



09-01-2019

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



### SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 26902 Sea Turtle Ln Magnolia  
(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller  is  is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? 2015

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- |  |  |  |
|--|--|--|
| <u>Y</u> Range                                 | <u>Y</u> Oven                            | <u>Y</u> Microwave                       |
| <u>   </u> Dishwasher                          | <u>N</u> Trash Compactor                 | <u>N</u> Disposal                        |
| <u>Y</u> Washer/Dryer Hookups                  | <u>N</u> Window Screens                  | <u>Y</u> Rain Gutters                    |
| <u>N</u> Security System                       | <u>N</u> Fire Detection Equipment        | <u>N</u> Intercom System                 |
|  | <u>Y</u> Smoke Detector                  |  |
|  | <u>U</u> Smoke Detector-Hearing Impaired |  |
|  | <u>U</u> Carbon Monoxide Alarm           |  |
|  | <u>N</u> Emergency Escape Ladder(s)      |  |
| <u>N</u> TV Antenna                            | <u>N</u> Cable TV Wiring                 | <u>N</u> Satellite Dish                  |
| <u>Y</u> Ceiling Fan(s)                        | <u>N</u> Attic Fan(s)                    | <u>N</u> Exhaust Fan(s)                  |
| <u>No</u> Central A/C                          | <u>N</u> Central Heating                 | <u>Y</u> Wall/Window Air Conditioning    |
| <u>X</u> Plumbing System                       | <u>Y</u> Septic System                   | <u>N</u> Public Sewer System             |
| <u>Y</u> Patio/Decking                         | <u>N</u> Outdoor Grill                   | <u>Y</u> Fences                          |
| <u>Y</u> Pool                                  | <u>N</u> Sauna                           | <u>N</u> Spa <u>N</u> Hot Tub            |
| <u>U</u> Pool Equipment                        | <u>N</u> Pool Heater                     | <u>N</u> Automatic Lawn Sprinkler System |
| <u>Y</u> Fireplace(s) & Chimney (Wood burning) |  | <u>Y</u> Fireplace(s) & Chimney (Mock)   |
| <u>N</u> Natural Gas Lines                     |  | <u>N</u> Gas Fixtures                    |
| <u>N</u> Liquid Propane Gas                    | <u>N</u> LP Community (Captive)          | <u>N</u> LP on Property                  |
| Garage: <u>Y</u> Attached                      | <u>Y</u> Not Attached                    | <u>N</u> Carport                         |
| Garage Door Opener(s):                         | <u>N</u> Electronic                      | <u>N</u> Control(s)                      |
| Water Heater:                                  | <u>N</u> Gas                             | <u>Y</u> Electric                        |
| Water Supply: <u>Y</u> City                    | <u>N</u> Well <u>No</u> MUD              | <u>No</u> Co-op                          |

Roof Type: Composition Age: 10 MONTHS (approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair?  Yes  No  Unknown. If yes, then describe. (Attach additional sheets if necessary):

WATER SUPPLY : AQUA TEXAS INC - 877-987-2782

TREC No. OP-H



2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?\*  Yes  No  Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Interior Walls                          | <input checked="" type="checkbox"/> Ceilings           | <input checked="" type="checkbox"/> Floors            |
| <input checked="" type="checkbox"/> Exterior Walls                          | <input checked="" type="checkbox"/> Doors              | <input checked="" type="checkbox"/> Windows           |
| <input checked="" type="checkbox"/> Roof                                    | <input checked="" type="checkbox"/> Foundation/Slab(s) | <input checked="" type="checkbox"/> Sidewalks         |
| <input checked="" type="checkbox"/> Walls/Fences                            | <input checked="" type="checkbox"/> Driveways          | <input checked="" type="checkbox"/> Intercom System   |
| <input checked="" type="checkbox"/> Plumbing/Sewers/Septics                 | <input checked="" type="checkbox"/> Electrical Systems | <input checked="" type="checkbox"/> Lighting Fixtures |
| <input checked="" type="checkbox"/> Other Structural Components (Describe): |  |   |

