

NOTES:
1. COVENANTS RECORDED IN VOL. 18, PAGE 1340 OF THE M.R.G.C.TX; CLERK'S FILE NO. 2003011486 AND 2004034586.
2. DRAINAGE EASEMENT AS SHOWN ON THE RECORDED PLAT AND DEDICATION.

RLS #: 05-08-2759
CLIENT #: 664997-H045
FIELD DATE: 8/29/05
DRAFTER: Cesar R.
APPROVED: Toby C.
SCALE: 1"=30'

ADDRESS

2942 Buffalo Run
Dickinson, Texas 77539

LEGAL DESCRIPTION: (AS FURNISHED)

Lot 11, in Block 1, of DEER PARK, according to the map or plat recorded in Vol. 18, Page 1340 of the M.R.G.C.TX.

BASIS OF BEARINGS:

LIST OF POSSIBLE ENCROACHMENTS:

SURVEYOR INFORMATION:

RESIDENTIAL
LAND SERVICES, INC.
821 24TH AVENUE S.W.
NORMAN, OKLAHOMA 73069
PHONE: (405) 701-1002
WWW.RLSNOW.COM

COORDINATED BY:



KEYOR FILE NUMBER: 8-318-05

I, Toby P. Couchman, Texas Registered Professional Land Surveyor No. 5565, do hereby certify that the survey plat hereon is a true and accurate representation of the property hereon described, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground, and that there are no encroachments onto said property by any such improvements except as shown hereon.

CERTIFIED TO: (AS FURNISHED)

American Title Insurance Company
also
Age First Real Estates Services, LLC

LEGEND

- A/C: AIR CONDITIONER
- BLDG.: BUILDING
- (C.): CALCULATED
- C.B.: CHORD BEARING
- CBW: CONCRETE BLOCK WALL
- CL: CENTERLINE
- C.N.A.: CORNER NOT ACCESSIBLE
- CONC.: CONCRETE
- COV.: COVERED
- CS: CONCRETE SLAB
- (D.): DESCRIPTION
- D/W: DRIVEWAY
- ENC.: ENCROACHMENT
- OHU: OVER-HEAD UTILITY LINE
- (P.): PLATTED
- P.C.: POINT OF CURVATURE
- P.C.P.: PERMANENT CONTROL POINT
- P.I.: POINT OF INTERSECTION
- P.O.B.: POINT OF BEGINNING
- P.O.C.: POINT OF COMMENCEMENT
- P.P.: POWER POLE
- P.R.C.: POINT OF REVERSE CURVATURE
- P.R.M.: PERMANENT REFERENCE MONUMENT
- P.T.: POINT OF TANGENCY

SURVEYOR'S CERTIFICATE

I, Toby P. Couchman, Texas Registered Professional Land Surveyor No. 5565, do hereby certify that the survey plat hereon is a true and accurate representation of the property hereon described, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground, and that there are no encroachments onto said property by any such improvements except as shown hereon.

(Handwritten signature)



NOTES

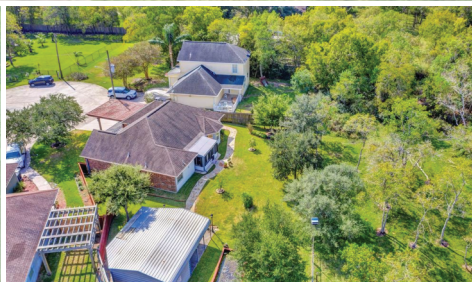


\$244,900

Deer Park 2003
 2942 Buffalo Run Run
 San Leon, TX 77539

Property Profile

Living Room	18x16
Dining Room	11x11
Kitchen	12x10
Family Room	20x20
Sunroom	12x11
Master Bedroom	14x12
Second Bedroom	11x10
Third Bedroom	11x10
1810 Square Feet	
Lot Size	12,762 Square Feet



Welcome to this meticulously maintained beautiful home that backs up to a Green Space. Home has NEVER FLOODED! It is located less than 1.5 miles from the bay. Kitchen features quartz counters, a GRANITE sink as well as a trash compactor. The refrigerator stays. In the converted family room there is a motorized lift that allows for easy attic storage. No garage? Don't worry, a beautiful farm style workshop is out back. Neutral palettes throughout welcome you home. The large backyard is AMAZING! When the pond is full the waterfall is a relaxing feature. The covered flagstone patio is a great place to entertain. The picnic table stays. Pella windows, storm shutters and an irrigation system are just a FEW of the MANY upgrades you'll find. Hurry with your offer today to be HOME FOR THE HOLIDAYS.

