	1		TV Antenna		,	
French Drain		V		1	Poc	I Eq	juipment		~	1		Washer/Dryer Hookup		,	
Gas Fixtures	/			1			aint. Accessories		V			Window Screens		/	
Natural Gas Lines					Poc	ΙHε	eater		V			Public Sewer System	V		
											•				
Item				Y	N	U	Addition								
Central A/C				~			☑ electric ☐ gas	3	ทเ	ımb	er	of units:			
Evaporative Coolers						<u>/</u>	number of units: _					Management of the second of th			
Wall/Window AC Units	<u> </u>				<u> ~ </u>	<u></u>	number of units:								
Attic Fan(s)				_	<u> </u>	<u> </u>	if yes, describe:								
Central Heat				<u>\</u>	1_		☐ electric ☐ gas	3	ทเ	ımb	er	of units:			
Other Heat	***					<u>\</u>	if yes describe:								
Oven				<u>\</u>	1_		number of ovens:		1			🛘 electric 🖫 gas 🗖 other:			pur-
Fireplace & Chimney					مرز		□ wyood □ gas					ck 🚨 other:			=
Carport				\ <u>\</u>	1_		🖫 attached 🛚 n							.,	
Garage				<u>\</u>	4_		☑ attached ☐ n	ot a	atta	<u>iche</u>		2			
Garage Door Openers	}			V		<u></u>	number of units:		<u> </u>		r	number of remotes: l			
Satellite Dish & Contro	ols			1		V	□ øwned □ leas								
Security System				~	4	<u></u>	☑ owned ☐ leas								-
Solar Panels					Y	<u> </u>	☐ owned ☐ leas								
Water Heater				\ \		\angle	☐ electric ☐ gas				·	number of units:			
Water Softener					1	1	☐ owned ☐ leas	sec	d fro	om					

and Seller: LM

HOUSTON ASSOC. OF REALTORS, 3693 Southwest Freeway, Houston, TX 77027 | Phone: (713) 629-1900 | Fax: (713) 961-4869 Nathan Goble

Initialed by: Buyer:

(TAR-1406) 02-01-18

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Concerning the Property at _				
Historic Property Design	nation		Town its an AMDI at a second	
Previous Use of Premis	es for Manufacture		Termite or WDI damage needing re	pair
of Methamphetamine	:		Single Blockable Main Drain in Tub/Spa*	
If the answer to any of t	he items in Section 3 is y	es, exp	lain (attach additional sheets if necessa	ary):
	<u>, </u>			
			ion entrapment hazard for an individua	
Section 4. Are you (Se	eller) aware of any item	equip	nent, or system in or on the Propert	y that is in need
additional sheets if nece			in this notice? yes no If ye	s, explain (attach
				•
Section 5. Are you (Section 5. Are you (Section 5. Are you are not aware.)	Seller) aware of any of t	he follo	owing (Mark Yes (Y) if you are aware	. Mark No (N) if
YN				
Room addition	ns, structural modification	ons, or	other alterations or repairs made w	thout necessary
			pliance with building codes in effect at s or assessments. If yes, complete the	
Name of a	ssociation: Yreterred 1	, LL	Born (meel Meadlans	•
Manager's	name:		Phone: 291-897-281	08
rees or as	sessments are: \$ <u>95</u>	O pe	r <u>year</u> and are: ☑ manda perty? ☐ yes (\$) ☐ no	tory u voluntary
If the Prop	erty is in more than one	associ	ation, provide information about the of	ther associations
below or at	ttach information to this n	otice.	and the state of t	inor addociations
□ □ Any common	area (facilities such as p	ools, te	nnis courts, walkways, or other) co-ow	ned in undivided
Interest with of Any option	thers. If yes, complete that user fees for common	e follow facilities	≀ing: s charged? ☐ yes ☐ no If yes, descril	he:
	ar door root for common	- Taomico		Je
☐ ☐ Any notices o	f violations of deed rest	rictions	or governmental ordinances affecting	the condition or
use of the Pro				
not limited to:	or other legal proceeding divorce, foreclosure, heir	s direct ship, ba	ly or indirectly affecting the Property. nkruptcy, and taxes.)	(Includes, but is
☐ ☐ Any death on unrelated to th	the Property except for e condition of the Proper	those o	leaths caused by: natural causes, sui	cide, or accident
☐ ☐ Any condition	on the Property which ma	aterially	affects the health or safety of an individ	dual.
☐ ☐ Any repairs of	or treatments, other tha	n routir	e maintenance, made to the Prope	rty to remediate
environmental	hazards such as asbest	os, rado	n, lead-based paint, urea-formaldehyd	e, or mold.
remediation	n (for example, certificate	of mole	documentation identifying the exterd remediation or other remediation).	it of the
☐ ☐ Any rainwater	harvesting system locate	ed on th	e Property that is larger than 500 gallo	ns and that uses
	supply as an auxiliary was			manthe catherine
retailer.	s located in a proparie ga	as sysie	m service area owned by a propane di	stribution system
Any portion of district.	f the Property that is lo	cated ir	a groundwater conservation district	or a subsidence
(TAR-1406) 02-01-18	Initialed by: Buyer:	11	and Seller:,	Page 3 of 5