\_\_\_\_\_  
\_\_\_\_\_

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

\_\_\_\_\_  
\_\_\_\_\_

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Active Termites (includes wood destroying insects) | <input checked="" type="checkbox"/> Previous Structural or Roof Repair <i>NEW ROOF</i>          |
| <input checked="" type="checkbox"/> Termite or Wood Rot Damage Needing Repair          | <input checked="" type="checkbox"/> Hazardous or Toxic Waste                                    |
| <input checked="" type="checkbox"/> Previous Termite Damage                            | <input checked="" type="checkbox"/> Asbestos Components   |
| <input checked="" type="checkbox"/> Previous Termite Treatment                         | <input checked="" type="checkbox"/> Urea-formaldehyde Insulation                                |
| <input checked="" type="checkbox"/> Improper Drainage                                  | <input checked="" type="checkbox"/> Radon Gas   |
| <input checked="" type="checkbox"/> Water Damage Not Due to a Flood Event              | <input checked="" type="checkbox"/> Lead Based Paint  |
| <input checked="" type="checkbox"/> Landfill, Settling, Soil Movement, Fault Lines     | <input checked="" type="checkbox"/> Aluminum Wiring   |
| <input checked="" type="checkbox"/> Single Blockable Main Drain in Pool/Hot Tub/Spa*   | <input checked="" type="checkbox"/> Previous Fires  |
|  | <input checked="" type="checkbox"/> Unplatted Easements   |
|  | <input checked="" type="checkbox"/> Subsurface Structure or Pits                                |
|  | <input checked="" type="checkbox"/> Previous Use of Premises for Manufacture of Methamphetamine |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

*NEW ROOF NOVEMBER 2019*  
\_\_\_\_\_  
\_\_\_\_\_

\*A single blockable main drain may cause a suction entrapment hazard for an individual.



5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair?  Yes (if you are aware)  No (if you are not aware). If yes, explain. (Attach additional sheets if necessary): \_\_\_\_\_

6. Are you (Seller) aware of any of the following conditions?\* Write Yes (Y) if you are aware, write No (N) if you are not aware.

- Present flood coverage
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
- Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

- \_\_\_\_ Located  wholly  partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
- Located  wholly  partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
- \_\_\_\_ Located  wholly  partly in a floodway
- \_\_\_\_ 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 if 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 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 of 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.

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?\*  Yes  No. If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property?  Yes  No. If yes, explain (attach additional sheets as necessary): \_\_\_\_\_



9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

Homeowners' Association or maintenance fees or assessments.

Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

Any lawsuits directly or indirectly affecting the Property.

Any condition on the Property which materially affects the physical health or safety of an individual.

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.

Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):  
\_\_\_\_\_  
\_\_\_\_\_

10. 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 of the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

11. 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.

*Luis M. Ramirez* 8-17-2020  
Signature of Seller Date  
**Luis Manuel Ramirez**

*Ana A. Urias* 8-17-2020  
Signature of Seller Date  
**Ana A. Urias**

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

\_\_\_\_\_  
Signature of Purchaser Date

\_\_\_\_\_  
Signature of Purchaser Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2019. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. OP-H





# COVID-19 Addendum

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.  
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## TO CONTRACT CONCERNING THE PROPERTY AT

26902 Sea Turtle Ln

Magnolia

(Street Address and City)

- A. **Automatic Delay:** Notwithstanding any other provisions of the contract, Seller and Buyer agree that in the event the closing as defined in Paragraph 9 of the contract is not able to be performed due to a voluntary or mandatory SARS-CoV-2 (COVID-19) virus quarantine or closure, either party may, by providing notice to the other party, extend the Closing Date for a period of thirty (30) days. If any portion of the closing is still not able to be performed upon the expiration of the extension, either party may, by providing notice to the other party, terminate the contract without any further liability to the other party, and the earnest money will be refunded to Buyer.
- B. Seller and Buyer agree, notwithstanding that Buyer may have removed their financing contingency, that if Buyer is not able to fund their loan and close due to Buyer's loss of income from COVID-19 related issues, then either party may terminate the contract and earnest money will be refunded to the Buyer.
- C. The parties will exercise best efforts to utilize remote services to perform obligations under the contract that otherwise cannot be performed in person due to a voluntary or mandatory COVID-19 virus quarantine or closure.

**Buyers and Sellers are advised to CONSULT AN ATTORNEY BEFORE SIGNING. Texas Real Estate Commission rules prohibit real estate license holders from giving legal advice. This addendum is not a mandatory Texas Real Estate Commission form.**

NOTE: This addendum changes the obligations of the Buyer and Seller as follows: (1) possible extension of the Closing Date in Paragraph 9 of the contract; and (2) possible termination of the contract beyond terms provided in Paragraph 2 of the Third Party Financing Addendum.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

