

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	losu	ıres re	quir	ed b	y the	e Code.								
CONCERNING THE P	RO	PER1	Y A	۲۸ <u>8</u>	031 E	Bayside Dr , Beach City, TX	775	523						
AS OF THE DATE S	SIGI	NED ER M	BY AY	SE WIS	LLE SH ⁻	ER AND IS NOT A	4 5	SU	BS1	٦I	HE CONDITION OF THE PRO FUTE FOR ANY INSPECTION RRANTY OF ANY KIND BY S	ONS	8 0	R
Seller ② is ○ is not the Property? □ Property		ccupy	ing	the	Pro						r), how long since Seller has o date) or 🖨 never occup			
											, No (N), or Unknown (U).) ermine which items will & will not o	con	vey.	
Item	Υ	N U		Item			Y N U				Item	Υ	N	Į
Cable TV Wiring		$\overline{\mathbf{V}}$		Liqu	ıid F	Propane Gas:		\			Pump: ☐ sump ☐ grinder		V	
Carbon Monoxide Det.	\			-LP	Со	mmunity (Captive)		lacksquare			Rain Gutters	\bigcirc		
Ceiling Fans	V			-LP	on	Property		V			Range/Stove	▼		
Cooktop	$\overline{\mathbf{V}}$			Hot	Tul	b		\bigcirc	1		Roof/Attic Vents	\checkmark		
Dishwasher	✓		_			m System		✓			Sauna		\checkmark	
Disposal	✓		I –			ave	✓				Smoke Detector	✓		\Box
Emergency Escape Ladder(s)				Outdoor Grill			✓			Smoke Detector – Hearing Impaired		✓	\Box	
Exhaust Fans	V			Pat	io/D	ecking	\mathbf{V}				Spa		✓	
Fences	✓			Plui	nbi	ng System	\mathbf{V}				Trash Compactor		\	
Fire Detection Equip.	V			Poc	ol						TV Antenna		✓	
French Drain		\bigcirc		Poc	l Ed	quipment		>			Washer/Dryer Hookup	✓		
Gas Fixtures	√			Poc	l M	aint. Accessories		S			Window Screens	✓		
Natural Gas Lines	$ \checkmark $		L	Poc	l He	eater		\checkmark			Public Sewer System	\checkmark		
Item			Υ	N	U	Addition	al I	nfe	orm	af	tion	—		
Central A/C			Ċ		ň	☑ electric ☐ gas					of units: 1			_
Evaporative Coolers			V	Н	number of units:		Hu	IIID	<i>-</i> 1	or arms. <u>-</u>			_	
Wall/Window AC Units		H			number of units:								_	
Attic Fan(s)			Ħ		Ħ	if yes, describe:								_
Central Heat				\sim	m	electric agas		nu	mbe	er	of units: 1			
Other Heat		tř			if yes describe:				-				_	
Oven		V			number of ovens:	1			ſ	☑electric ☐ gas ☐ other:			_	
Fireplace & Chimney			ħ	V		□ wood □ gas l		3 [m					_
Carport				V	M	☐ attached ☐ no	_							_
Garage				ñ	☐ attached ☐ no								_	
Garage Door Openers			V		number of units:					umber of remotes:				
Satellite Dish & Controls						☐ owned ☐ leas	ed	fro	m					
Security System				V		□ owned □ leas	ed	fro	m					
Solar Panels				V		□ owned □ leas	ed	fro	m					
Water Heater			V			electric gas		oth	ner:		number of units: 11			_
Water Softener					V	☐ owned ☐ leas	_							
Other Leased Item(s)					V	if yes, describe:								
(TXR-1406) 07-08-22		Initia	led b	y: E	Buye	r:, aı	nd S	elle		\bigcup_{Sig}	ner ID: PPDKN3KA10	ge 1	of 6	3

