



## 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 5330 Springton Lane Spring TX 77379

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  is  is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?  5/2021 (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	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring			<input checked="" type="radio"/>	Liquid Propane Gas:			<input checked="" type="radio"/>	Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			<input checked="" type="radio"/>
Carbon Monoxide Det.	<input checked="" type="radio"/>			-LP Community (Captive)			<input checked="" type="radio"/>	Rain Gutters	<input checked="" type="radio"/>		
Ceiling Fans	<input checked="" type="radio"/>			-LP on Property			<input checked="" type="radio"/>	Range/Stove	<input checked="" type="radio"/>		
Cooktop	<input checked="" type="radio"/>			Hot Tub			<input checked="" type="radio"/>	Roof/Attic Vents	<input checked="" type="radio"/>		
Dishwasher	<input checked="" type="radio"/>			Intercom System			<input checked="" type="radio"/>	Sauna			<input checked="" type="radio"/>
Disposal	<input checked="" type="radio"/>			Microwave	<input checked="" type="radio"/>			Smoke Detector	<input checked="" type="radio"/>		
Emergency Escape Ladder(s)			<input checked="" type="radio"/>	Outdoor Grill			<input checked="" type="radio"/>	Smoke Detector – Hearing Impaired			<input checked="" type="radio"/>
Exhaust Fans			<input checked="" type="radio"/>	Patio/Decking			<input checked="" type="radio"/>	Spa			<input checked="" type="radio"/>
Fences	<input checked="" type="radio"/>			Plumbing System	<input checked="" type="radio"/>			Trash Compactor			<input checked="" type="radio"/>
Fire Detection Equip.	<input checked="" type="radio"/>			Pool	<input checked="" type="radio"/>			TV Antenna			<input checked="" type="radio"/>
French Drain			<input checked="" type="radio"/>	Pool Equipment	<input checked="" type="radio"/>			Washer/Dryer Hookup	<input checked="" type="radio"/>		
Gas Fixtures			<input checked="" type="radio"/>	Pool Maint. Accessories	<input checked="" type="radio"/>			Window Screens	<input checked="" type="radio"/>		
Natural Gas Lines	<input checked="" type="radio"/>			Pool Heater			<input checked="" type="radio"/>	Public Sewer System	<input checked="" type="radio"/>		

Item	Y	N	U	Additional Information
Central A/C	<input checked="" type="radio"/>			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____
Evaporative Coolers		<input checked="" type="radio"/>		number of units: _____
Wall/Window AC Units	<input checked="" type="radio"/>			number of units: _____
Attic Fan(s)		<input checked="" type="radio"/>		if yes, describe: _____
Central Heat	<input checked="" type="radio"/>			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: _____
Other Heat		<input checked="" type="radio"/>		if yes describe: _____
Oven	<input checked="" type="radio"/>			number of ovens: _____ <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	<input checked="" type="radio"/>			<input type="checkbox"/> wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____
Carport		<input checked="" type="radio"/>		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	<input checked="" type="radio"/>			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	<input checked="" type="radio"/>			number of units: <sup>1</sup> _____ number of remotes: _____
Satellite Dish & Controls		<input checked="" type="radio"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System		<input checked="" type="radio"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Solar Panels		<input checked="" type="radio"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Water Heater	<input checked="" type="radio"/>			<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____
Water Softener		<input checked="" type="radio"/>		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Other Leased Item(s)		<input checked="" type="radio"/>		if yes, describe: _____

(TXR-1406) 07-08-22

Initialed by: Buyer: \_\_\_\_\_ and Seller:

Underground Lawn Sprinkler  automatic  manual areas covered: front and back

Septic / On-Site Sewer Facility  if yes, attach Information About On-Site Sewer Facility (TXR-1407)

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: asphalt shingles Age: 5 years (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 listed in this Section 1 that are not in working condition, that have defects, or are need of repair?  yes  no If yes, describe (attach additional sheets if necessary): \_\_\_\_\_

