



CONCERNING THE PROPERTY AT	20131 China Spring Rd., Valley M	
	R'S KNOWLEDGE OF THE CONDITION OF T NY INSPECTIONS OR WARRANTIES THE PUI	THE PROPERTY AS OF THE DATE SIGNED BY RCHASER MAY WISH TO OBTAIN, IT IS NOT A
	perty. If unoccupied, how long since Seller low [Write Yes (Y), No (N), or Unknown (U)]	
Y Range	Y Oven	Y Microwave
Y Dishwasher	N Trash Compactor	Y Disposal
Y Washer/Dryer Hookups	Y Window Screens	N Rain Gutters
Y Security System	Y Fire Detection Equipment	N Intercom System
	Y Smoke Detector	
	N Smoke Detector-Hearing Impaired	
	Y Carbon Monoxide Alarm	
,	N Emergency Escape Ladder(s)	
N TV Antenna	N Cable TV Wiring	N Satellite Dish
Y Ceiling Fan(s)	N Attic Fan(s)	N 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	N Outdoor Grill	Y Fences
Y Pool	N Sauna	N Spa N Hot Tub
Y Pool Equipment	N Pool Heater	Y Automatic Lawn Sprinkler System
N (Wood burning)		Fireplace(s) & Chimney Y (Mock)
N Natural Gas Lines		N Gas Fixtures
The same of the sa	Community (Captive) Y LP on Proper	Account to the property of the
Trees St. 15	on Pipe N Corrugated Stainless Steel	
Garage: Y Attached	Y Not Attached N Carpo	
	tronic 2 Control(s)	**
Water Heater: N Gas	Y Electric	
	Liceate	N MUD Y Co-op
Water Supply: N City	vvcn	Co-op
Roof Type:	TILE Age:	30 (approx.)
	bove items that are not in working condition Unknown. If yes, then describe. (Attach add	
skimmer area has a hairline o	rack that leaks water if not patched	d. It is currently patched and
holding.		

Seller's Disclosure Notice Concer	ning the Property at 20131 China S	Spring Rd., Valley Mills, TX 76689 Page 2
Does the property have workin	g smoke detectors installed in accord	(Street Address and City) lance with the smoke detector requirements of Chapter he answer to this question is no or unknown, explain ctors - 2 outside of the bedroom spaces and
1 near the office/kitchen.	Detectors are hard wired.	
		two-family dwellings to have working smoke detectors
including performance, location effect in your area, you may che require a seller to install smoke	n, and power source requirements. eck unknown above or contact your ke detectors for the hearing impaired it	e in effect in the area in which the dwelling is located, If you do not know the building code requirements in ocal building official for more information. A buyer may f: (1) the buyer or a member of the buyer's family who e seller written evidence of the hearing impairment from
a licensed physician; and (3) with smoke detectors for the hearing	thin 10 days after the effective date, t	he buyer makes a written request for the seller to install for the installation. The parties may agree who will bear
	own defects/malfunctions in any of the	ne following? Write Yes (Y) if you are aware, write No (N)
if you are not aware. N Interior Walls	N Ceilings	N Floors
N Exterior Walls	Y Doors	Y Windows
N Roof	N Foundation/Slab(s)	Y Sidewalks
N Walls/Fences	Y Driveways	N Intercom System
N Plumbing/Sewers/Septic	s N Electrical Systems	N Lighting Fixtures
If the answer to any of the above	re is ves exmisin (Attach additional st	neets if necessary): One exterior door and 2
		reway are in need of resurfacing - the tile
is cracked and missing in		one, even meet or reserved in a served of the served of th
-		Wife and the second service and All if you are not aware
	wood destroying insects)  Y	<ol> <li>if you are aware, write No (N) if you are not aware.</li> <li>Previous Structural or Roof Repair</li> </ol>
N Termite or Wood Rot Dar		Hazardous or Toxic Waste
N Previous Termite Damage		- Asbestos Components
N Previous Termite Treatme	ent N	Urea-formaldehyde Insulation
N Improper Drainage	N	- Radon Gas
Y Water Damage Not Due t	to a Flood Event N	Lead Based Paint
N Landfill, Settling, Soil Mo	vement, Fault Lines N	Aluminum Wiring
N Single Blockable Main Dr	ain in Pool/Hot Tub/Spa* N	Previous Fires
	N	Unplatted Easements
	N N	Subsurface Structure or Pits  Previous Use of Premises for Manufacture of  Methamphetamine
If the answer to any of the abov	e is yes, explain. (Attach additional sh	neets if necessary): The roof above the primary
		ater damage in the master bathroom. The
damage has been repaire	ed and the roof has not leaked.	

