

SELLER'S DISCLOSURE NOTICE

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a business additional disclosures which 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.

> 4075 CR 4850 Village Mills, TX 77664

> > Fax: (409)385-3721

4075 CR 4850.

CONCERNING THE PROPERTY AT

AGENT.					•,		ATT OF ANT KIND	DI	SEL	LEN,	TION OF THE PROPERTY AS TIONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	, 0	t LIC	=K
Seller is is not o	ccup	ying	the	Pro	pert	y. I	unoccupied (by Sel	er),	how	long	since Seller has occupied the I	Prop	erty	y?
Section 1. The Prope	rty h	as t	he it	ems	s ma	ark.	ed below: (Mark Vo	· M	No.	pied t	ne Property			
Item		N			Ite			_		1000		6		
Cable TV Wiring	1		0		_		December 1996 Annual Control	Y	N	U	Item	Y	N	1
Carbon Monoxide Det.		1.55					Propane Gas:	V		\Box	Pump: sump grinder			1
Ceiling Fans	17		-				ommunity (Captive)			4	Rain Gutters	\perp	1	1
Cooktop		1	4			t Ti	Property	1			Range/Stove	M		L
Dishwasher	1.7						The car statement are true to the state of	-	~		Roof/Attic Vents	Ш	/	1
Disposal	1	1.	3.45				om System Nave		/		Sauna	Ш	V	1
Emergency Escape	1997	V						/	Wante of		Smoke Detector	M		1
Ladder(s)		1			Outdoor Grill			1		Smoke Detector - Hearing Impaired		4	1	
Exhaust Fans	V				_	_	Decking	V			Spa		/	
Fences	/		100		Plumbing System		~			Trash Compactor		Ì		
Fire Detection Equip.	V				Pool			V		TV Antenna				
French Drain		~					quipment		1		Washer/Dryer Hookup	J		
Gas Fixtures Natural Gas Lines	1	~					laint. Accessories	1909 3	1		Window Screens	7	100	
Natural Gas Lines	M	V		_1	Po	01 1	eater			الـــ	Public Sewer System		V	
Item	in spainty		T	Y	N	U		No.	A	dditio	nal Information	THE SE		
Central A/C	STATIS	haras.	fores .	1			✓electric gas	DUIT		of uni		1		
Evaporative Coolers	ecri diniminale					1	number of units:	Si Ne		OF GIR	W. The Grands			
Wall/Window AC Units	Lordon .						number of units:	100			The second secon			
Attic Fan(s)			1		V		if yes, describe:				COMMITTEE OF THE COMMIT			of the
Central Heat	No. of the last	medera sun	1.	7				num	ber	of uni	ks:		-	
Other Heat					7	7	if yes, describe:							
Oven				1			number of ovens:	1		elec	tricgas_/ other:			
Fireplace & Chimney					1	1 1	wood gas log	s	mo		other:		100	
Carport					1	fun.	to provide the second second	attac			507C4 .			
Garage					1			attac			en and the second secon	1.4		
Garage Door Openers			1	1.	7		number of units:				number of remotes:			1
Satellite Dish & Controls				T	1	7	owned leased	fro	n.		riditiber of femoles:			B
Security System	La riber			1	オ	- 1	owned leased	_	_	AN TO	and the contraction of the contr	.0		15
Solar Panels			1	1	1		owned leased	_					4,127	
Water Heater	7				1	1	Z electric gas		er:		number of units:			1
Water Softener	Est.		1	_	1		owned leased		_		number of units:		2 2	
Other Leased Items(s)			-	-	+	\dashv	if yes, describe:					£ 1.4	38 5	2 3

