

SELLER'S DISCLOSURE NOTICE

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 compiles with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT 9910 Caddo Trl, Magnolia, Tx 77354

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 BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller X Is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? (approximate date) or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Υ	N	υ
Cable TV Wiring	X		$\overline{}$
Carbon Monoxide Det.		Х	
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)		x	
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.		Х	
French Drain		Х	
Gas Fixtures		X	
Natural Gas Lines			X

Item	Y	N	U
Liquid Propane Gas:			X
-LP Community (Captive)			
-LP on Property		X	
Hot Tub	\Box	Х	
Intercom System		Х	
Microwave	X		
Outdoor Grill		X	
Patio/Decking	Х		
Plumbing System	X		
Pool	X		
Pool Equipment	Х		
Pool Maint. Accessories	X		
Pool Heater		Х	

Item	Y	N	U
Pump: sump grinder		X	
Rain Gutters		Х	
Range/Stove	X		
Roof/Attic Vents	X		
Sauna		X	
Smoke Detector	X		
Smoke Detector – Hearing Impaired		X	
Spa	Н	х	-
Trash Compactor	\vdash	x	_
		_	_
TV Antenna		X	
Washer/Dryer Hookup	X	1	
Window Screens	X		
Public Sewer System		X	

Item	Y	N	U	Additional Information
Central A/C	X			electric gas number of units:
Evaporative Coolers	X			number of units:
Wall/Window AC Units	X			number of units:
Attic Fan(s)		Х		if yes, describe:
Central Heat	X			electric gas number of units:
Other Heat		Х		if yes, describe:
Oven	X			number of ovens: electric gas other:
Fireplace & Chimney	X			wood gas logs mock other:
Carport	Х			attached not attached
Garage	X			attached not attached
Garage Door Openers		Х		number of units: number of remotes:
Satellite Dish & Controls		Х		owned leased from:
Security System		X		owned leased from:
Solar Panels		Х		owned leased from:
Water Heater	X			electric gas other: number of units:
Water Softener		Х		owned leased from:
Other Leased Items(s)		Х		if yes, describe:

(TXR-1406) 09-01-19

Initialed by Buyer:

and Seller BA . A . A .

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Underground Lawn Sprinkler X automatic manual areas covered: Filter Bed														
Septic / On-Site Sewer Facility X if yes, attach Information About On-Site Sewer Facility (TXR-1407)														
Water supply provided by: Was the Property built before (If yes, complete, sign, a Roof Type: Shingle Is there an overlay roof co covering)?Yes X nou	e 19 ind a overi	78? attack	Ye 1 TXF	s <u>X</u> R-190	No u	ınk ern	now ing l	n ead-based	pain	t ha	zar		xima or r	te)
are need of repair? Yes X	(no) aw	If yes	s, des	scribe	e (attacl	h a	dditi	onal sheets	if no	ece	ssa	orking condition, that have de y): following? (Mark Yes (Y) if		_
Item		-	_											
	Υ	N	_	tem					Y	N		Item	Y	N
Basement	\square	X	L	Floor	S					X		Sidewalks	X	
Ceilings		Х		Foun	dation /	SI	ab(s)	Х			Walls / Fences	X	
Doors		X		nteri	or Walls	S				Х	1	Windows		X
Driveways	X			Light	ing Fixtu	ure	s			Х	1	Other Structural Components	X	
Electrical Systems		Х		Plum	bing Sy	ste	ms			Х	1			
Exterior Walls		X	_	Roof						X			1	
you are not aware.)	s ha	s an o	outsid	e bus	ted wind	dov	v. So	me rebar is e	xpos	ed (n th	ne front entrance sidewalk.		
Condition					Y	· T	N	Conditio	n				Υ	N
Aluminum Wiring					<u> </u>	_	X	Radon G					<u> </u>	X
Asbestos Components					_	_	X		20				-	x
						- 1	_		as					
	On	Pror	erty	Diseased Trees: oak wilt						nt	_		-	
	· Oii	ПОР	Endangered Species/Habitat on Property						eme	-	tur	or Pite		Х
		Fault Lines						Settling Soil Move Subsurfa	eme ce S	truc				X
Hazardous or Toxic Waste							X X X	Settling Soil Move Subsurfa Undergro	eme ce S	Sto	rag	e Tanks		X X
							X X X	Settling Soil Move Subsurfa Undergro Unplatted	eme ce S und	Sto	rag ent	e Tanks s		X X X
Improper Drainage	100		erty				X X X	Settling Soil Move Subsurfa Undergro Unplatted Unrecord	eme ce S ound d Ea ed E	Sto Serr	rag ent	e Tanks s ents		X X X X
Intermittent or Weather Sprin	ıgs		erty				X X X	Settling Soil Move Subsurfa Undergro Unplatted Unrecord Urea-form	eme ce S ound d Ea ed E	Sto Sem ase	rag ent eme	e Tanks s ints nsulation		X X X X X
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Intermittent or Weather Sprin Landfill Lead-Based Paint or Lead-B Encroachments onto the Pro Improvements encroaching of Located in Historic District Historic Property Designation	asec perty on of	y thers	Haza				X X X X X X X X X	Settling Soil Move Subsurfa Undergro Unplatted Unrecord Urea-forn Water Da Wetlands Wood Ro Active inf destroyin Previous Previous Termite of	eme ce Sound I Ea ed E naid imaç con it rea tern Fire or W	Store	of the of	e Tanks s ents nsulation Due to a Flood Event y termites or other wood VDI) or termites or WDI		X X X X X X X X X