	Seller's Disclosure Notice Concerning the Property at 20131 China Spring Rd., Valley Mills, TX 76689 Page 3 (Street Address and City)
5.	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)  No (if you are not aware). If yes, explain (attach additional sheets if necessary). What has already been mentioned
	The pool skimmer, an exterior door, 2 windows, the sidewalk and driveway.
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 Present flood insurance coverage
	N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
	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.
	Located ( wholly ( partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
	Located ( wholly ( partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
	Located ( wholly ( partly in a floodway
	Located ( wholly ( partly in a flood pool
	Located ( wholly ( partly in a reservoir
	If the answer to any of the above is yes, explain (attach additional sheets if necessary):
	"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 is least that is a designated and appear that must be recented for the discharge.
	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 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).
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):

09-01-2023 Seller's Disclosure Notice Concerning the Property at 20131 China Spring Rd., Valley Mills, TX 76689 Page 4 9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware. Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time. N Homeowners' Association or maintenance fees or assessments. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others. Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. N 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. 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. N 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 additional sheets if necessary): 10. 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 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. Segreth Born Signature of Seller Date The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser Date Signature of Purchaser Date







NCERNING THE PROPERTY AT	20131 China Spring Rd., Valley M	The state of the s
	ER'S KNOWLEDGE OF THE CONDITION OF T LINY INSPECTIONS OR WARRANTIES THE PUBLISHED	THE PROPERTY AS OF THE DATE SIGNED BY RCHASER MAY WISH TO OBTAIN. IT IS NOT A
	perty. If unoccupied, how long since Seller elow [Write Yes (Y), No (N), or Unknown (U)]	
Y Range	Y Oven	Y Microwave
Y Dishwasher	N Trash Compactor	Y Disposal
Y Washer/Dryer Hookups	Y Window Screens	N Rain Gutters
N Security System	Y Fire Detection Equipment	N Intercom System
	Y Smoke Detector	
	N Smoke Detector-Hearing Impaired	
	N Carbon Monoxide Alarm	
	N Emergency Escape Ladder(s)	
N TV Antenna	N Cable TV Wiring	N Satellite Dish
Y Ceiling Fan(s)	N Attic Fan(s)	N 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	N Outdoor Grill	Y Fences
N Pool	N Sauna	N Spa N Hot Tub
N Pool Equipment Fireplace(s) & Chimney (Wood burning)	N Pool Heater	N Automatic Lawn Sprinkler System Fireplace(s) & Chimney (Mock)
N Natural Gas Lines		N Gas Fixtures
	Community (Captive) N LP on Proper	
20 150 N	ron Pipe N Corrugated Stainless Steel	ETA
Garage: N Attached	Y Not Attached Y Carpo	
	tronic Control(s)	
Water Heater: N Gas		
Water Supply: N City	Licence	N MUD Y Co-op
Roof Type: SHE	ET METAL Age:	30 (approx.)
	above items that are not in working condition Unknown. If yes, then describe. (Attach add	

