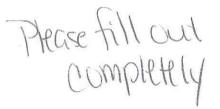
ADDENDUM TO THE SELLER'S DISCLOSURE

For the Property at: 12515 Honey Creek Tr, Humble, TX 77346 A. Building Materials Are you aware of any building materials used which have been or are the subject of class action litigation including certain types of stucco, synthetic stucco, siding and water pipes. No, If Yes please explain: Water Related Issues 1. Have you experienced any seepage or leaks including but not limited to prior plumbing leaks, A/C leaks or roof leaks? No, If Yes please explain: Date: C. Insurance Claims: 1. Have you requested or submitted any insurance claims for the property? No, If Yes please explain: Explanation: Tree fall on roof. On edge OF 2005 Property damage Bedroan only Roof D. Survey Are you aware of any problems or changes regarding your current survey (ie: encroachments, easements, additions) No, If Yes please explain: E. Square Footage: Square footage is one, but not the only determination of value. There are several sources of square footage data including, but not limited to blue prints, builder's plans, appraisal, and appraisal district. My square footage reference is: KELLER WILLIAMS REALTY and its agents do not warrant or guarantee any information or the accuracy of any inspections or reports made in connection with the subject property given either verbally or in written form regarding the subject property. Purchasers are advised to have the property inspected by an inspector of their choice and to verify any and all representations. Signature of Seller Signature of Purchaser Date Signature of Purchaser Date



EXAS REALTORS

SELLER'S DISCLOSURE NOTICE

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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 disclosures requ	rired by the Code.			
CONCERNING THE PROPERTY	AT 12515 Honey Creek Tr, Huml	ble, TX 77346		
THIS NOTICE IS A DISCLOSUF AS OF THE DATE SIGNED B WARRANTIES THE BUYER MA SELLER'S AGENTS, OR ANY O	Y SELLER AND IS NOT A Y WISH TO OBTAIN. IT IS I THER AGENT.	A SUBSTIT NOT A WA	FUTE FOR ANY INSPECTION RRANTY OF ANY KIND BY S	ELLER,
Seller ■ is □ is not occupying the Property? ■ April 200 Property	3(a	pproximate	date) or 🗀 never occup	occupied pied the
Section 1. The Property has the This notice does not establish the	ne items marked below: (Ma items to be conveyed. The cont	ark Yes (Y) tract will dete	ermine which items will & will not	
Item Y N U	Item	YNU	Item	YNU
Cable TV Wiring	Liquid Propane Gas:		Pump: ☐ sump ☐ grinder	
Carbon Monoxide Det.	-LP Community (Captive)		Rain Gutters	
Ceiling Fans	-LP on Property		Range/Stove	
Cooktop \square	Hot Tub	図口口	Roof/Attic Vents	
Dishwasher 🖫 🗆 🗆	Intercom System		Sauna	
Disposal Di D	Microwave		Smoke Detector	
Emergency Escape Ladder(s)	Outdoor Grill		Smoke Detector – Hearing Impaired	
Exhaust Fans	Patio/Decking		Spa	
Fences	Plumbing System		Trash Compactor	
Fire Detection Equip.	Pool		TV Antenna	
French Drain	Pool Equipment		Washer/Dryer Hookup	
Gas Fixtures	Pool Maint, Accessories		Window Screens	
Natural Gas Lines	Pool Heater		Public Sewer System	
Tractara Gas smiss		11.6	M	
Item		nal Informa	r of units: 1	
Central A/C	□ □ ■ electric □ gas	s numbe	r or units.	
Evaporative Coolers	number of units:			
Wall/Window AC Units	number of units:			
Attic Fan(s)	☐ 🖾 ☐ if yes, describe:		- fita. 1	
Central Heat	■ □ □ □ electric ■ ga	s numbe	r of units: 1	
Other Heat	□ 🗷 □ if yes describe:	2	■ electric gas other:	
Oven	□ □ number of ovens			
Fireplace & Chimney	₩ □ □ □ wood X gas	logs Kim	ock Uother.	
Carport	□ 🗷 □ □ attached □ n			
Garage	States Desired Desired	ot attached		
Garage Door Openers	number of units:	2	number of remotes: 2	
Satellite Dish & Controls		sed from		
Security System		sed from		
Solar Panels		sed from	number of units:	1
Water Heater	🗷 🗆 🗆 electric 🗶 gas		number of units:	
Water Softener	Charles Street Street Street	sed from		
Other Leased Item(s)	□ 🕅 □ if yes, describe:			
(TXR-1406) 09-01-19 Initia	led by: Buyer:	and Seller: <	2/1/30) P	age 1 of 6

