

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 required by the Code.

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CONCERNING THE P	RO	PE	R٦	ΓΥ	AT _	190	22 Yaupon Pass Dr., Cy	pres	ss T	X	774	433			
AS OF THE DATE S	SIG UY	NE ER	D M	BY AY	SE WIS	LLE H	ER AND IS NOT A	A S	SUE	38	STI	THE CONDITION OF THE PRO ITUTE FOR ANY INSPECTION ARRANTY OF ANY KIND BY S	NS	0	R
Seller □ is □ is not the Property? □ Property				ing	the							er), how long since Seller has de date) or 🚨 never occup			
												(), No (N), or Unknown (U).) termine which items will & will not d	conv	∕ey.	
Item	Υ	N	U] [Iten	1		Υ	N	П	U	Item	Υ	Ν	U
Cable TV Wiring			Ť	1			Propane Gas:			h	Ť	Pump: ☐ sump ☐ grinder			Ť
Carbon Monoxide Det.			T	1			mmunity (Captive)			П		Rain Gutters			╈
Ceiling Fans			t	1			Property			П		Range/Stove			\top
Cooktop			t	1	Hot					П	П	Roof/Attic Vents			T
Dishwasher			T		Inte	rco	m System					Sauna			T
Disposal			T		Micı		•					Smoke Detector			Т
Emergency Escape Ladder(s)				-	Outdoor Grill							Smoke Detector – Hearing Impaired			
Exhaust Fans			Ī		Pati	o/C	ecking					Spa			
Fences			T		Plur	nbi	ng System					Trash Compactor			
Fire Detection Equip.					Poo	I						TV Antenna			
French Drain					Poo	ΙE	quipment					Washer/Dryer Hookup			
Gas Fixtures					Poo	ΙM	aint. Accessories					Window Screens			
Natural Gas Lines					Poo	ΙH	eater					Public Sewer System			
•				1											
Item				Y	N	U	l .								
Central A/C				-		+	□ electric □ gas		nur	m	be	r of units:			
Evaporative Coolers				-		+	number of units: _								
Wall/Window AC Units				-		+	number of units: _								
Attic Fan(s)						\blacksquare	if yes, describe:								
Central Heat						+		□ electric □ gas number of units:							
Other Heat				-		+		es describe:							-
Oven Fireplace & Chimney				-		+	number of ovens:			<u>-</u>	<u></u>	electric gas other:			-
•						+	□ wood □ gas l □ attached □ no							—	
Carport Garage				1	+	$oldsymbol{+}$	□ attached □ no			_				—	\dashv
Garage Door Openers						+	number of units:	ла	ııaı	ا ار		number of remotes:			
Satellite Dish & Contro	le			-	+	+	owned leas	<u></u>	fro	m		number of remotes.			\dashv
Security System	ı			+	+	+	□ owned □ leas								\dashv
Solar Panels				1		+	□ owned □ leas				_				-
Water Heater						H	□ electric □ gas					number of units:			

(TXR-1406) 09-01-19

Other Leased Item(s)

Water Softener

Initialed by: Buyer: _____, and Seller:

if yes, describe:

□ owned □ leased from

04/08/20 4:00 PM EDT dotloop verified dotloop verified Page 1 of 6

(TXR-1406) 09-01-19

Septio Con-Site Sewer Facility If yes, attach Information About On-Site Sewer Facility (TXR-1407) Water supply provided by _ City J well MMUD Co-op unknown other: Was the Property built before 1978? yes no unknown other: Was the Property built before 1978? yes no unknown other: Was the Property built before 1978? yes no unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). Roof Type: Composition Age: Age of home (approximate) stere an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roo covering)? yes In o unknown Was the an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes In o unknown Was the anoverage of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes In o If yes, describe (attach additional sheets if necessary): N/A Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Item	Septic / On-Site Sewer		-11				□ aut	tom	atı	C	🕽 mar	ทเ	ıal		areas covered:			
Water supply provided by: □ city □ well ② MUD □ co-op □ unknown □ other: Was the Property built before 1978? □ yes □ no □ unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). Roof Type:composition						if yes	, att	ac	h In	forma	ati	on	A	bout On-Site Sewer Facility (TXR	-14	7	-	
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Roof Type: Composition	Was the Property built I	befo	re 1	978	3? 🗖	yes	□ n	10		unk	nown							
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Item															3 ()		`	•
Floors				- -							1			1			_	_
Foundation / Slab(s)		Υ	N		-						Υ		<u>N</u>			Υ	ı	1
Doors Driveways Driveways Electrical Systems Exterior Walls Exterior Walls If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): N/A Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.) Condition Y N Aluminum Wiring Asbestos Components Diseased Trees: □ oak wilt □ Endangered Species/Habitat on Property Fault Lines Unplacted Easements Unrecorded Easement																		
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Initialed by: Buyer: _____, and Seller:



		nswer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): <u>N/A</u>
_	*A si	ngle blockable main drain may cause a suction entrapment hazard for an individual.
of	repa	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in r ir, which has not been previously disclosed in this notice? \Box yes \boxtimes no If yes, explain (at all sheets if necessary): $\underline{N/A}$
		5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware
Ch Y □		wholly or partly as applicable. Mark No (N) if you are not aware.)
	X	Present flood insurance coverage (if yes, attach TXR 1414).
	X	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency releas water from a reservoir.
	\boxtimes	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
	X	Previous water penetration into a structure on the Property due to a natural flood event (if yes, at TXR 1414).
		Located □ wholly □ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AO, AH, VE, or AR) (if yes, attach TXR 1414).
	X	Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shade
	\boxtimes	Located ☐ wholly ☐ partly in a floodway (if yes, attach TXR 1414).
	X	Located □ wholly □ partly in a flood pool.
	X	Located ☐ wholly ☐ partly in a reservoir.
If +	he ar	nswer to any of the above is yes, explain (attach additional sheets as necessary): N/A
11 (

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

Initialed by: Buyer: _____, and Seller:

(TXR-1406) 09-01-19



dotloop verified

[&]quot;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.

