Ranch House



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 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. CONCERNING THE PROPERTY AT

529 ACR 2304

AGENT.	IIV.	ıpyir	na the	Pro	VV.A	ARI	RANTY OF ANY KIND	BY	SE	LLER,	IONY, TX 75861 ITION OF THE PROPERTY ATTIONS OR WARRANTIES THE, SELLER'S AGENTS, OR AN since Seller has occupied the the Property	E	BUY	ER
Section 1. The Prope	rtw	hae	the i	See man							the Property or Unknown (U).) ne which items will & will not conve		open	ty?
	TY	IN	Tu.	1	He	em			The second second	TGIIIIII		y.		
Cable TV Wiring	V		1		and the last	-	id Propane Gas:	Y	N	U	Item	T	YN	II
Carbon Monoxide Det.		1				P	Community (Captive)	V	-		Pump: sump grinder	+	1	1
Ceiling Fans	V				-1	P	on Property	-		V	Rain Gutters	V	1	+
Cooktop	V				H	Of '	Tub	V			Range/Stove	V	1	+
Dishwasher	V	1	\vdash		and the latest designation of the latest des	CONTRACTOR			V		Roof/Attic Vents	1	4	+
Disposal	-	1	+	-	D.O.	ier	com System	1	V		Sauna	+	V	+
Emergency Escape	-	1	-	+	STATE OF THE PERSON.	The second second	owave	V	٠.		Smoke Detector	17	4	+
Ladder(s)		V			O	utd	oor Grill				Smoke Detector - Hearing	1	-	+
Exhaust Fans	V	1		-	0	A! -	155	1	W		Impaired		V	1.
Fences	1	-		-	PE	OUE	/Decking	V			Spa	-	V	+
Fire Detection Equip.	1						bing System	V			Trash Compactor	-	1	4
French Drain	V	1	V			ool			V		TV Antenna	-	V	1
Gas Fixtures	-	1	6	-	PC	OOL	Equipment		V		JAInaha III	1	1	-
Natural Gas Lines		V	9	-	Po	oll	Maint. Accessories		VI.		Window Screens	1		_
TOTAL OUS LINES		V		L	Po	oll	leater		1		Public Sewer System	V	1	
tem	***************************************	-			-						1 dbile dewel System	Material	V	
Central A/C	-			Y,	N	U			Ac	ditio	nal Information			
vaporative Coolers	-		- 1				electric gas r	um	her (of unit	e: 1			-
Vall/Window AC Units				10			number of units:		-	or Girill	0.			
Attic Fan(s)	-			0			number of units:	-	-	-				
Central Heat	-		0			/	if yes, describe:	-						
			0		K		✓ electric gas n	umi	or c	E . com la		- Contract	A CONTRACTOR NO	
Other Heat			V	8	1	(PEN)	if yes, describe: Fi	CO I	DIC	unit	s:			
ven			V		1		number of ovens:	-	YIA	CE			College of the Colleg	
ireplace & Chimney			V		1	-		-		elect	The state of the s	085.87		
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arage			V	1	+								Cinteriors.	
arage Door Openers			V	4	+		attached v not at	tacr	ed			-		\neg
atellite Dish & Controls			V	100	1	-	number of units:		-	n	umber of remotes: 2			
ecurity System	-	-	-	1	1		owned leased i			Div	rect dish, No cont	15	IS	-
olar Panels	-		+	1	+	_	owned leased f				7 100 00117	14	1	-
ater Heater	-	-	1	·V	+	-	owned leased f	Name and Address of the Owner, where	THE OWNER OF THE OWNER, WHEN			-		-
ater Softener		-	V	100	+	-		othe			number of units:			-
her Leased Items(s)		-	+	1	+	-	owned leased f	om			or or mos.	-	Personal Property lies	-
(R-1406) 09-01-19		1-1		IV			if yes, describe:							

