

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE NOTICE



09-01-2023

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 **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 Compactor	U	Disposal	
U Washer/Dryer Hookup	os U Window Screens	U	 Rain Gutters	
U Security System	U Fire Detection Equ	uipment U	 Intercom System	
	U Smoke Detector			
	U Smoke Detector-H	learing Impaired		
	U Carbon Monoxide	e Alarm		
	U Emergency Escap	e Ladder(s)		
U TV Antenna	U Cable TV Wiring	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 Air	Conditioning
U Plumbing System	U Septic System	U	 Public Sewer Syst	em
U Patio/Decking	U Outdoor Grill	U	 Fences	
U _{Pool}	U _{Sauna}	U	_{Spa} U	Hot Tub
U Pool Equipment	U Pool Heater	U	Automatic Lawn	
U Fireplace(s) & Chimne (Wood burning)	у	U	Fireplace(s) & Chi (Mock)	mney
U Natural Gas Lines		U	— Gas Fixtures	
U Liquid Propane Gas: L	ل LP Community (Captive)	J LP on Property		
U Fuel Gas Piping: U	Black Iron Pipe U Corruga		g U _{Copper}	
Garage: U Attached	U Not Attached	U _{Carport}		
Garage Door Opener(s): U		Control(s)		
Water Heater: U	Gas U	Electric		
Water Supply: U	City U	Well U	MUD	U _{Co-op}
				<u> </u>
Roof Type:UKNOWN		Age:UNKNO	WN	(approx.)
Are you (Seller) aware of any	of the above items that are not	in working condition. th	at have known defe	ects, or that are in
	No 🗹 Unknown. If yes, then de			