DEBBIE COFFEY



832.567.0451
 debbie.coffey@garygreene.com
 TX 731473



BHGRE GARY GREENE
 LEAGUE CITY
 1911 W League City Pkwy, Suite 200
 League City, TX 77573



Single-Family Active

ML#: **61174713** List Price: **\$244,900**
 Address: **2942 Buffalo Run Run** Orig Price: **\$244,900**
 Area: **33** LP/SF: **\$135.3**
 Tax Acc #: **2949-0000-0011-000** DOM: **3**
 City/Location: **San Leon** State: **Texas**
 County: **Galveston** Zip Code: **77539 - 4871**
 Market Area: **Bacliff/San Leon** Key Map: **661Q**
 Subdivision: **Deer Park 2003** Country: **United States**
 Lot Size: **12,762 / Appr Dist** Section #: **GGA**
 Master Planned: **No** SqFt: **1,810 / Appr Dist**
 Legal Desc: **DEER PARK (2003) ABST 10, LOT 11, ACRES 0.249** Gar Apt SF:
 Lease Also: **No** Year Built: **2003 / Appr Dist**

Listing Firm: **BHGRE Gary Greene League City**
 Directions: **From FM 517 take a slight left on to 29th St. then turn left on Buffalo Run. Home is at the end of the cul-de-sac**
 Next OH: **Public: Sat Oct 24, 2:00AM-4:00PM**

School Information

School District: **17 - Dickinson** Elem: **SAN LEON ELEMENTARY SCHOOL**
 Middle: **JOHN AND SHAMARION BARBER MIDDLE SCHOOL** High: **DICKINSON HIGH SCHOOL**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Other Style** # Stories: **1** Bedrooms: **3/**
 Type: **Free Standing** Access: Baths F/H: **2/0**
 New Construction: **No** Appx Complete: Builder Nm:
 Lot Dim: Acres: **.293**
 Front Door Faces: **East** Garage:
 Gar/Car: **Converted Garage, Double-Wide Driveway, Porte-Cochere, Workshop** Carport:

Public Remarks:

Welcome to this meticulously maintained home w/no back neighbors. Backs up to Green Space. NEVER FLOODED! Less than 1.5 miles from the bay & fishing. So many upgrades & features it is almost impossible to list them all. Kitchen features quartz counters & a GRANITE sink as well as a trash compactor. Garage has been converted to a massive family room w/ custom, solid wood built-ins. There is a lift that allows for easy attic storage. No garage? Not to worry these owners added a wonderful workshop w/storage in the backyard. Neutral palettes throughout welcome you home. The large en suite with soaker tub also has dual vanities as well as dual walk in closets. The large backyard is AMAZING! You'll find a pond with/ waterfall. Also, expansive covered flagstone patio, picnic table stays. Here you'll find the workshop & more storage. Schedule your tour today as this one YOU HAVE TO SEE TO BELIEVE. Pella windows, storm shutters, irrigation system..how many #BONUS can you find? #HOMEFORTHEHOLIDAYS

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	14 x 12	1st	Bedroom	11 x 10	1st
Bedroom	11 x 10	1st	Living Room	18 x 16	1st
Dining Room	11 x 11	1st	Kitchen	12 x 10	1st
Sunroom	12 x 11	1st	Family	20 x 20	1st

Bathroom Desc: **Primary w/Tub, Vanity Area**
 Bedroom Desc: **All Bedrooms Down, En-Suite Bath, Walk-In Closet**
 Room Desc: **Family Room, Formal Living, Living/Dining Combo**
 Kitchen Desc: **Pantry, Pots/Pans Drawers**

Interior, Exterior, Utilities and Additional Information

Microwave: **Yes** Dishwasher: **Yes** Compactor: **Yes** Disposal: **Yes**
 Fireplace: Utility Dist: Sep Ice Mkr:
 Connect: **Electric Dryer Connections** Range: **Electric Cooktop, Freestanding Range**
 Energy: **Ceiling Fans, Digital Program Thermostat, HVAC>13 SEER, Insulated/Low-E windows, Insulation - Batt, Storm Windows** Flooring: **Tile**
 Oven: Foundation: **Slab**
 Green/Energy Cert: Countertops: **Quartz**
 Roof: **Composition** Prvt Pool: **No**
 Interior: **Crown Molding, Drapes/Curtains/Window Cover, Fire/Smoke Alarm, Formal Entry/Foyer, High Ceiling, Refrigerator Included** Area Pool:
 Exterior Constr: **Brick** Waterfront Feat:
 Exterior: **Back Yard, Back Yard Fenced, Covered Patio/Deck, Fully Fenced, Patio/Deck, Porch,** Water/Sewer: **Public Sewer**

Lot Description: **Screened Porch, Side Yard, Sprinkler System, Storm Shutters, Workshop Cul-De-Sac, Subdivision Lot**
 Heat: **Central Electric**
 St Surf: **Concrete**
 Restrictions: **No Restrictions**
 55+ Community:
 MgmtCo./HOA Name: **No**

