

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

CONCERNING THE PR	ROPI	ERT	Y A	Г				507			wlark Lane 77493			STORE
DATE SIGNED BY SE	LLEF	AA S	ID I	SN	OT	A SI	UBSTITUTE FOR A	NY	NSF	ECT	TION OF THE PROPERTY AS IONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	BU	IYE	R
				_	(app	IXOTO	mate date) or nev	er o	ccup	oled ti		rop	erty	n
Section 1. The Prope This notice does	not e	as ti stabl	he it	ems	s ma	arke to be	d below: (Mark Yes conveyed. The contra	(Y), ct wi	No Il del	(N), o	or Unknown (U).) e which items will & will not convey			
Item	TY	N	U	1	Ite	m		Y	N	11	Item	v	N	U
Cable TV Wiring	V	-			_		Propane Gas:	·	7	-	Pump: sump grinder	,	IN	-
Carbon Monoxide Det.			1				ommunity (Captive)		1	Н	Rain Gutters		~	-
Ceiling Fans	1		-		$\overline{}$		Property		1	Н	Range/Stove	-	~	-
Cooktop	V				-	ot Tu	THE RESERVE THE PARTY OF THE PA		1	$\Box$	Roof/Attic Vents	5	-	-
Dishwasher	V				-	_	m System		V		Sauna			
Disposal	V				-		/ave		1	П	Smoke Detector		~	
Emergency Escape Ladder(s)		V			Outdoor Grill				1		Smoke Detector - Hearing Impaired		_	
Exhaust Fans	v				Pa	tio/[	Decking		1		Spa		V	
Fences	-						ing System	-		П	Trash Compactor		L	1
Fire Detection Equip.			1		Pool				/		TV Antenna		-	
French Drain			1		Pool Equipment				-		Washer/Dryer Hookup	~	-	
Gas Fixtures	V				Po	ol N	laint. Accessories		V		Window Screens			1
Natural Gas Lines			V	1	Pool Heater				V		Public Sewer System	V		
Item		-	_	Y	N	U		-	A	dditio	onal Information	_		
Central A/C				1		-	√ electric gas	nur	_	of ur				
Evaporative Coolers						1	number of units;							
Wall/Window AC Units				V		-	number of units:	1						_
Attic Fan(s)				-		~	if yes, describe:							
Central Heat				V			electric / gas	nun	nber	of un	its: 1	_	_	
Other Heat						~	if yes, describe:			-			_	
Oven				V			number of ovens:	- 1		ele	ctric gas other:			
Fireplace & Chimney					V		wood gas log	ıs	mo	_	other:			
Carport				80%	~				che	1				
Garage				V			✓ attached not	atta	chec	i				
Garage Door Openers				v		number of units: / number of remotes: /								
Satellite Dish & Controls					V		owned lease	d fro	m:	77.57				
Security System				der	1		ownedlease	d fro	m:					
Solar Panels					1		owned lease	d fro	m:					
Water Heater				V			electric _/ gas	of	her.		number of units;			
Water Softener				4	V		ownedlease	d fro	m:				- 3	
Other Leased Items(s)						V	if yes, describe:							
(TXR-1406) 09-01-19			Initia	led t	by: E	uyer	,a	nd S	eller:	Co	Ć Pa	ge '	1 of	6
Compass, 4200 Westheimer Suite 1000 III Tara McMoons				one W	olf Tra	reaction	ns (zipForm Edition) 231 Sheareon	Cr. C			999-4788 Feb. 5977 to, Canada NHT 1.15 www.lwoff.com	9 Mea	dowlar	rk

(TXR-1406) 09-01-19

## 5079 Meadowlark Lane Katv, TX 77493

	er		auto	matic	manual	are	95 000	rared:		
				res, attach Information About On-Site Sewer Facility (TXR-1407)						
	1								1)	
Water supply provided by:	City \	well MUD	cc	)-op_	unknown	_0	ther:			
Was the Property built before (If yes, complete, sign,	L 19/01		u	IKNOWI	l and based		l home	and a l		
Roof Tune: Breene	•			A	1					
Is there an overlay roof	covering o	n the Prope	rty (	shinale	s or roof	COM	oring	placed over existing shingle	oxima	ne)
covering)?yesno	unknown		, /.	orining ic	20 01 10gn	COV	omig	placed over existing shiringle	5 01	1001
		tame lieted in	a Abie	Casti	on 4 that a		al in .	45		
are need of repair? yes	no If we	s describe (s	ottach	additi	onal chast	re n	ot in v	vorking condition, that have o	etect	s, or
	- no n yo	o, acoumbe (e	ittaci	duditi	Oliai Sliceu	5 11 11	lecess	idly)		_
		-								
			***************************************					-	-	
Section 2 Are you (Selle	arl aware o	f any defect		mals.	netions in		-6 ab	a fallowing the L.V. on		Service.
aware and No (N) if you a	re not awa	re.)	5 01	manu	nctions in	any	or th	e following? (Mark Yes (Y)	you	are
						_				
Item	YN	Item				Y	N	Item	Y	
Basement	V	Floors					~	Sidewalks		-
Ceilings		Foundati		Slab(s)			V	Walls / Fences		1
Doors	1	Interior V					1	Windows		1
Driveways	1	Lighting F				1		Other Structural Component		6
Electrical Systems	-	Plumbing	y Sys	tems			/			
Exterior Walls	1	Roof								
If the answer to any of the	items in Se	ction 2 is yes	, exp	lain (a	ttach additi	onal	sheet	s if necessary);		
one of the care in	+the livi	ng room n	ot-	work	141					1 20
		J					100			
						-				7
Section 3. Are you (Selle	er) aware o	££ 4b -								
you are not aware.)		r any or the	follo	wing	conditions	? (N	Mark Y	es (Y) if you are aware and	No (	V) if
		any or the	follo	wing	conditions	? (N	lark Y	es (Y) if you are aware and	No (I	N) if
Condition		r any or the					Mark Y	es (Y) if you are aware and		
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Initialed by: Buyer: \_\_\_\_\_ and Seller: \_\_\_\_\_ Pa

