

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.

1133 N. Bolton

CONCERNING THE P	ROP	ERT	YAT	311	-	100	• •	Jac	kso	nville	, TX 75766		241	
DATE SIGNED BY SE	LLE	RAI	ND IS	N	OT	AS	SUBSTITUTE FOR	YNA	INS	PECT	TION OF THE PROPERTY AS TONS OR WARRANTIES THE SELLER'S AGENTS, OR ANY	BU	UYE	R
Seller is _x is not o	ccup	ying 017	the P	rop	erty (ap)	y. If	unoccupied (by Sellimate date) or ne	er), l	now	long : pied t	since Seller has occupied the F he Property	orop	erty	?
Section 1. The Prope This notice does	not e	nas t estab	he ite	ems	s m ems	arke to b	ed below: (Mark Ye e conveyed. The contr	s (Y) ract w	, No ill de	(N), termin	or Unknown (U).) ne which items will & will not conve	у.		
Item.	Y	N	U		Ite	m		TY	N	U	Item	TY	N	Ti
Cable TV Wiring	8	T	H		-	-	Propane Gas:	+	14	-	Pump: sump grinder	8	-	t
Carbon Monoxide Det.	1	18			-	-	ommunity (Captive)	1	7		Rain Gutters	7	-	t
Cèiling Fans	×	1	\Box				Property	1	×		Range/Stove	126		t
Cooktop	1	×	H		- consumerate	ot Ta		+	×	\vdash	Roof/Attic Vents	-		1
Dishwasher	1 %	1	\Box		-	-	om System		X	H	Sauna		×	H
Disposal	×	1			PERSONNELLE	NOCOMING WATCH	vave	1	K		Smoke Detector	×		t
Emergency Escape Ladder(s)		×			Outdoor Grill		×		10 11	Smoke Detector - Hearing Impaired		x	Ī	
Exhaust Fans	×				Patio/Decking		+	×	\vdash	Spa	\vdash	×	H	
Fences	T	16					ing System	X			Trash Compactor	H	x	H
Fire Detection Equip.	144	X	2.0	NY.	Pool		1	¥	17	TV Antenna		×	H	
French Drain	T	K			Po	ol E	quipment	T	4		Washer/Dryer Hookup	8	-	r
Gas Fixtures	×				ASSESSMENT OF THE PARTY NAMED IN	MANAGEMENT THE	faint. Accessories		×		Window Screens	K		-
Natural Gas Lines	X				Po	ol F	leater ;		X		Public Sewer System	×		
Item			- 1	VI	NI.	111	, ,			-1-1141				_
Central A/C				Y	N	U	x electric gas		-	THE RESERVE AND PARTY OF THE PA	onal Information			
Evaporative Coolers		-		X	×		number of units:	nun	ibei	or un	its: 2			_
Wall/Window AC Units			+	-	-		number of units:							
Attic Fan(s)				g	×		if yes, describe:						-	
Central Heat			NAME AND ADDRESS OF THE OWNER, WHEN PERSON	<			electric x gas	nun	ahor	ofun	its: Z	-		-
Other Heat	-			K			if yes, describe:	HUII	INCI	or un	113.			
Oven				8		31535	number of ovens:	1		elec	tric v gas other			-
				-								Down		
Fireplace & Chimney Carport			-	×	wood x gas logs mock other: attached not attached					-	Distance			
Garage	e-money engine			+	X			atta	SHARWAY SHARWAY	-			-	-
Garage Door Openers			\dashv	-	×		number of units:	- CILLO	5,,00		number of remotes:		-	-
Satellite Dish & Controls	,	-	10	eurometrijes	x		AND RESIDENCE OF THE PARTY OF T	d fro	m.		Trained of fornotos.	-	-	-
Security System			×		-		owned leased from: owned leased from:						-	
Solar Panels	a di	1.			×		owned lease	-	STATE OF THE PERSONS NAMED IN					-
Water Heater	National Property lies	-	3	4			electric gas	-	WHITE COL		number of units: 1	-		-