Concerning the Property at
ADDITIONAL NOTICES TO BUYER:
(1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
(2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

(3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information* Regarding Windstorm and Hail Insurance for Certain Properties (TAR 2518) and contact the Texas

(4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the

(5) If you are basing your offers on square footage, measurements, or boundaries, you should have those

(7) This Seller's Disclosure Notice 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

Initialed by: Buyer: _____, and Seller: ____,

ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

Date

phone #:_____

phone #:

phone #:

phone #:_____

phone #:

Date

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phone #:

Signature of Buyer

Printed Name:

phone #:_____phone #:

Department of Insurance or the Texas Windstorm Insurance Association.

county and any municipality in which the military installation is located.

items independently measured to verify any reported information.

(6) The following providers currently provide service to the Property:

The undersigned Buyer acknowledges receipt of the foregoing notice.

HOUSTON ASSOC. OF REALTORS, 3693 Southwest Freeway, Houston, TX 77027 | Phone: (713) 629-1900 | Fax: (713) 961-4869

Electric:

Natural Gas:_____

Phone Company:

Propane:

Internet:

Sewer:_____

Cable:

Water:____

Signature of Buyer

Nathan Goble

Printed Name:

(TAR-1406) 02-01-18

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT (MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date:	5/8/19 GF No
	of Affiant(s): Luis M. Calderon of Affiant: Pear Creek Meadows Sec 4 Lot 47 Block
Address Descript	ion of Property: 1972 Borlond PARK Dr. Karly TX 77449
County	
•	
	ompany" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance statements contained herein.
	ne, the undersigned notary for the State of, personally appeared Affiant(s) who after by g sworn, stated:
1.	We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2.	We are familiar with the property and the improvements located on the Property.
3.	We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4.	To the best of our actual knowledge and belief, since April, 2017 there have been no:
	a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
	b. changes in the location of boundary fences or boundary walls;
	c. construction projects on immediately adjoining property(ies) which encroach on the Property;
	d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.
EX	CEPT for the following (If None, Insert "None" Below:)
5.	We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6.	We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.
	LINES IREE BY
SWOR	N AND SUBSCRIBED this 8th day of May 20 19
Notary	Public Public
•	907) 02-01-2010

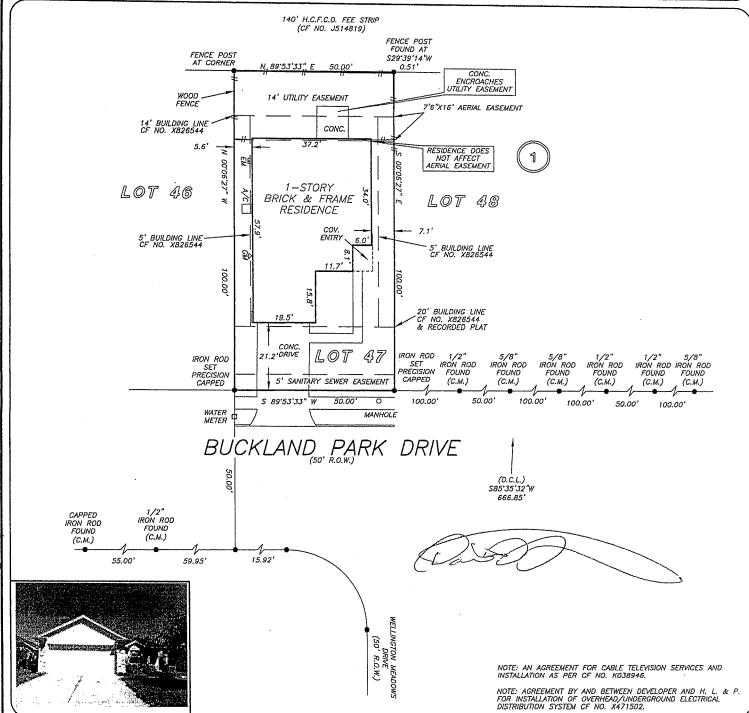
GF NO. 1420178575 STEWART TITLE ADDRESS: 19722 BUCKLAND PARK DRIVE KATY, TEXAS 77449

BORROWER: DAVID THOMPSON

LOT 47, BLOCK 1 BEAR CREEK MEADOWS SECTION 4

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 552178 OF THE MAP RECORDS
OF HARRIS COUNTY, TEXAS





THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0605 L MAP REVISION: 06/18/07 ZONE X

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS