TR TEXAS 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 required by the Code.

exceed the infillinum disc	105	ure	s ie	quii	eu n	y un	s Code.								
CONCERNING THE PROPERTY AT 2022 Hamlin Valley Drive, Houston, TX 77090															
AS OF THE DATE S	SIG UY	NE ER	ED R M	BY AY	SE WIS	LLE SH T	ER AND IS NOT TO OBTAIN, IT IS	Α	SUI	BS	TI	HE CONDITION OF THE PRO TUTE FOR ANY INSPECTIO ARRANTY OF ANY KIND BY S	NS	C)R
Seller ☐ is ☑ is not the Property? ☑ July 1 Property				ing	the	Pro						er), how long since Seller has de e date) or ロ never occup			
), No (N), or Unknown (U).) ermine which items will & will not o	oni	rey.	_
Item	Υ		U		Item			Y	N	U	J Item		Υ	N	U
Cable TV Wiring	\square				Liqu	uid F	Propane Gas:		Ø		Ī	Pump: ☑ sump ☐ grinder	\square		
Carbon Monoxide Det.			Ø				mmunity (Captive)		Ø		Ī	Rain Gutters	\square		
Ceiling Fans	\square						Property		Ø		īl .	Range/Stove	∇		
Cooktop	Ø				Hot	Tuk)				Ī	Roof/Attic Vents			
Dishwasher	\square				Inte	rcor	n System	Ø				Sauna		Ø	
Disposal	8				Міс	row:	ave	Ø				Smoke Detector	\square		
Emergency Escape Ladder(s)		Ø			Outdoor Grill				1		Smoke Detector – Hearing Impaired		Ø		
Exhaust Fans	Ø				Patio/Decking		ecking	Ø				Spa			
Fences	N				Plur	nbir	ng System	Ø	_		1	Trash Compactor			
Fire Detection Equip.		Ø		Γ	Poc	1						TV Antenna			
French Drain					Poo	ΙEc	uipment		ß			Washer/Dryer Hookup			
Gas Fixtures					Poo	l Ma	aint. Accessories					Window Screens			
Natural Gas Lines	Ø				Pool Heater						Public Sewer System	V			
Item				Υ	N	U	Addition	al I	nfc	rn	าล	tion			\Box
Central A/C				Ø	\Box										
Evaporative Coolers					Ø		number of units:								
Wall/Window AC Units	-		•		Ø		number of units:								
Attic Fan(s)				Ø			if yes, describe:								
Central Heat				Ø					nur	nb	er	of units: 1			
Other Heat					Ø		if yes describe:								
Oven				Ø			number of ovens:	L				☑ electric ☐ gas ☐ other:			\exists
Fireplace & Chimney				Ø			☐ wood ☑ gas l	ogs	; [] m	10	ck □ other:			
Carport					Ø		attached no								
Garage				Ø			☑ attached ☐ no	t a	ttac	he	d				
Garage Door Openers				Ø			number of units: 2	ar			n	number of remotes: 2			
Satellite Dish & Control	s				\square		□ owned □ leas	ed	fror	n_					
Security System				Ø			☑ owned ☐ leas	ed	fror	n <u>F</u>	UN	IG			╝
Solar Panels					Ø		☐ owned ☐ leas	ed	fror	n					\square
Water Heater				\square			☐ electric ☑ gas		oth	er:		number of units:			
Water Softener					☑		☐ owned ☐ leas	ed	fror	<u>n</u>					
Other Leased Item(s)					Ø		if yes, describe:			_					
TXR-1406) 09-01-19		In	itial	ed b	y: B	иуег	an	d S	ellei	r: [-	Pag	e 1	of 6	 }

Keller Williams - Houston - Northeast 2066S W. Lake Houston Pkwy Kingwood, TX 77346 281-358-4545

Tracy Montgomery

Concerning the Property a	ıt 2022 Hamlin Valle	y Drive, Houston,	TX 77090
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Underground Lawn Sprinkler								
Underground Lawn Sprinkler □ □ □ □ automatic □ manual areas covered:								
Septic / On-Site Sewer Facility								
Water supply provided by: ☐ city ☐ well ☑ 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: SHINGLE APPROX 10 YRS (approximate)								
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof								
covering)? 🛘 yes 🗘 no 🗗 unknown								
Are you (Seller) aware of any of the items list	ed ir	this	Section	1 tha	at are not in working condition, th	at h	nave	
defects, or are need of repair? □ yes ☑ no I								
•	•	•	•		· · <u> </u>			
Section 2. Are you (Seller) aware of any de	fects	sori	naifunc	tions	in any of the following? (Mark	Yes	: (Y)	
if you are aware and No (N) if you are not aw			nanano		many or the following. (mark		,	
		<u>, </u>						
Item Y N Item			Y	N	Item	Y	N	
Basement				\square	Sidewalks		Ø	
Ceilings □ ☑ Foundation	/ Sla	b(s)		\square	Walls / Fences		Ø	
Doors	ls				Windows		Ø	
Driveways □ ☑ Lighting Fix	tures	3			Other Structural Components		Ø	
Electrical Systems				\square	,			
Exterior Walls Roof				Ø				
			-i- /-46-		ditional about if account A			
If the answer to any of the items in Section 2 is	yes,	expi	ສາກ (ສແສເ	ın au	ollional sheets if necessary)			
Section 3. Are you (Seller) aware of any of	f the	foll	owing c	ondit	tions?(Mark Yes (Y) if you are	aw	are	
and No (N) if you are not aware.)								
Condition	Υ	N	Cond	ition		Υ	N	
Aluminum Wiring	$\dot{\Box}$	Ø	Rador		·		Ø	
Asbestos Components	盲		Settlin			百	Ø	
Diseased Trees: oak wilt			Soil M		nent		Ø	
Endangered Species/Habitat on Property	盲				Structure or Pits			
Fault Lines	Ö	Ø			nd Storage Tanks	盲	Щ	
Hazardous or Toxic Waste	F	\square			Easements			
Improper Drainage	占				Easements	_	N	
Intermittent or Weather Springs	旨		T OHIGO	ardad			Ø	
I uremirent of Meanier oblings	<u> </u>		Hran-f				Ŋ	
				orma	ldehyde Insulation		N N N	
Landfill	뮤	\square	Water	orma Dam	ldehyde Insulation age Not Due to a Flood Event		N N N	
Landfill Lead-Based Paint or Lead-Based Pt. Hazards		N N	Water Wetla	orma Dam nds o	ldehyde Insulation		N N N N N	
Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property			Water Wetlan Wood	orma Dam nds o Rot	ldehyde Insulation age Not Due to a Flood Event n Property		N N N	
Landfill Lead-Based Paint or Lead-Based Pt. Hazards		N N	Water Wetlan Wood Active	orma Dam nds o Rot infes	aldehyde Insulation age Not Due to a Flood Event n Property station of termites or other wood		N N N N N	
Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property			Water Wetlan Wood Active destro	orma Dam nds o Rot infes	aldehyde Insulation lage Not Due to a Flood Event in Property station of termites or other wood insects (WDI)			
Landfill Lead-Based Paint or Lead-Based Pt. Hazards Encroachments onto the Property Improvements encroaching on others' property Located in Historic District			Water Wetlan Wood Active destro	orma Dam nds o Rot infes ying i	addehyde Insulation lage Not Due to a Flood Event in Property station of termites or other wood insects (WDI) leatment for termites or WDI			
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Concerning the Property at 2022 Hamlin Valley Drive, Houston, TX 77090
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 or 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, attach 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 floodway (if yes, attach TXR 1414).
☐ ☑ 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): We do carry Flood Insurance, the home never flooded and was not at risk of flood. Flood insurance is not in our current home owners insurance
policy.
*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 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.
"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.
"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.).
"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.
"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.
(TXR-1406) 09-01-19 Initialed by: Buyer: and Seller: a

provide	n 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance er, including the National Flood Insurance Program (NFIP)?* ☐ yes ☑ no If yes, explain (attach nal sheets as necessary):
Ever risk,	mes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. In 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 cture(s).
Admin	n 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business istration (SBA) for flood damage to the Property? ☐ yes ☑ no If yes, explain (attach additional as necessary):
	n 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) are 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.
2 10	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Chaparral Management Company Manager's name: Unknown Phone: 281-537-0957 Fees or assessments are: \$500 per year 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. 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	swer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): Hoa Dues
(TXR-140	6) 09-01-19 Initialed by: Buyer: and Seller: By Page 4 of 6