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.kvolf.com

Concerning	the	Proporti -	
The state of the s		I TODETTV 21	

4075 CR 4850

Underground Law 8	1					Village Mil	is, T	X 776	664		
Underground Lawn Sprink	ler	100	1	auto	matic	manual	area	s cove	ered:		
- Site Sewer Fa	cility		7	if yes, a	ttach I	nformation	Abo	ut On-	Site Sewer Facility (TXR-1407)	
Water supply provided by: Was the Property built bef (If yes, complete, sign Roof Type: s there an overlay roof	00000	÷na an		UD co no un 06 conce	o-op oknowr ming k	_unknown _ 1 ead-based p	_ ot	ther: _ t hazar	and the second s		ite)
yes no _	any of	nown	ome lieta	ad in this	Section	on 1 that an	e no	ntin w	orking condition, that have de		
Section 2. Are you (Sell	ler) aw	vare of	any de	fects or	malfu	nctions in	any	of the	following? (Mark Yes (Y) if	you	are
aware and No (N) if you a									Tu	TY	IN
Basement	Y	N	Item				Y	N	Kem Cidavalla	·	12
		1	LO CONTRACTOR	loors				Y	Sidewalks	+	V
Ceilings Doors				dation /	Slab(s	1 (A. 1940) (M.)		~	Walls / Fences	+	1
	_	\Box	******	ior Walls			-	4	Windows Other Structural Components	+	1.
Driveways		V		ing Fixtu		-	-	4	Other Structural Components		1
Electrical Systems		V		lumbing Systems				V	M. Carlotte and Ca		+
If the answer to any of the				yes, exp		SA Paragraph				No (N) if
If the answer to any of the Section 3. Are you (Sel you are not aware.)			ction 2 is	yes, exp	owing	conditions	? (M		es (Y) if you are aware and		
If the answer to any of the Section 3. Are you (Sel you are not aware.)			ction 2 is	yes, exp		conditions	? (N			No (
If the answer to any of the Section 3. Are you (Sel you are not aware.) Condition Aluminum Wiring			ction 2 is	yes, exp	owing	conditions Conditio Radon G	? (N				N
Section 3. Are you (Selvou are not aware.) Condition Aluminum Wiring Asbestos Components	ier) av		ction 2 is	yes, exp	owing	Conditions Condition Radon G Settling	? (M n as	lark Y			
Section 3. Are you (Selvan are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak w	ler) av	ware of	tion 2 is	yes, exp	owing	Conditions Condition Radon G Settling Soil Move	? (M n as	lark Ye	es (Y) if you are aware and		N
Section 3. Are you (Selvou are not aware.) Condition Aluminum Wiring Asbestos Components Diseased Trees: oak w Endangered Species/Hab	ler) av	ware of	tion 2 is	yes, exp	owing	Conditions Condition Radon G Settling Soil Move Subsurfa	? (M n as eme	lark Ye	es (Y) if you are aware and		N
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JLA Realty, 6445 Calder Ave, Suite & Beaument TX 77706
Priory Knighten
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

www.hvoli.com Fax: (409)385-3721 Page 2 of 6

4075 CR 4850,

Concern	ing the Property	at	4075 CR 4850 Village Mills, TX 77664
ii uie ans	Swer to any of the	ne items in Section 3 is yes	es, explain (attach additional sheets if necessary):
*A sir	ngle blockable ma	in drain may cause a suction	n entrapment hazard for an individual.
which h	Are you (Se	W	equipment, or system in or on the Property that is in need of repa
The Control of the Co	5. Are you (Se r partly as appl	ller) aware of any of the icable. Mark No (N) if you	e following conditions?* (Mark Yes (Y) if you are aware and checou are not aware.)
YN			
- 4		l insurance coverage.	
	water from a	reservoir.	or breach of a reservoir or a controlled or emergency release
		ding due to a natural flood	d event.
	Previous wat	er penetration into a struct	cture on the Property due to a natural flood.
	AH, VE, or Al	notly partly in a 100- R).	year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, An
	Located w	holly partly in a 500-y	year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
	Located w	holly partly in a floody	lway.
		holly partly in a flood	나 두었다고 나이에 가는 아이들이 어느로 하는데 그리고 있는데 아이들이 되는데 하는데 하는데 하는데 하는데 그는데 그 그리고 있다. 그는데 그리고 하는데 그리고 있다.
_ 🗸		holly partly in a reserv	
f the ansv	ver to any of the	above is yes, explain (atta	tach additional sheets as necessary):
	A		
*If Buy	yer is concerne poses of this notice	d about these matters, E	Buyer may consult Information About Flood Hazards (TXR 1414)
which is	s considered to be	a high risk of flooding; and (A) is identified on the flood insurance rate map as a special flood hazard are H, VE, or AR on the map; (B) has a one percent annual chance of floodin (C) may include a regulatory floodway, flood pool, or reservoir.
area, w which is	ear floodplain" mea thich is designated s considered to be	ans any area of land that: (A I on the map as Zone X (sh a moderate risk of flooding.	(A) is identified on the flood insurance rate map as a moderate flood haza shaded); and (B) has a two-tenths of one percent annual chance of floodin
"Flood subject	pool" means the ai to controlled inund	rea adjacent to a reservoir th lation under the managemen	that lies above the normal maximum operating level of the reservoir and that ent of the United States Army Corps of Engineers.
"Flood i under ti	insurance rate ma ne National Flood I	p" means the most recent flo	flood hazard map published by the Federal Emergency Management Access
"Floodw of a rive as a 100	ray" means an are or or other watercol O-vear flood with	a that is identified on the flo urse and the adjacent land a	ood insurance rate map as a regulatory floodway, which includes the chann areas that must be reserved for the discharge of a base flood, also
water or	delay the runoff of	r impoundment project opera f water in a designated surfa	
711-1400)	07-08-22	Initialed by: Buyer:	
A Realty, 6445 Ci ssy Knighten	older Ave. Suite E Benument Pr	TX 77784	Phone: 4972845955 Fax: (489)385-3721 Prom Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 Www.hvoll.com 4075 CH 49
			4075 CD