Seller	r's Disclosure Notice Concerning the I	Property at	L31 China Spring Rd	., Valley Mills, TX 76689 Page 2	09-01-
766,	s the property have working smoke Health and Safety Code?* [] Yes ach additional sheets if necessary): _	⊠ No □ Ui	lled in accordance with t	he smoke detector requirements of C to this question is no or unknown,	:hapter explain
instal inclu- effec requi will n a lice smok	alled in accordance with the require ading performance, location, and pe it in your area, you may check unkno- ire a seller to install smoke detector reside in the dwelling is hearing imp ensed physician; and (3) within 10 de	ements of the lower source recown above or creating the hearing aired; (2) the brays after the effect and specifies	ouilding code in effect in quirements. If you do no ontact your local building impaired if: (1) the bu yer gives the seller writh ective date, the buyer mathe locations for the insta	dwellings to have working smoke de the area in which the dwelling is le of know the building code requirem g official for more information. A buy yer or a member of the buyer's fami en evidence of the hearing impairment akes a written request for the seller to dilation. The parties may agree who we	ocated, eents in er may ily who nt from o install
if you	you (Seller) aware of any known defe u are not aware. Interior Walls	ects/malfunctio		? Write Yes (Y) if you are aware, write N Floors	: No (N)
	<del>_</del>	<del></del>	_		
	Exterior Walls	N Doors		N Windows	
	_Roof		lation/Slab(s)	N Sidewalks	
	Walls/Fences	N Drive	•	N Intercom System	
	Plumbing/Sewers/Septics Other Structural Components (De		ical Systems	N Lighting Fixtures	
the but	property and is basically just some of the laterals are brok you (Seller) aware of any of the follow Active Termites (includes wood de	a deep hole en. The tank wing conditions estroying insect eding Repair	in the ground. The or has to be drained or has been dead o	aware, write No (N) if you are not awa ructural or Roof Repair or Toxic Waste omponents Idehyde Insulation	stem
N	Single Blockable Main Drain in Poo	ol/Hot Tub/Spa			

	Seller's Disclosure Notice Concerning the Property at 20131 China Spring Rd., Valley Mills, TX 76689 Page 3 (Street Address and City)
5.	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)  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 Present flood insurance coverage
	N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
	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.
	Located ( wholly ( partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
	Located ( wholly ( partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
	Located ( wholly ( partly in a floodway
	Located ( wholly ( partly in a flood pool
	Located ( wholly ( partly in a reservoir
	If the answer to any of the above is yes, explain (attach additional sheets if necessary):
	"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.
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 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).
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):

	Seller	's Disclosure Notice Concerning the Property at 20131 China Spring Rd., Valley Mills, TX 76689 Page 4 (Street Address and City)
9.	Are y	ou (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.
	N	Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
	N	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.
	N	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	N	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.
	N	Any portion of the property that is located in a groundwater conservation district or a subsidence district.
	high (Chaj mayb adjac This j zone	property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act oter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit be required for repairs or improvements. Contact the local government with ordinance authority over construction cent to public beaches for more information.  Property may be located near a military installation and may be affected by high noise or air installation compatible use or other operations. Information relating to high noise and compatible use zones is available in the most recent Air compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on internet website of the military installation and of the county and any municipality in which the military installation is ed.
Sigr	V	Seller Date Signature of Seller Date
ın	e unde	rsigned purchaser hereby acknowledges receipt of the foregoing notice.