	-,	7734				
Underground Lawn Sprinkler III II II a	ıtom	atic	[] manual	areas covered: All unnaved are	a.	
Underground Lawn Sprinkler Septic / On-Site Sewer Facility Septi					140	7)
Water supply provided by: City Well MUD Co-op Unknown Cother:					140	1)
Was the Property built before 1978? ☐ yes				OWIT G OTHER.		
(If yes, complete, sign, and attach TXR-1906				d paint hazards)		
(If yes, complete, sign, and attach TAR-1900	COH				mat	~ \
Roof Type: Composite Shingles Is there an overlay roof covering on the Property	/ala	Age:	1	(approxi	mat	e)
is there an overlay roof covering on the Property	(Sn	ngie	S OF TOOL COVE	ening placed over existing sningles	OI I	001
covering)? ☐ yes 🗷 no ☐ unknown						
Are you (Seller) aware of any of the items listed	d in	this	Section 1 tha	at are not in working condition, that	at ha	ave
defects, or are need of repair? ☐ yes III no If	yes,	des	cribe (attach	additional sheets if necessary):		
Section 2. Are you (Seller) aware of any defe	acte	orn	alfunctions	in any of the following? (Mark)	Ves	(Y)
if you are aware and No (N) if you are not aware			ianunctions	in any or the following: (mark	103	(")
if you are aware and iso (is) if you are not aware	116.7					
Item Y N Item	M		YN	Item	Y	N
Basement Floors				Sidewalks		
Ceilings I Foundation /	Slal	b(s)		Walls / Fences		
Doors Interior Walls		3(3)		Windows		M
Driveways Lighting Fixtures Lighting Lightin		-02-0-		Other Structural Components		K
Electrical Systems Electrical Systems Plumbing Systems				Cirior Ciractaral Components		
Exterior Walls	31011	10				
						-
If the answer to any of the items in Section 2 is y	es,	expia	iin (attach ad	ditional sneets if necessary)		
Section 3. Are you (Seller) aware of any of and No (N) if you are not aware.)	the	follo	wing condi	tions? (Mark Yes (Y) if you are	aw	are
Condition	Υ	N	Condition		Y	N
Aluminum Wiring			Radon Gas	8		
Asbestos Components			Settling			147 34
Diseased Trees: oak wilt						
Endangered Species/Habitat on Property			Soll Wover	neni		
			Soil Mover			
Fault Lines		1921	Subsurface	e Structure or Pits		DE D
Hazardous or Toxic Waste			Subsurface Undergrou	e Structure or Pits nd Storage Tanks		
			Subsurface Undergrou Unplatted	e Structure or Pits nd Storage Tanks Easements		
Improper Drainage			Subsurface Undergrou Unplatted Unrecorde	e Structure or Pits nd Storage Tanks Easements d Easements		
Improper Drainage Intermittent or Weather Springs			Subsurface Undergrou Unplatted Unrecorde Urea-forma	e Structure or Pits nd Storage Tanks Easements d Easements aldehyde Insulation		
Improper Drainage Intermittent or Weather Springs Landfill			Subsurface Undergrou Unplatted Unrecorde Urea-forma Water Dan	e Structure or Pits nd Storage Tanks Easements d Easements aldehyde Insulation nage Not Due to a Flood Event		
Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards			Subsurface Undergrou Unplatted Unrecorde Urea-forma Water Dan Wetlands	e Structure or Pits nd Storage Tanks Easements d Easements aldehyde Insulation		
Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property			Subsurface Undergrou Unplatted Unrecorde Urea-forma Water Dan Wetlands of Wood Rot	e Structure or Pits nd Storage Tanks Easements d Easements aldehyde Insulation nage Not Due to a Flood Event on Property		
Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards			Subsurface Undergrou Unplatted Unrecorde Urea-forme Water Dan Wetlands o Wood Rot Active infe	e Structure or Pits nd Storage Tanks Easements d Easements aldehyde Insulation hage Not Due to a Flood Event on Property station of termites or other wood		
Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property			Subsurface Undergrou Unplatted Unrecorde Urea-forma Water Dan Wetlands of Wood Rot Active infeddestroying	e Structure or Pits nd Storage Tanks Easements d Easements aldehyde Insulation hage Not Due to a Flood Event on Property station of termites or other wood insects (WDI)		
Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property			Subsurface Undergrou Unplatted Unrecorde Urea-forma Water Dan Wetlands o Wood Rot Active infe destroying Previous to	e Structure or Pits and Storage Tanks Easements d Easements aldehyde Insulation age Not Due to a Flood Event on Property station of termites or other wood insects (WDI) reatment for termites or WDI		
Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property		0X1 0X1 0X1 0X1 0X1 0X1 0X1	Subsurface Undergrou Unplatted Unrecorde Urea-forma Water Dan Wetlands o Wood Rot Active infe destroying Previous to	e Structure or Pits nd Storage Tanks Easements d Easements aldehyde Insulation hage Not Due to a Flood Event on Property station of termites or other wood insects (WDI) reatment for termites or WDI ermite or WDI damage repaired		
Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District			Subsurface Undergrou Unplatted Unrecorde Urea-forma Water Dan Wetlands o Wood Rot Active infe destroying Previous to Previous F	e Structure or Pits nd Storage Tanks Easements d Easements aldehyde Insulation hage Not Due to a Flood Event on Property station of termites or other wood insects (WDI) reatment for termites or WDI ermite or WDI damage repaired irres		
Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation		0X1 0X1 0X1 0X1 0X1 0X1 0X1	Subsurface Undergrou Unplatted Unrecorde Urea-forma Water Dan Wetlands o Wood Rot Active infe destroying Previous to Previous to Termite or	e Structure or Pits nd Storage Tanks Easements d Easements aldehyde Insulation hage Not Due to a Flood Event on Property station of termites or other wood insects (WDI) reatment for termites or WDI ermite or WDI damage repaired ires WDI damage needing repair		
Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Previous Foundation Repairs			Subsurface Undergrou Unplatted Unrecorde Urea-forma Water Dan Wetlands of Wood Rot Active infedestroying Previous to Previous F Termite or Single Blo	e Structure or Pits nd Storage Tanks Easements d Easements aldehyde Insulation hage Not Due to a Flood Event on Property station of termites or other wood insects (WDI) reatment for termites or WDI ermite or WDI damage repaired irres		
Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Previous Foundation Repairs Previous Roof Repairs			Subsurface Undergrou Unplatted Unrecorde Urea-forma Water Dan Wetlands o Wood Rot Active infe destroying Previous to Previous to Termite or	e Structure or Pits nd Storage Tanks Easements d Easements aldehyde Insulation hage Not Due to a Flood Event on Property station of termites or other wood insects (WDI) reatment for termites or WDI ermite or WDI damage repaired ires WDI damage needing repair		
Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Previous Foundation Repairs Previous Roof Repairs			Subsurface Undergrou Unplatted Unrecorde Urea-forma Water Dan Wetlands of Wood Rot Active infedestroying Previous to Previous F Termite or Single Blo	e Structure or Pits nd Storage Tanks Easements d Easements aldehyde Insulation hage Not Due to a Flood Event on Property station of termites or other wood insects (WDI) reatment for termites or WDI ermite or WDI damage repaired ires WDI damage needing repair		
Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Previous Foundation Repairs Previous Roof Repairs Previous Other Structural Repairs Previous Use of Premises for Manufacture			Subsurface Undergrou Unplatted Unrecorde Urea-forma Water Dan Wetlands of Wood Rot Active infedestroying Previous to Previous F Termite or Single Blo	e Structure or Pits nd Storage Tanks Easements d Easements aldehyde Insulation hage Not Due to a Flood Event on Property station of termites or other wood insects (WDI) reatment for termites or WDI ermite or WDI damage repaired ires WDI damage needing repair		
Improper Drainage Intermittent or Weather Springs Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District Historic Property Designation Previous Foundation Repairs Previous Roof Repairs Previous Other Structural Repairs		583 583 583 583 583 583 583 583 583 583	Subsurface Undergrou Unplatted Unrecorde Urea-forma Water Dan Wetlands of Wood Rot Active infedestroying Previous to Previous F Termite or Single Blo	e Structure or Pits and Storage Tanks Easements d Easements aldehyde Insulation hage Not Due to a Flood Event on Property station of termites or other wood insects (WDI) reatment for termites or WDI ermite or WDI damage repaired fires WDI damage needing repair ockable Main Drain in Pool/Hot		

