



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 404 N Shadowbend Ave Friendswood (Street Address and City)

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 PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller [] is [X] is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? Seller has never occupied

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

- Y Range, Y Dishwasher, Y Washer/Dryer Hookups, Y Security System, N TV Antenna, Y Ceiling Fan(s), Y Central A/C, Y Plumbing System, Y Patio/Decking, N Pool, N Pool Equipment, Y Fireplace(s) & Chimney (Wood burning), Y Natural Gas Lines, N Liquid Propane Gas, Garage: Y Attached, Garage Door Opener(s): 2, Water Heater: Y, Water Supply: Y City, Roof Type: Composition, Y Oven, N Trash Compactor, Y Window Screens, N Fire Detection Equipment, Y Smoke Detector, N Smoke Detector-Hearing Impaired, Y Carbon Monoxide Alarm, N Emergency Escape Ladder(s), Y Cable TV Wiring, N Attic Fan(s), Y Central Heating, N Septic System, N Outdoor Grill, N Sauna, N Pool Heater, Y Microwave, Y Disposal, Y Rain Gutters, N Intercom System, N Satellite Dish, Y Exhaust Fan(s), N Wall/Window Air Conditioning, Y Public Sewer System, Y Fences, N Spa, Y Automatic Lawn Sprinkler System, Y Fireplace(s) & Chimney (Mock), Y Gas Fixtures, N LP on Property, Y Carport, Y Control(s) (2), Y Electric, N Co-op

Age: 15 yrs (approx.) Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? [] Yes [X] No [] Unknown. If yes, then describe. (Attach additional sheets if necessary):

TREC No. OP-H

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?* Yes No Unknown. If the answer to this question is 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 the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | | |
|----------------------------------|-----------------------------|----------------------------|
| <u>N</u> Interior Walls | <u>N</u> Ceilings | <u>N</u> Floors |
| <u>N</u> Exterior Walls | <u>N</u> Doors | <u>N</u> Windows |
| <u>N</u> Roof | <u>N</u> Foundation/Slab(s) | <u>N</u> Sidewalks |
| <u>N</u> Walls/Fences | <u>N</u> Driveways | <u>N</u> Intercom System |
| <u>N</u> Plumbing/Sewers/Septics | <u>N</u> Electrical Systems | <u>N</u> Lighting Fixtures |
- Other Structural Components (Describe): _____

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- | | |
|---|--|
| <u>N</u> Active Termites (includes wood destroying insects) | <u>N</u> Previous Structural or Roof Repair |
| <u>N</u> Termite or Wood Rot Damage Needing Repair | <u>N</u> Hazardous or Toxic Waste |
| <u>N</u> Previous Termite Damage | <u>N</u> Asbestos Components |
| <u>N</u> Previous Termite Treatment | <u>N</u> Urea-formaldehyde Insulation |
| <u>N</u> Improper Drainage | <u>N</u> Radon Gas |
| <u>N</u> Water Damage Not Due to a Flood Event | <u>N</u> Lead Based Paint |
| <u>N</u> Landfill, Settling, Soil Movement, Fault Lines | <u>N</u> Aluminum Wiring |
| <u>N</u> Single Blockable Main Drain in Pool/Hot Tub/Spa* | <u>N</u> Previous Fires |
| | <u>N</u> Unplatted Easements |
| | <u>N</u> Subsurface Structure or Pits |
| | <u>N</u> Previous Use of Premises for Manufacture of Methamphetamine |

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

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

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? Yes (if you are aware) No (if you are not aware). If yes, explain. (Attach additional sheets if necessary): _____

6. Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Present flood coverage (Quote available)
N Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir (Hurricane Harvey)
Y Previous water penetration into a structure on the property due to a natural flood event (5')

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

Y Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
____ Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
Y Located wholly partly in a floodway (AE Floodway)
____ 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 if necessary): _____

*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 of 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.

7. 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).

8. 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): _____

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.

Y Homeowners' Association or maintenance fees or assessments.

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

N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

N Any lawsuits directly or indirectly affecting the Property.

N Any condition on the Property which materially affects the physical health or safety of an individual.

N 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.

N Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

10. 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 of the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.

11. 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.