Water Softener

Other Leased Items(s)

(TXR-1406) 09-01-19

Nowark

Initialed by: Buyer:

leased from:

and Seller:

owned

if yes, describe:

1133 N. Bolton

Concerning the Propert	y at					Jacksonv	ille,	TX 75	766		
Underground Lawn Sprinkler					automatic manual areas covered:						
Septic / On-Site Sewer Facility if											
Was the Property built I	pefore 19 ign, and a APo>(T) pof cover	978? ≥ attach /≬ ಎ ring or	yes_ TXR-190	no ur 06 conce	nknow rning Age:	n lead-based	pair	nt haza	ards). (approplaced over existing shingle	oxima	ate)
	of any o	of the it	tems liste s, describ	ed in this	s Sec	tion 1 that a	re n s if r	necess	vorking condition, that have d	efects	s, oi
Section 2. Are you (S aware and No (N) if yo				fects or	malf	unctions in	any		e following? (Mark Yes (Y) i		
Item	Y	N	Item		- 1/ 2-41		Y	N	Item	Y	
Basement		K	Floor	S				X	Sidewalks	×	
Ceilings		×	Foun	dation /	Slab(s	3)		×	Walls / Fénces	×	
Doors		×	Interi	or Walls				×	Windows	10 13	X
Driveways	×		Light	ing Fixtu	res		11.2	X	Other Structural Components	1 100	X
Electrical Systems	K		Plum	bing Sys	tems		×				
Exterior Walls		×	Roof			Albert N.S		X	Carre	0	
Section 3. Are you (S you are not aware.)			f any of	the follo	wing	conditions	7 (1	Mark Y	es (Y) if you are aware and		
Condition	og Waller	Ýu –	ton commence of	· Y	N	Condition			1 1 10 20 500 10	Y	-
Aluminum Wiring	15 F Last	19.1			×	Radon G	as		Company of the second	E1 1/16	×
Asbestos Components					×	Settling					X
Diseased Trees: oak	wilt	11,510	1000		×	Soil Mov	eme	ent		115	X
Endangered Species/Ha	abitat on	Prope	rty	14/1 24 I	×	Subsurfa	ice S	Structu	re or Pits	8	X
Fault Lines			1		×			AND DESCRIPTION OF THE PERSON NAMED IN	ge Tanks	10 133	X
Hazardous or Toxic Wa	ste				×	Unplatte	-				K
Improper Drainage					×	Unrecord	-	MINISTER PROPERTY.		918	X
Intermittent or Weather	Springs	. 1-			X				Insulation	6 776	X
Landfill		A-100 A-145			X		Water Damage Not Due to a Flood Event				×
Lead-Based Paint or Le			lazards	1	X		Wetlands on Property			-	X
Encroachments onto the					X	* Wood Ro	South Course Probability		A 1-1781		X
Improvements encroach	ning on o	thers'	property		X	destroyir	ig in	sects		7 8 1	x
Located in Historic District					×	Previous	trea	atment	for termites or WDI		X
Historic Property Designation					x	Previous	terr	nite or	WDI damage repaired	5/19	X
Previous Foundation Re	Artist Management of Development of the				×	Previous	Fire	es	i iii e	-	X
Previous Roof Repairs					×	Termite of	or W	/DI dar	mage needing repair	C S	X
Previous Other Structur	al Repair	rs	200	*	X	Single Bl Tub/Spa		able M	áin Drain in Pool/Hot		X
Previous Use of Premises for Manufacture of Methamphetamine					X	Europianen jan dinas ara Erredman		,			

