



PROPERTY INFORMATION & DISCLOSURE NOTICE

2309 Hollister Road, Houston, Texas

2311 Hollister Road, Houston, Texas

RENDERINGS, VIRTUAL STAGING & MARKETING MATERIALS

Some photographs, images, and marketing materials associated with this listing may include architectural renderings, virtual staging, conceptual enhancements, or digitally modified representations intended to illustrate the builder's design vision, potential furniture placement, landscaping concepts, and possible uses of interior and exterior spaces.

These images are provided for illustrative and marketing purposes only. Actual construction details, dimensions, finishes, fixtures, materials, landscaping, grading, and site improvements may differ from those depicted in rendered or virtually staged images. Buyers are encouraged to review all available plans, specifications, surveys, and property information and conduct their own due diligence.

FENCE LOCATION & UTILITY EASEMENT INFORMATION

A portion of the fence line has been intentionally installed approximately five (5) feet inside the recorded property boundary. This configuration accommodates an existing utility easement and provides utility companies with unobstructed access for inspection, maintenance, repair, and operation of utility infrastructure located adjacent to the property.

The area between the fence and the property boundary allows utility personnel, service vehicles, and maintenance equipment to access the easement without requiring routine access through the owner's fenced yard whenever possible, helping preserve privacy and usability of the outdoor living area.

The fence location does not necessarily represent the actual property boundary. Buyers should review the property's survey, title documents, easements, and any applicable utility agreements to fully understand property lines and access rights.

BUYER VERIFICATION

All information is believed to be accurate but is provided for informational purposes only. Prospective buyers are encouraged to independently verify all lot dimensions, property boundaries, easements, restrictions, utility access rights, construction details, and any other matters that may affect ownership or use of the property.