**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	Y	N	Item	Y	N	Item	Y	N
Basement		<input checked="" type="radio"/>	Floors		<input checked="" type="radio"/>	Sidewalks		<input checked="" type="radio"/>
Ceilings		<input checked="" type="radio"/>	Foundation / Slab(s)		<input checked="" type="radio"/>	Walls / Fences		<input checked="" type="radio"/>
Doors		<input checked="" type="radio"/>	Interior Walls		<input checked="" type="radio"/>	Windows		<input checked="" type="radio"/>
Driveways		<input checked="" type="radio"/>	Lighting Fixtures		<input checked="" type="radio"/>	Other Structural Components		<input checked="" type="radio"/>
Electrical Systems		<input checked="" type="radio"/>	Plumbing Systems		<input checked="" type="radio"/>			<input checked="" type="radio"/>
Exterior Walls		<input checked="" type="radio"/>	Roof		<input checked="" type="radio"/>			<input checked="" type="radio"/>

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	Y	N	Condition	Y	N
Aluminum Wiring		<input checked="" type="radio"/>	Radon Gas		<input checked="" type="radio"/>
Asbestos Components		<input checked="" type="radio"/>	Settling		<input checked="" type="radio"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/>		<input checked="" type="radio"/>	Soil Movement		<input checked="" type="radio"/>
Endangered Species/Habitat on Property		<input checked="" type="radio"/>	Subsurface Structure or Pits		<input checked="" type="radio"/>
Fault Lines		<input checked="" type="radio"/>	Underground Storage Tanks		<input checked="" type="radio"/>
Hazardous or Toxic Waste		<input checked="" type="radio"/>	Unplatted Easements		<input checked="" type="radio"/>
Improper Drainage		<input checked="" type="radio"/>	Unrecorded Easements		<input checked="" type="radio"/>
Intermittent or Weather Springs		<input checked="" type="radio"/>	Urea-formaldehyde Insulation		<input checked="" type="radio"/>
Landfill		<input checked="" type="radio"/>	Water Damage Not Due to a Flood Event		<input checked="" type="radio"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="radio"/>	Wetlands on Property		<input checked="" type="radio"/>
Encroachments onto the Property		<input checked="" type="radio"/>	Wood Rot		<input checked="" type="radio"/>
Improvements encroaching on others' property		<input checked="" type="radio"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="radio"/>
Located in Historic District		<input checked="" type="radio"/>	Previous treatment for termites or WDI		<input checked="" type="radio"/>
Historic Property Designation		<input checked="" type="radio"/>	Previous termite or WDI damage repaired		<input checked="" type="radio"/>
Previous Foundation Repairs	<input checked="" type="radio"/>	<input type="radio"/>	Previous Fires		<input checked="" type="radio"/>
Previous Roof Repairs		<input checked="" type="radio"/>	Termite or WDI damage needing repair		<input checked="" type="radio"/>
Previous Other Structural Repairs		<input checked="" type="radio"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="radio"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="radio"/>			

(TXR-1406) 07-08-22

Initialed by: Buyer: \_\_\_\_\_ and Seller:  

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

Last owner fixed foundation in 2012. Paperwork available on request

\*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 (attach 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.
- 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.
- Previous water penetration into a structure on the Property due to a natural flood.
- 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 as necessary): \_\_\_\_\_

**\*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).**

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.

Section 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)?\*  yes  no If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

n/a

\*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).

Section 7. 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): \_\_\_\_\_

n/a

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

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: Civic Association of Terra Nova

Manager's name: Cathy Hooper- Goodwin Company Phone: Unkown

Fees or assessments are: \$ 603.00 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 answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_



**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](http://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.

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

Electric: Texas Energy	phone #: 855-461-1129
Sewer: MUD	phone #: _____
Water: MUD/ HZo Innovations	phone #: 281-353-98-09
Cable: Xfinity800-934-6489	phone #: _____
Trash: MUD	phone #: _____
Natural Gas: Centerpoint	phone #: 713-659-2111
Phone Company: _____	phone #: _____
Propane: _____	phone #: _____
Internet: ATT	phone #: 855-936-5183

(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) 07-08-22

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



ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION (NOT FOR USE WITH CONDOMINIUMS) ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT



5330 Springton Lane Spring TX 77379 (Street Address and City)

Terranova Civic Association (855)289-6007 (Name of Property Owners Association, (Association) and Phone Number)

A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code.