Cool: **Central Electric**
 Golf Course Nm:
 Exclusions:
 Disclosures: **Other Disclosures, Sellers Disclosure**

Financial Information

Finance Considered: **Cash Sale, Conventional, FHA, Investor, VA** Maintenance Fee: **No**
 Affordable Housing
 Desc:
 Other Mand Fee: **No** Tax Rate: **2.8004**
 Taxes w/o Exempt: **\$4,909/2020**

Type: **Public** Date: **10/24/2020** Time: **2:00AM-4:00PM** Description:

*** Mortgage Payment Options for 2942 Buffalo Run Run - TX. You are not required to use the services of this lender.

i Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

FIND YOUR MONTHLY PAYMENT

GIBRALTAR MORTGAGE SERVICES

Lisa Ballard | NMLS ID 1464259 | (281) 997-0726 **EMAIL LISA BALLARD**

PERSONALIZE YOUR MORTGAGE



Lisa Ballard

NMLS ID 1464259

Office: (281) 997-0726 Mobile: (281) 217-7760

EMAIL | WEBSITE

LEARN MORE

KEY INFO	30 yrfx	15 yrfx	FHA 30 Yr	VA
Down Payment	\$48,980	\$48,980	\$8,572	\$0
Mortgage Payment	\$787	\$1,272	\$982	\$1,023
Rate	2.625%	2.125%	2.750%	2.750%
APR	2.771%	2.389%	3.889%	3.072%
Taxes (est)	\$409	\$409	\$409	\$409
Insurance / HOA Dues	\$163	\$163	\$163	\$163
PMI	\$0	\$0	\$166	\$0
Monthly Payment	\$1,359	\$1,844	\$1,720	\$1,595

Asking Price of **\$244,900** with a Down Payment of **20.0%** and a Loan Amount of **\$195,920**. FHA loans allow for a 3.5% Down Payment. VA loans allow for a 0.0% Down Payment. [Click Key Info for required disclosure.](#) [Click here for relationship disclosure.](#) **true**



Welcome to your new address at 2942 Buffalo Run. Prepare to be amazed as you enter this meticulously maintained home less than 1.5 miles from the bay.

Quiet cul-de-sac living awaits you. **NO BACK NEIGHBORS**. Property backs up to a vast Green Space.

This immaculate home greets you with views straight into the back enclosed sunroom. **#BONUS**

The raised ceilings and crown molding add that extra special finish.



The neutral colors and gorgeous wood look tile with variegated neutral shades awaits. This palette is ready for you to add your personal touches to make it your own.

A look at your new entry way from your formal living room.

You'll enjoy dining while taking in the views of the beautiful backyard. Did I mention **NO BACK NEIGHBORS?** **#BONUS**



These gorgeous solid wood cabinets also have slide outs for your pots and pans. From this vantage point you can better appreciate the oversized GRANITE sink. #BONUS

Just when you thought this home couldn't get any better check out the family room. The wall of custom solid wood built-ins is amazing. Look up at the ceiling. That is the lift that will drop from above so you can easily store ANYTHING in the attic. #BONUS

Photos can't possibly do justice to the size and possibilities this family room has to offer. It was once the garage, but don't worry a LARGE WORKSHOP/STORAGE was built in the back!

Walk this way to your beautiful master retreat.



The oversized furniture can distract you from just how big and wonderful this room is. Look at those gorgeous trayed ceilings too!

The master retreat with it's soothing spa like colors will welcome you at the end of any day.

Soak away the day in this soaker tub. Storage space abounds in this en suite!

This en suite offers his and her vanities, dual walk in closets as well as a separate shower.



This en suite is so pretty.

Need room for the kids or guests? This beautiful bedroom with it's neutral palette awaits. Notice the raised ceilings.

Room is larger than it appears.

3rd bedroom is currently being used as a home office. This home is just waiting for you to come in and make it your own.

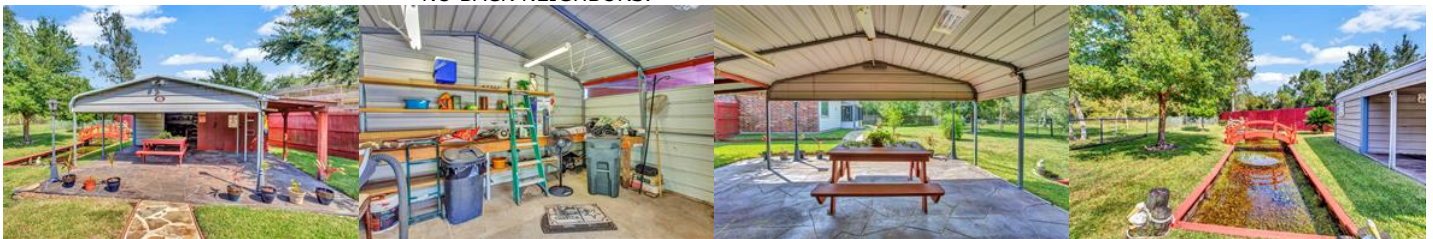


This guest bathroom is ready for your guests.

