

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.

CONCERNING THE PROPERTY AT	10280 NORTHRIDGE DR CONROE, TX 77303
THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLED DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE F MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY AGENT.	FOR ANY INSPECTIONS OR WARRANTIES THE BUYER
Seller <u>x</u> is is not occupying the Property. If unoccupied (t (approximate date) or	by Seller), how long since Seller has occupied the Property? never occupied the Property
Section 1. The Property has the items marked below: (Ma This notice does not establish the items to be conveyed. The	

Item	Υ	N	U
Cable TV Wiring	X		
Carbon Monoxide Det.		×	
Ceiling Fans	X		
Cooktop	X		
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)		×	
Exhaust Fans	X		
Fences	×		
Fire Detection Equip.		×	
French Drain		×	
Gas Fixtures		×	
Natural Gas Lines	x		

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

Item	Υ	N	U
Pump:sumpgrinder		X	
Rain Gutters	×		
Range/Stove	X		
Roof/Attic Vents	×		
Sauna		X	
Smoke Detector	X		
Smoke Detector - Hearing		x	
Impaired		•	
Spa		×	
Trash Compactor	X		
TV Antenna	X		
Washer/Dryer Hookup	×		
Window Screens	×		
Public Sewer System		X	

Item	Υ	N	U	Additional Information
Central A/C	×			★ electricgas number of units: 2
Evaporative Coolers		X		number of units:
Wall/Window AC Units		×		number of units:
Attic Fan(s)		×		if yes, describe:
Central Heat	×			electric 🗶 gas number of units: 2
Other Heat		×		if yes, describe:
Oven	×			number of ovens: electric _ gas _ other:
Fireplace & Chimney		×		wood gas logs mockother:
Carport	×			attached not attached
Garage	×			attached not attached
Garage Door Openers		X		number of units: number of remotes:
Satellite Dish & Controls		×		owned leased from:
Security System		×		owned leased from:
Solar Panels		×		owned leased from:
Water Heater	X			electric gas 🗷 other: number of units: 2
Water Softener		X		owned leased from:
Other Leased Items(s)		X		if yes, describe:

(TXR-1406) 09-01-19

Phone: 9362289945

__and Seller: | 🗚

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Initialed by: Buyer:

Concerning the Property at

10280 NORTHRIDGE DR CONROE, TX 77303

Underground Lawn Sprinkler	- 1	X		automatic manual areas covered:	
Septic / On-Site Sewer Facility	×			if yes, attach Information About On-Site Sewer Facility (T	XR-1407)
Roof Type: shingle	_ye	es <u>·</u> R-1	x 190		_ (approximate) shingles or roof
, ,				ed in this Section 1 that are not in working condition, that be (attach additional sheets if necessary):	have defects, or
Section 2. Are you (Seller) aware of	f ar	ıv	de	fects or malfunctions in any of the following? (Mark Ye	es (Y) if vou are

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	Υ	N
Basement		×
Ceilings		×
Doors		×
Driveways		X
Electrical Systems		×
Exterior Walls		X

Item	Υ	N
Floors		×
Foundation / Slab(s)		X
Interior Walls		X
Lighting Fixtures		X
Plumbing Systems		×
Roof		×

Item	Υ	N
Sidewalks		×
Walls / Fences		×
Windows		X
Other Structural Components		X

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

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	Υ	N
Aluminum Wiring		X
Asbestos Components		X
Diseased Trees: oak wilt		×
Endangered Species/Habitat on Property		X
Fault Lines		X
Hazardous or Toxic Waste		×
Improper Drainage		X
Intermittent or Weather Springs		X
Landfill		×
Lead-Based Paint or Lead-Based Pt. Hazards		X
Encroachments onto the Property		X
Improvements encroaching on others' property		×
Located in Historic District		X
Historic Property Designation		×
Previous Foundation Repairs		×
Previous Roof Repairs		×
Previous Other Structural Repairs		×
Previous Use of Premises for Manufacture of Methamphetamine		×

Condition	Y	N
Radon Gas		X
Settling		X
Soil Movement		X
Subsurface Structure or Pits		X
Underground Storage Tanks		X
Unplatted Easements		X
Unrecorded Easements		×
Urea-formaldehyde Insulation		X
Water Damage Not Due to a Flood Event		×
Wetlands on Property		X
Wood Rot		X
Active infestation of termites or other wood		
destroying insects (WDI)		X
Previous treatment for termites or WDI		X
Previous termite or WDI damage repaired		X
Previous Fires		X
Termite or WDI damage needing repair		×
Single Blockable Main Drain in Pool/Hot		
Tub/Spa*		×

(TXR-1406) 09-01-19

Initialed by: Buyer: , and Seller:

sae see

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10280 NORTHRIDGE DR

Concernir	ng the Property atCONROE, TX 77303
If the ans	wer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
** **	
Section 4 which ha	gle blockable main drain may cause a suction entrapment hazard for an individual. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, as not been previously disclosed in this notice? yes <u>*</u> no If yes, explain (attach additional sheets if y):
	5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check repartly as applicable. Mark No (N) if you are not aware.)
<u>Y N</u>	
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 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).
<u>x</u> _	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 ans	wer to any of the above is yes, explain (attach additional sheets as necessary):
"100-y	ourposes of this notice: Ivear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area,
	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, is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
area,	vear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, is considered to be a moderate risk of flooding.
	I pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is to controlled inundation under the management of the United States Army Corps of Engineers.
	I insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency 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. _ and Seller: [*9a£* $\mathfrak{D}\mathcal{C}\mathcal{L}$

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Initialed by: Buyer:

10280 NORTHRIDGE DR CONROE. TX 77303

Soction 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?*	Concerning	the Property at		CON	ROE, TX 7	730	3	
Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderatinsk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s). Soction 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Busines: Administration (SBA) for flood damage to the Property?yes x_no If yes, explain (attach additional sheets an necessary): Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.) Y N X 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:	provider, i	ncluding the Na	itional Flood Insurance	Program (NFIP)	? *yes			
Administration (SBA) for flood damage to the Property?yes xnoIf yes, explain (attach additional sheets an necessary):	Even w risk, an	hen not required, d low risk flood z	the Federal Emergency Ma	anagement Agency	(FEMA) end	oura	ages home	eowners in high risk, moderate
N N N N N N N N N N N N N N N N N N N	Administra	ation (SBA) for	flood damage to the P	roperty? yes				
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: Manager's name:		• •	r) aware of any of the	following? (Mark	Yes (Y) if	you	ı are awa	are. Mark No (N) if you are
Name of association: Manager's name: Fees or assessments are: \$	<u>Y N</u>							out necessary permits, with
Any unipant lees of assessment of the Property?yes (s	_ x	Homeowners' a Name of as	ssociations or maintenal	nce fees or asses	sments. If y	es,	complete	the following:
Any unipant less of assessment of the Property?yes (s		Manager's	name:				Phone);
with others. If yes, complete the following:		If the Prope	erty is in more than one a	ine Property?	/es (\$			_) 110
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 answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):	x	with others. If ye	es, complete the followin	g:	_		·	
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retailer. Any portion of the Property that is located in a groundwater conservation district or a subsidence district. If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):	<u> </u>	•			that is large	r tha	an 500 ga	allons and that uses a public
If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):	_ <u>*</u>		s located in a propane	gas system serv	vice area o	wne	ed by a	propane distribution system
	_ <u>x</u>	Any portion of the	ne Property that is locate	ed in a groundwate	er conserva	tion	district o	r a subsidence district.
(TXR-1406) 09-01-19 Initialed by: Buyer: and Seller: 9ax Dex	If the answ	er to any of the it	ems in Section 8 is yes,	explain (attach ac	lditional she	ets	if necess	ary):
TOTAL TOTAL OF THE PROPERTY OF	(TXR-1406)	09-01-19	Initialed by: Ruyer:	O.	nd Seller: 90	ne]	Dee	Dage 4 of 6

Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?yes X_ no If yes, explain:	Concerning the Property at			10280 NORTHRIDGE DR CONROE, TX 77303				
Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?yesx no if yes, attach copies and complete the following: Inspection Date								
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persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections?yesxnoif yes, attach copies and complete the following: Inspection Date	Section 9. Seller	_has <u>x</u> has not	attached a survey	of the Property.				
Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer. Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property: HomesteadSenior CitizenDisabledWildlife ManagementAgriculturalDisabled VeteranOther:Disabled VeteranUnknown Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? ×yes no Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made?yes × no If yes, explain:	persons who regi	ularly provide ir	nspections and w	ho are either	licensed as i	nspectors or otherwise		
Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property: Yellowestead Senior Citizen Disabled Wildlife Management Agricultural Disabled Veteran Unknown Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? Yellowes no Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? Yellowes yellowe	Inspection Date	Туре	Name of Inspec	tor		No. of Pages		
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** Homestead Senior Citizen Disabled Disabled Veteran Unknown Cherry	Note: A buyer s							
Wildlife Management		ıny tax exemption	(s) which you (Selle	er) currently claim	_	ty:		
Other:		aomont	Senior Citizen			/otoron		
Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? × yes _ no Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? _ yes × _ no If yes, explain: Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* × _ unknown _ no _ yes. If no or unknown, explain. (Attach additional sheets if necessary): smoke detectors installed **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; (2) the buyer gives the seller written evidence of the hearing agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install. Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information. Devis						eleran		
Chapter 766 of the Health and Safety Code?* ** unknown no yes. If no or unknown, explain. **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 installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install. Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information. **Date **Authentiser** **Date**	insurance claim or a	a settlement or aw	ard in a legal proce	eding) and not us	sed the proceed	ds to make the repairs for		
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the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information. O9/15/2021 Signature of Seller PEDRO A LEON Date	family who will i impairment from the seller to inst	reside in the dwelling a licensed physician all smoke detectors i	n is hearing-impaired; (; and (3) within 10 days for the hearing-impaire	(2) the buyer gives to a after the effective do d and specifies the l	he seller written e ate, the buyer mak ocations for install	vidence of the hearing res a written request for lation. The parties may		
Signature of Seller Signature of Seller Date **PEDRO A LEON** Date **December 1.50 Date **December 2.50 Date **December 3.50 Date								
PEDRO A LEON DELISA C LEON	— Authentisies»		09/15/2021	— Authentisicae		09/16/2021		
Reinsted Name: Pedro A. Leon Reinsted Name: Delisa C Leon			Date	DELISA C L	EON	Date		
	(TXR-1406) 09-01-19		hv. Buver			Page 5 of 6		

10280 NORTHRIDGE DR CONROE, TX 77303

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 https://publicsite.dps.texas.gov/SexOffenderRegistry. 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 Property:

Electric: Sam Houston Electric COOP	phone #: (936) 328-1210
Sewer:	phone #:
Water:	phone #:
Cable:	phone #:
Trash: Santek Waste Services	phone #: (936) 398-5647
Natural Gas: Centerpoint Energy	phone #: (800) 427-7142
Phone Company: Consolidated communications	phone #: (866) 989-2255
Propane:	phone #:
Internet: Consolidated	phone #: (866) 989-2255

(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	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 09-01-19	Initialed by: Buyer:,	and Seller: [Pax], [Dex]	Page 6 of 6