(Check only one box):

- 1. Within \_\_\_ days after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer.
2. Within \_\_\_ days after the effective date of the contract, Buyer shall obtain, pay for, and deliver a copy of the Subdivision Information to the Seller.
3. Buyer has received and approved the Subdivision Information before signing the contract. Buyer \_\_\_ does \_\_\_ does not require an updated resale certificate.
4. Buyer does not require delivery of the Subdivision Information.

The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the party obligated to pay.

B. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer.

C. FEES AND DEPOSITS FOR RESERVES: Except as provided by Paragraphs A and D, Buyer shall pay any and all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed \$ 500.00 and Seller shall pay any excess.

D. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer does not require the Subdivision Information or an updated resale certificate, and the Title Company requires information from the Association (such as the status of dues, special assessments, violations of covenants and restrictions, and a waiver of any right of first refusal), [X] Buyer [ ] Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information.

NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole responsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the Property which the Association is required to repair, you should not sign the contract unless you are satisfied that the Association will make the desired repairs.

Buyer

Seller Michael S. Poole

Buyer

Seller Adriana J. Poole



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. 36-9. This form replaces TREC No. 36-8.



# 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.

1) The real property, described below, that you are about to purchase is located in the Louetta Road Utility District. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$ 0.2500 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$ 0.2500 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued in \$ 7,500,000.00, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$ 4,350,000.00.

2) The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$ UNKNOWN. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

3) Mark an "X" in one of the following three spaces and then complete as instructed.

- Notice for Districts Located in Whole or in Part within the Corporate Boundaries of a Municipality (Complete Paragraph A).
- Notice for Districts Located in Whole or in Part in the Extraterritorial Jurisdiction of One or More Home-Rule Municipalities and Not Located within the Corporate Boundaries of a Municipality (Complete Paragraph B).
- Notice for Districts that are NOT Located in Whole or in Part within the Corporate Boundaries of a Municipality or the Extraterritorial Jurisdiction of One or More Home-Rule Municipalities.

A) The district is located in whole or in part within the corporate boundaries of the City of \_\_\_\_\_ . The taxpayers of the district are subject to the taxes imposed by the municipality and by the district until the district is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

B) The district is located in whole or in part in the extraterritorial jurisdiction of the City of Spring . By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

4) The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows: \_\_\_\_\_

LT 203 BLK 11 TERRANOVA SEC 2

Michael S. Poole 08/09/22  
Signature of Seller Date

Adriana J. Poole 08/08/22  
Signature of Seller Date

**Michael S. Poole**  
PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

Signature of Purchaser Date

Signature of Purchaser Date

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.





APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)  
FOR VOLUNTARY USE

10-10-11

**NON-REALTY ITEMS ADDENDUM**

TO CONTRACT CONCERNING THE PROPERTY AT

5330

Springton Lane

Spring

TX

77379

(Address of Property)

**A.** For an additional sum of \$ 0.00 and other and good valuable consideration, Seller shall convey to Buyer at closing the following personal property (specify each item carefully, include description, model numbers, serial numbers, location, and other information):

Washer

Dryer

Refrigerator

Pool lounge chairs

Tan umbrella

Two small outdoor rolling trash cans

Small outdoor bistro set with the red pillows

**B.** Seller represents and warrants that Seller owns the personal property described in Paragraph A free and clear of all encumbrances.

**C.** Seller does not warrant or guarantee the condition or future performance of the personal property conveyed by this document.

Authentisign  
*Michael S. Poole*

Buyer

Seller **Michael S. Poole**

Authentisign  
*Adriana J. Poole*

Buyer

Seller **Adriana J. Poole**

This form has been approved by the Texas Real Estate Commission for voluntary use by its licensees. Copies of TREC rules governing real estate brokers, salesperson and real estate inspectors are available at nominal cost from TREC. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

# Exclusions List – 5330 Springton Lane

These items are included in the sale of the home

1. Stand up freezer in laundry room
2. Black front rockers
3. Blue oversized outdoor umbrella
4. Stand up laundry cabinet
5. All furniture
6. Black large outdoor rolling trash can
7. Outdoor table
8. Curtains