This large enclosed sunroom is just another #BONUS that awaits you. Enjoy your morning coffee or unwind with a glass of wine as you take in the beautiful backyard with NO BACK NEIGHBORS.

The backyard is also meticulously maintained. Fantastic for entertaining. Did I mention there is a sprinkler system???? #BONUS

Another view of this beautiful backyard with NO BACK NEIGHBORS. Except the occasional cow that is allowed to graze every now and then.



This is the PERFECT spot for entertaining. The expansive flagstone patio is partially covered and is awaiting your next family gathering. The picnic table stays! #HOMEFORTHEHOLIDAYS #BONUS!

There may not be a garage but who needs it when you have this large workshop?

Another view of the expansive covered patio area.

This home even has it's own pond!



When water levels are high enough this waterfall is a beautiful focal point of this amazing backyard. Yes, this is a #BONUS!

Oversized lot that backs up to a Green Space. NO BACK Neighbors. NEVER FLOODED. #BONUS



Workshop, winding flagstone pathway, irrigation system, covered flagstone patio, water feature, backs up to a Green Space so NO BACK NEIGHBORS, NEVER FLOODED #BONUSES

Prepared By: Deborah Coffey

**Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form**

Date: 10/23/2020 9:05 AM

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Search Criteria

Status is 'Active'

List Agent MUI is 180835403

Co List Agent MUI is 180835403

Selected 1 of 2 results.



SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. **This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.**

CONCERNING THE PROPERTY AT: **2942 Buffalo Run, San Leon, Texas 77539**

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is is not occupying the property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (approximate date) or never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This Notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring	X			Liquid Propane (LP) Gas	X			Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder		X	
Carbon Monoxide Det.		X		- LP Community (Captive)	X			Rain Gutters	X		
Ceiling Fans	X			- LP on Property		X		Range/Stove	X		
Cooktop	X			Hot Tub		X		Roof/Attic Vents			X
Dishwasher	X			Intercom System		X		Sauna		X	
Disposal	X			Microwave	X			Smoke Detector	X		
Emergency Escape Ladder(s)			X	Outdoor Grill		X		Smoke Detector Hearing Impaired		X	
Exhaust Fan	X			Patio/Decking	X			Spa		X	
Fences	X			Plumbing System	X			Trash Compactor	X		
Fire Detection Equipment	X			Pool		X		TV Antenna		X	
French Drain			X	Pool Equipment		X		Washer/Dryer Hookup		X	
Gas Fixtures		X		Pool Maint. Accessories		X		Window Screens		X	
Natural Gas Lines		X		Pool Heater		X		Public Sewer System		X	

Item	Y	N	U	Additional Information
Central A/C	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1
Evaporative Coolers		X		number of units:
Wall/Window AC Units		X		number of units:
Attic Fan(s)		X		if yes, describe:
Central Heat	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1
Other Heat		X		if yes, describe:
Oven	X			number of ovens: 1 <input checked="" type="checkbox"/> electric <input type="checkbox"/> gas
Fireplace & Chimney		X		<input type="checkbox"/> wood <input type="checkbox"/> gas log <input type="checkbox"/> mock
Carport	X			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers				number of units: number of remotes:
Satellite Dish & Controls	X			<input type="checkbox"/> owned <input checked="" type="checkbox"/> leased from: Xfinity
Security System		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from:
Solar Panels		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from:
Water Heater	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: 1



Water Softener		<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from:
Other Leased Item(s)		<input checked="" type="checkbox"/>	if yes, describe:
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: Complete yard
Septic / On-Site Sewer Facility		<input checked="" type="checkbox"/>	if Yes, attach Information About On-Site Sewer Facility.(TXR-1407)

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Composite (Shingles)

Age: 12 (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? Yes No Unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are in need of repair? Yes No If Yes, describe:

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	N	Item	Y	N	Item	Y	N
Basement		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

If the answer to any of the items in Section 2 is Yes, explain (attach additional sheets if necessary):

Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	N	Condition	Y	N
Aluminum Wiring		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> Oak Wilt		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>			



Previous Roof Repairs		X
Previous Other Structural Repairs		X
Previous Use of Premises for Manufacture of Methamphetamine		X

Previous Fires		X
Termite or WDI damage needing repair		X
Single Blockable Main Drain in Pool/Hot Tub/Spa*		X

If the answer to any of the items in Section 3 is Yes, explain:

*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? Yes No If Yes, explain:

Section 5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N

- Present flood insurance coverage (if yes, attach TXR 1414).
- Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
- Previous flooding due to a natural flood event (if yes, attach TXR 1414).
- Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
- Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR) (if yes, attach TXR 1414).
- Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
- Located wholly partly in a floodway (if yes, attach TXR 1414).
- Located wholly partly in flood pool.
- Located wholly partly in a reservoir.