Concerning the Property at 12515 Honey Creek Tr, Humble, TX 77346
If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*A single blockable main drain may cause a suction entrapment hazard for an individual.
Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? yes no if yes, explain (attack additional sheets if necessary):
Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)
Y N Present flood insurance coverage (if yes, attach TXR 1414).
Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
☐ ▶ Previous flooding due to a natural flood event (if yes, attach TXR 1414).
Previous water penetration into a structure on the Property due to a natural flood event (if yes, attack TXR 1414).
□ Located □ wholly □ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
Located Wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
□
☐ ☑ Located ☐ wholly ☐ partly in a flood pool.
☐ ☑ Located ☐ wholly ☐ partly in a reservoir.
If the answer to any of the above is yes, explain (attach additional sheets as necessary):
*For purposes of this notice:
"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazar area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding which is considered to be a moderate risk of flooding.
"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that subject to controlled inundation under the management of the United States Army Corps of Engineers.
"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agend under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to a a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.
"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to reta water or delay the runoff of water in a designated surface area of land.
(TXR-1406) 09-01-19 Initialed by: Buyer: and Seller: The page 3 of 6

Concerning	g the Property at 12515 Honey Creek Tr, Humble, TX 77346
provide	6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance r, including the National Flood Insurance Program (NFIP)?* ☐ yes ☒ no If yes, explain (attach al sheets as necessary):
Even risk, a structi	es in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance, when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the ure(s).
Adminis	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business stration (SBA) for flood damage to the Property? yes In no If yes, explain (attach additional is necessary):
	8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) re not aware.)
Y N	Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: https://www.insideeaglesprings.com/directory-who-do-i-call/
	Manager's name:Phone: 281-812-8194 Fees or assessments are: \$perand are: ☑ mandatory ☐ voluntary Any unpaid fees or assessment for the Property? ☐ yes (\$) ☑ no If the Property is in more than one association, provide information about the other associations
0 10	below or attach information to this notice. Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following: Any optional user fees for common facilities charged? yes no If yes, describe:
	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
	Any condition on the Property which materially affects the health or safety of an individual.
	Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
If the ar	nswer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(TXR-140	06) 09-01-19 Initialed by: Buyer: and Seller: The Page 4 of 6

Concerning the Prope	rty at <u>12515 Honey</u>	Creek Tr, Humble, TX 77346		
Section 10. With	in the last 4	a increations and Whi	er) received any written	inspection reports from inspectors or otherwise complete the following:
Inspection Date	Туре	Name of Inspector		No. of Pages
Note: A buyer sh	ould not rely on A buver shou	the above-cited reports	as a reflection of the currer m inspectors chosen by the	nt condition of the Property. buyer.
☑ Homestead	ck any tax exe l nagement	mption(s) which you (S Senior Citizen	eller) currently claim for t □ Disabled □ Disabled Veter □ Unknown	the Property:
Section 12. Have with any insuran Section 13. Have section 14. Have sectio	e you (Seller) nce provider? e you (Seller)	ever received proces	eds for a claim for dam	damage, to the Property age to the Property (for nd not used the proceeds
to make the rep	airs for which t	the claim was made? t	∃yes □no lf yes, explair	
I - A A - w wa milion	mante of Chai	otor /hh of the Health a	e detectors installed in acount Safety Code?* Qunkary): Do Not Klow	ccordance with the smoke known □ no □ yes. If no
installed in acc including perfo in your area. V	cordance with the rmance, location, a ou may check unkn	requirements of the building nd power source requirement own above or contact your loc	nily or two-family dwellings to ha code in effect in the area in w s. If you do not know the buildin al building official for more inform	g code requirements in effect nation.
family who wil impairment froi seller to install who will bear tl	I reside in the dw m a licensed physic smoke detectors t ne cost of installing	elling is hearing-irripatied, (2 cian; and (3) within 10 days aft for the hearing-impaired and s the smoke detectors and whic	hearing impaired if: (1) the buye) the buyer gives the seller wri- fer the effective date, the buyer m specifies the locations for installa ch brand of smoke detectors to in	akes a written request for the ation. The parties may agree stall.
including the br	oker(s), has in:	atements in this notice a structed or influenced S	are true to the best of Selle Seller to provide inaccurate	r's belief and that no person, e information or to omit any
material information in the state of Selection in the state of Selecti	Ta	1/20/2020 Date	Signature of Seller	1/20/20 2 Date
Printed Name: B	arbara Tseng		Printed Name: Gain Tsen	g
(TXR-1406) 09-01-	19 Initia	iled by: Buyer:	and Seller: 57,	Page 5 of 6