Authentisign  
*Michael S. Poole*

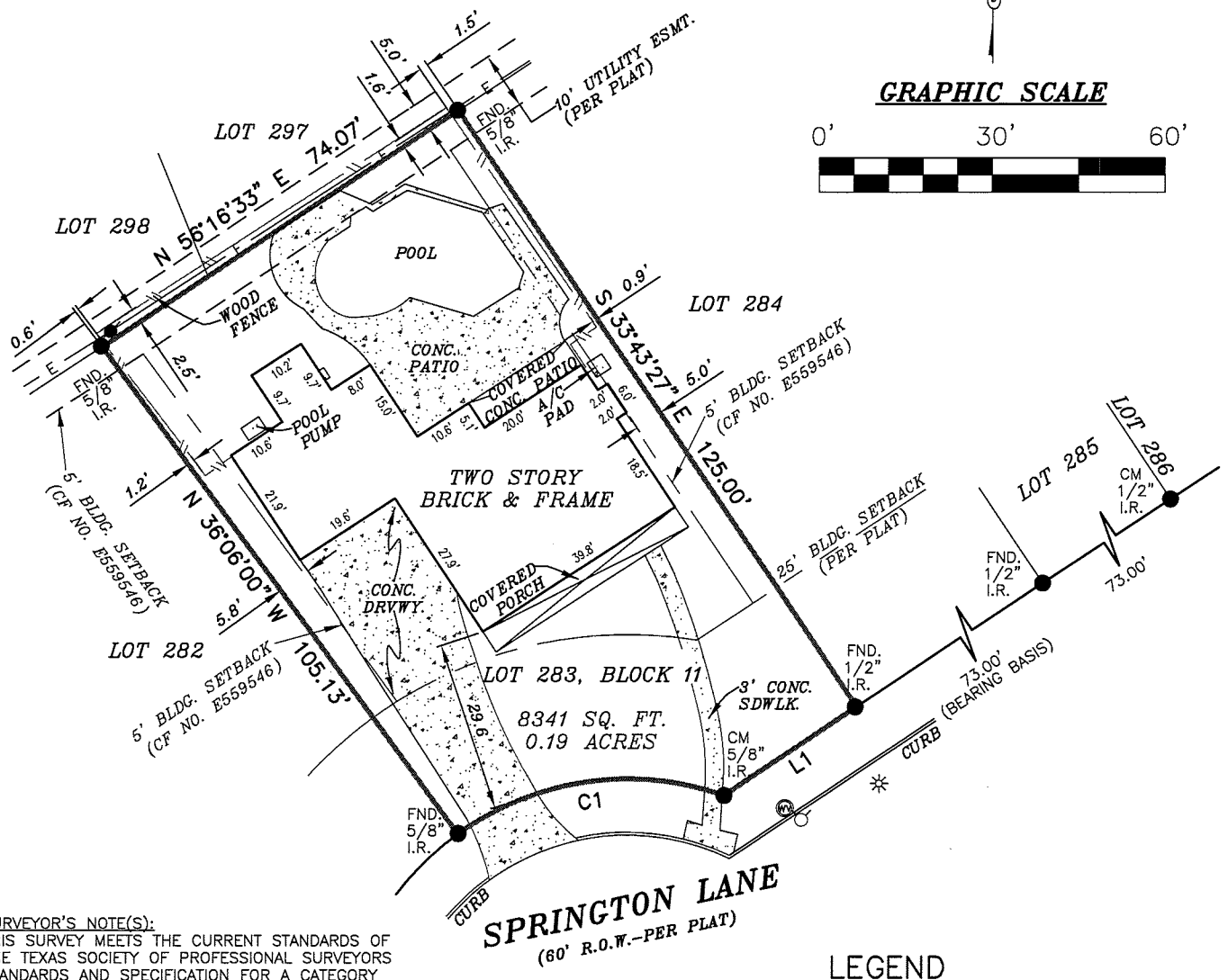
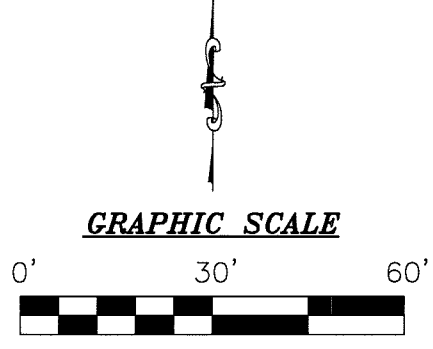
08/14/22

Authentisign  
*Adriana J. Poole*

08/14/22

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	48.43'	46.56'	S 81°39'27" W	55°29'48"

LINE	BEARING	DISTANCE
L1	S 56°16'33" W	27.64'



**SURVEYOR'S NOTE(S):**  
 THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE SETBACKS AND EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY GF NO. 2130456 ISSUED ON 05/03/21.

