



Offer Submission Instructions

Property Address: 2570 Village Ct, Beaumont, TX 77713 File # 17815

- Offers should be presented to the homeowner first for negotiation. If acceptable to the homeowner, please send to Allegiance for review. We will only review the offer that the homeowner would like to accept.
- Offers sent to Allegiance must list Allegiance Government Relocation as Seller. If the seller is listed as anyone other than Allegiance, the contract must be re-written.
- Offers must include the **Allegiance contract addendum**, a **copy of EMD check** (if not wired) and **lender letter**. If cash offer, current proof of funds must be included. Offers should be faxed or sent as an unlocked PDF attachment by email.

The lender must meet the following conditions:

1. The letter must be printed on official letterhead and signed.
 2. The lender must note that the **credit has been checked and income/assets verified**. Letters based on information given by the purchaser are *NOT* acceptable.
 3. The letter must state that the loan is not contingent on a home sale.
 4. The letter must reference a purchase price equal to or above the contract price.
 5. The letter must indicate the amount and type of the loan. The amount can be noted as loan amount, percent down, or loan to value.
 6. The letter should include the lenders contact information for verification by Allegiance
- Please do not order HOA resale documents until there is a ratified contract. Please email the HOA documents to Allegiance when received.
 - We cannot accept a contract contingent on the buyer's home selling. We can review contracts contingent on the buyer's home closing, if under contract. If under contract, please send a copy of the contract and lender for the buyer's home as well.
 - The **Allegiance Contract Addendum and (SRED) disclosure form** must be completed and signed by purchaser. The purchaser should also initial on the **SRED form** acknowledging receipt of each disclosure/inspection. The purchaser **does not need to sign/initial on the inspection reports or property condition disclosures**. The property condition disclosures should be signed by Allegiance as the buyer.
 - Inspections should not be conducted until the purchase agreement has been ratified.
 - Please do not order title or open escrow. You will receive contact information for the seller's assigned title and closing office. Our closing office will coordinate settlement between Allegiance and the buyer. **Please note that the closing office cannot approve closing date changes. Any request to amend the closing date has to be approved by Allegiance with advance notice.**

I have read and understand the preceding offer submission instructions.

Listing Agent Signature: Mary Jane Mouton Date: 6/17/2021
Mary Jane Mouton

Please return back to Vicki Cain email: vicki.cain@allegiancerelo.com and Alison Waltman email: alison.waltman@allegiancerelo.com



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.**

2570 Village Ct
Beaumont, TX 77713-0006

CONCERNING THE PROPERTY AT _____

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
Cable TV Wiring	/		
Carbon Monoxide Det.	/		
Ceiling Fans	/		
Cooktop	/		
Dishwasher	/		
Disposal	/		
Emergency Escape Ladder(s)		/	
Exhaust Fans	/		
Fences	/		
Fire Detection Equip.	/		
French Drain	/		
Gas Fixtures	/		
Natural Gas Lines	/		

Item	Y	N	U
Liquid Propane Gas:		/	
-LP Community (Captive)		/	/
-LP on Property		/	/
Hot Tub		/	/
Intercom System	/		
Microwave		/	
Outdoor Grill		/	
Patio/Decking	/		
Plumbing System	/		
Pool		/	/
Pool Equipment		/	/
Pool Maint. Accessories		/	/
Pool Heater		/	/

Item	Y	N	U
Pump: sump grinder	/	/	
Rain Gutters	/		
Range/Stove	/		
Roof/Attic Vents	/		
Sauna		/	
Smoke Detector	/		
Smoke Detector - Hearing Impaired			/
Spa		/	/
Trash Compactor	/	/	
TV Antenna	/		
Washer/Dryer Hookup	/		
Window Screens	/		
Public Sewer System	/		

Item	Y	N	U	Additional Information
Central A/C	/			electric gas number of units: 3
Evaporative Coolers	/	/		number of units:
Wall/Window AC Units	/	/		number of units:
Attic Fan(s)	/	/		if yes, describe:
Central Heat	/	/		electric gas number of units:
Other Heat	/	/		if yes, describe:
Oven	/	/		number of ovens: 2 electric gas other:
Fireplace & Chimney	/	/		wood gas logs mock other:
Carpport	/	/		attached not attached
Garage	/	/		attached not attached 3
Garage Door Openers	/	/		number of units: 2 number of remotes: 3-4
Satellite Dish & Controls	/	/		owned leased from:
Security System	/	/		owned leased from:
Solar Panels	/	/		owned leased from:
Water Heater	/	/		electric gas other: number of units: 2
Water Softener	/	/		owned leased from:
Other Leased Items(s)				if yes, describe:

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: _____

DS

Page 1 of 6

**2570 Village Ct
Beaumont, TX 77713-0006**

Concerning the Property at _____

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	automatic	manual	areas covered:
Septic / On-Site Sewer Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

Roof Type: composition shingles Age: 20/8 (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 need of repair? yes no If yes, describe (attach additional sheets if necessary): _____

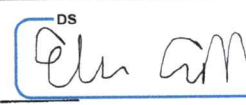
Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

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 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): sewer slight lean

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: 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 Fires		<input checked="" type="checkbox"/>
Previous Roof Repairs		<input checked="" type="checkbox"/>	Termite or WDI damage needing repair		<input checked="" type="checkbox"/>
Previous Other Structural Repairs		<input checked="" type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*		<input checked="" type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine		<input checked="" type="checkbox"/>			



2570 Village Ct
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Concerning the Property at _____

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

*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 (attach additional sheets if necessary): _____

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 a flood pool.
- Located wholly partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): 500 year flood
plain

*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.

John AM

2570 Village Ct
Beaumont, TX 77713-0006

Concerning the Property at _____

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: Westchase Properties HOA Phone: 409-860-4663

Manager's name: Phillips Firm Fees or assessments are: \$ 250 per year 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 or attach information to this notice.

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 If yes, describe: park

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.

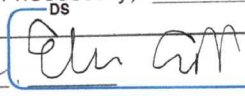
If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

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.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____



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Beaumont, TX 77713-0006

Concerning the Property at _____

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 If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

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:

- Homestead
- Senior Citizen
- Disabled
- Wildlife Management
- Agricultural
- Disabled Veteran
- Other: _____
- 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


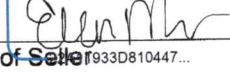
Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes no If yes, explain: _____

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?* unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary): _____


*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.

Signature of Seller:  Date: 6-16-21 Signature of Seller:  Date: 6/17/2021

Printed Name: Brenda Marie Printed Name: _____

(TXR-1406) 09-01-19 Initialed by: Buyer: _____ and Seller:  _____ Page 5 of 6

2570 Village Ct
Beaumont, TX 77713-0006

Concerning the Property at _____

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 <https://publicsite.dps.texas.gov/SexOffenderRegistry>. 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* (TXR 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: entegy
 Sewer: city
 Water: city
 Cable: AT&T Dish
 Trash: city
 Natural Gas: centerpoint
 Phone Company: AT&T
 Propane: NA
 Internet: Spectrum

phone #: _____
 phone #: _____
 phone #: _____
 phone #: _____
 phone #: _____
 phone #: _____
 phone #: _____
 phone #: _____

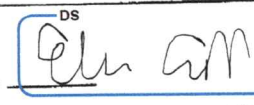
- (7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer _____ Date _____ Signature of Buyer _____ Date _____
 Printed Name: _____ Printed Name: _____

(TXR-1406) 09-01-19

Initialed by: Buyer: _____ and Seller: _____

DS


STATUTORY NOTICE TO PURCHASER(S) OF REAL PROPERTY Under Section 49.452(d) Water Code

The real property, described below, that you are about to purchase is located in the JEFFERSON COUNTY DRAINAGE DISTRICT #6. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is .220587 on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of January 1, 2020 is 0.00 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, as of January 1, 2020 be issued is 0.00, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is 0.00.

The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of January 1, 2020 the most recent amount of the standby fee is 0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows:

Lot 8 Blk 13 Westchase

Date: 6-16-21

[Signature]
Seller

DocuSigned by:
[Signature]
Seller 22A11933D810447...