Tracy Montgomery

Keller Williams - Houston - Northeast 20665 W. Lake Houston Pkwy Kingwood, TX 77346 281-358-4545

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* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (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 county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(6) The following providers currently provide service to the	e Property:
Electric: CenterPoint / Reliant, 713-207-7777	phone #: 866-222-7100
Sewer: MUD 106	phone #: 281-579-4500
Water: MUD 106	phone #: 281-579-4500
Cable: Comcast	phone #: 800-934-6489
Trash: Home Owner Association	phone #: 281-812-8194
Natural Gas: CenterPoint / Reliant	phone #: 866-222-7100
Phone Company: CenturyLink	phone #: 281-441-8804
Propane: n/a	phone #:n/a
Internet: Comcast	phone #: 800-934-6489
https://www.insideeaglesprings.com	/directory-who-do-i-call/

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

The undersigned Buye	r acknowledges receipt of the	foregoing notice.	
Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 09-01-19	Initialed by: Buyer:	and Seller:	Page 6 of 6



Notice to a Purchaser of Real Property in a Water District

Note: This Notice should be completed and given to a prospective purchaser prior to execution of a binding contract of sale and purchase, should be executed by the seller and purchaser and should be attached as a separate portion of a purchase contract. Please see NOTE at bottom of page.

1) The real property, described below, that you are about to purchase is located in the Harris Co Mud #106 District. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of taxing payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$0.93 on each \$100 or assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$0.93 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenue received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issue in \$93,800,000 and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$33,705,000
2) The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities an services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$unknown. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fee on a tract of property in the district.
3) Mark an "X" in one of the following three spaces and then complete as instructed.
Notice for Districts Located in Whole or in Part within the Corporate Boundaries of a Municipality (Complete Paragraph A).
Notice for Districts Located in Whole or in Part in the Extraterritorial Jurisdiction of One or More Home-Rule Municipalities and Not Located within the Corporate Boundaries of a Municipality (Complete Paragraph B).
Notice for Districts that are NOT Located in Whole or in Part within the Corporate Boundaries of a Municipality or the Extraterritoria Jurisdiction of One or More Home-Rule Municipalities.
A) The district is located in whole or in part within the corporate boundaries of the City of The taxpayers of the district as subject to the taxes imposed by the municipality and by the district until the district is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.
B) The district is located in whole or in part in the extraterritorial jurisdiction of the City of Houston . By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.
4) The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bond payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows: Lt 21 Blk 2Eagle Springs Sec 5
Sec 5
Signature of Seller Date Signature of Seller Date
Signature of Seller Date Signature of Seller Date PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME
THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THE FORM.
The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.
Signature of Purchaser Date Signature of Purchaser Date
NOTE: Correct district name, tax rate, bond amounts. and legal description are to be placed in the appropriate space. Except for notices included as addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the district does not propose provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a stateme of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the commission to ado and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospect.

purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may

" for the words "this date" and place the correct calendar year in the appropriate

space.

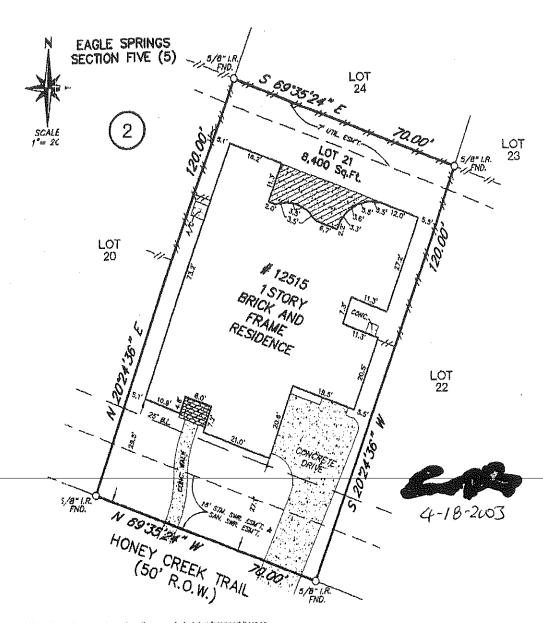
modify the notice by substitution of the words "January 2020