(TXR-1406) 09-01-19

of Methamphetamine

Previous Use of Premises for Manufacture

and Seller: BA . A.A. Initialed by: Buyer: _

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Conce	erning the Property at 9910 Caddo Trl, Magnolia, Tx 77354
If the	answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
_	
	single blockable main drain may cause a suction entrapment hazard for an individual.
Section which necess	in 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, has not been previously disclosed in this notice? yes no lf yes, explain (attach additional sheets it sary):
The	electric front gate needs a new board. Have priced out at about \$500 to repair. This has been deducted from the g price.
Section	n 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check or partly as applicable. Mark No (N) if you are not aware.)
Y N	
	Present flood insurance coverage (if yes, attach TXR 1414).
— x — x	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
_ x	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, attach TXR 1414).
_ x	Locatedwholly 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).
_ x	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
_ x	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 the a	nswer to any of the above is yes, explain (attach additional sheets as necessary):
	or purposes of this notice:
wh	O-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, ich 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, ich is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
are	0-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard a, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, ich is considered to be a moderate risk of flooding.
"Fle sub	pood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is spect to controlled inundation under the management of the United States Army Corps of Engineers.
*Flo	ood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency fer the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
of a	podway" 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 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.
*Re	eservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain ter or delay the runoff of water in a designated surface area of land.
TXR-1	406) 09-01-19 Initialed by: Buyer:,and Seller: BA, AA Page 3 of 6
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Sec	ction 6. vider,	the Property at 9910 Caddo Trl, Magnolia, Tx 77354 Have you (Seller) ever filed a claim for flood damage to the Property with any insurance including the National Flood Insurance Program (NFIP)?*yes X_ no If yes, explain (attach additional necessary):
-	Even w risk, ar structur	
Adı	ninistr	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property?Yes X no If yes, explain (attach additional sheets as :
Sec	tion 8. aware.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
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.
_	X	Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association:
		Manager's name: Fees or assessments are: \$ per 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).
_	x	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 th	e answ	er to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(TXF	R-1406)	09-01-19 Initialed by: Buyer: and Seller: BA . A. A. Page 4 of 6

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Concerning the Pro	perty at 9910 Caddo	Trl, Magnolia, Tx 7	77354		
Section 10. Within persons who re-	gularly provide in:	s, have you (S spections and w	eller) received tho are either	licensed as insp	pection reports from
	o perform inspection			pies and complete th	e following: No. of Pages
Inspection Date	Туре	Name of Inspec	tor		No. of Pages
		-			
	any tax exemption(obtain inspections f	rom inspectors ch	osen by the buyer.	on of the Property.
Wildlife Man	agement	Agricultural		Disabled Veter	ran
				Unknown	he Property with any
insurance claim of	r a settlement or awa as made?Yes X	ard in a legal proce	eding) and not u	ised the proceeds to	erty (for example, an o make the repairs for
requirements of C	the Property have verage that the Health is the Health in the Health is the Health in	ealth and Safety C	ode?* X unknov	in accordance with vnnoyes. If n but unclear if they m	n the smoke detector o or unknown, explain.
installed in ac	of the Health and Safety cordance with the requi ormance, location, and p area, you may check unk	rements of the building cower source requires	ig code in effect in ments. If you do no	the area in which the o I know the building coo	dwelling is located, de requirements in
family who will impairment fro the seller to in	equire a seller to install s Il reside in the dwelling om a licensed physician; astall smoke detectors fo bear the cost of installing	is hearing-impaired; (and (3) within 10 days or the hearing-impaire	2) the buyer gives after the effective of d and specifies the	the seller written evide late, the buyer makes a locations for installatio	nce of the hearing written request for n. The parties may
the broker(s), has in	es that the statements instructed or influenced	Seller to provide in	naccurate informa	tion or to omit any ma	
Printed Name:			Printed Name:		
(TXR-1406) 09-01-19	Initialed b	y: Buyer: , _	and Seller.	BA A.A.	Page 5 of 6
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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.

phone #: Multiple

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

Electric:

Sewer:		phone #:	Septic Tank with Filter Bed	
Water:			Well	
Cable:			(AT&T, Dish Network, Dire	cTV)
Trash:			Multiple	
Natural Gas:		phone #:	Unknown	
Phone Company:		4	Unknown	
Propane:		phone #:	Unknown	
30 a 2 a 2 a 2 a 2 a 2 a 2 a 2 a 2 a 2 a			(AT&T Fiber Optic)	
The undersigned Buyer acknowled	ges receipt of the foregoi	ing notice.		
Signature of Buyer	Date	Signature of Buyer		Date
Printed Name:	= 1	Printed Name:		
(TXR-1406) 09-01-19 Init	tialed by: Buyer: ,	and Seller: BA	, A. A. Pa	ge 6 of 6
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