	Selle	er's Disclosure Notice Concerning th	e Property at	5007 Chev	aliei	St, Kat	у, ТХ 7 ldress and	749 City)	3	Page 2	09-01
2.	(Street Address and City)										
÷	insta inclu effec requ will a lice smo the	pter 766 of the Health and Safety alled in accordance with the requ uding performance, location, and ct in your area, you may check un uire a seller to install smoke detec reside in the dwelling is hearing ir ensed physician; and (3) within 10 oke detectors for the hearing impai cost of installing the smoke detect	uirements of power source known above tors for the h npaired; (2) t days after the ired and spec- cors and whice	the building ce requireme e or contact y hearing impa he buyer giv he effective c cifies the loca h brand of sr	g code ents. your l aired i res the date, t ations moke	e in effect If you do ocal build f: (1) the seller wri he buyer for the ins detectors	in the a not kno ing offici buyer or tten evic makes a stallatior to instal	area w thial fo a r deno writh n. Th l.	in which the dw he building code or more informat member of the b ce of the hearing tten request for t ne parties may ag	welling is lo e requirem ion. A buy uyer's fami impairmen ihe seller to gree who w	ocated ents ir ver may ily who nt from o instal vill bea
3.		you (Seller) aware of any known d ou are not aware.		nctions in an	iy of t	he followii	-	e Ye	es (Y) if you are a	ware, write	e No (N
	N	Interior Walls	<u>N</u> _C	Ceilings			N		Floors		
	N	Exterior Walls	<u>N</u>	Doors			N		Windows		
	N	Roof		oundation/S	Slab(s))	N		Sidewalks		
	N	Walls/Fences		Driveways			N		Intercom Systen	า	
	N	Plumbing/Sewers/Septics	<u>N</u> _E	lectrical Syst	tems		N		Lighting Fixture	5	
	N	Other Structural Components (I	Describe):								
		e answer to any of the above is yes		ttach additio	onal sł	neets if nee	cessary):				
1.	If the	e answer to any of the above is yes you (Seller) aware of any of the fol Active Termites (includes wood	s, explain. (A lowing condi destroying ir	tions? Write	e Yes (N	Y) if you at Previous	re aware Structura	, wri al or	Roof Repair	are not awa	nre.
1.	If the Are N	e answer to any of the above is yes you (Seller) aware of any of the fol Active Termites (includes wood Termite or Wood Rot Damage N	s, explain. (A lowing condi destroying ir	itions? Write nsects) N ir N	e Yes (N N	Y) if you an Previous Hazardou	re aware Structura is or Toxi	, wri al or ic W	Roof Repair Vaste	are not awa	ıre.
1.	If the Are N N N	e answer to any of the above is yes you (Seller) aware of any of the fol Active Termites (includes wood Termite or Wood Rot Damage N Previous Termite Damage	s, explain. (A lowing condi destroying ir	itions? Write nsects) 1 ir 1 - -	e Yes (N N N	Y) if you an Previous Hazardou Asbestos	re aware, Structura Is or Toxi Compor	, wri al or ic W nent	Roof Repair Vaste	are not awa	ıre.
1.	If the	e answer to any of the above is yes you (Seller) aware of any of the fol Active Termites (includes wood Termite or Wood Rot Damage N Previous Termite Damage Previous Termite Treatment	s, explain. (A lowing condi destroying ir	itions? Write nsects) ir N	e Yes (N N N	Y) if you an Previous Hazardou Asbestos Urea-form	re aware Structura Is or Toxi Compor naldehyd	, wri al or ic W nent	Roof Repair Vaste	are not awa	ıre.
1.	If the Are N N N N N	e answer to any of the above is yes you (Seller) aware of any of the fol Active Termites (includes wood Termite or Wood Rot Damage N Previous Termite Damage Previous Termite Treatment Improper Drainage	s, explain. (A lowing condi destroying ir leeding Repa	itions? Write nsects) ir N - N - N - N - N - N - N - N - N - N	e Yes (N N N N N	Y) if you an Previous Hazardou Asbestos Urea-forn Radon Ga	re aware Structura Is or Toxi Compor naldehyc	, wri al or ic W nent	Roof Repair Vaste	are not awa	nre.
1.	If the Are N N N N N N	e answer to any of the above is yes you (Seller) aware of any of the fol Active Termites (includes wood Termite or Wood Rot Damage N Previous Termite Damage Previous Termite Treatment Improper Drainage Water Damage Not Due to a Flo	s, explain. (A lowing condi destroying ir leeding Repa	itions? Write nsects) N ir N N N N N N N	Yes (N N N N N	Y) if you at Previous Hazardou Asbestos Urea-forn Radon Ga Lead Base	re aware, Structura is or Toxi Compor naldehyc is ed Paint	, wri al or ic W nent de Ir	Roof Repair Vaste	are not awa	ıre.
1.	If the Are N N N N N	e answer to any of the above is yes you (Seller) aware of any of the fol Active Termites (includes wood Termite or Wood Rot Damage N Previous Termite Damage Previous Termite Treatment Improper Drainage Water Damage Not Due to a Flo Landfill, Settling, Soil Movemen	s, explain. (A lowing condi destroying ir leeding Repa bod Event t, Fault Lines	itions? Write nsects) _ ir _ N N N N	e Yes (N N N N N N	Y) if you an Previous Hazardou Asbestos Urea-forn Radon Ga Lead Base Aluminur	re aware Structura Is or Toxi Compor naldehyc Is ed Paint n Wiring	, wri al or ic W nent de Ir	Roof Repair Vaste	are not awa	ire.
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* 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 at 5007 Chevalier St, Katy, TX 77493 Page 3 Page 3
5	(Street Address and City) 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 awa
J.	No (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 Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
	NPrevious water penetration into a structure on the property due to a natural 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 🔿 wholly 🔿 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 O wholly O partly in a floodway
	N Located O wholly O 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):
	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 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 V 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

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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Se	Iler's Disclosure Notice Concerning the Property at 5007 Chevalier St, Katy, TX 77493 Page 4	1-202				
	(Street Address and City) e you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.					
Ν	Room additions, structural modifications, or other alterations or repairs made without necessary permits or not incompliance with building codes in effect at that time.					
Ν	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.						
Ν	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of theProperty.					
Ν	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.					
Ν	Any portion of the property that is located in a groundwater conservation district or a subsidence district.					
lf tł	ne answer to any of the above is yes, explain. (Attach additional sheets if necessary):					
		_				
_		-				
hi	the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mear gh tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Ac hapter 61 or 63. Natural Besources Code, respectively) and a beachfront construction certificate or dupe protection permi	t				

- 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	Durchacor
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.