

## APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



## SELLER'S DISCLOSURE NOTICE

(Street Address and City)  IS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY LILER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT. RRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.  Iller is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? **Discovery** **Disposal*** **Disposal*** **Disposal*** **Disposal*** **Disposal** **Disposal	ICERNING THE PROPERTY AT	990 Doss Rd.	Millsap
LER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANNIES THE PONCTASION WARRANDIES OF THE PONCTASION WARRANDIES THE PONCTASION WARENT WARRANDIES THE PONCTASION WARRANDIES THE PONCTASION WARRANDIE	NUERNING THE PROPERTY AT	(Street Addr	ress and City)
The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:  Yearn Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:  Yearn Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:  Yearn Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:  Yearn Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:  Yearn Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:  Yearn Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:  Yearn Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:  Yearn Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:  Yearn Property Has Microwave Disposal Property  Yearn Property Hair Property   Microwave   Micr	LER AND IS NOT A SUBSTITUTE FOR	RANY INSPECTIONS OR WARRANTIES II	N OF THE PROPERTY AS OF THE DATE SIGNED BY HE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A
The Property has the items checked below (Write Yes (Y), No (N), or Unknown (U).  Range    Down	er is is wis not occupying the P	roperty. If unoccupied, how long since	e Seller has occupied the Property?
Range	(N)	below NAtrite Yes (Y) No (N) or Unknown	ı (U)I:
Dishwasher  Washer/Dryer Hookups  North Security System  North Secur		V M Oven	
Washer/Dryer Hookups  Washer/Dryer Hookups  N Window Screens  I Fire Detection Equipment  Security System  I Fire Detection Equipment  Smoke Detector  N Smoke Detector-Hearing Impaired  N Carbon Monoxide Alarm  N Emergency Escape Ladder(s)  Ceiling Fan(s)  Ceiling Fan(s)  Central A/C  Plumbing System  Patio/Decking  Patio/Decking  Pool  Pool Heater  N Satellite Dish  Exhaust Fan(s)  Wall/Window Air Conditioning  N Public Sewer System  Public Sewer System  Pences  Spa Hot Tub  Pes Automatic Lawn Sprinkler System  N Fireplace(s) & Chimney  (Wood burning)  N Natural Gas Lines  N Liquid Propane Gas  N Natural Gas Lines  N Liquid Propane Gas  Attached  Garage Door Opener(s):  Water Heater:  Water Supply: Well City  Well MUD  Age: Z Yes/S (approx.)	5-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1		N_ Disposal
Fire Detection Equipment   Intercom System   Security System   Fire Detector   Smoke Detector   Not Attached   Smoke Detector   Not Attached   Saa   Statures   Not Attached   Saa   Statures   Saa   Statures			Rain Gutters
Smoke Detector  N Smoke Detector-Hearing Impaired  N Carbon Monoxide Alarm  N Emergency Escape Ladder(s)  Y Cable TV Wiring  Y Celling Fan(s) Y Central AC Y Central Heating Y Plumbing System Y Patio/Decking Y Patio/Decking Y Pool Y Sauna Hof Tub Yes Automatic Lawn Sprinkler System N Fireplace(s) & Chimney (Wood burning)  N Natural Gas Lines N Liquid Propane Gas Garage: Y Attached Garage Door Opener(s): Water Heater: Y Water Supply: (Mel' City  Roof Type: Cable TV Wiring N Satellite Dish N Satellite Dish N Satellite Dish Y Exhaust Fan(s) Y Conditioning N Wall/Window Air Conditioning Y Public Sewer System Y Fences Spa Hot Tub Yes Automatic Lawn Sprinkler System N Fireplace(s) & Chimney (Mock)  N Gas Fixtures N Liquid Propane Gas Not Attached Y Carport Y Control(s) Electronic Y Control(s) Electroic Y Co-op Age: Z Y Sec / S (approx.) Roof Type: Cable Servers of the above items that are not in working condition, that have known defects, or that are	<del></del>	·——·····	M Intercom System