(TXR-1406) 09-01-19

Initialed by: Buyer: ___

and Seller: XBV , FAV Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

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Nowark

Concer	rning the Property at
	nswer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*A s	ingle blockable main drain may cause a suction entrapment hazard for an individual.
Section which in necessar	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of reparts not been previously disclosed in this notice?yes × no If yes, explain (attach additional sheets ary):
en Bud Tuesda	College of the second of the s
Section wholly o	5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and checor partly as applicable. Mark No (N) if you are not aware.)
YN	
_ >	Present flood insurance coverage (if yes, attach TXR 1414).
<u> </u>	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release water from a reservoir.
×	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
X	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attac TXR 1414).
X	Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AC AH, VE, or AR) (if yes, attach TXR 1414).
K	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
×	Located wholly partly in a floodway (if yes, attach TXR 1414).
	Located wholly partly in a flood pool.
_ X	Located wholly partly in a reservoir.
the ans	wer to any of the above is yes, explain (attach additional sheets as necessary):
*For pa	urposes of this notice:
	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, 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, is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
"500-yı area, v	ear floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, is considered to be a moderate risk of flooding.
	pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is

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.

(TXR-1406) 09-01-19

Initialed by: Buyer: and Seller: KBU, VAN

1133 N. Bolton Jacksonville, TX 75766

Concerning	the Property at	Jacksonville, TX 75766
provider, i	Have you (Seller) ever including the National Floonecessary):	filed a claim for flood damage to the Property with any insurance discussion of the Insurance Program (NFIP)?* _ yes x no if yes, explain (attach additional)
- F		
Even w risk, an structur	then not required, the Federal E ad low risk flood zones to purc re(s).	ortgages from federally regulated or insured lenders are required to have flood insurance. mergency Management Agency (FEMA) encourages homeowners in high risk, moderate hase flood insurance that covers the structure(s) and the personal property within the
Administr	Have you (Seller) eve ation (SBA) for flood dama	r received assistance from FEMA or the U.S. Small Business ge to the Property?yes x no If yes, explain (attach additional sheets as
Section 8.	Are you (Seller) aware of	any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are
Y N		with
_ ×	Room additions, structural n	nodifications, or other alterations or repairs made without necessary permits, with a compliance with building codes in effect at the time.
100		or maintenance fees or assessments. If yes, complete the following:
_ X	Manna of appointion:	
	Manager's name:	Phone: per and are:mandatory voluntary
	Any unpaid fees or asset If the Property is in more attach information to this	e than one association, provide information about the other associations below or s notice.
<u> </u>	with others If yes complete	such as pools, tennis courts, walkways, or other) co-owned in undivided interest the following: or common facilities charged?yes no If yes, describe:
<u>K</u>	Any notices of violations of o	deed restrictions or governmental ordinances affecting the condition or use of the
<u>X</u>	Any lawsuits or other legal p	proceedings directly or indirectly affecting the Property. (Includes, but is not limited ship, bankruptcy, and taxes.)
_ <u>x</u>		except for those deaths caused by: natural causes, suicide, or accident unrelated
×	Any condition on the Proper	ty which materially affects the health or safety of an individual.
_ <u>k</u>	Any repairs or treatments, of hazards such as asbestos, if yes, attach any certific	ther than routine maintenance, made to the Property to remediate environmental radon, lead-based paint, urea-formaldehyde, or mold. cates or other documentation identifying the extent of the e, certificate of mold remediation or other remediation).
K	Any rainwater harvesting sy water supply as an auxiliary	stem located on the Property that is larger than 500 gallons and that uses a public water source.
_ *	The Property is located in retailer.	a propane gas system service area owned by a propane distribution system
X	Any portion of the Property	that is located in a groundwater conservation district or a subsidence district.
If the answ		on 8 is yes, explain (attach additional sheets if necessary):
(TXR-1406)	09-01-19 Initialed	by: Buyer:, and Seller: BD, Page 4 of 6