Signature of Purchaser

Date

Signature of Purchaser

Date





DNCERNING THE PROPERTY AT	20131 China Spring Rd., Valley N	
	NY INSPECTIONS OR WARRANTIES THE PU	THE PROPERTY AS OF THE DATE SIGNED BY RCHASER MAY WISH TO OBTAIN. IT IS NOT A
	perty. If unoccupied, how long since Seller elow [Write Yes (Y), No (N), or Unknown (U)]	
Y Range	Y Oven	Y Microwave
Y Dishwasher	N Trash Compactor	Y Disposal
Y Washer/Dryer Hookups	Y Window Screens	N Rain Gutters
N Security System	Y Fire Detection Equipment	N Intercom System
	Y Smoke Detector	
	N Smoke Detector-Hearing Impaired	
	N Carbon Monoxide Alarm	
	N Emergency Escape Ladder(s)	
N TV Antenna	N Cable TV Wiring	N Satellite Dish
Y Ceiling Fan(s)	N Attic Fan(s)	N 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	N Outdoor Grill	Y Fences
N Pool	N Sauna	N Spa N Hot Tub
N Pool Equipment	N Pool Heater	N Automatic Lawn Sprinkler System
N Fireplace(s) & Chimney N (Wood burning)		Fireplace(s) & Chimney Y (Mock)
N Natural Gas Lines		N Gas Fixtures
	Community (Captive) Y LP on Proper	COOPERAL DE CONTROL DE
	on Pipe N Corrugated Stainless Steel	
Garage: N Attached	N Not Attached N Carpo	
-	tronic Control(s)	•
Water Heater: Y Gas	N Electric	
Water Supply: N City		N MUD Y Co-op
Roof Type: SH	INGLES Age:	2 (approx.)
	bove items that are not in working condition Unknown. If yes, then describe. (Attach add	