Smoke Detector-Hearing Impaired  N Carbon Monoxide Alarm  N Emergency Escape Ladder(s)  Y Cable TV Wiring Y Ceiling Fan(s) Y Central A/C Y Central Heating Y Septic System Y Pumbing System Y Patio/Decking Y Pool Y Sauna HOT Tub Yes Automatic Lawn Sprinkler System N Pool Equipment Y Fireplace(s) & Chimney (Wood burning)  N Natural Gas Lines N Liquid Propane Gas Garage: Y Attached Garage Door Opener(s): Water Heater: Water Supply: Well City  N Satellite Dish Y Satellite Dish Y Exhaust Fan(s) Y Exhaust Fan(s) Y Public Sewer System N Public Sewer System Y Public Sewer System Y Public Sewer System N Pool Heater Y Sauna HOT Tub Yes Automatic Lawn Sprinkler System N Fireplace(s) & Chimney (Mock)  N Gas Fixtures N Liquid Propane Gas Not Attached Y Carport Not Control(s) Y Central Heater: Y Gas Y Electric Co-op Age: Z Yes/S (approx.) Y Have shown defects, or that are	Security System		
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Ceiling Fan(s)  Central A/C  Plumbing System  Patio/Decking  Pool  Pool  Pool Equipment  Fireplace(s) & Chimney (Wood burning)  Natural Gas Lines	N TV Antenna	Cable TV Wiring	N Satellite Dish
Central A/C  Yelumbing System  Not Tub  Yelumbing System  Yelumbin		Attic Fan(s)	Exhaust Fan(s)
Plumbing System  Patio/Decking  Pool  Pool  Pool  Pool Equipment  Fireplace(s) & Chimney (Wood burning)  Pool Heater  Pool	7.3	Central Heating	Wall/Window Air Conditioning
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N Pool Equipment N Pool Equipment N Pool Heater N Fireplace(s) & Chimney (Wood burning) N Natural Gas Lines N Liquid Propane Gas N Liquid Propane Gas Not Attached Not Attached Not Attached Not Attached Sarage Door Opener(s): Sauna Wof tub Yes Automatic Lawn Sprinkler System N Fireplace(s) & Chimney (Mock)  N Gas Fixtures N LP on Property Carport Control(s) Felectric Sas Water Supply: (In City Not Type: Not Type: Not Type: Not Attached N Gas N Electric Sas N Electric Sas N Gaprox.)  Age: 2 165/5 (approx.)	La la management de la		Fences
N Pool Equipment N Pool Heater N Fireplace(s) & Chimney (Wood burning)  N Natural Gas Lines N Liquid Propane Gas LP Community (Captive)  Garage: Y Attached Not Attached Sarage Door Opener(s): Water Heater: Y Water Supply: (1) E (City  Roof Type: Co-op  Roof Type: Co-op  N Pool Heater  Pool Heater  Pool Heater  Pool Heater  Gas Fixtures N LP on Property Carport Carport N Control(s) Flectric Co-op Age: Z 10015 (approx.)  Age: Z 10015 (approx.)		Y sauna Hof tub	Spa Hot Tub
Fireplace(s) & Chimney (Mock)    Natural Gas Lines		N Pool Heater	Yes Automatic Lawn Sprinkler System
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Liquid Propane Gas	N. Marris Continue		N Gas Fixtures
Garage: Y Attached		LP Community (Captive)	N LP on Property
Garage Door Opener(s):  Water Heater:  Water Supply: Well MUD Age: Co-op (approx.)  Roof Type: Co-op (approx.)		Process on Bloods (2) of	Y Carport
Water Heater: Y  Water Supply: Well City  Well MUD  Age: Z Vec/S (approx.)  Roof Type: Company of the showe items that are not in working condition, that have known defects, or that are			(V Control(s)
Water Supply: WellMUDCo-op  Roof Type:Co		128	Y Electric
Roof Type: Age: Z		8 905599_5	<u> </u>
(D-Its) of any of the shove items that are not in working condition, that have known decision,	ACCORDING TO THE PARTY OF THE P		Age:(approx.)
