



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

5007 Chevalier St, Katy, TX 77493

CONCERNING THE PROPERTY AT _____ (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 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 Dishwasher
- U Washer/Dryer Hookups
- U Security System
- U TV Antenna
- U Ceiling Fan(s)
- U Central A/C
- U Plumbing System
- U Patio/Decking
- U Pool
- U Pool Equipment
- U Fireplace(s) & Chimney (Wood burning)
- U Natural Gas Lines
- U Liquid Propane Gas: U LP Community (Captive) U LP on Property
- U Fuel Gas Piping: U Black Iron Pipe U Corrugated Stainless Steel Tubing U Copper
- Garage: U Attached U Not Attached U Carport
- Garage Door Opener(s): U Electronic U Control(s)
- Water Heater: U Gas U Electric
- Water Supply: U City U Well U MUD U Co-op
- U Oven
- U Trash Compactor
- U Window Screens
- U Fire Detection Equipment
- U Smoke Detector
- U Smoke Detector-Hearing Impaired
- U Carbon Monoxide Alarm
- U Emergency Escape Ladder(s)
- U Cable TV Wiring
- U Attic Fan(s)
- U Central Heating
- U Septic System
- U Outdoor Grill
- U Sauna
- U Pool Heater
- U Microwave
- U Disposal
- U Rain Gutters
- U Intercom System
- U Satellite Dish
- U Exhaust Fan(s)
- U Wall/Window Air Conditioning
- U Public Sewer System
- U Fences
- U Spa U Hot Tub
- U Automatic Lawn Sprinkler System
- U Fireplace(s) & Chimney (Mock)
- U Gas Fixtures

Roof Type: UNKNOWN Age: UNKNOWN (approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? Yes No Unknown. If yes, then describe. (Attach additional sheets if necessary): _____

Seller's Disclosure Notice Concerning the Property at 5007 Chevalier St, Katy, TX 77493 Page 4
(Street Address and City)

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

N Homeowners' Association or maintenance fees or assessments.

N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.

N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

N Any lawsuits directly or indirectly affecting the Property.

N Any condition on the Property which materially affects the physical health or safety of an individual.

N 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.

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

If the answer to any of the above is yes, explain. (Attach additional 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

5/25/2024

Signature of Seller
FKH TRS K, LLC

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.