

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE NOTICE



09-01-2023

CONCERNING THE PROPERTY AT_____

20426 Drakewood Dr, Katy (Street Address and City)

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

Seller is **I** is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? **acquisition** 1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

U	Range	U	Oven			U	Microwave		
U	Dishwasher	U	Trash Compacto	or		U	Disposal		
U	Washer/Dryer Hookups	U	Window Screen	s		U	Rain Gutters		
U	 Security System	U	Fire Detection E	quipment		U	 Intercom Syster	n	
		U	 Smoke Detector	r					
		U	 Smoke Detector	r-Hearing Imp	paired				
		U	 Carbon Monoxi	de Alarm					
		U	Emergency Esca	ape Ladder(s))				
U	TV Antenna	U	 Cable TV Wiring	I		U	Satellite Dish		
U	 Ceiling Fan(s)	U	 Attic Fan(s)			U	 Exhaust Fan(s)		
U	 Central A/C	U	 Central Heating			U	 Wall/Window Ai	ir Conditio	oning
U				U	–– Public Sewer System				
U	 Patio/Decking	U	 Outdoor Grill			U	 Fences		
U	 Pool	U	 Sauna			U	SpaU	Hot T	ub
U	– Pool Equipment	U	Pool Heater			U	Automatic Lawr		r System
U	Fireplace(s) & Chimney (Wood burning)					U	Fireplace(s) & Cl (Mock)		
U	Natural Gas Lines					U	— Gas Fixtures		
U		I P Con	nmunity (Captive)	U LP on	ı Propei	rtv			
U			Pipe U Corrug		•		_g U _{Copper}		
Gara	ge: U Attached	U	Not Attached	U	Carpo				
		ectron	—	Control(s)		510			
·		as	U	Electric					
		ity	U	Well		U	MUD	U	Со-ор
wate		ity							CO-OP
Roof	Type:UKNOWN			Α	ge:UN	KNO\	WN	_ (approx)
Are v	ou (Seller) aware of any of th	e abov	e items that are no	ot in working	conditi	on, th	at have known de	fects, or t	hat are in
need	l of repair? 🗌 Yes 📄 No 🛽	🖊 Unki	nown. If yes, then	describe. (At	tach ad	dition	al sheets if necess	ary):	

	ller's Disclosure Notice Concerning th	e Property at	20426 Drakewo		09-01-20 Page 2			
76	(Street Address and City) Opes the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 66, Health and Safety Code?* Yes No V Unknown. If the answer to this question is no or unknown, explain Attach additional sheets if necessary):							
ins inc eff rec wi	stalled in accordance with the required cluding performance, location, and fect in your area, you may check un quire a seller to install smoke detec Il reside in the dwelling is hearing in	uirements of the build power source require known above or conta tors for the hearing in mpaired; (2) the buyer	ding code in effe ements. If you o act your local bu npaired if: (1) th gives the seller	ect in the ard do not know lding officia e buyer or a written evide	is to have working smoke detectors ea in which the dwelling is located, of the building code requirements in a for more information. A buyer may a member of the buyer's family who ence of the hearing impairment from written request for the seller to install			
sm		ired and specifies the	locations for the	installation.	The parties may agree who will bear			
jf y	you are not aware.		n any of the follo	-	Yes (Y) if you are aware, write No (N)			
N	Interior Walls	N Ceilings		N	Floors			
N	Exterior Walls	NDoors		N	Windows			
N	Roof	NFoundatio	on/Slab(s)	N	Sidewalks			
N	Walls/Fences	N Driveways	5	N	Intercom System			
N	Plumbing/Sewers/Septics	N Electrical	Systems	N	Lighting Fixtures			
	Other Structural Components (I							
lft	he answer to any of the above is ye	s, explain. (Attach adc	litional sheets if	necessary):				
Are N	e you (Seller) aware of any of the fol Active Termites (includes wood	•	N I		write No (N) if you are not aware. or Roof Repair			
Ν	Termite or Wood Rot Damage N	leeding Repair	N _{Hazard}	ous or Toxic	Waste			
Ν	Previous Termite Damage		N Asbest	os Compone	ents			
N N	Previous Termite Damage Previous Termite Treatment			os Compone ormaldehyde				
				ormaldehyde				
Ν	Previous Termite Treatment	od Event	N Urea-fo	ormaldehyde				
N N	Previous Termite Treatment		N Urea-fo N Radon N Lead B	ormaldehyde Gas				
N N N	Previous Termite Treatment Improper Drainage Water Damage Not Due to a Flo	t, Fault Lines	N Urea-fo N Radon N Lead B	ormaldehyde Gas ased Paint um Wiring				
N N N N	Previous Termite Treatment Improper Drainage Water Damage Not Due to a Flo Landfill, Settling, Soil Movemen	t, Fault Lines	N Urea-fo N Radon N Lead B N Alumir N Previou	ormaldehyde Gas ased Paint um Wiring	Insulation			

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

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	Seller's Disclosure Notice Concerning the Property at20426 Drakewood Dr, Katy Page 3 09-01-2023 (Street Address and City)
5.	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Yes (if you are aware) Yes (if you are not aware). If yes, explain (attach additional sheets if necessary).
6.	Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.
	N Present flood insurance coverage
	N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir N Previous water penetration into a structure on the property due to a patural flood event
	Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.
	N Located O wholly O partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
	N Located O wholly O partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
	N Located () wholly () partly in a floodway
	N Located \bigcirc wholly \bigcirc partly in a flood pool
	N Located O wholly O partly in a reservoir
	If the answer to any of the above is yes, explain (attach additional sheets if necessary):
	 *For purposes of this notice: "100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir. "500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding. "Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers. "Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1966 (42 U.S.C. Section 4001 et seq.). "Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height. "Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.
7.	Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?* [] Yes 🗹 No. If yes, explain (attach additional sheets as necessary):
	*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

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

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Are	e you (Seller) aware of any of the following? Write Yes (Y	· · · · · · · · · · · · · · · · · · ·	e not aware.
N	Room additions, structural modifications, or other al compliance with building codes in effect at that time	•	sary permits or not in
Ν	Homeowners' Association or maintenance fees or as	sessments.	
N	Any "common area" (facilities such as pools, tennis convite others.	ourts, walkways, or other areas) co-owne	ed in undivided interest
Ν	Any notices of violations of deed restrictions or gove Property.	ernmental ordinances affecting the cond	ition or use of the
Ν	Any lawsuits directly or indirectly affecting the Prope	erty.	
Ν	Any condition on the Property which materially affect	cts the physical health or safety of an ind	lividual.
N	Any rainwater harvesting system located on the propsupply as an auxiliary water source.	perty that is larger than 500 gallons and	that uses a public water
Ν	Any portion of the property that is located in a grour	ndwater conservation district or a subsid	lence district.
lf th	he answer to any of the above is yes, explain. (Attach ac	dditional sheets if necessary):	

- 10. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- 11. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

Ryan Bowes

Signature of Seller

Date

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC NO. 55-0. This form replaces OP-H.