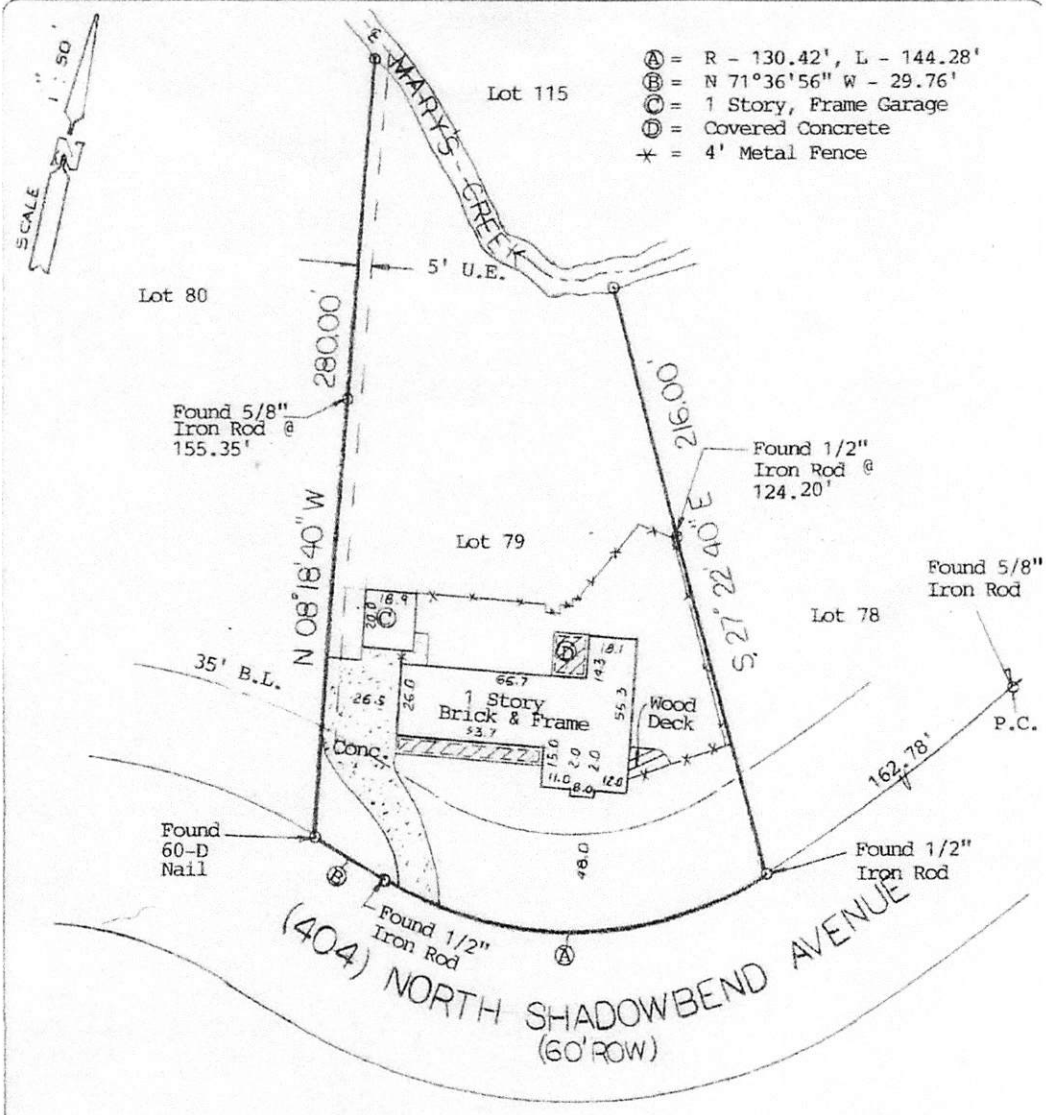
[Signature] 1/27/2022 _____
Signature of Seller Date Signature of Seller Date
Dbnu LLC

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser Date Signature of Purchaser Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2019. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. OP-H



- Ⓐ = R - 130.42', L - 144.28'
- Ⓑ = N 71°36'56" W - 29.76'
- Ⓒ = 1 Story, Frame Garage
- Ⓓ = Covered Concrete
- * = 4' Metal Fence

NOTE: Restrictive Covenants as recorded in V-254A, P-87, MR, V-1496, P-489, V-1748, P-852, DR.

BUYER Kenneth R. Castleman	PROPERTY ADDRESS 404 North Shadowbend Avenue
DESCRIBED PROPERTY Lot 79, of IMPERIAL ESTATES, SECTION 2, an addition in Galveston County, Texas, according to the map or plat thereof, recorded in Volume 254A, Page 87, of the Map Records of Galveston County, Texas.	