ueed of tehalf ( ) res ( ) rao ( ) officialism in yes and	. (D-H-) of any of	the above items that are not in workin	g condition, that have known defects, or that are in sheets if necessary):
	used of tehalf i	The state of the s	

	Seller's Disclosure Notice Concerning the Prop	erty at Millsap, TX 760	<u>66</u> Pag	e 2
7	Does the property have working smoke detecto 66, Health and Safety Code?* Yes ] N	No Unknown. If the answer to the	nis question is no o	r unknown, expla
-	Attach additional sheets if necessary):			
-				
ii e n w a	Chapter 766 of the Health and Safety Code restalled in accordance with the requirements of including performance, location, and power sour affect in your area, you may check unknown abequire a seller to install smoke detectors for the rill reside in the dwelling is hearing impaired; (2 licensed physician; and (3) within 10 days after moke detectors for the hearing impaired and spine cost of installing the smoke detectors and which be	of the building code in effect in the surce requirements. If you do not know ove or contact your local building office hearing impaired if. (1) the buyer of the buyer gives the seller written ear the effective date, the buyer makes secifies the locations for the installation	area in which the coow the building cool cial for more informator a member of the vidence of the hearing written request for	dwelling is locate le requirements ition. A buyer man buyer's family what impairment fro the seller to inst
	re you (Seller) aware of any known defects/malfi you are not aware.	unctions in any of the following? Write	Yes (Y) if you are a	ware, write No (I
	Interior Walls	( Ceilings	_ <u>n\</u> _ Floo	ors
	N Exterior Walls	Doors	N Win	dows
	N Roof	V Foundation/Slab(s)	N Side	ewalks
	<i></i>	7. 5		<u> </u>
	N Walls/Fences N	Driveways	(V Inte	rcom System
	Walls/Fences N Plumbing/Sewers/Septics N Other Structural Components (Describe):	<del></del>	Ligh	rcom System
- If	N Plumbing/Sewers/Septics	Electrical Systems	Ligh	ating Fixtures
-	Plumbing/Sewers/Septics  Other Structural Components (Describe):  the answer to any of the above is yes, explain. (Attack	Electrical Systems  ch additional sheets if necessary):	N_ Ligh	ating Fixtures
_ A	Plumbing/Sewers/Septics  Other Structural Components (Describe):  the answer to any of the above is yes, explain. (Attacher you (Seller) aware of any of the following condition	ch additional sheets if necessary):	Light	ating Fixtures
-	Plumbing/Sewers/Septics  Other Structural Components (Describe):  the answer to any of the above is yes, explain. (Attacher you (Seller) aware of any of the following condition  Active Termites (includes wood destroying inse	Electrical Systems  ch additional sheets if necessary):  ns? Write Yes (Y) if you are aware, write I	No (N) if you are not aw	ating Fixtures
_ A	Plumbing/Sewers/Septics  Other Structural Components (Describe):  the answer to any of the above is yes, explain. (Attactive you (Seller) aware of any of the following condition  Active Termites (includes wood destroying inse	ch additional sheets if necessary):  ns? Write Yes (Y) if you are aware, write the locts)    Note	No (N) If you are not aw Roof Repair	ating Fixtures
_ A	Plumbing/Sewers/Septics  Other Structural Components (Describe):  the answer to any of the above is yes, explain. (Attack re you (Seller) aware of any of the following condition  Active Termites (includes wood destroying inse Termite or Wood Rot Damage Needing Repair Previous Termite Damage	Electrical Systems  ch additional sheets if necessary):  ns? Write Yes (Y) if you are aware, write facts)  N Previous Structural or N Hazardous or Toxic W N Asbestos Components	No (N) If you are not aw Roof Repair	ating Fixtures
_ A	Plumbing/Sewers/Septics  Other Structural Components (Describe):  the answer to any of the above is yes, explain. (Attactive you (Seller) aware of any of the following condition  Active Termites (includes wood destroying inse  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Previous Termite Treatment	ch additional sheets if necessary):  ns? Write Yes (Y) if you are aware, write tests)  Previous Structural or  Hazardous or Toxic W  Asbestos Components  Urea-formaldehyde Inserticus	No (N) If you are not aw Roof Repair	ating Fixtures