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

Date: _____

Buyer

Buyer

Allegiance File#:	Property Address:
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SELLER REAL ESTATE DISCLOSURE (SRED)

	NAME OF REPORT	# of PAGES IN REPORT	DATE OF REPORT	PREPARED BY	BUYER'S INITIALS
<p>DISCLOSURE DOCUMENTS: Buyer(s) acknowledge that Allegiance Government Relocation, ("Allegiance") has delivered copies of the following disclosure documents to Buyer(s) which Buyer(s) have read and understand. The Buyer(s) should acknowledge receipt of these disclosure documents by initialing to the right of each item listed and signing the signature section.</p>					
1	Allegiance Seller Disclosure	12		Home Owner	Buyer(s) Initials /
2	State/Local Disclosures			Home Owner	Buyer(s) Initials /
3					Buyer(s) Initials /
4					Buyer(s) Initials /
5					Buyer(s) Initials /
6					Buyer(s) Initials /
7					Buyer(s) Initials /
<p>INSPECTION REPORTS and/or RECEIPT/BIDS: Pending inspection reports that have been ordered but have not yet been received and do not have a date in the Date of Report column and will reflect PENDING under the # of Pages in Report column. These reports will be provided to you upon receipt. The Buyer(s) should acknowledge receipt by initialing to the right of each item listed, including Pending items, and signing the signature section. **Buyers should initial all lines with an inspection noted, including those that are "PENDING".</p>					
8					Buyer(s) Initials /
9					Buyer(s) Initials /
10					Buyer(s) Initials /
11					Buyer(s) Initials /
12					Buyer(s) Initials /
13					Buyer(s) Initials /
14					Buyer(s) Initials /
15					Buyer(s) Initials /
16					Buyer(s) Initials /

17					Buyer(s) Initials /
18					Buyer(s) Initials /
<p>MISCELLANEOUS INFORMATION: The Buyer(s) should acknowledge receipt of these documents by initialing to the right of each item listed and signing the signature section</p>					
19					Buyer(s) Initials /
20					Buyer(s) Initials /
21					Buyer(s) Initials /
22					Buyer(s) Initials /
23					Buyer(s) Initials /
24					Buyer(s) Initials /

Buyer(s) acknowledge that they have had, or will have had, prior to closing, the opportunity to investigate the subject matter of the aforementioned disclosures on their own and have, or will have, investigated such to their satisfaction, or waived such investigation.

Allegiance has never occupied the property or independently verified the contents of these documents and is not responsible for their accuracy.

Buyer(s) acknowledge and agree that: (i) the purchase price of the property and other terms and conditions of this purchase agreement were negotiated with full knowledge and disclosure of the contents of the aforementioned disclosures; (ii) Buyer to take the property subject to the disclosures; and that, (iii) Allegiance shall have no responsibility or liability therefor.

Buyer(s) may wish to obtain professional advice and or inspections of the property and to provide for appropriate provisions in the contract between Buyer(s) and Seller with respect to any advice/inspections/claimed defects.

*Buyer(s) closing this transaction prior to receiving all the above reports shall constitute buyer's waiver of the right to receive and review those reports.