I do hereby certify that this survey was this day made on the ground of the property legally described hereon, (or on the attached sheet), is correct, and there are no encroachments except as shown, and was done by me or under my supervision, and conforms to or exceeds the current standards as adopted by the Texas Board of Professional Land Surveying.

H.T. Weber

SUBJECT PROPERTY DOES LIE IN A F.I.A. DESIGNATED FLOOD ZONE AS PER FLOOD MAP NO:
485468 0005 E 9-22-99 Zone AE

INVOICE #	22204	JOB #	5-685-05
G.F. #	407-405	DATE	5-23-05

NOTES
 -ALL BEARINGS ARE PER PLAT, DEED, OR AS ASSUMED
 -THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
 -SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
 -FLOOD INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. DUE TO INHERENT INACCURACIES ON FEMA MAPS, WE CANNOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 -THERE ARE NO NATURAL DRAINAGE COURSES ON THIS PROPERTY

OFFICE	RS	SURVEY 1, Inc. P. O. BOX 2543 • ALVIN, TX 77512 (281) 393-1382 • Fax (281) 393-1383
DRAFTING	DR	
FINAL CHECK		

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION					FOR INSURANCE COMPANY USE	
A1. Building Owner's Name <p style="text-align: center;">DBNU LLC</p>					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <p style="text-align: center;">404 N SHADOWBEND AVE</p>					Company NAIC Number:	
City <p style="text-align: center;">FRIENDSWOOD</p>		State <p style="text-align: center;">Texas</p>		ZIP Code <p style="text-align: center;">77546</p>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <p style="text-align: center;">ABST 151 S MCKISSICK SUR LOT 79 IMPERIAL ESTATES SEC 2</p>						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>						
A5. Latitude/Longitude: Lat. <u>29°32'10.04"N</u> Long. <u>95°11'56.03"W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number <u>1B</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>						
c) Total net area of flood openings in A8.b <u>N/A</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage <u>598</u> sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>						
c) Total net area of flood openings in A9.b <u>N/A</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number <p style="text-align: center;">CITY OF FRIENDSWOOD 485468</p>			B2. County Name <p style="text-align: center;">GALVESTON</p>		B3. State <p style="text-align: center;">Texas</p>	
B4. Map/Panel Number <p style="text-align: center;">48167C0012</p>	B5. Suffix <p style="text-align: center;">G</p>	B6. FIRM Index Date <p style="text-align: center;">08/15/2019</p>	B7. FIRM Panel Effective/ Revised Date <p style="text-align: center;">08/15/2019</p>	B8. Flood Zone(s) <p style="text-align: center;">AE FLOODWAY</p>	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) <p style="text-align: center;">26</p>	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input checked="" type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input checked="" type="checkbox"/> Other/Source: <u>NAVD88 ,ADJ2001</u>						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 404 N SHADOWBEND AVE			Policy Number:
City FRIENDSWOOD	State Texas	ZIP Code 77546	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.
 Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS-Top Net (Local Real Time Network) Vertical Datum: NAVD 1988, ADJ 2001

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: NAVD 1988, ADJ 2001


Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>25.35</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
b) Top of the next higher floor <u>N / A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
c) Bottom of the lowest horizontal structural member (V Zones only) <u>N / A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
d) Attached garage (top of slab) <u>*24.69</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>24.97</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
f) Lowest adjacent (finished) grade next to building (LAG) <u>22.19</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
g) Highest adjacent (finished) grade next to building (HAG) <u>24.55</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>N / A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name GEORGE JOSEPH MALIAKKAL	License Number RPLS 5180	
Title Registered Professional Land Surveyor		
Company Name Elevation Express Land Surveys	Firm Registration # 10191800	
Address 1450 W. Grand Parkway S., G-158		
City State ZIP Code Katy Texas 77494		
ElevationExpress@comcast.net		
Signature <i>George J. Maliakkal</i>	Date 10/18/2021	Telephone Ext. 281-674-5685

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

C2e: A/C on slab

Center of Road Elevation: 24.01 feet

*Second garage: 24.65 feet

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 404 N SHADOWBEND AVE			Policy Number:	
City FRIENDSWOOD	State Texas	ZIP Code 77546	Company NAIC Number	

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name
GEORGE JOSEPH MALIAKKAL, PRLS 5180

Address 1450 W. Grand Parkway S., G-158 City Katy State Texas ZIP Code 77494

Signature _____ Date 10/18/2021 Telephone 281-674-5685

Comments

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 404 N SHADOWBEND AVE	Policy Number:
City FRIENDSWOOD	State Texas
ZIP Code 77546	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
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- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name _____ Title _____

Community Name _____ Telephone _____

Signature _____ Date **10/18/2021**

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.



