



SELLER'S DISCLOSURE NOTICE

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 523 South Hyannis Port Street, Crosby, TX 77532

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 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.

Table with 3 columns: Item, Y, N, U. Rows include 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.

Table with 3 columns: Item, Y, N, U. Rows include Liquid Propane Gas, L-P Community (Captive), L-P on Property, Hot Tub, Intercom System, Microwave, Outdoor Grill, Patio/Decking, Plumbing System, Pool, Pool Equipment, Pool Maint. Accessories, Pool Heater.

Table with 3 columns: Item, Y, N, U. Rows include Pump, 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.

Main disclosure table with 3 columns: Item, Y, N, U. Rows include Central A/C, Evaporative Coolers, Wall/Window AC Units, Attic Fan(s), Central Heat, Other Heat, Fireplace & Chimney, Garage, Oven, Central A/C, Evaporative Coolers, Wall/Window AC Units, Attic Fan(s), Central Heat, Other Heat, Oven, Fireplace & Chimney, Garage, Garage Door Openers, Satellite Dish & Controls, Security System, Solar Panels, Water Heater, Water Softener, Other Leased Item(s).

(TXR-1406) 09-01-19

Initiated by: Buyer: and Seller:

Handwritten initials and signatures in boxes.

Handwritten number 1/9

Underground Lawn Sprinkler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Septic / On-Site Sewer Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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).

Root Type: Shingles (asphalt) Age: 12 yrs. (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"/>	<input type="checkbox"/>	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation / Slab(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Walls / Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doors	<input type="checkbox"/>	<input type="checkbox"/>	Interior Walls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Driveways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lighting Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Structural Components	<input type="checkbox"/>	<input type="checkbox"/>
Electrical Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

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

Some sheetrock cracks under wallpaper in master.  
- 2 cracks in sidewalk on side of house.

**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"/>	<input type="checkbox"/>	Asbestos Components	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Endangered Species/Habitat on Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fault Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hazardous or Toxic Waste	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Improper Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intermittent or Weather Springs	<input type="checkbox"/>	<input type="checkbox"/>
Landfill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lead-Based Paint or Lead-Based Pt. Hazards	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Encroachments onto the Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Improvements encroaching on others' property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Located in Historic District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Historic Property Designation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Foundation Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Previous Roof Repairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Previous Use of Premises for Manufacture of Methamphetamine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Previous Other Structural Repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Previous Treatment for termites or WDI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Previous termite or WDI damage repaired	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Active infestation of termites or other wood destroying insects (WDI)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Previous termite or WDI damage needing repair	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wood Rot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetlands on Property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Urea-formaldehyde Insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Damage Not Due to a Flood Event	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unrecorded Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Unrecorded Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unplatted Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Underground Storage Tanks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Subsurface Structure or Pits	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soil Movement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Settling	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Radon Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Radon Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Condition	Y	N	Condition	Y	N

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

-Outgoing plumbing was replaced - some foundation repairs and piers were placed prior to 1989

\*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):

Need to add electrical outlet for bathroom  
Jazzzz! tub, requires some minor wall modification.  
Some minor grout repair for living room the floor,  
Some base boards in master bedroom need to be repaired.  
Some cosmetic trim repair in master bedroom. Vinyl floor in guest  
bedroom has a small patch in it

**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 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 flood pool.  
 Located  wholly  partly in a reservoir.  
 If the answer to any of the above is yes, explain (attach additional sheets as necessary):  
We have flood insurance but have never been flooded.

\*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.

(TXR-1406) 09-01-19

Initiated by: Buyer:

and Seller:

KK

BK

and Seller:

Buyer: Initialed by:

(TXR-1406) 09-01-19

**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: Newport Property Owners Association  
 Manager's name: [Signature]  
 Phone: 281-462-4199  
 Fees or assessments are: \$ 55.00 per month and are:  mandatory  voluntary

Any unpaid fees or assessments 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: \_\_\_\_\_

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): \_\_\_\_\_

**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): \_\_\_\_\_

\*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 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): \_\_\_\_\_

4/19

5/9

Section 9. Seller  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  Disabled Veteran  Unknown  Other:  Wildlife Management  Agricultural  Senior Citizen  Disabled  Disabled Veteran  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: [Signature] Date: 8/23/91