If the answer to any of the above is yes, explain:

Present flood insurance coverage – Allstate Flood Insurance

Located wholly or partly in a 100-year floodplain (Special Flood Hazard Area–Zone A, V, A99, AE, AO, AH, VE, or AR) – AE Flood Zone

*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 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.

Section 6. 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).

Section 7. 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):

Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

- Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time.
- Homeowners' associations or maintenance fees or assessments.

If Yes, complete the following:

Name of association: _____
 Manager's name: _____ Phone: _____
 Fees or assessments are: \$_____ per _____ and are: mandatory voluntary
 Any unpaid fees or assessment for the Property? yes (\$_____) no
 If the Property is in more than one association, provide information about the other associations below:

- Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others.

If Yes, complete the following:

Any optional user fees for common facilities charged? Yes No

- Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- Any condition on the Property which materially affects the health or safety of an individual.
- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.
If Yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- 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.
- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

Section 9. Seller has has not attached a survey of the Property.

Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? Yes No

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Homestead | <input checked="" type="checkbox"/> Senior Citizen | <input type="checkbox"/> Disabled |
| <input type="checkbox"/> Wildlife Management | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Disabled Veteran |
| <input type="checkbox"/> Other: _____ | | <input type="checkbox"/> Unknown |

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider?

Yes No

Section 13. Have you (Seller) ever received proceeds for a claim for damage, other than flood damage, to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? Yes No

If yes, explain:

Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* Yes No Unknown

If No or Unknown, explain:



**Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.*

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.



Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Susan K Hill

09/05/1945

Signature of Seller

Date

Signature of Seller

Date

Printed Name: Susan Hill

Printed Name:

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) 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 may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review Information Regarding Windstorm and Hail Insurance for Certain Properties (TAR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) 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.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.

(6) The following providers currently provide service to the Property:

Electric:	<u>TXU Energy</u>	Phone #	<u>1-800-242-9113</u>
Sewer:	<u>San Leon Municipal Utility District</u>	Phone #	<u>281-339-1586</u>
Water:	<u>San Leon Municipal Utility District</u>	Phone #	<u>281-339-1586</u>
Cable:	<u>Xfinity</u>	Phone #	<u>832-864-2075</u>
Trash:	<u>Included with Water/Sewer</u>	Phone #	<u>281-339-1586</u>
Natural Gas:	<u>N/A</u>	Phone #	<u>N/A</u>
Phone Company:	<u>Xfinity</u>	Phone #	<u>832-864-2075</u>
Propane:	<u>N/A</u>	Phone #	<u>N/A</u>
Internet:	<u>Xfinity</u>	Phone #	<u>832-864-2075</u>

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer

Date

Signature of Buyer

Date

Printed Name: _____

Printed Name: _____



2942 Buffalo Run Improvements

2/9/2010	Chainlink Fence / repair wood fence	J R Enterprises	\$3,775.00
5/10/2010	BackHoe Rental		\$200.00
5/28/2010	Pond [Skid Loader Rental]		\$145.00
6/3/2010	10' Outbuilding [Carport/Storage/Door /Anchors]		\$2,704.98
6/5/2010	Outbuilding Concrete	Dorsett Brothers	\$772.57
6/5/2010	Yard/Outbuilding Labor [Geraldo / Demis]		\$720.00
2/4/2011	Gutters	Affordable Seamless Gutters	\$996.00
2/11/2011	Back Sidewalk [Labor]		\$2,700.00
2/7/2011	Flagstone		\$473.49
5/27/2010	32 Lawn	NASA Wholesale Barkyard	\$982.22
6/18/2010	Sod - 2 pallets	NASA Wholesale Barkyard	\$227.33
3/15/2011	Sod - 2 pallets	NASA Wholesale Barkyard	\$287.32
9/26/2011	Asphalt End of Street Neighbors Contributed \$1,000.00]	League City Concrete & Asphalt	\$1,894.38
4/23/2012	Shed Addition - Materials	Thomas	\$740.82
10/19/2012	Pella Windows Whole House	Windstorm Certification	\$8,128.20