Texas Farmers Insurance
Company

Agent Contact Information
Paulo Pires
12526 Cutten Rd Ste B
Houston, TX 770661825
2814690111
ppires1@farmersagent.com
Insurer NAIC Number 21660

Application Number 1876749
Requested Effective Date 11/24/2021
Waiting Period Standard 30 Day
Payor Insured
Rate Category Rating Engine

Flood Insurance Quote Application

Insured Name and Mailing Address

Dharamendra Rawal
404 N SHADOWBEND AVE
FRIENDSWOOD, TX 77546-3839

Property Location

404 N SHADOWBEND AVE
FRIENDSWOOD, TX 77546-3839

COVERAGE AND RATING

	Coverage	Deductible	Premium Details	
Building	\$100,000	\$2,000	Building Premium	\$902
Contents	\$0	\$0	Contents Premium	\$0

PROPERTY INFORMATION

Primary Residence	Yes
Building Occupancy	Single Family
Building Description	Main Dwelling
Building Description Detail	
First Floor Height	3.11000009952 Feet
Method Used for 1st Floor Height	EC
Property Description	Slab on Grade, 1 Floor, Masonry
Date of Const/Substantial Imp	01/01/1979
Replacement Cost Value	\$348,757
Number of Units	1

ICC Premium	\$17
Mitigation Discounts	(\$37)
CRS Discount	(\$137)
Full-Risk Premium	\$745

Statutory Discounts

Annual Increase Cap Discount	(\$0)
Pre-FIRM Discount	(\$0)
Newly Mapped Discount	(\$0)
Other Statutory Discounts	(\$0)

Discounted Premium **\$745**

Fees and Surcharges

Reserve Fund Assessment	\$134
HFIAA Surcharge	\$25
Federal Policy Fee	\$47
Probation Surcharge	\$0

Total Premium **\$951**

This quote application was rated with the information provided. Any new or additional information may result in a different premium.

MORTGAGE INFORMATION

The statements contained herein are correct to the best of my knowledge. The property owner and I understand any false statements may be punishable by fine or imprisonment under applicable federal law.

Signature of Insurance Agent/Producer

Date

Signature of Policy Holder (Optional)

Date

Policy Issued By: Fire Insurance Exchange

Printed: 10/25/2021

NONDISCRIMINATION

No person or organization shall be excluded from participation in, denied the benefits of, or subjected to discrimination under the Program authorized by Program authorized by the Act, on the grounds of race, color, creed, sex, age, or national origin.

PRIVACY ACT

The information requested is necessary to process your application for flood insurance. The authority to collect the information is in the Title 42, U.S. Code 4001 to 4028. It is voluntary on your part to furnish the information. It will not be disclosed outside the Federal Emergency Management Agency except to the servicing office acting as the government's fiscal agent, to routine users, to your agent, and to any mortgagee named on your policy.

DISCLOSURE OF BURDEN

Public reporting burden for the collection of information, entitled "National Flood Insurance Program Policy Forms" is estimated to average 8 minutes per response. The estimated burden includes the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the forms. Send comments regarding the burden estimate or any aspect of the collection, including suggestions for reducing the burden to: Information Collection Management, Federal Emergency Management Agency; 500 C Street, SW; Washington, DC 20472 and to the Office of Management and Budget, Paperwork Reduction Project (3067-0022); Washington, DC 20503.

