

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.

exceed the minimum disc	IOSI	ures	s re	quire	ea by	tne /	Code.								
CONCERNING THE P	RC	PE	ERT	ΓΥ Α	\T <u>1</u> 3	305 N	Iewport Bouleva	rd, Leag	ue Ci	ity, T	X 77573				_
THIS NOTICE IS A DI AS OF THE DATE S WARRANTIES THE B SELLER'S AGENTS, (SIG UY	NE ER	D R M	BY AY	SEI WIS	LLE H T	R AND IS N O OBTAIN. I	IOT A	SU	BST	TITUTE FOR A	NY INSPECTION	ONS	C	R
Seller ☑ is □ is not the Property? □ Not A Property				ing	the I	Prop	perty. If unoco					ince Seller has □ never occu			
Section 1. The Prope This notice does not es													con	∕ey.	
Item	Υ	N	U	П	Item	1		Y	N	U	Item		Υ	N	U
Cable TV Wiring				1 -	Ligu	id P	ropane Gas:				Pump: ☐ su	mp □grinder		\bigvee	
Carbon Monoxide Det.		∇		-			nmunity (Capt	ive) [Rain Gutters		\bigvee		
Ceiling Fans	\mathbf{V}			-			Property				Range/Stove	9	\bigvee		
Cooktop	\mathbf{V}				Hot						Roof/Attic V			\mathbf{V}	
Dishwasher	abla			-			n System				Sauna			\square	
Disposal	\mathbf{V}			-	Micr			V	1 🗆		Smoke Dete	ector	\mathbf{V}		
Emergency Escape Ladder(s)		Ø			Out	loor	· Grill				Smoke Dete Impaired	ector – Hearing		\square	
Exhaust Fans	\mathbf{V}				Pati	o/De	ecking				Spa			\mathbf{V}	
Fences	\mathbf{V}				Plun	nbin	g System	V	1 🗆		Trash Comp	actor		abla	
Fire Detection Equip.		\square			Poo		<u> </u>] 🛛		TV Antenna			$\langle \cdot \rangle$	
French Drain	\mathbf{V}				Poo	l Eq	uipment				Washer/Dry	er Hookup	\mathbf{V}		
Gas Fixtures		\mathbf{V}			Poo	l Ma	int. Accessori	es C			Window Scr	eens			
Natural Gas Lines	\bigvee				Poo	l He	ater				Public Sewe	r System	\checkmark		
Item				Υ	N	U	Add	litional	Info	orm	ation				
Central A/C				abla			☐ electric ☑				er of units:1				
Evaporative Coolers					\square		number of un								
Wall/Window AC Units					\triangleright		number of un	nits: 0							
Attic Fan(s)					☑ □ if yes, describe: N/A										
Central Heat				abla			☐ electric ☑	1 gas	nu	mbe	er of units:1				
Other Heat					$\langle $		if yes describ	e: Not A	ppli	cabl	e				
Oven				abla			number of ov	ens: 1			☐ electric ☑	gas 🔲 other:			
Fireplace & Chimney				abla			☑ wood □	gas log	s [] m	ock other:				
Carport					\land		□ attached	not a	atta	che	d				
Garage				\mathbf{V}			attached	not a	atta	che	b				
Garage Door Openers					\mathbf{V}		number of un	nits: 0			number of rem	otes: 0			
Satellite Dish & Contro	ls				\land		□ owned □	leased	fro	m _0					
Security System				∇			☑ owned □	leased	fro	m 1					
Solar Panels					$\mathbf{\Lambda}$		□ owned □	leased	fro	m N	ot Applicable				
Water Heater				∇			☐ electric ☑	Igas □	oth	ner:	nur	mber of units: 1			
Water Softener					∇		☐ owned ☐	leased	fro	m N	ot Applicable				
Other Leased Item(s)	·	·	·		\square		if yes, describ	be: Not A	ppli	icabl	e				
(TXR-1406) 07-08-22		Ir	nitia	led b	у: В	uyer	:	and	Selle	er: 🗍	age ,	Pa	ige 1	of 6	3

(TXR-1406) 07-08-22

and Seller:

Initialed by: Buyer:

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Concerning the Property at 1305 Newport Boulevard, League City, TX 77573

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): Initial slab repaired in 2015. Additional slab repair to bonus space 11/2021. Termite damage repaired 02/2019. Home currently under termite and insect contract with Orkin. Replace roof on addition 2019. Replaced one section of fence 11/2021. Replaced remaining section of fence 09/2022. *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.) Present flood insurance coverage. Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir. \checkmark Previous flooding due to a natural flood event. \checkmark Previous water penetration into a structure on the Property due to a natural flood. Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, \checkmark AO, AH, VE, or AR). \checkmark Located □ wholly □ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). \checkmark Located \square wholly \square partly in a floodway. \checkmark Located □ wholly □ partly in a flood pool. \square Located ☐ wholly ☐ partly in a reservoir. If the answer to any of the above is yes, explain (attach additional sheets as necessary): Although home is not listed in a flood zone, flood insurance policy is currently in affect as a precaution. *If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414). 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 seg.). "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) 07-08-22 Initialed by: Buyer: and Seller: Page 3 of 6