	operty at	1133 N. Bolton Jacksonville, TX 75766					
			REVUE CT JESSO	1.00000000			
Section 10. Within persons who re	the last 4 yea	attached a survey of the F irs, have you (Seller) in spections and who are	received any written in				
permitted by law to	o perform inspectio	ons?yes × no if yes,	attach copies and complete	the following:			
Inspection Date	Туре	Name of Inspector		No.			
	A THE SECTION OF THE						
ALL CHOOSE TO STIRME				engal April 14			
	Torrestold the sole of		A THE STREET WAS AND A	THE SAME IN			
Section 11. Check	any tax exemption(e above-cited reports as a re obtain inspections from insp s) which you (Seller) curre	ectors chosen by the buyer ently claim for the Propert				
Wildlife Mana	agement	Senior Citizen Agricultural	Disabled	2 0.02840 to			
Other:	agoment.	Agricultural	Disabled Ve Unknown	eteran			
indulative cidiffi Of	a semement of SMS	ceived proceeds for a cla	and not used the amount				
indulative cidiffi Of	s made? yes K	no If yes, explain:	and not used the proceeds	operty (for exa s to make the re			
indulative cidiffi Of	s made? yes K	iru in a iedai proceeding) a	and not used the proceeds	operty (for exa			
which the claim was	s made? yes K	no If yes, explain:	and not used the proceeds	operty (for exa s to make the r			
which the claim was	s made? yes K	no If yes, explain:	netalled in accordance w	operty (for exa			
Section 14. Does the	s made? yes K	no If yes, explain:	netalled in accordance w	operty (for example to make the r			
Section 14. Does the equirements of Chattach additional she	s made? yes K	no If yes, explain:	nstalled in accordance w	operty (for example of the make the mak			
*Chapter 766 of installed in acco	ne Property have water 766 of the Health and Safety of the Health and s	code requires one-family or two ements of the building code in ower source requirements. If you own above or contact your local	nstalled in accordance we unknown no yes. If	with the smoke in or unknown in smoke detected dwelling is locate ode requirements nation.			
*Chapter 766 of installed in accoincluding perform effect in your are family who will reimpairment from the seller to installed in installed in accoincluding perform effect in your are family who will reimpairment from the seller to installed in accoincluding perform effect in your are family who will reimpairment from the seller to installed.	ne Property have watapter 766 of the Health and Safety ordance with the requiremance, location, and potential, you may check unknown as seller to install smessible in the dwelling is a licensed physician; and all smoke detectors for	code requires one-family or two ower source requirements. If you own above or contact your local noke detectors for the hearing-impaired; (2) the buyend (3) within 10 days after the earth of the hearing-impaired and spec	nstalled in accordance was unknown no yes. If accordance in which the pulled in the area in which the pulled in the buyer or a material gives the seller written evidence of the processors for installations the locations for installations.	ing smoke detected dwelling is located or equirements that on.			
*Chapter 766 of installed in acco including perform effect in your are family who will no impairment from the seller to installed agree who will be	ne Property have wat apter 766 of the Health and Safety of the Health a	code requires one-family or two coments of the building code in ower source requirements. If you own above or contact your local moke detectors for the hearing in a hearing-impaired; (2) the buyend (3) within 10 days after the eather hearing-impaired and specific the smoke detectors and which	nstalled in accordance we unknown no yes. If the area in which the building of building official for more information and if the seller written evid ffective date, the buyer makes if its the locations for installation brand of smoke detectors to in	operty (for example to make the resistance of the buyer of the buyer of the parties matter of the parties matter of the parties matter of the parties matter on. The parties matter of the parties of the parties matter of the parties matter of the parties matter of the parties of the parti			
*Chapter 766 of installed in acco including perform effect in your are family who will reimpairment from the seller to installed agree who will be seller acknowledges	a settlement or awas s made?yes _K in the Property have we hapter 766 of the Health and Safety ordance with the requiremance, location, and post in the dwelling is a licensed physician; and smoke detectors for ear the cost of installing that the statements in the statement of the statement in the st	code requires one-family or two ower source requirements. If you own above or contact your local noke detectors for the hearing-impaired; (2) the buyend (3) within 10 days after the earth of the hearing-impaired and spec	nstalled in accordance we unknown no yes. If the area in which the pulling official for more information and if the seller written evidence the locations for installation brand of smoke detectors to in the st. of Seller's holief end of the seller written and the seller written with the locations for installations and of smoke detectors to inchest of Seller's holief end of the seller's holief end	ith the smoke had one requirements a written request in a written request in the parties mestall.			