FROM PRIOR OWNER (7/2019)

Addendum to Sellers Disclosure for 404 N Shadowbend

On the west side of the property is a vacant lot that is parkland leased from the City.
 A three-person suspended swing on the back porch overlooks the back yard and Mary's Creek.
 The kitchen is fully remodeled with granite countertops, all new appliances, and it has a view.
 A 10-circuit automatic underground watering system, with separate water meter, serves all but the creekside section at the rear of the property.
 The property has a 2-car attached garage plus a 20' by 40' attached garage/shop.
 The home has all new ceiling fans in the bedrooms.
 The home has all new kitchen, den, and bathroom cabinets and shelves.
 The home has a new shower enclosure in the master bath.
 The home has all new tub and tile in the guest bathroom.
 The home has all new carpet in two bedrooms.
 The home has double glazed windows on the north side.
 The home has a water softener installed.
 A French drain along the front porch takes rainwater to the street.
 The foundation is stabilized by 16 bell bottom piers on the south side that were installed 8/25/2009.
 The roof is 14 years old and was recently reflashed and resealed.
 The plumbing and electrical wiring have been recently updated.
 There is a Friendswood FD fire hydrant and a streetlight adjacent to the property.
 An ADT monitored alarm system protects the property.
 Three exterior doors have armored deadbolts or floor locks for extra security.
 The sewer line from the house to the street was replaced on 9/16/2015.
 A new central heat furnace was installed on 11/14/2013.
 A new A/C 5-ton compressor and evaporator were installed on 9/30/2015.
 The A/C compressor fan motor was replaced on 2/15/2019.

The property is located in Flood Zone AE. Base Flood Level: 24' (See FEMA SFHDF)
 The property elevation is 24.79. A recent Elevation Certificate has been obtained.

The Flood Insurance premium for 2019 was \$480/year (for \$250,000 + \$100,000 coverage). ~~The existing flood insurance policy was taken out on 1/20/2003, before the property was determined to be in a flood zone, and it has been renewed annually since then. Those renewals did not involve a redetermination of flood zone status, and the premium has remained low.~~

~~A buyer can assume the existing Flood Insurance policy, which is paid up through 1/20/2020. Future renewals may or may not involve the insurer taking the flood zone into account. If so, the premium might increase.~~

During Hurricane Harvey (8/28/2017) the property flooded to a maximum of 48". As soon as the water went down we cleaned out the house, stripped the sheetrock off the walls and dried out the structure. We then treated for mold, obtained a building permit and began remediation, remodeling and reconstruction.

During Tropical Storm Alison (June, 2001) the water came up even with the slab and got the floor wet. We replaced all the carpet and the bottom two feet of sheetrock on the walls. During Hurricane Ike (Sept., 2008) we had no flooding but slight wind damage to the roof of the shop, which was repaired. It is my understanding that Tropical storm Claudette (July 1979) brought water up to the level of the slab while the home was still under construction. I am not aware of any other flooding of the property.

Since Hurricane Harvey the Corps of Engineers has done a considerable amount of excavation work on Mary's Creek and nearby channels to improve water flow and reduce the chances of flooding.

Kenneth R Castleman 7/19/2019
 Seller Date

 Buyer Date

 Seller Date

 Buyer Date

FROM PRIOR OWNER (6/2019)

FRIENDSWOOD REMODELING

905 LANCASTER DR
FRIENDSWOOD TX 77546

Office - 281-482-8251

Mobil - 832-250-0317

FAX - 281-482-8251

TCL 49049

Invoice

June 14, 2019

Kenneth Castleman
404 North Shadowbend Ave.
Friendswood, Texas 77546

Residential Repair Work

(Ref: Brain & Brian Inspection Report of May 27, 2019)