_ A	Plumbing/Sewers/Septics  Other Structural Components (Describe):  the answer to any of the above is yes, explain. (Attack re you (Seller) aware of any of the following condition  Active Termites (includes wood destroying inse Termite or Wood Rot Damage Needing Repair Previous Termite Damage Previous Termite Treatment Improper Drainage	ch additional sheets if necessary):  ns? Write Yes (Y) if you are aware, write facts)  Previous Structural or Hazardous or Toxic W Asbestos Components Urea-formaldehyde Inst	No (N) If you are not aw Roof Repair	ating Fixtures
_ A	Plumbing/Sewers/Septics  Other Structural Components (Describe):  the answer to any of the above is yes, explain. (Attack  re you (Seller) aware of any of the following condition  Active Termites (includes wood destroying inse  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Previous Termite Treatment  Improper Drainage  Water Damage Not Due to a Flood Event	Electrical Systems  ch additional sheets if necessary):  ns? Write Yes (Y) if you are aware, write the section of the section	No (N) If you are not aw Roof Repair	ating Fixtures
  A	Plumbing/Sewers/Septics  Other Structural Components (Describe):  the answer to any of the above is yes, explain. (Attactive Termites (includes wood destroying inset)  Active Termites (includes wood destroying inset)  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Previous Termite Treatment  Improper Drainage  Water Damage Not Due to a Flood Event  Landfill, Settling, Soil Movement, Fault Lines	ch additional sheets if necessary):  chadditional sheets if necessary):  chapter Yes (Y) if you are aware, write forcts)  Previous Structural or  Hazardous or Toxic Work Asbestos Components  Virea-formaldehyde Institute Additional Cas  Lead Based Paint  Aluminum Wiring	No (N) If you are not aw Roof Repair	ating Fixtures
_ _ A	Plumbing/Sewers/Septics  Other Structural Components (Describe):  the answer to any of the above is yes, explain. (Attack  re you (Seller) aware of any of the following condition  Active Termites (includes wood destroying inse  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Previous Termite Treatment  Improper Drainage  Water Damage Not Due to a Flood Event	Electrical Systems  ch additional sheets if necessary):  ns? Write Yes (Y) if you are aware, write forcts)  Previous Structural or Hazardous or Toxic W Asbestos Components N Urea-formaldehyde Inst Radon Gas Lead Based Paint N Aluminum Wiring Da* Previous Fires	No (N) If you are not aw Roof Repair	ating Fixtures
_ A	Plumbing/Sewers/Septics  Other Structural Components (Describe):  the answer to any of the above is yes, explain. (Attactive Termites (includes wood destroying inset)  Active Termites (includes wood destroying inset)  Termite or Wood Rot Damage Needing Repair  Previous Termite Damage  Previous Termite Treatment  Improper Drainage  Water Damage Not Due to a Flood Event  Landfill, Settling, Soil Movement, Fault Lines	ch additional sheets if necessary):  change with the second of the secon	No (N) If you are not aw Roof Repair laste	rare.

Seller's Disclosure Notice Concerning the Property at	990 Doss Rd. Milisap, TX 76066	09-01-2 Page 3
Are You (Seller) aware of any item, equipment, or system in	(Street Address and City) or on the Property that is in need of repair	? [_] Yes (if you are aware)
No (if you are not aware). If yes, explain. (Attach additional	sheets if necessary):	
Are you (Seller) aware of any of the following conditions?* Write	e Yes (Y) if you are aware, write No (N) if you	are not aware.
N Present flood coverage		
N Previous flooding due to a failure or breach of a reservoir	ir or a controlled or emergency release of wat	er from a reservoir
N Previous water penetration into a structure on the prope	rty due to a natural flood event	
Write Yes (Y) if you are aware, and check wholly or partly as a	oplicable, write No (N) if you are not aware.	