4/26/2014	French Doors [Den] Overdoor Blinds	Home Depot Home Depot	\$900.00 \$530.86
2/22/2013	Ceramic Toasted Walnut Flooring - Den 400 Sq Feet	Floors for Living	\$4,100.00
2/22/2013	Kenmore Refrigerator	Sears	\$801.86
12/27/2012 2/9/2013	Washer/Dryer base cabinets Washer/Dryer	Sears	\$539.98
6/10/2014	Irrigation System	Gulf Coast Sprinkler Service	\$4,250.00
7/21/2014 8/22/2014	Hurricane Shutters - Den Hurricane Shutters - Porch		\$7,376.00 \$3,600.00
4/27/2015	Toasted Walnut Flooring - Whole House	Floors for Living	\$12,876.98
8/28/2015	Pond [Conduit] House paint touchup	Moore Contracting Services	\$800.00
11/6/2015	Locks Re-keyed	Liberty Locksmiths	\$265.21
1/22/2016	Quartz Counter Tops Travertine Backsplash		\$7,896.59
1/26/2016	Daikin 16 Seer AC / Heat	12 Year Warranty	\$9,141.50
1/26/2016	Air Purification System / Electronic Air Cleaner		\$1,542.00
3/26/2016	Porch Replacement Roof - 1st Time - Materials	Handyman Matters	\$144.09

5/24/2018	Porch Repair - Floor Boards	Handyman Matters	\$476.83
10/6/2016	Attic Lift	Dale Moore	\$2,000.00
10/20/2016	Separate Water Meter Irrigation System	SLMUD	\$1,075.00
11/2/2016	Front Fence	Detail Construction	\$1,596.50
3/1/2017	Replacement Toilets	Home Depot	\$276.04
3/1/2017	Toilet Replacement [Labor]	Dale Moore	\$282.25
6/3/2017	Frigidaire Dishwasher	Sears	\$381.98
2/6/2018	Water Heater 40 Gallons	Bay Coast Plumbing	\$995.00
11/20/2018	Washer/Dryer	Sears	\$2,272.04
9/27/2019	Porch Re-roof	Rosamond Elite Roofing	\$1,080.00
	ement door handles - original fence replacement [roberts side]		\$89,948.02



TEXAS DEPARTMENT OF INSURANCE

Regulatory Policy Division - Windstorm Inspections Program (104-WS)

333 Guadalupe, Austin, Texas 78701 ★ PO Box 149104, Austin, Texas 78714-9104

(800) 248-6032 | F: (512) 490-1051 | TDI.texas.gov | @TexasTDI

Certificate of Compliance WPI-8

Date of Construction: 10-29-2003

Application ID: 323579 **Certificate Number:** 286674

Occupancy Type: Residential **Building Type:** House

Certificate Type:

Certificate Detail:

Certificate Date:

Appointed Qualified Inspector/TDI Inspector:

New New (Entire Building) June 4, 2004 Appointed Qualified Inspector

Location of Property to be Insured:

Street:

Lot:

Block: **Tract or Addition:**

2942 BUFFALO RUN

City:

County:

State:

SAN LEON GALVESTON TEXAS

Inside City Limits Inland I - INLAND I - 2000 IRC Intl Residential Code

This Certificate of Compliance, Form WPI-8, is issued by the Texas Department of Insurance under Insurance Code § 2210.251 and § 2210.2515 and demonstrates that the improvement identified in the certificate complies with the applicable windstorm building code under 28 Texas Administrative Code §§ 5.4007 – 5.4011.



TEXAS DEPARTMENT OF INSURANCE

Regulatory Policy Division - Windstorm Inspections Program (104-WS)

333 Guadalupe, Austin, Texas 78701 ★ PO Box 149104, Austin, Texas 78714-9104

(800) 248-6032 | F: (512) 490-1051 | TDI.texas.gov | @TexasTDI

Certificate of Compliance WPI-8

Date of Construction: 11-16-2012

Application ID: 708023 **Certificate Number:** 643985

Occupancy Type: Residential **Building Type:** House

Certificate Type:

Certificate Detail:

Certificate Date:

Appointed Qualified Inspector/TDI Inspector:

Alterations Replace Window(s) January 17, 2013 Appointed Qualified Inspector REPLACE 10 WINDOWS - 2 FRONT, 1 LEFT, 7 REAR

Location of Property to be Insured:

Street:

Lot:

Block: **Tract or Addition:**

2942 BUFFALO RUN

City:

County:

State:

SAN LEON GALVESTON TEXAS

Inside City Limits Inland I - INLAND I - 2006 IRC Intl Residential Code

This Certificate of Compliance, Form WPI-8, is issued by the Texas Department of Insurance under Insurance Code § 2210.251 and § 2210.2515 and demonstrates that the improvement identified in the certificate complies with the applicable windstorm building code under 28 Texas Administrative Code §§ 5.4007 – 5.4011.



2942 BUFFALO RUN, SAN LEON, TX 77539

AREA REPORT



Some daily errands in this location **require a car** and most major services are within **5** miles.