			(20sest Wome	ss and City)		
766.	the property have working smoke Health and Safety Code?* [] Yes ich additional sheets if necessary): ]	☐ No ☑ Unkno	Wn. If the answer to	o this au	estion is no or unknown, e	xplair
nea	r the kitchen. Detectors are h	ard wired.				
	oter 766 of the Health and Safety C Illed in accordance with the require					
effec requi	iding performance, location, and po it in your area, you may check unkno- ire a seller to install smoke detector reside in the dwelling is hearing imp	own above or conta rs for the hearing in	ect your local building npaired if: (1) the buy	official fo	or more information. A buye nember of the buyer's family	r may
smok	ensed physician; and (3) within 10 di ke detectors for the hearing impaire cost of installing the smoke detector	d and specifies the	locations for the instal	lation. Ti		
if you	ou (Seller) aware of any known defe u are not aware. Interior Walls	ects/malfunctions in N Ceilings	any of the following?		es (Y) if you are aware, write I	No (N
N	Exterior Walls	N Doors			Windows	
	Roof	N Foundation	m/Slah(c)	+	Sidewalks	
N	Walls/Fences		• •		Intercom System	
- <u>Y</u>	<del>-</del>				-	
<u> </u>		N Electrical	systems		Lighting Fixtures	
	Other Structural Components (De	scribe):				
	Other Structural Components (De	scribe):				
	Other Structural Components (De	scribe):				
	Other Structural Components (De		litional sheets if neces	sary): <u>Se</u>	ptic tanks are original to	<b>o</b>
		explain. (Attach add		sary): <u>Se</u>	ptic tanks are original to	<b>D</b>
Are y	e answer to any of the above is yes, e property and are basically just you (Seller) aware of any of the follow	explain. (Attach add st deep holes in wing conditions? W	the ground.	iware, wr	ite No (N) if you are not awar	
Are y	e answer to any of the above is yes, o property and are basically just you (Seller) aware of any of the follow Active Termites (includes wood de	explain. (Attach add st deep holes in wing conditions? W estroying insects)	rite Yes (Y) if you are a	ware, wri	ite No (N) if you are not awar Roof Repair	
Are y N	e answer to any of the above is yes, e property and are basically just you (Seller) aware of any of the follow Active Termites (includes wood de Termite or Wood Rot Damage Nee	explain. (Attach add st deep holes in wing conditions? W estroying insects)	rite Yes (Y) if you are a  Y Previous Stru  N Hazardous o	aware, wr uctural or or Toxic W	ite No (N) if you are not awar Roof Repair Vaste	
Are y N N	e answer to any of the above is yes, e property and are basically jur- you (Seller) aware of any of the follow Active Termites (includes wood de Termite or Wood Rot Damage Nee Previous Termite Damage	explain. (Attach add st deep holes in wing conditions? W estroying insects)	rite Yes (Y) if you are a Y Previous Stru N Hazardous o N Asbestos Co	aware, wri uctural or or Toxic W omponent	ite No (N) if you are not awar Roof Repair /aste	
Are y N N N	e answer to any of the above is yes, e property and are basically juston of the follow of the follow active Termites (includes wood de Previous Termite Damage Nee Previous Termite Treatment	explain. (Attach add st deep holes in wing conditions? W estroying insects)	rite Yes (Y) if you are a Y Previous Str N Hazardous o N Asbestos Co N Urea-formal	aware, wri uctural or or Toxic W omponent	ite No (N) if you are not awar Roof Repair /aste	
Are y N N N N	e answer to any of the above is yes, e property and are basically juston of the follow of the follow active Termites (includes wood de Termite or Wood Rot Damage New Previous Termite Damage  Previous Termite Treatment  Improper Drainage	explain. (Attach add st deep holes in wing conditions? W estroying insects) eding Repair	rite Yes (Y) if you are a Y Previous Stru N Hazardous o N Asbestos Co N Urea-formale N Radon Gas	aware, wri uctural or or Toxic W omponent dehyde Ir	ite No (N) if you are not awar Roof Repair /aste	
Are y N N N N N	e answer to any of the above is yes, e property and are basically juryou (Seller) aware of any of the follow Active Termites (includes wood de Termite or Wood Rot Darnage New Previous Termite Damage  Previous Termite Treatment  Improper Drainage  Water Damage Not Due to a Flood	explain. (Attach add st deep holes in wing conditions? W estroying insects) eding Repair	rite Yes (Y) if you are a Y Previous Stru N Hazardous o N Asbestos Co N Urea-formal N Radon Gas N Lead Based I	aware, wri uctural or or Toxic W omponent dehyde Ir Paint	ite No (N) if you are not awar Roof Repair /aste	
Are y N N N N N N N	e answer to any of the above is yes, e property and are basically justice of any of the follow active Termites (includes wood despressions Termite Damage New Previous Termite Damage Previous Termite Treatment Improper Drainage  Water Damage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response property and are basically justice.	explain. (Attach add st deep holes in wing conditions? We estroying insects) eding Repair	rite Yes (Y) if you are a Y Previous Str N Hazardous o N Asbestos Co N Urea-formal N Radon Gas N Lead Based I N Aluminum V	aware, writer to the control of the	ite No (N) if you are not awar Roof Repair /aste	
Are y N N N N N	e answer to any of the above is yes, e property and are basically juryou (Seller) aware of any of the follow Active Termites (includes wood de Termite or Wood Rot Darnage New Previous Termite Damage  Previous Termite Treatment  Improper Drainage  Water Damage Not Due to a Flood	explain. (Attach add st deep holes in wing conditions? We estroying insects) eding Repair	rite Yes (Y) if you are a Y Previous Stru N Hazardous o N Asbestos Co N Urea-formal N Radon Gas N Lead Based I N Aluminum V N Previous Fire	aware, wri uctural or or Toxic W omponent dehyde Ir Paint Viring	ite No (N) if you are not awar Roof Repair aste S	
Are y N N N N N N	e answer to any of the above is yes, e property and are basically justice of any of the follow active Termites (includes wood despressions Termite Damage New Previous Termite Damage Previous Termite Treatment Improper Drainage  Water Damage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response property and are basically justice.	explain. (Attach add st deep holes in wing conditions? We estroying insects) eding Repair	rite Yes (Y) if you are a Y Previous Str N Hazardous o N Asbestos Co N Urea-formal N Radon Gas N Lead Based I N Aluminum V N Previous Fire N Unplatted Ea	aware, writer to the control of the	ite No (N) if you are not awar Roof Repair /aste is	
Are y N N N N N N	e answer to any of the above is yes, e property and are basically justice of any of the follow active Termites (includes wood despressions Termite Damage New Previous Termite Damage Previous Termite Treatment Improper Drainage  Water Damage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response property and are basically justice.	explain. (Attach add st deep holes in wing conditions? We estroying insects) eding Repair	rite Yes (Y) if you are a Y Previous Str N Hazardous o N Asbestos Co N Urea-formal N Radon Gas N Lead Based I N Aluminum V N Previous Fire N Unplatted Ea	aware, writer and the control of the	ite No (N) if you are not awar Roof Repair /aste is	
Are y N N N N N N N	e answer to any of the above is yes, e property and are basically justice of any of the follow active Termites (includes wood despressions Termite Damage New Previous Termite Damage Previous Termite Treatment Improper Drainage  Water Damage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response proper Drainage Not Due to a Flood Landfill, Settling, Soil Movement, Response property and are basically justice.	explain. (Attach add st deep holes in wing conditions? We estroying insects) eding Repair l Event Fault Lines	rite Yes (Y) if you are a Y Previous Str N Hazardous o N Asbestos Co N Urea-formal N Radon Gas N Lead Based I N Aluminum V N Previous Fire N Unplatted Ea N Subsurface S N Methamphe	aware, writer to the control of the	ite No (N) if you are not award Roof Repair Vaste Its Insulation Or Pits Its ises for Manufacture of	