Section 10. With persons who re	in the last 4 gularly provi	ide inspections and v	urvey of the Property. eller) received any writto who are either licensed l no If yes, attach copies a	as inspectors or other
Inspection Date	Туре	Name of Inspect		No. of Pa
•	A buyer sho	ould obtain inspections i	rts as a reflection of the cur from inspectors chosen by	the buyer.
☐ Homestead	nagement	emption(s) which you Senior Citizen Agricultural	☐ Disabled Ve	• •
example, an insute to make the repa	ce provider? you (Seller trance claim irs for which	☑ yes ☐ no r) ever received proc or a settlement or awa the claim was made?	eeds for a claim for da ard in a legal proceeding) □ yes ☑ no If yes, expla	and not used the proce
with any insuran Section 13. Have example, an insu to make the repa Section 14. Doe detector requirer	ce provider? you (Seller trance claim irs for which s the Proper nents of Cha	✓ yes □ no r) ever received proc or a settlement or awa the claim was made? ty have working smok	ard in a legal proceeding) □ yes ☑ no If yes, expla Ke detectors installed in a and Safety Code?* □ ur	and not used the processin:
with any insuran Section 13. Have example, an insu to make the repa Section 14. Doe detector requirer or unknown, expla *Chapter 766 of installed in acco including perform	ce provider? you (Seller trance claim irs for which s the Proper ments of Cha in. (Attach ac the Health and a rdance with the pance, location, a	yes □ no r) ever received proc or a settlement or awa the claim was made? ty have working smok apter 766 of the Health dditional sheets if neces Safety Code requires one-fa requirements of the building and power source requirement	ard in a legal proceeding) □ yes ☑ no If yes, expla Ke detectors installed in a and Safety Code?* □ ur	and not used the processin: accordance with the snaknown no version yes. have working smoke detectors which the dwelling is located, ing code requirements in effective.
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section 13. Have example, an insuto make the reparto make the requirer or unknown, explains a left of installed in acconnected in your area, you and a buyer may require family who will rempairment from seller to install so who will bear the seller acknowledge including the broken.	ce provider? you (Seller trance claim irs for which irs for which sthe Proper ments of Chain. (Attach adding the Health and reduce, location, a may check unknowire a seller to ir eside in the dward ilcensed physical cost of instelling tes that the stater(s), has instelling	r) ever received procor a settlement or awathe claim was made? ty have working smoking ty have working smoking to the Health diditional sheets if necessary course requirements of the building and power source requirements of the building in the smoke detectors for the relling is hearing-impaired; (in the smoke detectors and who atements in this notice at the smoke detectors and who atements in this notice at the smoke in this notice at the smoke detectors.	ard in a legal proceeding) □ yes ☑ no If yes, expla Ge detectors installed in a legal proceeding	and not used the processin: accordance with the snaknown on no version in effective which the dwelling is located, ing code requirements in effective mation. The parties may agree install. The parties may agree install.
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Signature of Buver

Printed Name:

(TXR-1406) 09-01-19

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

Initialed by: Buyer:

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.

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Electric:TXU ENERGY	phone #: <u>1800-818-6132</u>
Sewer:PONDERSA FOREST UD	
Water: PONDEROSA FOREST UD	
Cable: ATT	
Trash:	
Natural Gas:	
Phone Company:	
Propane:	
Internet:ATT	
(7) This Seller's Disclosure Notice was completed by	y Seller as of the date signed. The brokers have relied on ason to believe it to be false or inaccurate. YOU ARE YOUR CHOICE INSPECT THE PROPERTY.