GROCERIES



CLEANERS



GAS



PHARMACY



MEDICAL



1.4
MILES

2
MILES

4.4
MILES

4.5
MILES

4.5
MILES

CINEMARK

MOVIE THEATER



ATM



COFFEE



GYM

12.7
MILES

5.7
MILES

5.3
MILES

4.9
MILES



2942 BUFFALO RUN, SAN LEON, TX 77539

OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	GOLF COURSE BAYOU GOLF COURSE	5.5 MILES
	PARK PINE GULLY PARK	6.8 MILES
	LAKE TEXAS CITY DIKE	8.8 MILES


WITHIN
10 MILES

7
GOLF COURSES

2
PARKS

1
LAKE



2942 BUFFALO RUN, SAN LEON, TX 77539

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **20** moderately priced restaurants and has an **average** variety of cuisines.

25



WITHIN 5 MILES

\$



\$\$



\$\$\$



\$\$\$\$



GOOD EATS BY CATEGORY

AMERICAN	5
SEAFOOD	5
BARS	3
BARBECUE	3
MEXICAN	3
FAST FOOD	3
INTERNATIONAL	1
BILLIARD AND POOL	1
ASIAN	1



2942 BUFFALO RUN, SAN LEON, TX 77539

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area.

PK-4	SAN LEON ELEMENTARY SCHOOL ASSIGNED	3 RATING
5-6	JOHN AND SHAMARION BARBER MIDDLE SCHOOL ASSIGNED	7 RATING
9-12	DICKINSON HIGH SCHOOL ASSIGNED	4 RATING



Deborah Coffey

debbie.coffey@garygreene.com

Ph: 832-567-0451

BHGRE Gary Greene



Fannie Mae 1004MC Statistics Detail

Prepared By: Deborah Coffey

Listings as of 10/23/20 at 9:00 am

Status is 'Active' List Agent MUI is 180835403 Co List Agent MUI is 180835403

Single-Family

Active

MLS #	Address	Sqft	Lot Sqft	\$/SqFt	List Date	DOM	Orig Price	List Price
61174713	2942 Buffalo Run Run	1,810	12,762	\$135.30	10/20/2020	3	\$244,900	\$244,900

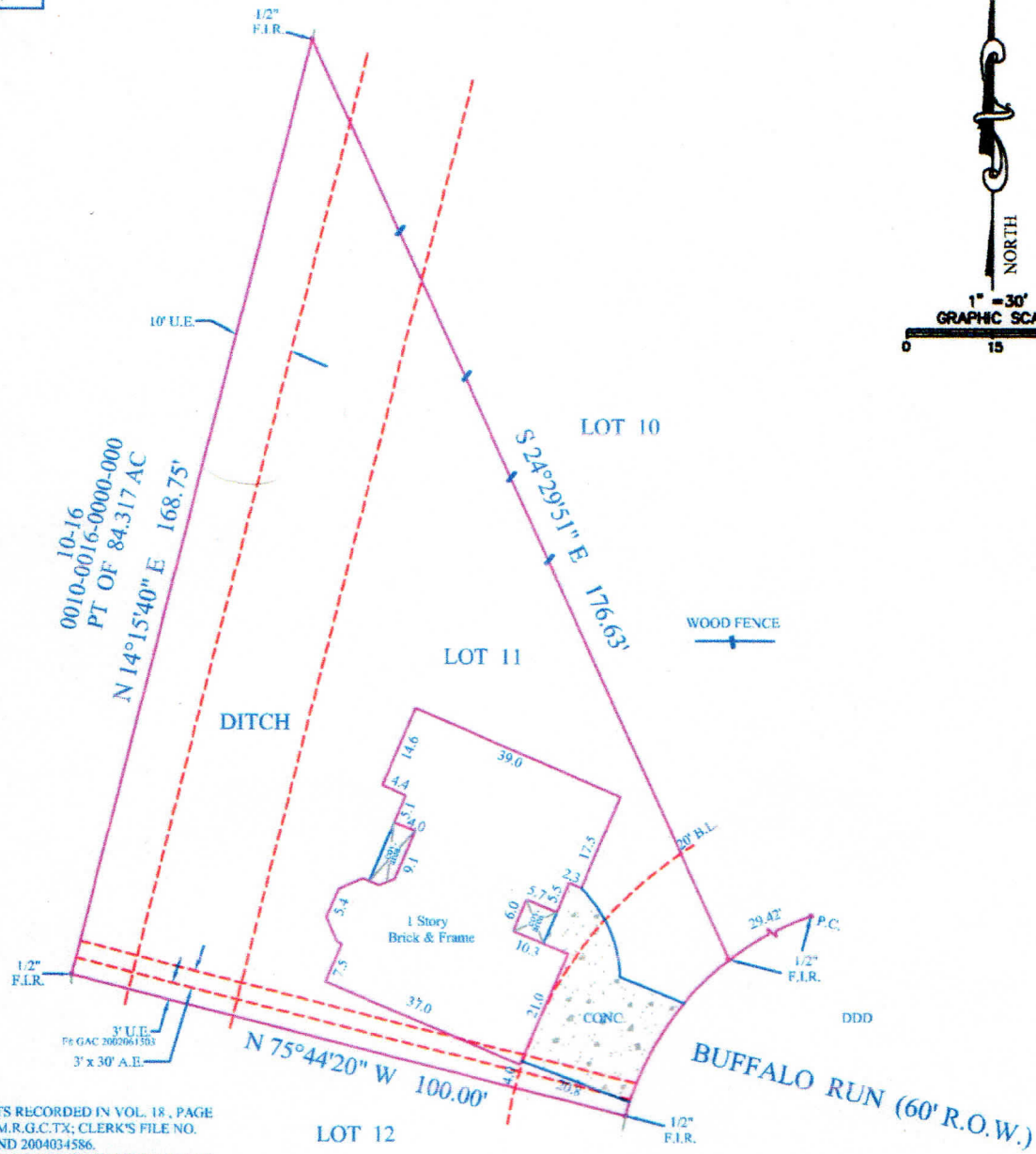
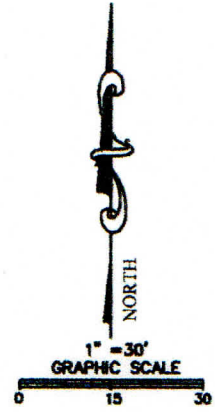
1 : Active Totals