	Seller's Disclosure Notice Concerning the Property at 20131 China Spring Rd., Valley Mills, TX 76689 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 aware)  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 Present flood insurance coverage
	N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
	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.
	Located ( wholly ( partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
	Located ( wholly ( partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
	Located ( wholly ( partly in a floodway
	Located ( wholly ( partly in a flood pool
	Located ( wholly ( partly in a reservoir
	If the answer to any of the above is yes, explain (attach additional sheets if necessary):
	"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.
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  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).
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):

This fo

Signature of Purchaser

Signature of Purchaser

Date

Date





NCERNING THE PROPERTY AT	20131 China Spring Rd., Valley Mills (Street Address at	
	ELLER'S KNOWLEDGE OF THE CONDITION OF T OR ANY INSPECTIONS OR WARRANTIES THE PUR OR SELLER'S AGENTS.	
er is is is not occupying the The Property has the items checke	Property. If unoccupied, how long since Seller d below [Write Yes (Y), No (N), or Unknown (U)]:	has occupied the Property?:
N Range	N Oven	Y Microwave
N Dishwasher	N Trash Compactor	N Disposal
N Washer/Dryer Hookups	Y Window Screens	N Rain Gutters
N Security System	N Fire Detection Equipment	N Intercom System
	N Smoke Detector	
	N Smoke Detector-Hearing Impaired	
	N Carbon Monoxide Alarm	
	N Emergency Escape Ladder(s)	
N TV Antenna	N Cable TV Wiring	N Satellite Dish
Y Ceiling Fan(s)	N Attic Fan(s)	N 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
N Patio/Decking	N Outdoor Grill	N Fences
N Pool	N Sauna	N Spa N Hot Tub
N Pool Equipment	N Pool Heater	N Automatic Lawn Sprinkler System
N Fireplace(s) & Chimney (Wood burning)		Fireplace(s) & Chimney N (Mock)
N Natural Gas Lines		N Gas Fixtures
	LP Community (Captive) N LP on Propert	
	ck Iron Pipe N Corrugated Stainless Steel	
Garage: N Attached	N Not Attached N Carpo	2.2
	Electronic Control(s)	
Water Heater: N		
	City N Well	N MUD Y Co-op
Roof Type:	HEET METAL Age:	25 (approx.)
	he above items that are not in working condition Unknown. If yes, then describe. (Attach add	

