

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.

	1222 Et Volence
CONCERNING THE PROPERTY AT	1322 Ft Velasco Surfside Beach, TX 77541
DATE SIGNED BY SELLER AND IS NO	ELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DIT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER (ARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER
	perty. If unoccupied (by Seller), how long since Seller has occupied the Property? approximate date) or never occupied the Property
• •	marked below: (Mark Yes (Y), No (N), or Unknown (U).) ms to be conveyed. The contract will determine which items will & will not convey.

Item	Υ	Ν	J
Cable TV Wiring		Х	
Carbon Monoxide Det.		Х	
Ceiling Fans	Х		
Cooktop		Х	
Dishwasher	Х		
Disposal	Х		
Emergency Escape Ladder(s)		x	
Exhaust Fans	Х		
Fences		Х	
Fire Detection Equip.	Х		
French Drain		Х	
Gas Fixtures		Χ	
Natural Gas Lines		Χ	

Liquid Propane Gas: -LP Community (Captive) -LP on Property Hot Tub Intercom System	ľ	N	U
-LP on Property Hot Tub		Χ	
Hot Tub		Χ	
		Χ	
Intercom System		Х	
The second of th		Χ	
Microwave	Х		
Outdoor Grill	x		
Patio/Decking	X		
Plumbing System	X		
Pool		Χ	
Pool Equipment		Χ	
Pool Maint. Accessories		Х	
Pool Heater		Χ	

Item	Υ	N	U
Pump:sumpgrinder		Х	
Rain Gutters		Χ	
Range/Stove	Х		
Roof/Attic Vents	Х		
Sauna		Χ	
Smoke Detector	Х		
Smoke Detector - Hearing		X	
Impaired		^	
Spa		Х	
Trash Compactor		Χ	
TV Antenna		Χ	
Washer/Dryer Hookup	Х		
Window Screens	Х		
Public Sewer System	X		

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

			DS	
(TXR-1406) 07-08-22	Initialed by: Buyer:	,	and Seller: HELGML ,	Page 1 of 6

1322 Ft Velasco Surfside Beach, TX 77541

Concerning the Property at _				S	urfside Be	ach	, TX	77541		
Underground Lawn Sprinkler	r		l x	automatic _	_ manual	area	as co	overed:		
Septic / On-Site Sewer Facility x if yes, attach Information About On-Site Sewer Facility (TXR-1407)										
Water supply provided by: x Was the Property built before (If yes, complete, sign, a Roof Type: Metal Is there an overlay roof co covering)? yes no _x to	e 19 ind a	78? attach	x yes n TXR-190 on the Pr	no unknown 06 concerning le Age: _c	ad-based	pain	t haz			
are need of repair? yes _	_ nc) aw	o If ye	es, describ	oe (attach additio	onal sheets	s if n	eces	working condition, that have detections. the following? (Mark Yes (Y) if years)		
Item	Υ	N	Item			Υ	N	Item	Υ	N
Basement		Х	Floor	rs		Х		Sidewalks		Х
Ceilings		Х	Foun	dation / Slab(s)			Х	Walls / Fences		Х
Doors		Х	Interi	ior Walls			Х	Windows		Х
Driveways		Х	Light	Lighting Fixtures X Other Structural Components			Other Structural Components		Х	
Electrical Systems		Х	Plum	bing Systems			Х			
Exterior Walls		Х	Roof				Χ			
If the answer to any of the ite	ems	in Se	ection 2 is	yes, explain (at	tach additi	onal	she	ets if necessary): there is one	pla	.ce

in the master bath that has a small tear

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	Υ	N
Aluminum Wiring		Х
Asbestos Components		Х
Diseased Trees: oak wilt		Х
Endangered Species/Habitat on Property		Х
Fault Lines		Х
Hazardous or Toxic Waste		Х
Improper Drainage		Х
Intermittent or Weather Springs		Х
Landfill		Х
Lead-Based Paint or Lead-Based Pt. Hazards		Х
Encroachments onto the Property		Х
Improvements encroaching on others' property		Х
Located in Historic District		Х
Historic Property Designation		Х
Previous Foundation Repairs		Х
Previous Roof Repairs	Х	
Previous Other Structural Repairs	Х	
Previous Use of Premises for Manufacture of Methamphetamine		Х

Condition	Y	N
Radon Gas		Х
Settling		Х
Soil Movement		Х
Subsurface Structure or Pits		Х
Underground Storage Tanks		Х
Unplatted Easements		Х
Unrecorded Easements		Х
Urea-formaldehyde Insulation		Х
Water Damage Not Due to a Flood Event		Х
Wetlands on Property		Х
Wood Rot		Х
Active infestation of termites or other wood		
destroying insects (WDI)		Х
Previous treatment for termites or WDI		Х
Previous termite or WDI damage repaired		Х
Previous Fires		Х
Termite or WDI damage needing repair		Х
Single Blockable Main Drain in Pool/Hot		
Tub/Spa*		х

(TXR-1406) 07-08-22	Initialed by: Buyer:	, and Seller: <u> \tel@_</u> ,	
Belinda Gaines Realty, 10 Rayburn Ridge An	gleton TX 77515	Phone: 8326474497	Fax:
Keely Aust	Produced with Lone Wolf Transactions (zipFor	m Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201	www.lwolf.c

1322 Ft Velasco Surfside Beach, TX 77541 Concerning the Property at If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): we installed a metal roof after last year storm and replaced the top covering of the deck. We also had the pex plumbing pipe installed after the freeze year before. Pex expands rather than breaking. Faucets replaced in kitchen and master bath tub from freeze. *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 x 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.) Ν Present flood insurance coverage. Χ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of Χ water from a reservoir. Previous flooding due to a natural flood event. _X_ _ Previous water penetration into a structure on the Property due to a natural flood. ____ X Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, __ X AH, VE, or AR). Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). X ___ X Located wholly partly in a floodway. Located wholly partly in a flood pool. X Located wholly partly in a reservoir. ___ X

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

We had about 2 in of water last year in the utility room, this was after the storm passed over when water was going out.

