

Name of Seller: Colony Ridge Land, LLC (Colony Ridge)  
Name of Subdivision: KINGS COLONY  
Location: MONTGOMERY COUNTY, TEXAS  
Date: JUNE 21, 2016  
Buyer Name: MAYRA ESTHELA CANTU

Legal Description:  
Lot FIFTY-FOUR (54), Block FIFTEEN (15) of KINGS COLONY, Section TWO (2), a recorded subdivision of Montgomery County, Texas, according to the Map or Plat recorded in Cabinet C, Sheet 132 B, County Clerk's office, Montgomery County, Texas. (the "Property")

THIS DOCUMENT STATES CERTAIN APPLICABLE FACTS ABOUT THE PROPERTY YOU ARE CONSIDERING PURCHASING.

BUYER SHOULD INITIAL AND ACKNOWLEDGE EACH ITEM:

- \_\_\_\_\_ Colony Ridge is not the developer.
- \_\_\_\_\_ Colony Ridge is not the Property Owners Association (P.O.A.).
- \_\_\_\_\_ Colony Ridge does not provide a survey on the land.
- \_\_\_\_\_ Lots are sold "As Is" which means the Seller is not responsible for the property's condition.
- \_\_\_\_\_ If electric service is not readily available, Colony Ridge does not provide electric service to the land.
- \_\_\_\_\_ If water and sewer is not readily available, Colony Ridge does not provide water and sewer service to the land.
- \_\_\_\_\_ Buyer is responsible to obtain septic, building, and other permits from MONTGOMERY County before placing a mobile home or construction on the land.
- \_\_\_\_\_ Lot Owner agrees to secure necessary permits before moving a mobile home onto the land. No mobile home, manufactured home, or other permanent improvements can be built before the water and sewer is in place.
- \_\_\_\_\_ No illegal dumping of garbage and other waste in areas such as; front yards, vacant land, roads, drain ditches, and/or other adjacent land.
- \_\_\_\_\_ Front drain ditches cannot be obstructed by fill dirt or other materials.
- \_\_\_\_\_ Culvert pipes must meet the standard pipe size as indicated by MONTGOMERY County.
  
- \_\_\_\_\_ Moving a metal pin is against the law. Metal pins set at the corners should be independently verified by your surveyor. Metal pins mark the actual corners of your land. You may not concrete in or on the metal pins set at the corners. Verification of boundary lines is the responsibility of the lot owner.
- \_\_\_\_\_ Owner is obligated to pay annual property taxes to local authorities. These taxes are based on MONTGOMERY County assessed valuation of the property.
- \_\_\_\_\_ The property is subject to an annual property owners association fee of \$ 180.00 per year.
- \_\_\_\_\_ I understand and acknowledge that the preceding information has been prepared with reasonable diligence by the Seller, based on information currently available, and that such information is subject to change in the future.
- \_\_\_\_\_ Lot Owner understands that he/she has the following responsibilities:
  1. Obligation to pay loan to Colony Ridge;
  2. Obligation to pay fees to the Property Owners Association;

- 3. Obligation to pay ad valorem taxes to MONTGOMERY County; and
- 4. Obligation to keep owner's address updated with Colony Ridge, with Property Owners Association, and with MONTGOMERY County.

\_\_\_\_\_ I agree and understand that this closing is not final until after a lien search is performed and the results are satisfactory to the Seller and/or Lender. Seller and/or Lender have the right to void the transaction in the event that the lien search uncovers matters that cannot be resolved.

\_\_\_\_\_ I also agree and understand that in the event that my funds do not clear or are not authorized by a financial institution, then the transaction may be voided at Seller and/or Lender's election.

\_\_\_\_\_ I agree and understand that if Lender or Seller requests me to execute revised closing documents to correct an error or to replace lost document and I refuse, then Seller and/or Lender can elect to void the transaction.

N/A Buyer understands that the property is subject to a right of redemption as described in the deed and that Buyer may lose the value of any improvements placed on the property during the redemption period. The redemption period will be expired on       N/A      .

*(This space left intentionally blank)*

\_\_\_\_\_ Buyer understands that property may be partially or fully located in the 100 year floodplain and that there are additional and special requirements needed to obtain a permit for the construction of a building or placement of a mobile home, which include:

- Elevation Certificate
- Mobile Home Regulations
- Special Permit Fees
- Requirements are set by MONTGOMERY County and may change at any time
- Flood insurance purchase requirements may apply

\_\_\_\_\_ Buyer acknowledges receipt of information of the following items that apply to the property in question:

- \_\_\_\_\_ Deed Restrictions
- \_\_\_\_\_ Setbacks
- \_\_\_\_\_ Allowable Uses
- \_\_\_\_\_ Other: \_\_\_\_\_

*(This space left intentionally blank)*

**Seller's Affirmation**

I affirm that to the best of my knowledge the above information is accurate and complete.

---

Signature of Seller or Authorized Agent

---

Title

**PURCHASER'S ACKNOWLEDGEMENT**

I acknowledge that I have received, read, and understand this Disclosure Notice. I have made a personal, on-the-lot inspection of the above described lot, which is the lot I am interested in buying. I am not relying on any oral promises or representations. I certify that the sales representative has made no statements which are contrary to the above information.

MAYRA ESTHELA CANTUNEREYDA CANTU

---

Date

**CLOSER'S CERTIFICATION**

I certify that I have made no statement which is contrary to the above information.

---

JAQUELINE HERNANDEZ