**FLOOD INFORMATION**  
 FIRM: 48201C PANEL: 0265 M  
 REV. DATE: 10/16/2013  
 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - - EASEMENT LINE
- - - - BUILDING SETBACK LINE
- || || WOOD FENCE
- E - E OVERHEAD ELECTRIC
- FOUND IRON ROD
- POWER POLE
- \* LIGHT POLE
- ⊕ WATER VALVE
- ⊙ FIRE HYDRANT
- CM CONTROL MONUMENT

I, DAVID E. KING, JR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to STEWART TITLE COMPANY and UNITED WHOLESALE MORTGAGE

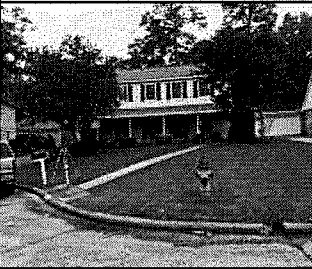
that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Borrower: MICHAEL S. POOLE AND ADRIANA J. POOLE  
 Address: 5330 SPRINGTON LN., SPRING, TX 77379 GF No. 2130456

**Legal Description of the Land:**  
 Lot Two Hundred Eighty-three (283), in Block Eleven (11) of TERRANOVA, SECTION TWO, an addition in Harris County, Texas according to the map or plat thereof recorded in Volume 248, Page 35 of the Map Records of Harris County, Texas.

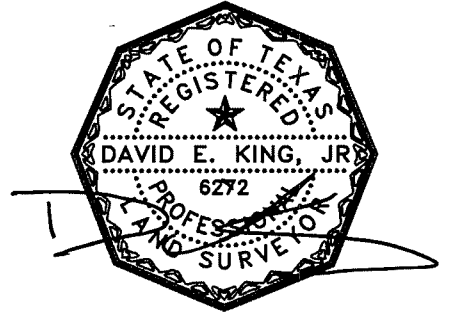
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 248, PAGE 35, MAP RECORDS, HARRIS COUNTY, TEXAS CLERK'S FILE NO(S). E-559546, F-170650, U-137122, U-870937, V-559911, 20080208871, 20080246483, 20110538198, 20110544693, 20170445141, REAL PROPERTY, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



**Overland Consortium Inc. Surveyors**  
 Tel: 281-940-8869 Fax: 281-207-6476  
 1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

<b>LAND TITLE SURVEY</b>			
JOB NO.:	2105026052	NO.	REVISION
DATE:	05/04/21		
DRAWN BY:	YC/VT		
APPROVED BY:	DEK		



FIRM REGISTRATION NO. 10190700  
DAVID E KING, R.P.L.S.  
 Registered Professional Land Surveyor  
 Registration No. 6272  
 COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: 8/15/2021 GF No. \_\_\_\_\_  
Name of Affiant(s): Michael S. Poole & Adriana J. Poole  
Address of Affiant: 5330 Springton Lane, Spring, TX 77379  
Description of Property: LT 283 BLK 11 TERRANOVA SEC 2  
County HARRIS, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.") **Affiants are the owners of the property**
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since 5/18/2021 there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
  - d. conveyances, replatings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): The 10X10 barn/shed in the backyard

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Michael S. Poole  
Adriana J. Poole  
SWORN AND SUBSCRIBED this 15 day of August, 2022.  
Carole An Williams  
Notary Public  
(TXR 1907) 02-01-2010