4075 CR 4850,

Concerning	g the Property atVillage Mills, TX 77664	
Section 6. provider, i	Have you (Seller) ever filed a claim for flood damage to the Property with any insurance including the National Flood Insurance Program (NFIP)?*yes _/ no If yes, explain (attach additional necessary):	[
risk, an structure		Э
Section 7. Administra necessary)	Have you (Seller) ever received assistance from FEMA or the U.S. Small Business ation (SBA) for flood damage to the Property?yes _/no If yes, explain (attach additional sheets a):	\$ S -
Section 8.	Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are.	- e
<u>Y N</u>	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.	ı
_ ✓	Homeowners' associations or maintenance fees or assessments. If yes, complete the following:	
	Name of association: Manager's name: Fees or assessments are: \$ per and are: woluntary 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 of	_ , r
	attach information to this notice. Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interes 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.	— е
	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limit to: divorce, foreclosure, heirship, bankruptcy, and taxes.)	ed
	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelate to the condition of the Property.	d
	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 environment 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).	al
	Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a puwater supply as an auxiliary water source.	blic
	The Property is located in a propane gas system service area owned by a propane distribution systematic.	tem
	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.	
If the answ	ver to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):	
(TXR-1406)	07-08-22 Initiated by: Buyer:,and Seller:, Phone: 4092845955 Fax: (409)385-3721	of