pr	ovide	6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance r, including the National Flood Insurance Program (NFIP)?* ☐ yes ☑ no If yes, explain (attach al sheets as necessary):
	Even risk, a	es in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the ure(s).
Αc	lminis	7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business stration (SBA) for flood damage to the Property? ☐ yes ☑ no If yes, explain (attach additional is necessary):
		8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) re not aware.)
<u>Y</u>	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 Community Association Manager's name: Phone: 281-480-8062 Fees or assessments are: \$48.75 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:
		Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
	\square	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.
	\checkmark	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).
	\square	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.
	\square	Any portion of the Property that is located in a groundwater conservation district or a subsidence district.
		swer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): There are y HOA fees of \$48.75/year
(T)	(R-140	6) 07-08-22 Initialed by: Buyer: and Seller: and Seller: Page 4 of 6

persons who re	gularly prov	ide inspections and w	ller) received any written ins ho are either licensed as ins no If yes, attach copies and com	pectors or other
Inspection Date	Туре	Name of Inspecto		No. of Pa
•				
Note: A buyer sh			s as a reflection of the current co om inspectors chosen by the buy	
Section 10. Che Homestead Wildlife Ma Other:		☐ Senior Citizen	Seller) currently claim for the F Disabled Disabled Veteran Unknown	Property:
example, an insi	ice provider? e you (Selle urance claim	✓ yes ☐ nor) ever received proceor a settlement or awar	eds for a claim for damage rd in a legal proceeding) and n □ yes ☑ no If yes, explain:	ot used the proc
with any insurar Section 12. Have example, an insurant to make the repart Section 13. Doe detector require	e you (Selled urance claim hirs for which es the Proper ments of Cha	r) ever received proce or a settlement or awai the claim was made? rty have working smoke apter 766 of the Health	rd in a legal proceeding) and n ☐ yes ☑ no If yes, explain: e detectors installed in accord and Safety Code?* ☐ unknown	lance with the sr
with any insurar Section 12. Have example, an insurant to make the reparation of the section 13. Does detector require or unknown, explain	e you (Seller urance claim airs for which es the Proper ments of Cha ain. (Attach a	r) ever received proce or a settlement or awai the claim was made? rty have working smoke apter 766 of the Health	rd in a legal proceeding) and n yes Ino If yes, explain: e detectors installed in accord and Safety Code?* In unknown sary): I am not aware of the current by	lance with the sr
Section 12. Have example, an inset to make the repart to make the repa	e you (Seller urance claim airs for which es the Proper ments of Charain. (Attach a ever, the home her the Health and ordance with the mance, location, a	ry yes no r) ever received proce or a settlement or awai a the claim was made? rty have working smoke apter 766 of the Health additional sheets if necess as five (5) battery powered sn Safety Code requires one-far a requirements of the building and power source requirement	rd in a legal proceeding) and n yes Ino If yes, explain: e detectors installed in accord and Safety Code?* In unknown sary): I am not aware of the current by	lance with the sn n no yes. uilding code
Section 12. Have example, an instato make the repart to make the repar	e you (Seller urance claim hirs for which hir the Health and bridance with the hance, location, it may check unknown a licensed physicamoke detectors	ry ever received proce or a settlement or awar the claim was made? Ty have working smoke apter 766 of the Health additional sheets if necess as five (5) battery powered smooth appears or requirements of the building and power source requirement nown above or contact your located install smoke detectors for the welling is hearing-impaired; (2) for the hearing-impaired and so for the hearing-impaired and so	rd in a legal proceeding) and not go yes one of the current by the code in effect in the area in which the code in effect in the code in effect in the area in which the code in effect in the code in	lance with the srange of the dwelling is located a requirements in effectividence of the hearing a written request for the
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ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (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.

		rs currentl			

Electric: Reliant/Texas New Mexico Power	phone #: <u>1866-222-7100/1888-866-7456</u>
Sewer:City of League City	phone #:281-554-1000
Water: City of League City	phone #: <u>2</u> 81-554-1000
Cable: N/A	phone #:N/A
Trash: City of League City/Ameri Waste	phone #: <u>2</u> 81-554-100
Natural Gas:Center Point Entergy	phone #:713-659-2111
Phone Company:N/A	phone #:N/A
Propane:N/A	phone #:N/A
Internet:Xfinity/Comcast	phone #:1-800-934-6489
•	by Seller as of the date signed. The brokers have relied on

(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	D	ate	Signature of Buy	yer	Date
Printed Name:			Printed Name:_		
(TXR-1406) 07-08-22	Initialed by: Buyer:		and Seller: OVI 17272	<u>. </u> -	Page 6 of 6
TDRealty Houston	305 Regency Parkway, Ste. 205	Mansfield, T	X 76063	Donyale Jones	