*Chapter 766 of installed in acco including perform effect in your are family who will reimpairment from the seller to installed agree who will be seller acknowledges	a settlement or awas s made?yes _K in the Property have we hapter 766 of the Health and Safety ordance with the requiremance, location, and post in the dwelling is a licensed physician; and smoke detectors for ear the cost of installing that the statements in the statement of the statement in the st	code requires one-family or two ements of the building code in ower source requirements. If you own above or contact your local moke detectors for the hearing-impaired; (2) the buyend (3) within 10 days after the enthe hearing-impaired and spect the hearing-impaired and spect the smoke detectors and which in this notice are true to the Seller to provide inaccurate	nstalled in accordance we unknown no yes. If where the area in which the ou do not know the building of building official for more information and of smoke detectors to in the state of seller written evidence of smoke detectors to interpret of smoke detectors to only information or to omit any interpret of smoke detectors to only information or to omit any interpret of smoke detectors to only information or to omit any interpret of smoke detectors to only information or to omit any interpret of smoke detectors to only information or to omit any interpret of smoke detectors to only information or to omit any interpret of smoke detectors to only information or to omit any interpret of smoke detectors to only information or to omit any interpret of smoke detectors to only information or to omit any interpret of smoke detectors to only information or to omit any interpret of smoke detectors to only information or to omit any interpret of smoke detectors to only information or to omit any interpret of smoke detectors to only information or to omit any interpret of smoke detectors to only information or to omit any interpret of smoke detectors to only information or to omit any interpret of smoke detectors to only information or to omit any interpret or only information or on	ith the smoke of unknown of unknown of unknown of unknown of unknown of the buyer of the buyer of the heart a written request to the parties metall.			
*Chapter 766 of installed in acco including perform effect in your are family who will reimpairment from the seller to installed agree who will be eller acknowledges e broker(s), has installed in acconnection of the seller to installed agree who will be eller acknowledges e broker(s), has installed in acconnection of the seller to installed agree who will be eller acknowledges.	a settlement or awas s made?yes _K in the Property have we hapter 766 of the Health and Safety ordance with the requiremance, location, and post in the dwelling is a licensed physician; and smoke detectors for ear the cost of installing that the statements in the statement of the statement in the st	code requires one-family or two ements of the building code in ower source requirements. If you own above or contact your local moke detectors for the hearing in the hearing-impaired; (2) the buyend (3) within 10 days after the enthe hearing-impaired and spectific the smoke detectors and which in this notice are true to the	nstalled in accordance we unknownno	ith the smoke the interest of the buyer of the buyer of the buyer a written request on. The parties metall.			

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 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 Pro	perty:
-----	-------------------------	-----------	-----------------	----	---------	--------

Electric: Owcor Levery	phone #: 893-313-4747
Sewer: C.O.S.	phone #: 503-589-3510
Water: C_10.5.	phone #: 903-539-3510
Cable: FRANTIER/SUDDENLINK	phone #: 855-230-6550/888-560-1668
Trash: C-0.7	phone #: 403-589- \$570
Natural Gas: CENTERBINT	phone #: 800 - 254 - 5544
Phone Company: Fronties / Subbon Link	phone #: 355- 230-6550 /878 -560-166
Propane: N/4	phone #
Internet: France/SusseLink	phone #: 855-230 - 6550/888-560-1668
This Saller's Disclosure Notice was completed by Seller as of the	

(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) 09-01-19	Initialed by: Buyer:,	and Seller: 💃 , 🤘	Page 6 of 6
	Produced with zipForm® by zipLogix 18070 Fifteen	Mile Road, Fraser, Michigan 48026 www.zipl.ogix.com	Nowark