# OLD REPUBLIC HOME PROTECTION

**ORDER CONFIRMATION**  
(This is not a Bill)

<b>PLAN NUMBER:</b>	<b>32375137</b>	<b>DATE:</b>	<b>08/09/2022</b>
<b>INITIATING AGENT:</b> (Listing Agent)	<b>STERLING KELLOGG-CLARKE</b> O'HARA & CO REAL ESTATE 15855 MUESCHKE RD CYPRESS, TX 77433-1465 281.373.3393	<b>COOPERATING AGENT:</b>	
<b>COVERED PROPERTY:</b>	5330 SPRINGTON LN SPRING, TX 77379-7978	<b>ORDERED:</b>	<b>08/09/2022</b>
<b>PROPERTY TYPE:</b>	Single-Family Dwelling under 5,000 Sq. Ft.	<b>Coverage Amount</b>	
<b>COVERAGE:</b>	Standard Coverage		\$440.00
<b>OPTIONAL COVERAGE:</b>	Sellers Coverage		\$75.00
		<b>Total:</b>	<b>\$515.00</b>
<b>TRADE CALL FEE:</b>	\$75.00		
<b>CLOSING OFFICER/ATTORNEY:</b>		<b>FILE NUMBER:</b>	
		<b>ESTIMATED CLOSE:</b>	
		<b>ACTUAL CLOSE:</b>	
<b>HOME SELLER:</b>	MICHAEL & ADRIANA POOLE	<b>HOME BUYER:</b>	

To ensure the home buyer receives their Declaration of Coverage promptly, please provide us with a mailing address if different than the covered property address:

**Street:** \_\_\_\_\_  
**City, State, Zip:** \_\_\_\_\_

To update our records with any changes, please call: 800.445.6999, Fax: 877.445.6999, or [Just Hit Reply!](#)

Thank you for choosing Old Republic Home Protection



# OLD REPUBLIC HOME PROTECTION

## ORDER CONFIRMATION (This is not a Bill)

**Did you know you can save time by placing your home warranty orders online using the Agent Toolbox?**  
[Sign up](#) for a free Toolbox account today and take advantage of these great benefits:

- Place home warranty orders online - from any device - with a fast and friendly ordering process
- Receive immediate order confirmation and invoice distribution
- Stay organized with all your orders available at your fingertips
- Track your order progress from application to close - and beyond
- Generate leads and stay connected to current clients with unlimited access to our customizable marketing tools.  
Tools include the Between Friends newsletter, Homeowner's Tip Guide, and more!

Ordering home warranties online using your free Toolbox account is easy!  
Watch this [video](#) for step-by-step instructions.



Thanks again for choosing Old Republic Home Protection. We look forward to serving you and your clients in excellence.

# Lifetime Foundation Warranty

Duratech Foundation Repair Company  
Houston, TX

This Certifies that the homeowner(s) at

5330 Springton Lane

Spring, TX 77379



Have used the Duratech Foundation repair System.

Should any adjustment be required during the life of this home, due to settling, our company will re-raise all areas previously underpinned without cost to the owner. This warranty is transferable to one future homeowner located at the above stated address, provided that no major structural changes have been made.

\_\_\_\_\_  
Duratech Foundation Repair Co.

\_\_\_\_\_  
Company Officer Signature

\_\_\_\_\_  
Date



# Upgrades List – 5330 Springton Lane

Here are some of the highlights of the home and surrounding area:

1. Large pool
2. Garage connected office/pool room
3. On a cul-de-sac
4. The walking park is 1 block away & included in the HOA
5. The community park is 3 blocks away & included in the HOA

## UPGRADES:

1. New granite on kitchen, wet bar & bathrooms – including kitchen window seal &
2. fireplace hearth (front of the fireplace)
3. Roof replaced + ridge vents added / insulation added - 06/04/2013
4. Freshly painted exterior and garage in 2022
5. 100% waterproof laminate flooring installed - 03/20/2021
6. New upstairs carpet installed in 2022
7. New AC ductwork installed in 2022 - \$6,000 upgrade
8. New pool pumps installed - 09/02/2020
9. Pool Filter System (Oversized) Installed - 04/12/2017
10. New ceiling fans upstairs installed in 2022
11. All toilets replaced in 2022
12. New quiet garbage disposal installed in 2022
13. New shutters & blinds installed in 2022
14. New front door installed in 2022
15. New gutters all around the home installed in 2022
16. New 10X10 barn in the backyard built in 2022
17. All locks are matching throughout the home updated - 03/20/2021
18. Matching light fixtures updated - 03/20/2021
19. Furnace replaced - 01/03/2017
20. House was zoned in 2022 - \$6,000 cost
21. Electrical panel updated
22. Water Heater Tank Replaced
23. Garage floor + front & back patio - floor epoxy
24. Fireplace cap added to keep birds & animals from nesting