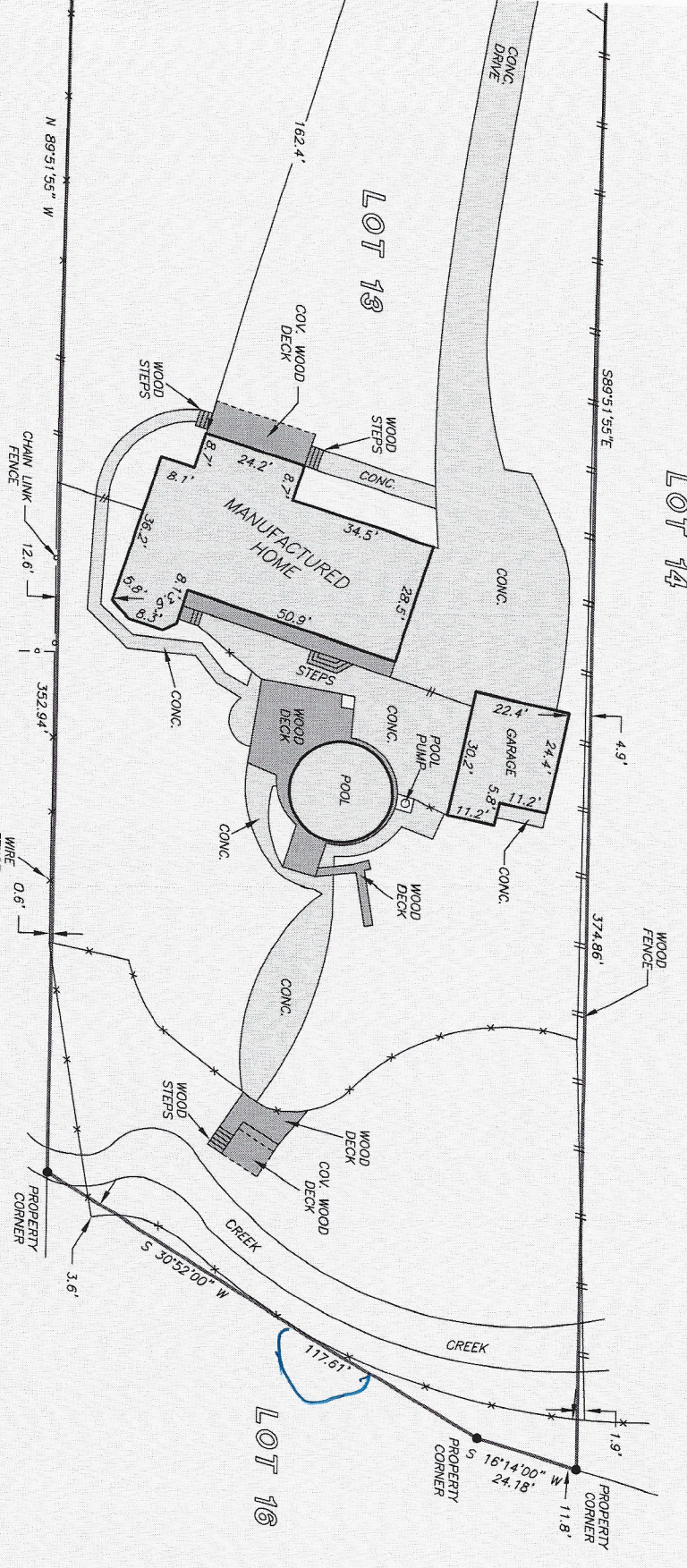
*Luis M. Ramirez* 8-17-2020  
\_\_\_\_\_  
Seller Date

**Luis Manuel Ramirez**  
*Ana A. Urias* 8-17-2020  
\_\_\_\_\_  
Seller Date  
**Ana A. Urias**



R=381.96'  
L=211.48'

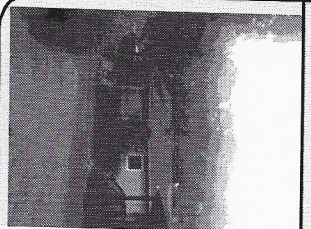
FOUND (C.M.)  
1/2" IRON ROD FOUND (C.M.)  
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1/2" IRON ROD FOUND (C.M.)



LOT 12 (8)

SCALE: 1" = 40'

LOT 15  
DOGWOOD  
ACCORDING TO  
IN CABINET C.  
OF M



NOTE: DRAINAGE EASEMENT IS OF THE CENTERLINE OF ALL IN

THIS PROPERTY DOES NOT  
100 YEAR FLOOD PLAIN AS  
PANEL NO. 48339C 0490 (C  
MAP REVISION: 08/18/2011.  
ZONE X ONLY ON VISUAL EX  
BASED ON AERIALS OF FEMA MA  
DETERMINATION WITHOUT DE

A SURVEYOR INVESTIGATI  
WAS BEYOND THE SCOPE C

D.C.L. = DIRECTIONAL CONT  
RECORD BEARING: CABINET

I HEREBY CERTIFY THAT THI  
ON THE GROUND, THAT THE  
REPRESENTS THE FACTS FO  
TIME OF SURVEY AND THAT  
ENGROACHMENTS APPARENT  
EXCEPT AS SHOWN HEREON  
CERTIFIED FOR THIS TRANS  
ABSTRACTING PROVIDED IN  
UPON IN PREPARATION OF  
GEORGE GALE  
PROFESSIONAL LAND SURV  
NO. 4678  
JOB NO. 15-08836  
SEPTEMBER 11, 2015