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

Date: GF No.	
Name of Affiant(s): Gain Y. Tseng	
Address of Affiant: 12515 Honey Creek Trail, Humble tx 77346	
Description of Property: 12515 Honey Creek Tr, Humble, TX 77346	
County Harris County , Texas	
"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in upon the statements contained herein.	
Before me, the undersigned notary for the State of Texas , personally appeared Affiant(s) who me being sworn, stated:	after by
 We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Proper as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the title owners.") 	ty, such record
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 transact understand that the Title Company may make exceptions to the coverage of the title insurance as T Company may deem appropriate. We understand that the owner of the property, if the current trar is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Police	ion. We 'itle saction
Title Insurance upon payment of the promulgated premium.	-,
4. To the best of our actual knowledge and belief, since February 2003 there been no:	have
 construction projects such as new structures, additional buildings, rooms, garages, swimming other permanent improvements or fixtures; 	pools or
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) party affecting the Property. 	by any
EXCEPT for the following (If None, Insert "None" Below:) None	
5. We understand that Title Company is relying on the truthfulness of the statements made in this affiprovide the area and boundary coverage and upon the evidence of the existing real property survey 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.	y of the
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 other than information that we personally know to be incorrect.	e correct
SWORN AND SUBSCRIBED this 21 day of January 20 21	
Motary Public Notary Public State OF TEXAS Motary Public Dr. 12652031-7 (TXP 4267) 03 04 0040	Page 1 of

Keller Williams - Houston - Northeast 20665 W. Lake Houston Pkwy Kingwood, TX 77346 281-358-4545

Tracy Montgomery



All bearin is shown are based on the recorded plat referenced hereon.

H, L, & P. agreement filed for record under H.C.C.F. No. V-292176.

1210 Hambien Rd. - Suite 500 - Kingwood, TX

This survey was prepared in accordance with data provided in Title Report; under GF #6284781-41 and date shown thereon. Lot Twenty-one (21), in Block Two (2), of EAGLE SPRINGS, SECTION FIVE (5), an PR)PERTY DE6 INIPTION addition in Harris County, Texas, according to the map or plat thereof filed under Clerk's File No. U-792731, at Film Code No. 464117, of the Map Records Harris County, Texas. #12515 Honey Creek Trail Tseng Family Living Trust **ADDRESS** CUST HIER Humble, Texas 77346 According to the Federal Insurance Rate Maps, published by the Federal Emergency Management Agency, the property shown ligreon lies in ZONE X, NOT in the 100 year Flood Hazard Area; Map No. 48201C 0505J; Dated: Nov. 6, 1996. I do hereby certify that the above DATE 04-17-03 SCALE 1"=20" EZP property has been surveyed under my supervision, is true and correct, that the corners of the G.F. No. 6284781-41 JOB No. 20031412 property have been set, left as found, or referenced, that the above property has access to a dedicated public roadway and APOLLO SURVEYING that there are no discrepancies or encroachments unless shown and (281) 359-1925 ~ FAX (281) 359-3406 that this survey conforms to the Texas Society of Professional

Land Surveyors Standards and

Specifications.