1 : Totals

1 : Grand Totals

Inventory Analysis	Prior 7-12 Months (10/24/2019-04/22/2020)	Prior 4-6 Months (04/23/2020-07/23/2020)	Current - 3 Months (07/24/2020-10/23/2020)
Total # of Comparable Sales (Settled)	0	0	0
Absorption Rate (Total Sales/Months)	0.00	0.00	0.00
Total # of Comparable Active Listings	0	0	1
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$0	\$0
Median Comparable Sales DOM	0	0	0
Median Comparable List Price (Listings Only)	\$0	\$0	\$244,900
Median Comparable Listings DOM (Listings Only)	0	0	3
Median Sale Price / Median List Price %	0.00%	0.00%	0.00%

*The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.



NOTES:
1. COVENANTS RECORDED IN VOL. 18, PAGE 1340 OF THE M.R.G.C.TX; CLERK'S FILE NO. 2003011486 AND 2004034586.
2. DRAINAGE EASEMENT AS SHOWN ON THE RECORDED PLAT AND DEDICATION.

RLS #: 05-08-2759
CLIENT #: 664997-H045
FIELD DATE: 8/29/05
DRAFTER: Cesar R.
APPROVED: Toby C.
SCALE: 1"=30'

ADDRESS

2942 Buffalo Run
Dickinson, Texas 77539

LEGAL DESCRIPTION: (AS FURNISHED)

Lot 11, in Block 1, of DEER PARK, according to the map or plat recorded in Vol. 18, Page 1340 of the M.R.G.C.TX.

BASIS OF BEARINGS:

LIST OF POSSIBLE ENCROACHMENTS:

SURVEYOR INFORMATION:

RESIDENTIAL
LAND SERVICES, INC.
821 24TH AVENUE S.W.
NORMAN, OKLAHOMA 73069
PHONE: (405) 701-1002
WWW.RLSNOW.COM

COORDINATED BY:



KEYOR FILE NUMBER: 8-318-05

I, Toby P. Couchman, Registered Professional Land Surveyor No. 5565, do hereby certify that the accuracy and sufficiency of the survey provided herein.

CERTIFIED TO: (AS FURNISHED)

American Title Insurance Company
atc
age First Real Estates Services, LLC

NOTES

A/C: AIR CONDITIONER
BLDG.: BUILDING
(C): CALCULATED
C.B.: CHORD BEARING
CBW: CONCRETE BLOCK WALL
CL: CENTERLINE
C.N.A.: CORNER NOT ACCESSIBLE
CONC.: CONCRETE
COV.: COVERED
CS: CONCRETE SLAB
(D.): DESCRIPTION
D/W: DRIVEWAY
ENC.: ENCROACHMENT

LEGEND

OHU: OVER-HEAD UTILITY LINE
(P): PLATTED
P.C.: POINT OF CURVATURE
P.C.P.: PERMANENT CONTROL POINT
P.I.: POINT OF INTERSECTION
P.O.B.: POINT OF BEGINNING
P.O.C.: POINT OF COMMENCEMENT
P.P.: POWER POLE
P.R.C.: POINT OF REVERSE CURVATURE
P.R.M.: PERMANENT REFERENCE MONUMENT
P.T.: POINT OF TANGENCY

SURVEYOR'S CERTIFICATE

I, Toby P. Couchman, Texas Registered Professional Land Surveyor No. 5565, do hereby certify that the survey plat hereon is a true and accurate representation of the property hereon described, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground, and that there are no encroachments onto said property by any such improvements except as shown hereon.