[&]quot;500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard 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.

[&]quot;Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

[&]quot;Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

[&]quot;Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

pr	ovide	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)?* \Box yes \boxtimes no If yes, explain (attach al sheets as necessary): $\underline{N/A}$
Se	Even risk, a struct	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). 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business
Ac	lminis	stration (SBA) for flood damage to the Property? yes no If yes, explain (attach additional s necessary): N/A
		8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) e not aware.)
<u>Y</u>	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: Yaupon Ranch Homeowners Association, Inc Manager's name: Unknown Phone: 281-870-0585 Fees or assessments are: \$525.00 per Annual and 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 below or attach information to this notice.
	X	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:
	X	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	X	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.
	X	Any condition on the Property which materially affects the health or safety of an individual.
	X	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.
	X	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
	X	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
If t	he an	swer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): N/A

Initialed by: Buyer: ___

		as not attached a sur		
persons who re	gularly provid	le inspections and wh	ler) received any written no are either licensed as no If yes, attach copies and	inspectors or other
Inspection Date	Туре	Name of Inspector	r	No. of Pa
Note: A buyer sh			s as a reflection of the curre om inspectors chosen by the	
	•		Seller) currently claim for	the Property:
	nagement	☐ Senior Citizen☐ Agricultural	Disabled Veter	ran
Section 12. Have with any insurar Section 13. Have example, an ins	nce provider? e you (Seller) urance claim o	□ yes ☑ no ever received procee or a settlement or aware	damage, other than flood eds for a claim for dam d in a legal proceeding) a □ yes ဩ no If yes, explair	nage to the Property
Section 12. Have with any insurar Section 13. Have example, an insuranto make the repa	nce provider? e you (Seller) urance claim o airs for which t	□ yes ☑ no ever received procee or a settlement or aware the claim was made? □	eds for a claim for dam d in a legal proceeding) a □ yes ဩ no If yes, explair	nage to the Property and not used the proc
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Section 12. Have with any insurar Section 13. Have example, an insuranto make the repartor make the repartor unknown, explain the section 14. Does detector require or unknown, explain the section of th	e you (Seller) urance claim of the Health and Sordance with the imance, location, ar	ever received proceed or a settlement or award the claim was made? y have working smoked oter 766 of the Health additional sheets if necessary and power source requirements of the building and power source requirements.	eds for a claim for dam d in a legal proceeding) a yes in a legal proceeding and yes, explain a detectors installed in acount Safety Code?*	rage to the Property and not used the process. cordance with the sn nown one nown we working smoke detectors thich the dwelling is located by code requirements in effective.
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Section 12. Have with any insurar Section 13. Have example, an inst to make the repart to make the repart of the section 14. Doe detector require or unknown, explain the section of the s	e you (Seller) urance claim of airs for which the sest the Property ments of Chappain. (Attach addressed in the dweller of the Health and Sordance with the repart of the cost of installing the cost of installing the ges that the staker(s), has installing the staker(s).	ever received proceed as settlement or award the claim was made? The cl	eds for a claim for dam d in a legal proceeding) a yes in o If yes, explain the detectors installed in act and Safety Code?* unknown under the area in what is. If you do not know the building all building official for more informative the buyer gives the seller writter the effective date, the buyer may pecifies the locations for installations.	ror a member of the buyer atten evidence of the hearing akes a written request for the stall.
Section 12. Have with any insurar Section 13. Have example, an inst to make the repart to make the repart of make the repart of unknown, explain the section 14. Does detector require or unknown, explain the section of the section o	e you (Seller) urance claim of airs for which the sest the Property ments of Chappain. (Attach additional and check unknown and the decent of	ever received proceed as settlement or award the claim was made? The cl	eds for a claim for dam d in a legal proceeding) a yes in o If yes, explain edetectors installed in act and Safety Code?* unknown under the different in the area in what is. If you do not know the building all building official for more informative the buyer gives the seller writter the effective date, the buyer may be the first the locations for installation that it is the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer of the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date, the buyer may be the seller writter the effective date.	ror a member of the buyer's ten evidence of the hearing akes a written request for the stall.

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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 s	ervice to	the I	Proper	tν
101		DIOVIGOIS	CULLCILLY	DIOVIGE 3		uici	1000	

Electric: Unknown	pnone #: Unknown
Sewer:	phone #:
Water:	phone #:
Cable:	phone #:
Trash:	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet:	phone #:

(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 Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	D	ate	Signature of Buyer	Date
Printed Name:			Printed Name:	
(TXR-1406) 09-01-19	Initialed by: Buyer:	,	and Seller: Oddos/20 4:30 PM EDT dottoop verified dottoop verified	Page 6 of 6