Printed Name: KATHERINE L STANLEY KEEL

Signature of Seller: [Signature] Date: 8/23/91

Printed Name: BOBBY W KEEL

ADDITIONAL NOTICES TO BUYER:

Initiated by: Buyer: [ ] and Seller: [Signature] (TXR-1406) 09-01-19

(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:	Kulant Energy	phone #:	866-222-7100
Sewer:	MUD	phone #:	281-324-9803
Water:	MUD	phone #:	281-324-9803
Cable:		phone #:	
Trash:	Frontier Waste Solutions	phone #:	936-258-9035
Natural Gas:	N/A	phone #:	
Phone Company:		phone #:	
Propane:	N/A	phone #:	
Internet:		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.

Printed Name: Bobby Wayne Keel  
 Signature of Buyer: *[Signature]*  
 Date: 8/23/21

Printed Name: Katherine Stanley-Keel  
 Signature of Buyer: *[Signature]*  
 Date: 8/23/21

Double Oven  
 Sprinkler System  
 Fireplace/Chimney  
 Kitchen Cabinets  
 Electrical Wiring  
 Electrical Panel  
 Refrigerator  
 Microwave  
 Dishwasher  
 Stove  
 Heater  
 A/C  
 Water Heater  
 Windows  
 Interior Paint  
 Exterior Paint  
 Attic Framing  
 Attic Insulation  
 Exterior Wall Insulation  
 Interior Wall Insulation  
 Bath Plumbing  
 Kitchen Plumbing  
 Gas Line  
 Water Lines  
 Underslab Plumbing  
 Foundation Repair  
 Roof

2010  
 2011  
 1998  
 2010  
 2012  
 2018  
 n/a  
 2018  
 2010  
 2011  
~~2011~~  
 2011  
 2007  
 2010  
 2010  
 2009  
 yes  
 n/a  
 1997  
 prior to 1989  
 2012  
 Year

Details (Brand, Rating, Capacity, Warranty, EnergyStar, etc)  
 Allegiance Roofing - asphalt shingles  
 Foundation repair of piers placed by previous owners - no paperwork provided  
 Radiant Barrier + attic insulation  
 Main windows replaced w/low E glass  
 whirlpool  
 American Standard Heating & Air conditioning system  
 Tenn-Air Induction cook top  
 Kitchenaid  
 whirlpool - Side by Side  
 Cabinets were refaced when built  
 Roundbird system - 2 yr warranty  
 GE

7/9/1

Please gather any documentation you have and submit to us with this document so that we can properly market the features of your home. Also, please list any other improvements or updates/upgrades that will help sell your home, with approximate date and details here:

8/9

2010 - Home improvements included: Recessed lighting

- tile floors throughout living room, dining room,

Kitchen, hall & great hall

- Refaced kitchen cabinets, replaced cooking surface,

2 ovens, kitchen sink, vent hood w/ custom vent cover

- Replaced backdoor w/ triple French Pella doors

- Custom mantel & wooden valance

- replaced exterior wood w/ hardiplank

- granite facing around fireplace

2013 =

- Remodeled master bath - enlarged shower installed

Custom walk in Shower w/ 2 shower heads & jets

- Stained glass window on exterior wall

- tile floor

2014 -

- fiberglass, in ground pool installed w/ extended decking

- poolside cabana + storage shed

- French drain & landscaping

- pool has salt water generator, in pool lights & 2 cascades

- concrete, tiled deck installed off living room,

back door exit

2016

- vinyl wood plank flooring in master bedroom.



Please gather any documentation you have and submit to us with this document so that we can properly market the features of your home. Also, please list any other improvements or updates/upgrades that will help sell your home, with approximate date and details here:

extra information:

- pond with waterfall

- landscaping that is beautifully landscaped with plants chosen to attract hummingbirds, birds, and butterflies. It's a haven to watch beautiful wildlife!

~~Inground fiberglass pool w/ salt generator - Very low maintenance~~

- The master bath has large walk in shower w/ 2 shower heads & jets

- The guest bath has large Jacuzzi tub w/ jets

- Large, tiled back deck off living room covered ~~with~~ <sup>by</sup> a pergola w/ vines.