*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 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.

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1322 Ft Velasco Surfside Beach, TX 77541 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 \underline{x} 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 \underline{x} 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.) Ν Room additions, structural modifications, or other alterations or repairs made without necessary permits, with X 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: __ X Name of association: Manager's name: Phone: Fees or assessments are: \$ _____ per ____ and are: Any unpaid fees or assessment for the Property? ___ yes (\$ _____ and are: __ mandatory voluntary 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 _ <u>X</u> 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 __ X_ Property. Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited __ X_ to: divorce, foreclosure, heirship, bankruptcy, and taxes.) Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated _ X to the condition of the Property. Any condition on the Property which materially affects the health or safety of an individual. __ X Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental __ X 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 _ <u>X</u> water supply as an auxiliary water source. The Property is located in a propane gas system service area owned by a propane distribution system _ <u>X</u> Any portion of the Property that is located in a groundwater conservation district or a subsidence district. __ X_ If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

and Seller: HELGM

Initialed by: Buyer: ,

(TXR-1406) 07-08-22

Concerning the Property at Surfside B	each, TX 77541
Section 9. Within the last 4 years, have you (Seller) recepersons who regularly provide inspections and who are epermitted by law to perform inspections?yesno If yes, attached	ither licensed as inspectors or otherwise
Inspection Date Type Name of Inspector	No. of Pages
Note: A buyer should not rely on the above-cited reports as a refle A buyer should obtain inspections from inspect	, ,
Section 10. Check any tax exemption(s) which you (Seller) currently Homestead Senior Citizen Wildlife Management Agricultural	y claim for the Property: Disabled Disabled Veteran
Other:	Unknown
Section 11. Have you (Seller) ever filed a claim for damage, other insurance provider? χ yes no	than nood damage, to the Property with any
Section 12. 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 which the claim was made? yes \underline{x} no If yes, explain:	
Section 13. Does the Property have working smoke detectors ins	inknown no \underline{x} yes. If no or unknown, explain.
requirements of Chapter 766 of the Health and Safety Code?* u (Attach additional sheets if necessary):	
*Chapter 766 of the Health and Safety Code requires one-family or two-fainstalled in accordance with the requirements of the building code in efficiency including performance, location, and power source requirements. If you	fect in the area in which the dwelling is located, do not know the building code requirements in
*Chapter 766 of the Health and Safety Code requires one-family or two-fainstalled in accordance with the requirements of the building code in eff	fect in the area in which the dwelling is located, do not know the building code requirements in uilding official for more information. Desired if: (1) the buyer or a member of the buyer's gives the seller written evidence of the hearing ective date, the buyer makes a written request for es the locations for installation. The parties may
*Chapter 766 of the Health and Safety Code requires one-family or two-fainstalled in accordance with the requirements of the building code in efficient including performance, location, and power source requirements. If you effect in your area, you may check unknown above or contact your local but A buyer may require a seller to install smoke detectors for the hearing implement from a licensed physician; and (3) within 10 days after the effect the seller to install smoke detectors for the hearing-impaired and specification agree who will bear the cost of installing the smoke detectors and which but Seller acknowledges that the statements in this notice are true to the bothe broker(s), has instructed or influenced Seller to provide inaccurate in	fect in the area in which the dwelling is located, a do not know the building code requirements in uilding official for more information. Deaired if: (1) the buyer or a member of the buyer's gives the seller written evidence of the hearing ective date, the buyer makes a written request for less the locations for installation. The parties may rand of smoke detectors to install. Lest of Seller's belief and that no person, including
*Chapter 766 of the Health and Safety Code requires one-family or two-fainstalled in accordance with the requirements of the building code in efficiency including performance, location, and power source requirements. If you effect in your area, you may check unknown above or contact your local but A buyer may require a seller to install smoke detectors for the hearing impairment from a licensed physician; and (3) within 10 days after the effect the seller to install smoke detectors for the hearing-impaired and specifically agree who will bear the cost of installing the smoke detectors and which but Seller acknowledges that the statements in this notice are true to the bothe broker(s), has instructed or influenced Seller to provide inaccurate in	fect in the area in which the dwelling is located, of do not know the building code requirements in full building official for more information. I saired if: (1) the buyer or a member of the buyer's gives the seller written evidence of the hearing fective date, the buyer makes a written request for less the locations for installation. The parties may rand of smoke detectors to install. The set of Seller's belief and that no person, including formation or to omit any material information.
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Concerning the Property at _

1322 Ft Velasco Surfside Beach, TX 77541

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://www.dps.texas.gov/. 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:	phone #:	
Sewer: City of Surfside	phone #:	
Water: city of Surfside	phone #:	
Cable: none	phone #:	
Trash: city	phone #:	
Natural Gas: none	phone #:	
Phone Company: none	phone #:	
Propane: none	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.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 07-08-22	Initialed by: Buyer: ,	and Seller: #ELGM_,	Page 6 of 6