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Concernin	g the Property at Katy, TX 77493
	ver to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*A sing	le blockable main drain may cause a suction entrapment hazard for an individual.
which has	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, s not been previously disclosed in this notice?yes no If yes, explain (attach additional sheets if :
0	
wholly or	Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check 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 of 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 answ	er to any of the above is yes, explain (attach additional sheets as necessary):
	rposes of this notice:
which is	er floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, s designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, s considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
area, w	er floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard hich is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, s considered to be a moderate risk of flooding.
"Flood ; subject	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.
"Flood under ti	insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency he National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
of a rive	vay" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel ar or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to 0-year flood, without cumulatively increasing the water surface elevation more than a designated height.
"Resen water o	roir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain relay the runoff of water in a designated surface area of land.
(TXR-1406)	09-01-19 Initialed by: Buyer:, and Seller:, Page 3 of 6

Concerning	g the Property at 5079 Meadowlark Lane Katy, TX 77493
Section 6. provider,	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance including the National Flood Insurance Program (NFIP)?*yesfio If yes, explain (attach additional necessary):
Even w	in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance, then 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 e(s).
Administr	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property?yesno if yes, explain (attach additional sheets as :
Section 8, not aware	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
V 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:  Manager's name:  Fees or assessments are: \$
	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

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): \_\_\_

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

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_and Seller: \_\_\_\_\_\_\_

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Concerning the Property at		5079 Meadowlark Lane Katy, TX 77493	
Section 9. Seller has _		none and an	
persons who regularly pro	ovide inspections and v	Seller) received any written i who are either licensed as i o If yes, attach copies and complet	inspectors or otherwise
Inspection Date Type	Name of Inspec	ctor	No. of Pages
A buy	er should obtain inspections	rts as a reflection of the current con from inspectors chosen by the buye	er.
Momortand	Camina Citiana	ler) currently claim for the Proper Disabled	ty:
Wildlife Management	Agricultural	Disabled V	/eteran
	ever filed a claim for dar	mage, other than flood damage,	to the Property with any
insurance claim or a settleme which the claim was made? _	nt or award in a legal proc yes _vno If yes, explain:	for a claim for damage to the P eeding) and not used the proceed etectors installed in accordance	ds to make the repairs for
requirements of Chapter 766 (Attach additional sheets if necessity)	of the Health and Safety C	code?*unknown no yes.	If no or unknown, explain.
installed in accordance with including performance, loca effect in your area, you may A buyer may require a seller family who will reside in the impairment from a licensed the seller to install smoke d agree who will bear the cost Seller acknowledges that the still Seller acknowledges that the size.	In the requirements of the building and power source require check unknown above or contact to install smoke detectors for the dwelling is hearing-impaired; physician; and (3) within 10 day, letectors for the hearing-impaire of installing the smoke detectors tatements in this notice are to	iamily or two-family dwellings to have we ing code in effect in the area in which to iments. If you do not know the building of your local building official for more into the hearing impaired if: (1) the buyer or a (2) the buyer gives the seller written e is after the effective date, the buyer make and and specifies the locations for install is and which brand of smoke detectors to true to the best of Seller's belief an inaccurate information or to omit any	the dwelling is located, g code requirements in prmation.  a member of the buyer's evidence of the hearing tes a written request for lation. The parties may o install.
Signature of Seller	Date	Signature of Seller	7.0
Printed Name: Connie C.	Clendenin	The state of the s	Date
(TXR-1406) 09-01-19	Initialed by Russe	Printed Name:	5

## 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.

Electric: Centerpoint	phone #.
Sewer:	phone #:
Water: City of Karty	phone #:
Cable: Xfinity	phone #:
Trash: City of Katy	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	phone #:
Internet: Xfinity	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.

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

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	
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