	r's Disclosure Notice Concerning the		(2rieer voore	SS and City	<i>(</i> )
766,	the property have working smoke Health and Safety Code?* [] Yes ech additional sheets if necessary):	s 🔀 No 🔲 Unknom	n accordance with th wn. If the answer t	ne smoke no this q	e detector requirements of Chapuestion is no or unknown, exp
instal inclu effec requi will re a lice smol	oter 766 of the Health and Safety illed in accordance with the requi- iding performance, location, and p at in your area, you may check unk- ire a seller to install smoke detect- reside in the dwelling is hearing im- ensed physician; and (3) within 10- ke detectors for the hearing impair tost of installing the smoke detectors	rements of the buildi power source require nown above or contac ors for the hearing im paired; (2) the buyer of days after the effectived and specifies the ke	ing code in effect in ments. If you do no ct your local building paired if: (1) the buy gives the seller writte e date, the buyer manager installer.	the area of know official of yer or a en evider ekes a wr llation. T	a in which the dwelling is locat the building code requirements for more information. A buyer n member of the buyer's family w see of the hearing impairment fr itten request for the seller to ins
Are y	you (Seller) aware of any known de u are not aware.				es (Y) if you are aware, write No
	_Interior Walls	N Ceilings		N	_Floors
N	Exterior Walls	N Doors		N	_Windows
N	Roof	N Foundation	n/Slab(s)	N	_Sidewalks
N	Walls/Fences	N Driveways		N	_Intercom System
Y	— Plumbing/Sewers/Septics	N Electrical S	ystems	N	Lighting Fixtures
	answer to any of the above is yes	, explain. (Attach addi		isary): <u>Tt</u>	ne septic tank is original to
	property and is basically jus		ne ground.		
the	property and is basically just	st a deep hole in the contract of the contract of the conditions? We	ite Yes (Y) if you are a		
Are y	property and is basically just you (Seller) aware of any of the folional Active Termites (includes wood o	at a deep hole in the owing conditions? Wild destroying insects)	ite Yes (Y) if you are a	uctural c	or Roof Repair
Are y	property and is basically just you (Seller) aware of any of the folional Active Termites (includes wood of Termite or Wood Rot Damage No	at a deep hole in the owing conditions? Wild destroying insects)	ite Yes (Y) if you are a  N Previous Str N Hazardous o	ructural o or Toxic \	or Roof Repair Naste
Are y N N	property and is basically just you (Seller) aware of any of the folional Active Termites (includes wood of Termite or Wood Rot Damage No	at a deep hole in the owing conditions? Wild destroying insects)	ite Yes (Y) if you are a  N Previous Str N Hazardous o N Asbestos Co	uctural o or Toxic \ omponer	or Roof Repair Waste nts
Are y N N N	you (Seller) aware of any of the folional Active Termites (includes wood of Termite or Wood Rot Damage Not Previous Termite Damage  Previous Termite Treatment	at a deep hole in the owing conditions? Wild destroying insects)	ite Yes (Y) if you are a  N Previous Str N Hazardous o N Asbestos Co N Urea-formal	uctural o or Toxic \ omponer	or Roof Repair Waste nts
Are y N N N N	you (Seller) aware of any of the folional formation of the folional formation would be previous Termite Damage  Previous Termite Damage  Previous Termite Treatment  Improper Drainage	owing conditions? Widestroying insects) eeding Repair	ite Yes (Y) if you are a  N Previous Str N Hazardous o N Asbestos Co N Urea-formal N Radon Gas	uctural c or Toxic \ omponer idehyde	or Roof Repair Waste nts
Are y N N N N N N	you (Seller) aware of any of the foldown (Seller	owing conditions? Widestroying insects) eeding Repair	N Previous Str. N Hazardous O N Asbestos Co N Urea-formal N Radon Gas	uctural o or Toxic \ omponer idehyde Paint	or Roof Repair Waste nts
Are y N N N N N N N	property and is basically just you (Seller) aware of any of the folional Active Termites (includes wood of Termite or Wood Rot Damage No Previous Termite Damage Previous Termite Treatment Improper Drainage Water Damage Not Due to a Floo Landfill, Settling, Soil Movement	owing conditions? We destroying insects) eeding Repair od Event	ite Yes (Y) if you are a  N Previous Str N Hazardous o N Asbestos Co N Urea-formal N Radon Gas N Lead Based N Aluminum V	uctural o or Toxic \ omponer idehyde Paint Wiring	or Roof Repair Waste nts
Are y N N N N N N	you (Seller) aware of any of the foldown (Seller	owing conditions? We destroying insects) eeding Repair od Event	N Previous Str. N Hazardous O N Asbestos Co N Urea-formal N Radon Gas N Lead Based N Aluminum V N Previous Fire	uctural o or Toxic \ omponer Idehyde Paint Wiring	or Roof Repair Waste Ints Insulation
Are y N N N N N N N	property and is basically just you (Seller) aware of any of the folional Active Termites (includes wood of Termite or Wood Rot Damage No Previous Termite Damage Previous Termite Treatment Improper Drainage Water Damage Not Due to a Floo Landfill, Settling, Soil Movement	owing conditions? We destroying insects) eeding Repair od Event	N Previous Str. N Hazardous O N Asbestos Co N Urea-formal N Radon Gas N Lead Based N Aluminum V N Previous Fire	uctural or or Toxic \ omponer idehyde Paint Wiring es	or Roof Repair Waste Ints Insulation
Are y N N N N N N N	property and is basically just you (Seller) aware of any of the folional Active Termites (includes wood of Termite or Wood Rot Damage No Previous Termite Damage Previous Termite Treatment Improper Drainage Water Damage Not Due to a Floo Landfill, Settling, Soil Movement	owing conditions? We destroying insects) eeding Repair od Event	N Previous Str. N Hazardous of N Asbestos Co N Urea-formal N Radon Gas N Lead Based N Aluminum V N Previous Fire N Unplatted E	uctural or or Toxic \ omponer idehyde Paint Viring es iasement Structure e of Pren	or Roof Repair Waste Ints Insulation