2.3.3 C. Blow debris off roof.

2.4.3 D. Inspect rafters and ridge beam and install 13 braces where needed.

3.1.3 A. Provide a list of breaker circuits in the house.

3.2.7 B. Replace two broken switch cover plates in the attic.

3.2.8 B. Replace one missing switch cover plate in the shop.

3.2.9 B. Ensure that all kitchen lights are operable.

2.4.4 D. Replace attic insulation where thin or missing.

2.7.1 G. Install weather stripping on back door.

2.2.1 B. Replace eroded soil beside back porch.

2.2.2 B. Unclog catch basin.

2.5.4 E. Repair or replace damaged soffit boards as pictured on page 11 (top 2 photos)

2.5.5 E. Correct siding or brick too close to grade beside shop.

2.5.8 E. Repair or reinforce loose bricks on window sill on front porch.

2.6.3 F. Inspect for active leak and repair water damage to ceiling in Master Bathroom.

2.7.2 G. Repair doors that stick or are difficult to operate.

2.7.3 G. Repair doors that catch on or rub flooring materials.

2.7.5 G. Repair the dents in the main garage door.

2.8.2 H. Replace missing caulking on front porch windows.

2.10.2 J. Patch and/or seal firewall cracks in fireplaces.

2.10.3 J. Patch and/or seal brick gaps on right side of fireplace.

2.10.4 J. Make living room fireplace gas shutoff valve accessible.

4.2.1 B. Replace damaged insulation on A/C compressor refrigerant line.

5.1.1 A. Repair ineffective drain stops in hallway bathroom.

6.1.1 A. Install an anti-siphon loop on the dishwasher.

6.1.2 A. Mount dishwasher securely to the cabinet.

6.4.1 D. Install an anti-tipping device on the oven/range.

6.4.2 D. Inspect Gas Range for nonfunctional burners. (No repair required).

Total cost: \$2,400.00

Paid in full, 6/17/2019.

Thank you for using Friendswood Remodeling.

FROM PRIOR OWNER (5/2019)

MQ ROOF INVOICE

2819 Frick rd
Houston TX 77038
Miguel 281-999-2205
Alex 832-473-7663
mqroof@hotmail.com
www.mqroof.com

Date: 5/30/19

Name Kenneth Castleman
 713-254-3709

Address 404 N shadowbend Ave
 Friendswood TX 77546

Description of Work	QNTY	UNIT PRICE	LINE TOTAL
Replace flashing on fireplace with cables on it (new flashing)			\$ -
Replace damaged shingles in two areas			\$ -
Replace damaged ridge cap shingles			\$ -
Remove tar from flashings and reseal with polyurethane sealant			\$ -
Fix several areas showing nail pops			\$ -
Paint all vents and pipes			\$ -
Replace exhaust vent cap and storm collar ring on one vent			\$ -
Seal all exposed nail heads			\$ -
6 month warranty on repairs			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PAID IN FULL 5/31/19			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
Sub Total for page 1			\$ 750.00
Tax and O&P			
Grand total			\$ 750.00
Payment made			\$ 750.00
Balance			ZERO

Thank You
for
Your Business

FROM PRIOR OWNER (1/2019)

JC PHASE ELECTRIC

2001 OHIO

DICKINSON TX 77539

281-802-2600

Juan Salieron (Master Electrician) TECL 186982

Dorian Ortiz (Journeyman Electrician) TECL 25867

832-795-2624

Invoice

June 11, 2019

Electrical Repairs at 404 North Shadowbend Ave. Friendswood, Texas

Breaker Box:

- Remove 70A breaker for A/C and replace it with a 50A breaker.
- Add breakers to cover open spots in breaker box.
- Remove double lagged neutral wires and install one wire per screw.
- Add black tape to white wires connected to breakers to mark as hot wires.

Add GFCI circuit breakers throughout the house in all areas where required.

- Add a total of 4 GFCI breakers in kitchen.
 - All outlets in garage are GFCI protected.
 - Add GFCI breakers in shop. All outlets are now GFCI protected.
 - Add GFCI breakers at all outlets in bathrooms.
- Note: Outlet on back patio is protected by GFCI breaker in hallway bathroom.

Smoke Alarms and carbon monoxide detectors:

- Install a total of 9 smoke alarms in bedrooms and hallways where required per code.
- Install carbon monoxide alarms in hallways where required.

All work includes 2 year warranty on parts and labor on smoke alarms and GFCI breakers.
(Does not include breakers in breaker box.)

All electrical work has been done as requested on inspection report
Total cost for work is \$620.00

Paid in full, check #454, June 12, 2019.

FROM PRIOR OWNER (8/2009)

Aug 27 09 11:50a

K.C. Ewing

281-333-3502



P.O. BOX 79589
HOUSTON, TX 77279-9589
HOUSTON: 281-487-8802
DALLAS: 214-389-1500
FAX 713-932-0550

Date: 8-10-09

Church Services herein referred to as "Contractor" and

MR. KENNETH R. CASTLEMAN
Name

404 NORTH SHADOWBEND AVE IMPERIAL ESTATES
FRIENDSWOOD, TX 77546
Address

Herein referred to as "Owner" agree that Contractor will furnish labor, equipment, and materials to perform the following described work to the above described premises in a workmanlike manner.