persons who regula				
persons who regula				
persons who regula				
permitted by law to pe	riv provide ins	nections and who are	eceived any written inspe- either licensed as inspe- attach copies and complete the	ctors or otherwise
	уре	A TOP OF THE STATE		No. of Pages
		Name of Inspector		110:01:05
	ome Inspect	AN H-INO CHO	ry	
				The state of the s
Note: A buyer sho	uld not rely on the	e above-cited reports as a re	flection of the current condition ectors chosen by the buyer.	n of the Property.
Section 10 Chack and		하는 사람이 가게 되었다면 하는 하게 하면 하다.		
Homestead		Senior Citizen	ntly claim for the Property: Disabled	
Wildlife Manager	ment _	_ Serior Crizeri	Disabled Veter	an
Other:			Unknown	
Section 13. Does the leguirements of Chapter Attach additional sheets	ter 766 of the He	orking smoke detectors in alth and Safety Code?*	installed in accordance with unknown noyes. If n	n the smoke detector o or unknown, explain
		And the second s		
installed in accorda	nce with the requirence, location, and p	ements of the building code in ower source requirements. If	ro-family dwellings to have working to effect in the area in which the co you do not know the building co al building official for more informa	dwelling is located, de requirements in
installed in accordation including performant effect in your area, you have may require family who will resident from a lift the seller to install agree who will bear including a seller to will bear including a seller to will bear including a seller who will be a seller who w	nce with the requince, location, and p you may check unkn e a seller to install si de in the dwelling is censed physician; a smoke detectors for the cost of installing	ements of the building code in ower source requirements. If nown above or contact your local moke detectors for the hearing is hearing-impaired; (2) the but and (3) within 10 days after the or the hearing-impaired and spet of the smoke detectors and whice	n effect in the area in which the or you do not know the building con al building official for more informal impaired if: (1) the buyer or a me yer gives the seller written evide effective date, the buyer makes a pecifies the locations for installation the brand of smoke detectors to ins	dwelling is located, de requirements in ation. In the buyer's ence of the hearing a written request for in. The parties may tall.
installed in accordation including performant effect in your area, you have may require family who will resident from a life the seller to install a agree who will bear acknowledges that	nce with the requinate, location, and p you may check unknown as a seller to install so de in the dwelling is censed physician; a smoke detectors for the cost of installing	ements of the building code in ower source requirements. If sown above or contact your local moke detectors for the hearing is hearing-impaired; (2) the building (3) within 10 days after the rethe hearing-impaired and specific the smoke detectors and which in this notice are true to the Seller to provide inaccurate.	n effect in the area in which the or you do not know the building coral building official for more information impaired if: (1) the buyer or a meryer gives the seller written evide effective date, the buyer makes a ecifies the locations for installation in brand of smoke detectors to instead of Seller's belief and the information or to omit any mergen and the information or to omit any mergen and the programment in the information or to omit any mergen and the programment in the information or to omit any mergen and the programment in the	dwelling is located, de requirements in ation. In the buyer's ence of the hearing a written request for an article may tall.
installed in accordation including performant effect in your area, you have may require family who will resident from a life the seller to install a agree who will bear acknowledges that	nce with the requinate, location, and p you may check unknown as a seller to install so de in the dwelling is censed physician; a smoke detectors for the cost of installing	ements of the building code in ower source requirements. If sown above or contact your local moke detectors for the hearing is hearing-impaired; (2) the building (3) within 10 days after the rethe hearing-impaired and specific the smoke detectors and which in this notice are true to the Seller to provide inaccurate.	n effect in the area in which the or you do not know the building con al building official for more information impaired if: (1) the buyer or a men yer gives the seller written evide effective date, the buyer makes a ecifies the locations for installation the brand of smoke detectors to installed to be best of Seller's belief and the	dwelling is located, de requirements in stion. In the buyer's stance of the hearing a written request for an arrive may stall. In the parties may stall. In the person, including a terial information.
installed in accordation including performant effect in your area, you have may require family who will reside impairment from a little seller to install a agree who will bear acknowledges that he broker(s), has instruc	nce with the requinate, location, and p you may check unknown as a seller to install so de in the dwelling is censed physician; a smoke detectors for the cost of installing	ements of the building code in ower source requirements. If sown above or contact your local moke detectors for the hearing is hearing-impaired; (2) the building (3) within 10 days after the rethe hearing-impaired and specific the smoke detectors and which in this notice are true to the Seller to provide inaccurate.	reflect in the area in which the or you do not know the building coral building official for more information impaired if: (1) the buyer or a meryer gives the seller written evide effective date, the buyer makes a ecifies the locations for installation in brand of smoke detectors to instead of seller's belief and the information or to omit any makes of Seller.	dwelling is located, de requirements in stion. In the buyer's ence of the hearing a written request for in. The parties may stall.

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and haif 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.

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Trash: Local Sanition	phone #:
Natural Gas:	phone #:
Phone Company:	phone #:
Propane:	
Internet: Via Sa +	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.

The undersigned bayor a			
	Date	Signature of Buyer	Date
Signature of Buyer		Printed Name:	
Printed Name:		7 Hilles Hellins	
(TXR-1406) 07-08-22	Initialed by: Buyer:,	and Seller:,	Page 6 of 6
JLA Realty, 6445 Calder Ave. Suite E Beat Prissy Kulghten	mont TX 77766 Produced with Lone Wolf Transactions (zipForm Edition 1)	on) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com	4075 CR 4850,