	20121 China Spring Rd Valley Mills TV 76690 09-01-20
	Seller's Disclosure Notice Concerning the Property at 20131 China Spring Rd., Valley Mills, TX 76689 Page 3 (Street Address and Gay)
5.	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)  No (if you are not aware). If yes, explain (attach additional sheets if necessary).
	To (ii you are not aware), it yes, explain (attach actual
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 Present flood insurance coverage
	N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
	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.
	Located ( wholly ( partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
	Located ( wholly ( partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
	Located ( wholly ( partly in a floodway
	Located ( wholly ( partly in a flood pool
	Located ( wholly ( partly in a reservoir
	If the answer to any of the above is yes, explain (attach additional sheets if necessary):
	"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.
7.	
	*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).
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):

11.	This zone	cent to public beaches for more information.  property may be located near a military installation and may be affected by high noise or air installation compatible use is or other operations. Information relating to high noise and compatible use zones is available in the most recent Air llation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on internet website of the military installation and of the county and any municipality in which the military installation is red.
10.	high (Cha <sub>l</sub> mayl	e property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act pter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit be required for repairs or improvements. Contact the local government with ordinance authority over construction
		Any portion of the property that is located in a groundwater conservation district or a subsidence district.  answer to any of the above is yes, explain. (Attach additional sheets if necessary):
	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.
	N	Any condition on the Property which materially affects the physical health or safety of an individual.
	N	Any lawsuits directly or indirectly affecting the Property.
	N	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	N	Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
		_compliance with building codes in effect at that time.  Homeowners' Association or maintenance fees or assessments.
	N	Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in
		Oscilla Spring Rd., Valley Mills, TX 76689 Page 4  Oscilla Spring Rd., Valley Mills, TX 76689  Oscilla Spring

Signature of Purchaser Date Signature of Purchaser Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