529 ACR 2304

Underground Lawn Sprinkler Septic / On-Site Sewer Facility											
Motor	- racility			if yes, atta					4.4		
Was the D	by: V	city	well M	UD /co-c	D unknow			TORE Sewer Facility (TXR-	-1407)_	
Water supply provided Was the Property built (If yes, complete	before 1	1978?	yes	no v unkr	nown	n	other:				
Is there an overlay r	100f 2011	on		A	ge: 7	or prot	111111111111111111111111111111111111111	zards). (a placed over existing shir			
covering)? ves n	10 V unk	enng (on the Pr	operty (shi	ngles or room	f co	vering	placed over existing ship	pprox	im	
Are you (Seller) aware	- dill	TIOWII						placed over existing shir	igles	or	
are need of renair?	or any	of the	items liste	ed in this Se	ection 1 that	are i	not in	working condition, that hav			
are need of repair?	900 _ 1	o ir ye	s, describ	e (attach ac	dditional shee	ts if	neces	working condition, that hav sary):	e def	ect	
7-21-1	TAT IN THE	1110	ven.	set. o	oortunc	+:	ons	NOT INDER DO AL	2005		
								property pro	Me!	4	
Section 2. Are you /s	Sollar) ou	040								_	
aware and No (N) if vo	ouer, av	vare o	Tany defe	ects or ma	Ifunctions in	any	of th	e following? (Mark Yes ()	/\ ts		
Item		and the Personal Property lies	-					3. (mail / 162 ()) ir y	ou	
Basement	Y	N	Item		-	TY	IN	Item	-		
Ceilings		V	Floors			V	1	Sidewalks		Y	
Doors			Found	ation / Slab	(s)			Walls / Fences		-	
Driveways		-	Interior				V	Windows	-		
Electrical Systems	1	V	Lighting	g Fixtures			V	Other Structural Compone			
Exterior Walls	V	1	Plumbi	ng Systems	9		V	Outer Ortuctural Compone	nts	-	
- v dillo	1 1					-					
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th Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

Concernin	g the Property at
If the ansv	ver to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
Son	re settling.
which has necessary	Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair not been previously disclosed in this notice?yes no if yes, explain (attach additional sheets
	Doorfunctions on refrigerature.
YN	Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and checoartly as applicable. Mark No (N) if you are not aware.) Present flood insurance coverage (if yes, attach TXR 1414). 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).
0 10 0 11	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attac
IN KNOWN N KNOWN KNOWN KNOWN	Locatedwhollypartly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AC AH, VE, or AR) (if yes, attach TXR 1414). Locatedwhollypartly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). Locatedwhollypartly in a floodway (if yes, attach TXR 1414). Locatedwhollypartly in a flood pool. Locatedwhollypartly in a reservoir. Ito any of the above is yes, explain (attach additional sheets as necessary):
	oses of this notice:

" 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,

"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 more than a designated height.

"Reservoir" means a wat water or delay the runoff	er impoundment project operated by the of water in a designated surface area of	United States Army Corps of England	gineers that is intended to retain
(TXR-1406) 09-01-19	Initialed by: Buyer:,	and Seller	

and Seller

Page 3 of 6

Ourcei	ming the Property at	Te	529 AC	R 2304	204		
Section	n 6. Have you (Seller) ever file	d a claim for	flood dame	1011y, 1% 750	367		
sheets :	n 6. Have you (Seller) ever file er, including the National Flood In as necessary):	surance Program	(NFIP)?*	yes no	Proper if yes,	ty with any explain (attac	insura:
*Ho	mod in historia						
struc Section	mes in high risk flood zones with mortgan when not required, the Federal Emergand low risk flood zones to purchase cture(s). 7. Have you (Seller) ever restration (SBA) for flood damage to rever	flood insurance th	nat covers the	structure(s) a	nd the p	ersonal proper	sk, moder ly within
adminis ecessa	stration (SBA) for flood damage to	the Property?	yesno	If yes, exp	the lain (att	U.S. Small ach additional	Busine sheets
ection	8. Are you (Seller) aware of any	- E 41					
ot awa	8. Are you (Seller) aware of any re.)	or the following?	(Mark Yes (Y) if you are	aware.	Mark No (N)	If you a
N						(1.0)	" you a
	Room additions of						
	Room additions, structural modificular unresolved permits, or not in com	cations, or other a	Iterations or r	epairs made	without .	200000	•
/	unresolved permits, or not in com	pliance with buildi	ng codes in e	ffect at the tir	me me	recessary per	mits, with
	numeowners' associations or mai	intenant - f			110.		
	Name of association: Manager's name:		assessments	If yes, comp	lete the	following:	
	Fees or assessmente area		ner	Pr	none:		
	Any unpaid fees or assessme If the Property is in more than	nt for the Property	2 VOC /8	and a	are:n	nandatory	oluntary
	If the Property is in more than attach information to this notic	one association	rovide infor-	adla di)	no	
	attach information to this notic	e.	provide imom	iation about t	he other	associations	below or
	Any common area (facilities such a with others. If yes, complete the fo Any optional user fees for com	as pools, tennis co llowing: mon facilities cha	ourts, walkway	/s, or other) o	co-owned	d in undivided	interest
/			g-u jos	no n yes,	aescribe):	
_	Any notices of violations of deed re Property.	strictions or gover	rnmental ordi	nances affect	ing the c	ondition or us	e of the
	Any lawsuits or other local						
-	Any lawsuits or other legal proceed to: divorce, foreclosure, heirship, ba	ings directly or incankruptcy, and tax	directly affecti (es.)	ng the Prope	rty. (Incli	udes, but is no	t limited
_	Any death on the Property except for the condition of the Property.	or those deaths ca	used by: nati	ıral causes s	uicido c	N 00-1-11	19 /2 /2
/							elated
_	Any renairs or tractments	materially affects	the health or	safety of an	in elistet	-1	
~	"" I VOUIS UI IIMMIMANTE ATAA 4ha					al.	
	Any repairs or treatments, other that hazards such as asbestos, radon, let if yes, attach any certificates or remediation (for example, certificates have rainwater between the certificates of the certificates of the certificates and the certificates are removed to the certificates of the certificates are removed to the certificates of the certificates are removed to the certificates of the certificates	-441	ion identifying	the extent of	f the		
				o Tenenann	n).		
_	Any rainwater harvesting system loc water supply as an auxiliary water so	ated on the Prope	erty that is larg	er than 500 g	gallons a	and that uses a	public
	water supply as an auxiliary water so	ated on the Prope ource.	erty that is larg	er than 500 (gallons a	and that uses a	public
-	water supply as an auxiliary water so The Property is located in a proper retailer.	ated on the Prope purce. one gas system s	erty that is larg	er than 500 go	gallons a	e distribution	system
	water supply as an auxiliary water so The Property is located in a proper retailer. Any portion of the Property that is loc	ated on the Prope ource. ane gas system s	erty that is larg	owned by a	gallons a	e distribution	system
answei	water supply as an auxiliary water so The Property is located in a proper retailer. Any portion of the Property that is loc	ated on the Prope ource. ane gas system s cated in a groundw	erty that is larg service area vater conserv	er than 500 gowned by a ation district o	gallons a	e distribution	system
answei	water supply as an auxiliary water so water supply as an auxiliary water so The Property is located in a proparetailer. Any portion of the Property that is located in a proparetailer. To any of the items in Section 8 is your and all Propage Service.	ated on the Prope ource. ane gas system s cated in a groundw	service area vater conservated additional sh	owned by a ation district deets if necessary.	gallons a	e distribution	system