I. REPAIR OPTIONS

LIFETIME SERVICE AGREEMENT

<input type="checkbox"/> A. Segmented Piling System Exterior Interior	Lifetime Unconditional (No adjustment fee) \$100 service charge to transfer Lifetime Service Agreement.
<input checked="" type="checkbox"/> B. Bell Bottom Piers <u>16</u> Exterior Interior <u>9" DIAM / 24" DIAM.</u>	Lifetime Transferable Service Agreement: Ten Years Unconditional (\$40.00 per pier adjusted after ten years) \$100 service charge to transfer.
<input type="checkbox"/> C. Tunneling Linear Feet	

2. Cost to Owner for the heretofore described work is \$ 5,600.00 one-half (1/2) to be paid when the job is started and final payment shall be due immediately upon completion of the leveling procedure.

3. Owner will provide Contractor with water and electricity

4. Job site will be clean of all excess dirt and material

5. Existing neighbor's piers that the Contractor must cut loose will be billed to Owner as an additional cost, which will be priced on a case by case basis. SEE EQUIPMENT

6. The Contractor will temporarily remove plants and shrubs which obstruct piling/pier installation. All plants and shrubs will be replanted, but The Contractor does not guarantee nor are we responsible for continual longevity. CONTRACTOR does not assume any responsibility for existing warranties that become void, as a result of the repairs. This includes a ten-year protection warranty. Contractor not responsible for the removal or replacement of the floor coverings for installation of interior piles/piers.

7. IN FOUNDATION LEVELING, CONDITIONS MIGHT APPEAR WHEN WORK IS BEGUN THAT WERE NOT VISIBLE WHEN ESTIMATE WAS SUBMITTED, SUCH AS INSUFFICIENT REINFORCING STEEL IN CONCRETE SLAB AND/OR OTHER ORIGINAL FOUNDATION STRUCTURAL DEFICIENCY. IN SUCH CASES THE LIFETIME SERVICE AGREEMENT BECOMES INVALID.

8. MOLD AND OTHER CONTAMINANTS: Contractor and Owner expressly agree that Contractor and its employees and agents will not be liable for damages or costs of any type and Owner will hold harmless and indemnify Contractor from any and all claims or causes of action, including negligence, arising in any way from exposure to or the presence, release, growth or origin of any microorganism, organic or inorganic contaminant including, but not limited to mold, mildew, fungus, yeast, allergens, infectious agents, wet or dry rot, rust or lead occurring in any way as a result of the services provided and work performed. The provisions contained herein are expressly material to this Agreement and the "cost to the Owner" for the heretofore described "work" is determined in part by the agreement of the Owner to these provisions.

9. It is understood and agreed that in order to perform the above described work it is possible that the sheetrock, tile, brick, wallpaper, or other rigid materials may be damaged or need to be removed. The above figure does not include any redecorating, repairing, electrical work or the replacement of any materials not called for in this Agreement. CONTRACTOR will call the proper agency for the utility lines to be located. Any line not properly located is not the responsibility of the CONTRACTOR. The CONTRACTOR is not responsible for any damage caused because of rotted, deteriorated, and pre-existing conditions. CONTRACTOR is not responsible for punching leaks or broken utility lines resulting from the installation or leveling of the piers/piers.

10. The Owner may order extra work to be done not contemplated by this Agreement; in such event, a separate Agreement for such work shall be entered into between the Owner and the Contractor. No oral representation made by anyone can change or modify this Agreement.

11. This Agreement, in order to be binding upon CONTRACTOR, must be signed in the space provided below and returned to the office of contractor within 60 days from the date shown above.

12. Other Considerations: THIS CONTRACT TO INCLUDE THE MUD PUMPING
OF THE RESULTING VOID BENEATH THE FOUNDATION
SUBSEQUENT TO THE LEVELING WITH A MIXTURE OF
3.5 BAGS OF CEMENT TO 1 CUBIC YARD OF TOPSOIL.

This contract is subject to Chapter 27, Property Code. The provisions of that chapter may affect your right to recover damages arising from the performance of this contract. If you have a complaint concerning a construction defect arising from the performance of this contract and that defect has not been corrected through the Lifetime Service Agreement, you must provide the notice to the contractor by certified mail, return receipt requested, not later than the 60th day before the date you file suit to recover damages in a court of law. The notice must refer to Chapter 27, Property Code, and must describe the construction defect. If requested by the contractor, you must provide the Contractor an opportunity to inspect and cure the defect as provided by Section 27.004, Property Code.

Kenneth R. Castleman
Owner

8-25-09
Date

CHURCH SERVICES
[Signature]
Contractor

