

APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 950 Rs County Road 1520, Point, TX 75472

$_{ m r}$ $oxdapsymbol{\square}$ is not occupying the F	Property. If unoccupied, how long since Se	ller has occupied the Property?
ne Property has the items checked	below [Write Yes (Y), No (N), or Unknown	(U)]:
γ Range	yOven	yMicrowave
Y Dishwasher	$_{ m N}$ Trash Compactor	Y Disposal
Y Washer/Dryer Hookups	Y Window Screens	Y Rain Gutters
N Security System	$_{ m N}$ Fire Detection Equipment	$_{ m N}$ Intercom System
	Y Smoke Detector	
	$_{ m N}$ Smoke Detector-Hearing Impaire	d
	N Carbon Monoxide Alarm	
	N Emergency Escape Ladder(s)	
N _TV Antenna	N Cable TV Wiring	γ Satellite Dish
Y Ceiling Fan(s)	N Attic Fan(s)	Y Exhaust Fan(s)
Y Central A/C	Y Central Heating	N Wall/Window Air Conditioning
Y Plumbing System	Y Septic System	N Public Sewer System
Y Patio/Decking	Y Outdoor Grill	Y Fences
Pool	N Sauna	N Spa N Hot Tub
N Pool Equipment	N Pool Heater	Automatic Lawn Sprinkler Syste
Fireplace(s) & Chimney N (Wood burning)		Fireplace(s) & Chimney Y (Mock)
N (wood burning)		<u>Y</u> (MOCK)
N Natural Gas Lines		N Gas Fixtures
N Liquid Propane Gas	N LP Community (Captive)	N LP on Property
——— Garage: ₂ Attached	1 Not Attached	N Carport
Garage Door Opener(s):	 y Electronic	 2 Control(s)
Water Heater:	N Gas	Y Electric
Water Supply: <u>N</u> City	N Well N MUD	
Roof Type: Asphalt composition ro		Years (approx.)
	e above items that are not in working conc	