GEZA VADASZ STATE OF TEXAS R.P.L.S. No. 1987



Home Selections

Wilder Company of the								Original Se	ections Date:	08.23.02
REVISION NU	JMBER:		DATE OF R	EVISION	and the second second second			Dat	e of Contract:	4
urchaser:			Street, street	E A 19101A :	The state of the s				Salesperson:	S. I Lujin
THE RESERVE THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.	nventory ho	ome	1	West Company of the C	1	Home Phone;	*	Work Phone	e #	
	Laurei Woo	ds in Eagle S	prings	**************************************			Sec/Blk/Lot		Plan/Elev:	3762D
tuurcoa,	Idress: 12515 Honey Creek Trail Humble Texas 77346 or Plan Options:			as 77346	•	по	Stage:	TB8	Bullder:	
Opt. Number:	ons;			Upgrades:						
				Opt Number:	The second secon		Opt Number: Description:			
		l Elevation		WDF 421	Wood in hall bath		WDF 417	Wood in Ext.	**********	
	Upgrade A	ome Brick	·	CP1 841 ELE 7217	-1 - 7017 Inv		WDF 404	Wood in dinin		
		······································		AVA 401	Avanza group	surround soun	d	WDF 405	Wood in grea	room
				WDF 402	Wood floor in f	ii upgrade dichan		WDF 420	wood in hall	
Exterior Colo	rs		NS?	Kitchen Col		COLOT	NS?			NS?
	White Hero	n SW 2425		Cabinets:	Maple Valley	Wine	1401	Hardware:	460U	1401
	Mockingbird			Kit, Counter:	Avanza Savo	na Nuovo		Edge: Bulinose		
Brick Vendor:				Util. Counter	: Standard			Edge: Stand	· · · · · · · · · · · · · · · · · · ·	
G17477	Newcastle			Appliances:	Stainless Ste	el		Kitchen Sink		
Mortar Color		0.141.5		Backsplash:		Number:	gcv dur bei	Grout: Lt. Bi	ick Buckskin i	251
Stone Color	Texas Crea	m Cobblefleid]	Front Door	Nebraska					
		IT.	Polosi		Flooring					
Location:	<u></u>	Type; Wood	Color:	k Russet	Grout:	Color#:		Std	Upg	NS?
Entry Powder Room		Wood		k Russet k Russet	 				<u> </u>	<u> </u>
Kitchen/Breakf		Wood		k Russet k Russet				<u> </u>	<u> </u>	
Utility Room	25 1	13" C tile		ta Cre	0		WDF 402		Х	
Sunroom		N/A	- Jill 9	ia vie	Canvas	251		X	-	<u> </u>
Vaster Bath		13" C tile	Gdv F	Our Bei	I + Bustelia	46		<u></u>	 	ļ
Downstairs Hal	ll Bath	Wood		k Russet	Lt. Buckskin	#6	LATENCE TO A	X	-	_
Jpstairs Bath 2		13° C tile		ta Cre	Canvas		WDF 421		X	
Jpstairs Bath 3		N/A	01110	(d 010	Canvas			X		
xtended Entry	/	Wood	Red Oa	k Russet	 		1A/D# 447		X	
lving Room		N/A			·		WDF 417	ļ	<u> </u>	
reatroom		Wood	Red Oa	k Russet			WDF 405		x	
tudy		Carpet					1101 400	ļ	<u> </u>	
ining Room		Wood	Red Oa	k Russet			WDF 404		X	
ome Office		N/A	-		<u> </u>		1791 101		12	
edroom Hallw		WOod	Red Oa	k Russet			WDF 420		Х	
arpet in Std A		Flambe	Cand	llelight		604	CPT 841		X	†
pt. Bedrooms		N/A								
ireplace		Cast Stone		***********************						
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n individual Op he signature o inding until Sei vallability of de vill differ slightly oon as possibi	of the New follows: Iter's final a ecorator selvery from actus	Home Consul pproval, Lendections, All selections.	tant does not nar Homes of amples on dis .In the event	constitute act Texas Land a splay are subj a selection is	ceptance of the and Construction act to available	on, Ltd. DBA Ity and may	Village Build be discontinu	ders, Inc. doe ued without n	es not guarant	ee the
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	-		Date:	• • .				Consultant Reprosentat	ive	Date:
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econ for stop		·	Date:	: IS HEREBY OPTIONS IN	GIVEN TO S	TOP INSTAL	Authorized	Reprosentat	ive	
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ventory home	notice:		Date:		GIVEN TO S	TOP INSTAL	Authorized	Reprosentat	ive	

Construction Manager

Date:

VALENCIA

Plan 3762 - 3056 Sq. Ft.