Located [ ] wholly [ partly in a 100-year floodplain		AE, AO, AH, VE, or AR)
Located Wholly partly in a 500-year floodplain		
Located Wholly partly in a floodway	55	
Located   wholly   partly in a flood pool		
Located   wholly   partly in a reservoir		
		1 5. 1
If the answer to any of the above is yes, explain. (attach addition	Floch Plane	+ UN EART
of an arrange of this making		
*For purposes of this notice: "100-year floodplain" means any area of land that:  (A) is identified on the flood insurance rate	map as a special flood hazard area, which	n is designated as
Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of floodin (C) may include a regulatory floodway, flood pool, or	ng, which is considered to be a high ris reservoir.	k of flooding; and
"500-year floodplain" means any area of land that:  (A) is identified on the flood insurance rate many on the map as Zone X (shaded); and		
(B) has a two-tenths of one percent annual c	hance of flooding, which is considered t	o be a moderate
risk of flooding.  "Flood pool" means the area adjacent to a reservoir reservoir and that is subject to controlled inundation under the	that lies above the normal maximum ope management of the United States Army Corp	rating level of the s of
Engineers.  "Flood insurance rate map" means the most recen	t flood hazard man published by the F	ederal Emergency
Management Agency under the National Flood Insurance Act of	of 1968 (42 U.S.C. Section 4001 et seq.)	
"Floodway" means an area that is identified on the flood in includes the channel of a river or other watercourse and the	nsurance rate map as a regulatory floodway, to adjacent land areas that must be reserved	which d for the discharge
of a base flood, also referred to as a 100-year flood, without	ut cumulatively increasing the water surface	elevation of more
than a designated height.  "Reservoir" means a water impoundment project open		
intended to retain water or delay the runoff of water in a design	nated surface area of land.	
Have you (Seller) ever filed a claim for flood damage to the pro		he National
Flood Insurance Program (NFIP)?* Yes You If yes, e.	xplain (attach additional sheets as necessary)	:
"Homes in high risk flood zones with mortgages flood insurance. Even when not required, the Federal E high risk, moderate risk, and low risk flood zones to puproperty within the structure(s).	mergency Management Agency (FEMA)	encourages homeowners
Have you (Seller) ever received assistance from FEMA or property? [ ] Yes [ No. If yes, explain (attach additional s	the U.S. Small Business Administration (S heets as necessary):	BA) for flood damage to th

		990 Doss Rd.	09-01-2019
	Seller's Disclosure Notice Concerning the Property at	Millsap, TX 76066	Page 4
		(Street Address and City)	
9.	Are you (Seller) aware of any of the following? Write Yes (Y) if you	u are aware, write No (N) if you are no	ot aware.
	Room additions, structural modifications, or other alteractions compliance with building codes in effect at that time.	rations or repairs made without n	ecessary permits or not in
	M Homeowners' Association or maintenance fees or assessm	nents.	
	Any "common area" (facilities such as pools, tennis cowith others.	ourts, walkways, or other areas) co-	owned in undivided interest
	Any notices of violations of deed restrictions or government Property.	tal ordinances affecting the condition	or use of the
	Any lawsuits directly or indirectly affecting the Property.		
	Any condition on the Property which materially affects the p	physical health or safety of an individu	al.
	Any rainwater harvesting system located on the property supply as an auxiliary water source.	y that is larger than 500 gallons a	nd that uses a public water
	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 additiona	I sheets if necessary):	
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	<i>"</i>	
		1 11 2 2 1 1	— »
10.	If the property is located in a coastal area that is seaward of thigh tide bordering the Gulf of Mexico, the property may be (Chapter 61 or 63, Natural Resources Code, respectively) and maybe required for repairs or improvements. Contact the adjacent to public beaches for more information.	subject to the Open Beaches Act a beachfront construction certificate	of the Dune Protection Act e or dune protection permit
11.	This property may be located near a military installation and magness or other operations. Information relating to high noise installation Compatible Use Zone Study or Joint Land Use Study the Internet website of the military installation and of the collegated.	and compatible use zones is available dy prepared for a military installation	able in the most recent Air n and may be accessed on
1	Ily rul Dec 7, 2022	Peggy Bade	12/7/2022
	ature of Seller Date	Signature of Follor488 Peggy Bach	Date
The	undersigned purchaser hereby acknowledges receipt of the foregoi	ng notice.	
Sign	ature 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, 2019. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (http://www.trec.texas.gov) TREC NO. OP-H

TREC No. OP-H