		's Disclosure Notice Concerning the I			/Stroot	Address and Cit	472 Page 2
7	766,	the property have working smoke Health and Safety Code?* Yes chadditional sheets if necessary): _	☐ No	☐ Unk	d in accordance w	ith the smok wer to this q	e detector requirements of Chap question is no or unknown, expla
_							
ii ii e r v a s	nsta nclu effec equi vill r vill re mok	oter 766 of the Health and Safety Colled in accordance with the requireding performance, location, and pot in your area, you may check unknowing a seller to install smoke detector eside in the dwelling is hearing impensed physician; and (3) within 10 doke detectors for the hearing impaired ost of installing the smoke detector	ements ower so own abours for the paired; (2 ays afte d and sp	of the bustern of the effect of the bustern of the effect of the bustern of the b	ilding code in effective in the code in effective code in the code	ect in the are do not know Iding official e buyer or a written evide er makes a wi installation.	ea in which the dwelling is locate the building code requirements for more information. A buyer m member of the buyer's family w nce of the hearing impairment fro ritten request for the seller to inst
	Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (I if you are not aware.						
	N	Interior Walls	N	Ceilings		N	Floors
_	N	Exterior Walls	N	Doors	. (61.1.()	N	Windows
_	N	_Roof	N	_	tion/Slab(s)	N	Sidewalks
	N	Walls/Fences	N	Drivewa 	•	N	Intercom System
	N	Plumbing/Sewers/Septics	wers/Septics <u>N</u> Electrical S			Y	Lighting Fixtures
_	11	Other Structural Components (Des		_	ii systems		
	f the	_	scribe):	(Attach ad	dditional sheets if r		nder cabinet lighting is not
<u>v</u>	f the	Other Structural Components (Des	explain. ers are	(Attach ad in good w	dditional sheets if rorking condition. Write Yes (Y) if you	necessary): <u>Un</u>	
<u>v</u>	f the work	Other Structural Components (Des	explain. Hers are wing co	(Attach ad in good wonditions?	dditional sheets if rorking condition. Write Yes (Y) if you N Previou	necessary): <u>Un</u>	rrite No (N) if you are not aware. or Roof Repair
<u>v</u>	f the work Are y	Other Structural Components (Description of the above is yes, exing to the right of kitchen sink. Other ou (Seller) aware of any of the follow. Active Termites (includes wood description)	explain. Hers are wing co	(Attach ad in good wonditions?	dditional sheets if rorking condition. Write Yes (Y) if you N Previou N Hazard	necessary): <u>Un</u> are aware, w us Structural o	rrite No (N) if you are not aware. or Roof Repair Waste
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<u>v</u>	f the work Are y N N	Other Structural Components (Description of the above is yes, exing to the right of kitchen sink. Other ou (Seller) aware of any of the follow Active Termites (includes wood description or Wood Rot Damage Need Previous Termite Damage	explain. Hers are wing co	(Attach ad in good wonditions?	dditional sheets if rorking condition. Write Yes (Y) if you N Previou N Hazard N Asbest	necessary): <u>Un</u> I are aware, w Us Structural of Ous or Toxic of Os Compone	vrite No (N) if you are not aware. or Roof Repair Waste nts
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<u>v</u>	f the work Are y N N N N	Other Structural Components (Description of the above is yes, exing to the right of kitchen sink. Other ou (Seller) aware of any of the follow. Active Termites (includes wood description of the components of the follow. Termite or Wood Rot Damage Need. Previous Termite Damage Previous Termite Treatment Improper Drainage Water Damage Not Due to a Flood	explain. ers are wing co estroyin eding Re	(Attach ad in good wonditions? g insects) epair	dditional sheets if rorking condition. Write Yes (Y) if you N Previou N Hazard N Asbeste N Urea-fo N Radon N Lead Ba	necessary): <u>Un</u> I are aware, w Is Structural of Ous or Toxic of Ormaldehyde Gas ased Paint I um Wiring	vrite No (N) if you are not aware. or Roof Repair Waste nts
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	Seller's Disclosure Notice Concerning the Property at 950 Rs County Road 1520, Point, TX 75472 [Street Address and City] Page 3						
	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 aware). If yes, explain (attach additional sheets if necessary). Front door needs repainting						
	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 Present flood insurance coverage						
	$_{ m N}$ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir						
	$_{ m N}$ Previous 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 wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))						
-	N Located wholly partly in a floodway						
-	N Located wholly partly in a flood pool						
-							
-	If the answer to any of the above is yes, explain (attach additional sheets if necessary):						
	in the answer to any or the above is yes, explain (attach additional sheets if flecessary).						
	*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 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, 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.						
	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 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 property within the structure(s).						
	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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	Selle	er's Disclosure Notice Concerning the Property at 950 Rs County Ro	oad 1520, Point, TX 75472 (Street Address and City)	Page 4 -
9.	Are	you (Seller) aware of any of the following? Write Yes (Y) if you are	e aware, write No (N) if you are not aware.	
	N	Room additions, structural modifications, or other alterations of compliance with building codes in effect at that time.	or repairs made without necessary permits	or not in
	N	Homeowners' Association or maintenance fees or assessments	s.	
	N	Any "common area" (facilities such as pools, tennis courts, wall with others.	kways, or other areas) co-owned in undivid	ded interest
	N	Any notices of violations of deed restrictions or governmental Property.	ordinances affecting the condition or use	of the
	N	Any lawsuits directly or indirectly affecting the Property.		
	N	Any condition on the Property which materially affects the phy	ysical health or safety of an individual.	
	N	Any rainwater harvesting system located on the property that supply as an auxiliary water source.	is larger than 500 gallons and that uses a p	oublic water
	<u>N</u>	Any portion of the property that is located in a groundwater co	onservation district or a subsidence distric	t.
	If th	e answer to any of the above is yes, explain. (Attach additional sl	heets if necessary):	
	high (Cha may adja . This zone Insta the	the property is located in a coastal area that is seaward of the Gul in tide bordering the Gulf of Mexico, the property may be subjected apter 61 or 63, Natural Resources Code, respectively) and a beact type required for repairs or improvements. Contact the local gracent to public beaches for more information. Suppoperty may be located near a military installation and may be ses or other operations. Information relating to high noise and callation Compatible Use Zone Study or Joint Land Use Study presented.	ect to the Open Beaches Act or the Dune chfront construction certificate or dune progovernment with ordinance authority over affected by high noise or air installation compatible use zones is available in the repared for a military installation and may lead to the compart of the repared for a military installation and may lead to the repared for a military installation and may lead to the content of the cont	Protection Act of tection permit er construction compatible use most recent Air be accessed on
G	ary E	Bailey dotloop verified 01/23/23 6:02 PM CST YNGL-HYF6-1PFJ-8616	renda Bailey	dotloop verified 01/23/23 6:11 PM CST XKIM-YTZL-YHC5-4HVK
sigi	nature C	or seller Date Sign	nature or Seller	Date
Th	e und	lersigned purchaser hereby acknowledges receipt of the foregoir	ng notice.	
sigi	nature (or Purchaser Date Sign	nature 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