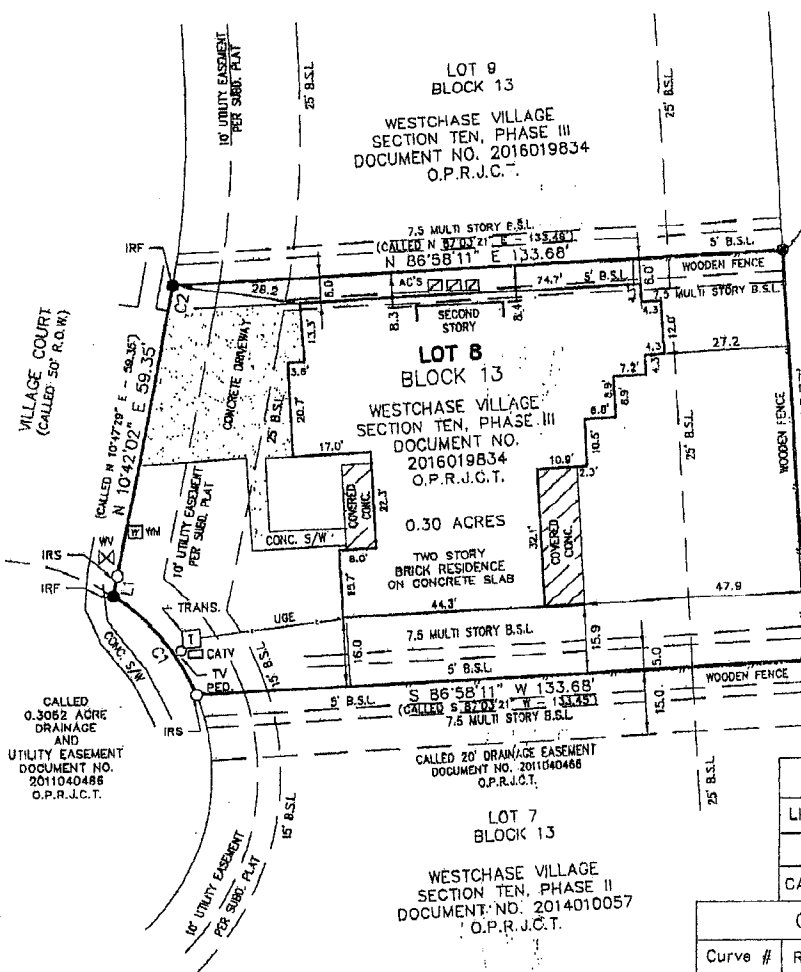
Buyer: _____

Date: _____

Buyer: _____

Date: _____

HEZEKIAH SR. WILLIAMS SURVEY
A-56



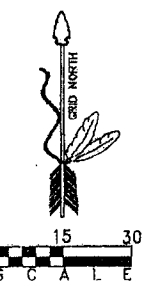
Edna Marks

SCHEDULE "B" NOTES:
ITEM 10.J AS SHOWN ON PLAT
ITEM 10.K AS SHOWN ON PLAT
ITEM 10.L AS SHOWN ON PLAT
ITEM 10.M AS SHOWN ON PLAT

Line Table		
Line #	Direction	Length
L1	N10°42'12"E	4.88
CALLED	N10°47'29"E	5.00

Curve Table			
Curve #	Radius	Length	Delta
C1	50.00	29.64	033°57'43"
C2	239.00	7.80	001°52'08"

LEGEND
B.S.L. - BUILDING SETBACK LINE
CATV - CABLE/TV PEDESTAL
IRF - IRON ROD FOUND W/CAP
"F&S 409-832-7238"
IRS - 1/2" IRON ROD SET W/CAP
"F&S 409-832-7238"
POB - POINT OF BEGINNING
S/W - SIDEWALK
TRANS. - TRANSFORMER
TV PED. - TELEVISION PEDESTAL
UGE - UNDERGROUND ELECTRIC
WM - WATER METER
WV - WATER VALVE



TITLE SURVEY
OF
LOT 8, BLOCK 13
WESTCHASE VILLAGE
SECTION TEN, PHASE III
RECORDED IN
DOCUMENT NO. 2011040468
O.P.R.J.C.T.
IN THE
HEZEKIAH SR. WILLIAMS SURVEY,
ABSTRACT 56
JEFFERSON COUNTY, TEXAS

NOTE:
All bearings, distances, and acreages are grid and are referenced to the State Plane Coordinate System, NAD83, Texas South Central Zone U. S. Survey feet. Mapping angle for this project is +02° 21' 35" and the scale factor is 0.999953818. Building setback lines shown hereon per City of Beaumont Ordinance No. 28.C.024.
Survey performed in association with First American Title Guaranty Company Commitment for Title Insurance OF No. 28131-MR, dated May 3, 2019.
According to digital FEMA Map 485457 0050 D dated 08-06-2002; this property is in flood zone "X".

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Fitz & Shipman
INC.
Consulting Engineers and Land Surveyors
1406 CORNERSTONE COURT, BEAUMONT, TEXAS
PH (408) 832-7238 FAX (408) 832-7303
T.J.P.E. FIRM #1180 • T.X.L.S. FIRM #100188



I, Daniel J. Warrick, do hereby certify that this plat reflects an actual survey made on the ground and according to law, and that the limits, boundaries, and corners are truly described just as I found or set them. Given under my hand and seal this 17th day of May, 2019.

Daniel J. Warrick
Daniel J. Warrick
Registered Professional Land Surveyor No. 6535

DRAWN BY: KMG