Signature of Buyer

Page 6 of 6

Printed Name

and Seller:

Date

ADDENDUM TO THE SELLER'S DISCLOSURE

For the Property at: 2022 Hamlin Valley Drive, Houston, TX 77090

A.	Building Materials 1. 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. $\sqrt{}$ No, If Yes please explain:
	Tes please explain.
-	
В.	Water Related Issues
	 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: Explanation:
	June 2016 Roofjack/dormer replacements due to leak. Updated from original plastics to metal, repaired by Gold Roofing and Repair.
c.	1. Have you requested or submitted any insurance claims for the property? No, If Yes please explain:
	<u>Date:</u> <u>Explanation:</u> June 2016 Sheetrock replacement due to leaking roofjacks, repaired by Gold Roofing and Repair
	june 2010 one crock replacement due to leaking rootjacks, repaired by dold kooling and kepan
D.	Survey 1. Are you aware of any problems or changes regarding your current survey (ie: encroachments, easements, additions)? No, If Yes please explain:
E.	Square Footage:
	1. 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: Blue Prints Builder's Plans Appraisal Appraisal District
rep	LLER WILLIAMS REALTY and its agents do not warrant or guarantee any information or the accuracy of any inspections or orts made in connection with the subject property given either verbally or in written form regarding the subject property. chasers are advised to have the property inspected by an inspector of their choice and to verify any and all representations.
D	dotbop verified 07/30/208-35 AM COT 5PON-9/T-14QV-2DTX Gustin Saenz dotbop verified 07/30/208-35 AM COT 5PON-9/T-14QV-2DTX Justin Saenz 37/98-7888-4/QOZ-6QAJ
Sign	nature of Seller Date Signature of Seller Date
Sigi	nature of Purchaser Date Signature of Purchaser Date

EQUAL HOUSENG

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

2022 Hamlin Valley Drive, Houston, TX 77090					
(Street A	ddress and City)				
Chaparrel 281-537-0957					
(Name of Property Owners Assoc	lation, (Association) and Phone Number)				
A. SUBDIVISION INFORMATION: "Subdivision Information to the subdivision and bylaws and rules of the Associat Section 207.003 of the Texas Property Code.	mation" means: (i) a current copy of t tion, and (ii) a resale certificate, all of	he restrictions applying which are described by			
(Check only one box):					
1. Within days after the effective of the Subdivision Information to the Buyer. If Selle the contract within 3 days after Buyer receives occurs first, and the earnest money will be refunded to Buyer.	s the Subdivision Information or prior unded to Buyer. If Buyer does not a	n, Buyer may terminate r to closing, whichever receive the Subdivision			
copy of the Subdivision Information to the Selle time required, Buyer may terminate the con Information or prior to closing, whichever occurs Buyer, due to factors beyond Buyer's control, is a required, Buyer may, as Buyer's sole remedy, te prior to closing, whichever occurs first, and the e	tract within 3 days after Buyer rec first, and the earnest money will be not able to obtain the Subdivision Informinate the contract within 3 days aft arnest money will be refunded to Buye	Information within the ceives the Subdivision refunded to Buyer. If rmation within the time er the time required or or.			
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 Information ONLY upon receipt of the required obligated to pay.	act on behalf of the parties to ob fee for the Subdivision Informa	tain the Subdivision tion from the party			
B. MATERIAL CHANGES. If Seller becomes aware of any promptly give notice to Buyer. Buyer may terminate the (i) any of the Subdivision Information provided was no Information occurs prior to closing, and the earnest mo	e contract prior to closing by giving wr t true; or (ii) any material adverse cha	itten notice to Seller if:			
C FEES: Except as provided by Paragraphs A, D and E, associated with the transfer of the Property not to exce	Buyer shall pay any and all Association ed \$ <u>200.00</u> and Seller sha	n fees or other charges all pay any excess.			
D. DEPOSITS FOR RESERVES: Buyer shall pay any depo	- ,				
E. AUTHORIZATION: Seller authorizes the Association updated resale certificate if requested by the Buyer, the not require the Subdivision Information or an updated a from the Association (such as the status of dues, special waiver of any right of first refusal), ☑ Buyer ☐ Sellinformation prior to the Title Company ordering the info	he Title Company, or any broker to the resale certificate, and the Title Compar al assessments, violations of covenant eller shall pay the Title Company the ormation.	nis sale. If Buyer does ny requires information is and restrictions, and cost of obtaining the			
NOTICE TO BUYER REGARDING REPAIRS BY THE responsibility to make certain repairs to the Property. If Property which the Association is required to repair, you see Association will make the desired repairs.	IE ASSOCIATION: The Association you are concerned about the conditional that is a sign the contract unless you have a sign the contract unless you have a sign the contract unless you have a sign the contract.	n may have the sole ion of any part of the u are satisfied that the			
	Desiree Saene	doBoop verified 07/30/20 10:52 AM COT 0GS4-FRXX-210H-OUQC			
Buyer	Seller				
	Justin Saenz	dotloop verified 07/30/20 11:37 AM COT C9EV-18PT-76ML-9FOY			
Buyer	Seller				
I					

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.