Office Number: 281-812-3186

EAGLE SPRINGS New Classic Collection 18110 Enchanted Rock Trail

New Home Consultant: Sande

Sandee Trujillo

E-Mail: strujillo@villagebuilders.com

Plan	No.	SF	Description	Price
Valencia	3762	3056	One Story, 4 - 3, Formal Dining, Great Room, Island Kitchen, Study, Covered Patio, Optional Sunroom, 3 Car Split Garage	\$281,000
Cezanne	3812	3026	One Story, 3 - 2 ½, Formal Dining, Great Room, Island Kitchen, Butler's Pantry, Study, Covered Patio, 2 Car attached garage with Storage	\$267,000
Dalamair	4642	3184	Two Story, 5 - 3 ½, Formal Dining, Great Room, Open Kitchen, Study, Game Room, 3 Car Tandem Garage, Optional Home Office	\$272,000
Rossetti	4702	3200	Two Story, 4 - 3 ½, Formal Dining, Great Room, Island Kitchen, Study, Game Room, Optional 5 th Bedroom, Detached Garage	\$275,000
Rembrandt	4622	3222	Two Story, 5 - 3 ½, Formal Dining, Great Room, Open Kitchen, Game Room, Study, Detached Garage	\$265,000
Michelangelo	4742	3331	Two Story, 4 - 3 ½, Formal Dining, Great Room, Study, Island Kitchen, Attached 3 Car Tandem Garage, Game Room, Optional 5 th Bedroom, Optional Balcony	\$282,000
Picasso	3912	3359	One and One/Half Story, 3 - 3 ½, Formal Dining, Great Room, Island Kitchen, Game Room, Study, Covered Patio, 3 Car Split Garage	\$292,000
Degas	3822	3616	Two Story, 4 - 3 ½, Formal Dining, Great Room, Island Kitchen, Butler's Pantry, Study, Game Room, Computer Niche, Covered Patio, 2 Car Attached Garage with Storage	\$287,000
Moneyell	3832	3879	Two Story, 4 - 3 ½, Formal Dining, Great Room, Island Kitchen, Butler's Pantry, Game Room, Study, Computer Niche, Master Retreat with Fireplace, Covered Patio, 3 Car Tandem Garage	\$302,000
Renoir	3842	4134	Two Story, 4 - 3 ½, Formal Dining, Great Room, Island Kitchen, Butler's Pantry, Sunroom, Game Room, Computer Niche, Master Retreat, Covered Patio, 2 Car Garage with Porte-Cochere	\$308,000
Van Gogh	3853	4232	- I Biring Great Boom Island Kitchen Butler's	\$321,000

Square Footage is approximate. See New Home Consultant regarding options, homesite premiums, and Special Elevations.

Due to the Builder's continual effort to improve its plans and designs, we reserve the right to change plans, specifications and prices without notice

EFFECTIVE: 2/17/03



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

08-18-2014



ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION

(NOT FOR USE WITH CONDOMINIUMS)

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

12515 Honey Creek Tr, Humble, TX 77346
(Street Address and City)
Crest Mgmt/Sterling ASI/HW 281-579-0761 832-678-4500
(Name of Property Owners Association, (Association) and Phone Number)
A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code.
(Check only one box):
□ 1. Withindays after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer does not receive the Subdivision Information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to closing and the earnest money will be refunded to Buyer.
2. Withindays after the effective date of the contract, Buyer shall obtain, pay for, and deliver a copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information within the time required, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer.
☐ 3.Buyer has received and approved the Subdivision Information before signing the contract. Buyer ☐ does ☐ does not require an updated resale certificate. If Buyer requires an updated resale certificate, Seller, at Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to Buyer if Seller fails to deliver the updated resale certificate within the time required.
4.Buyer does not require delivery of the Subdivision Information.
The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the party obligated to pay.
3. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer.
FEES: Except as provided by Paragraphs A, D and E, Buyer shall pay any and all Association fees or other charges associated with the transfer of the Property not to exceed \$300.00 and Seller shall pay any excess.
D. DEPOSITS FOR RESERVES: Buyer shall pay any deposits for reserves required at closing by the Association.
LAUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer does not require the Subdivision Information or an updated resale certificate, and the Title Company requires information from the Association (such as the status of dues, special assessments, violations of covenants and restrictions, and a waiver of any right of first refusal), Buyer Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information.
COTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole esponsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the roperty which the Association is required to repair, you should not sign the contract unless you are satisfied that the ssociation will make the desired repairs.
In 2 1/20/2020
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120/201
Seller Seller The first state Commission for use only with similarly approved or promulgated forms of contracts. Such
the Tayas Peal Estate Commission for use only with similarly approved or promougated forms of contracts. Such

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-8. This form replaces TREC No. 36-7.