Frances D Davis

Concerning the Pro	operty at		529 ACR 2 Tennessee Colon	2304 y, TX 75861	
Section 0 Call					
		ot attached a surve			
Section 10. Within	the last 4 ve	ears. have you	(Collon)	any written inspectio	
persons who re	gularly provide	inspections and	who are either	any written inspection and as inspectories and as inspectories and as inspectories and as a second as	on reports f
	o benorm inspect	lons?yes _/n	o If yes, attach cop	licensed as inspecto ies and complete the follo	owing:
Inspection Date	Туре	Name of Inspe			
					No. of Pag
Note: A buyer	should not rely on	the above sited says			
	A buyer shoul	ld obtain inspections	orts as a reflection of from inspectors cho	the current condition of t	he Property.
			ler) currently claim		
Homestead	A companie	Senior Citizen	er) currently claim		
Wildlife Mana	gement	Senior Citizen Agricultural		Disabled	
Other:		grioditarai		Disabled Veteran	
action 12 Have	/6			Unknown ood damage, to the Pr	
0000	yes _	no ir yes, explain: _		nage to the Property (ed the proceeds to mak	o are repairs
ection 14. Does th	e Property have	Working smoke de	tootone in the tra	accordance with the	
equirements of Cha	pter 766 of the H	ealth and Safety C	dectors installed in	accordance with the s	smoke detec
macri additional she	ets if necessary):			yes. If no or u	nknown, expla
*Chapter 766 of to	he Health and Safety	Code requires one-fa	mily or two-family dwell	lings to have working smoke	
including perform	dance with the requi	rements of the building	g code in effect in the	lings to have working smoke area in which the dwelling	e detectors
effect in your area	, you may check unk	power source requiren	nents. If you do not kn	area in which the dwelling ow the building code requi ial for more information.	rements in
family who will re	side in the dwelling	imoke detectors for the	hearing impaired if: (1)	the buyer or a member of t	the huver's
uupaiiriieni irom a	licensed physician.	and 101 will to t	, way or gives tile	adildr written evidence of H	ha haarina
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529 ACR 2304 Tennessee Colony, TX 75861

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 https://publicsite.dps.texas.gov/SexOffenderRegistry. 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 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 Property:

Cable: — Trash: Natural Gas: — Phone Company: Propane:	arall	phon	ne #:
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AN INSPECTOR OF	are Notice was completed by Selle and have no reason to believe it to YOUR CHOICE INSPECT THE Procknowledges receipt of the foregoing the complete and the complete states are completed by Selle and the complete st	ROPERTY.	The brokers have relied on this notice YOU ARE ENCOURAGED TO HAVE
Signature of Buyer	Date	Signature of Buyer	
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