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.

		•	
authority separate from any other tax in payment of such bonds. assessed valuation. If the district valuation. The total amount of revenues received or expected date, be issued in \$2,500,000	I below, that you are about to purchase is er taxing authority and may, subject to vo As of this date, the rate of taxes levied by has not yet levied taxes, the most recent bonds, excluding refunding bonds and to be received under a contract with a goon, and the aggregate initial prints or in part from property taxes is \$2,470,	ter approval, issue an unlimited amount the district on real property located in the projected rate of tax, as of this date, is \$ If any bonds or any portion of bonds wernmental entity, approved by the vote incipal amounts of all bonds issued for on	ne district is $\$0.1$ on each \$100 o 0.1 on each \$100 of assessed issued that are payable solely from rs and which have been or may, at this
and services available but no substantially utilize the utility ca of this date, the most recent am	ty to adopt and impose a standby fee or t connected and which does not have pacity available to the property. The dist ount of the standby fee is \$unknown In and is secured by a lien on the property tract of property in the district.	a house, building, or other improver rict may exercise the authority without An unpaid standby fee is a personal ob	ment located thereon and does not holding an election on the matter. As ligation of the person that owned the
3) Mark an "X" in one of the follo	wing three spaces and then complete as i	nstructed.	
Notice for Districts Located	in Whole or in Part within the Corporate	Boundaries of a Municipality (Complete	e Paragraph A).
	in Whole or in Part In the Extraterritoria te Boundaries of a Municipality (Comple		e Municipalities and Not
Notice for Districts that are Jurisdiction of One or More	e NOT Located in Whole or in Part within Home-Rule Municipalities.	n the Corporate Boundaries of a Munic	pality or the Extraterritorial
are subject to the taxes impose	whole or in part within the corporate book by the municipality and by the district by be dissolved by municipal ordinance with the control of	until the district is dissolved. By law, a	. The taxpayers of the district district located within the corporate oters of the district.
	whole or in part in the extraterritorial jur unicipality may be annexed without the c		. By law, a district located in the e district. When a district is annexed,
bonds payable in whole or in pa	s to provide water, sewer, drainage, or f art from property taxes. The cost of thes or to be owned by the district. The legal ST SEC 7	e utility facilities is not included in the	purchase price of your property, and
Desiree Saene	dodoop verified 07/30/20 10:52 AM CDT XUCO-FXTT-HZBR-SVWQ	Justin Saenz	dotloop verified 07/30/20 11:37 AM COT I688-ASNY-CXYM-CO2O
Signature of Seller	Date	Signature of Seller	Date
ROUTINELY ESTABLISHES TAX RAT THE TAX RATES ARE APPROVED 8	HE INFORMATION SHOWN ON THIS FOR ES DURING THE MONTHS OF SEPTEMBER BY THE DISTRICT. PURCHASER IS ADVISED INFORMATION SHOWN ON THIS FORM.	THROUGH DECEMBER OF EACH YEAR, TO CONTACT THE DISTRICT TO DETER	EFFECTIVE FOR THE YEAR IN WHICH
The undersigned purchaser hereb real property described in such n	y acknowledges receipt of the foregoing otice or at closing of purchase of the real	notice at or prior to execution of a bind property.	ing contract for the purchase of the
Signature of Purchaser	Date	Signature of Purchaser	Date
NOTE: Correct district name tax	rate bond amounts and local description	n are to be placed in the appropriate a	

NOTE: Correct district name, tax rate, bond amounts, and legal description are to be placed in the appropriate space. Except for notices included as an 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 to 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 statement 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 adopt 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 prospective 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 modify the notice by substitution of the words "January 1,2020" for the words "this date" and place the correct calendar year in the appropriate space.