Concerning the Property at 8031 Bayside Dr , Beach City, TX	7752	3					
Underground Lawn Sprinkler	ıtor	natic	□ manı	ıal :	areas covered:		
Septic / On-Site Sewer Facility	s a	ttach	Informati	on Al	nout On-Site Sewer Facility (TXR-	.14	771
Water supply provided by: city well M	1 ID		co-on 🗍 i	ınkno	own Other:	1 1	<i>)</i> ,
Was the Property built before 1978? yes	no		inknown	ai ini i	own Green.		
(If yes, complete, sign, and attach TXR-1906				12660	d naint hazarde)		
			•		•	ma	ta)
Roof Type: Shingle Is there an overlay roof covering on the Property	ı (ch	Age Sinal	es or roof	COVA	ring placed over existing shingles	or	roo
covering)? yes no unknown	(5)	migi	55 01 1001	COVE	ring placed over existing shingles	OI	100
• -							
Are you (Seller) aware of any of the items liste	d in	this	Section	1 that	t are not in working condition, tha	at h	ave
defects, or are need of repair? yes no If	yes	, des	scribe (att	ach a	idditional sheets if necessary):		
Section 2 Are you (Seller) aware of any def	o o t c	. or	malfunati	ono i	in any of the following? (Mark)	V	/V
Section 2. Are you (Seller) aware of any defeif you are aware and No (N) if you are not aware			manuncu	0115	in any of the following? (Mark	1 65	(1
ii you are aware and No (N) ii you are not awa	ai e.	,					
Item Y N Item			Υ	N	Item	Υ	Ν
Basement Floors				<u> </u>	Sidewalks	$\dot{\overline{}}$	<u>``</u>
Ceilings Foundation /	SIO	h(c)			Walls / Fences	\dashv	
		ib(3)	- 	=			
					Windows		V
Driveways Lighting Fixture Control of the Control o					Other Structural Components	\cup	✓
Electrical Systems Plumbing Sy	ster	ns		\leq			
Exterior Walls				\checkmark			
If the answer to any of the items in Section 2 is y	es.	expl	ain (attacl	n add	litional sheets if necessary):		
,	,		`		,, <u>——</u>		
Section 3. Are you (Seller) aware of any of	the	foll	owing co	nditi	ons? (Mark Yes (Y) if you are		
and No (N) if you are not aware.)			owing co	riaiti	(aw	are
			owing co	riaiti		aw	are
,	V	L N I				aw	
Condition	Υ	N	Condit	ion		aw Y	N
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Condition Aluminum Wiring Asbestos Components		\ \ \ \	Condit Radon Settling	ion Gas		Y	N ✓
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Concerni	ng the Property at 8031 Bayside Dr , Beach City, TX 77523
If the ar	nswer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):
*Λ ci	ngle blockable main drain may cause a suction entrapment hazard for an individual.
Section of repa	4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need ir, which has not been previously disclosed in this notice? yes no If yes, explain (attach all sheets if necessary):
	5. Are you (Seller) aware of any of the following conditions?* (Mark Yes (Y) if you are aware and wholly or partly as applicable. Mark No (N) if you are not aware.)
Y N	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.
	Previous flooding due to a natural flood event.
	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, AO, AH, VE, or AR).
	Located □ wholly □ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
	Located □ wholly □ partly in a floodway.
	Located □ wholly □ partly in a flood pool.
	Located □ wholly □ partly in a reservoir.
If the ar	nswer to any of the above is yes, explain (attach additional sheets as necessary):
*If E	Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).
	purposes of this notice:
whic	P-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, in 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, in its considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.
area,	year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, h is considered to be a moderate risk of flooding.
	od pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is ect to controlled inundation under the management of the United States Army Corps of Engineers.
	nd insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency or the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).
a rive	odway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of er or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as 0-year flood, without cumulatively increasing the water surface elevation more than a designated height.
	ervoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain r or delay the runoff of water in a designated surface area of land.
(TXR-140	Page 3 of 6 Initialed by: Buyer:, and Seller:, and Seller:,

provid	n 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance er, including the National Flood Insurance Program (NFIP)?* yes no If yes, explain (attach nal sheets as necessary):
Eve risk, struction	mes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. In 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 cture(s). In 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business istration (SBA) for flood damage to the Property? yes no If yes, explain (attach additional)
	as necessary):
	n 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) 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:Phone:
	Manager's name: Phone: 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.
	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 a	nswer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):
(TXR-14	06) 07-08-22 Initialed by: Buyer:, and Seller:, Page 4 of 6

Concerning the Prope	erty at 8031 Bayside Dr ,	Beach City, TX 77523		
persons who re	gularly provide i	nspections and w	ller) received any written in ho are either licensed as in no If yes, attach copies and co	spectors or otherwise
Inspection Date	Туре	Name of Inspecto	or	No. of Pages
·	A buyer should	obtain inspections fr	s as a reflection of the current com inspectors chosen by the bu	uyer.
Homestead		Senior Citizen Agricultural	Disabled	r roperty.
	e you (Seller) eve ce provider? 🎑		damage, other than flood da	mage, to the Property
example, an insu	rance claim or a	settlement or awar	eds for a claim for damagerd in a legal proceeding) and yes no If yes, explain:	not used the proceeds
detector require	ments of Chapter		e detectors installed in accor and Safety Code?* unknov eary):	
installed in acco	ordance with the requinance, location, and po	rements of the building ower source requirement	mily or two-family dwellings to have we code in effect in the area in which ts. If you do not know the building cocal building official for more information	the dwelling is located, de requirements in effect
family who will impairment from seller to install s	reside in the dwelling a licensed physician; a moke detectors for the	is hearing-impaired; (2 and (3) within 10 days aft hearing-impaired and s	hearing impaired if: (1) the buyer or a) the buyer gives the seller written of ter the effective date, the buyer makes specifies the locations for installation. In brand of smoke detectors to install.	evidence of the hearing a written request for the The parties may agree
	ker(s), has instruc		are true to the best of Seller's be seller to provide inaccurate info	
Daniel Lee Signer ID: PPDKN3KA10				
Signature of Selle	r	Date	Signature of Seller	Date
Printed Name: Dan	iel Lee Welch		Printed Name:	
(TXR-1406) 07-08-22	Initialed by	r: Buyer:,	and Seller: Signer ID: PPDKN3KA10	_ Page 5 of 6

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.

Electric: Gexa Energy	phone #:	
Sewer:		
Water. Undine	phone #:	
Cable:	phone #:	
Trash:		
Natural Gas:		
Phone Company:		
Propane:		
Internet ^{Comcast}	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.

(6) The following providers currently provide service to the Property:

Signature of Buyer		Date	Signature of Buyer	Date
Printed Name:			Printed Name:	
(TXR-1406) 07-08-22	Initialed by: Buyer: _	,	and Seller: Signer ID: PPDKN3KA10	Page 6 of 6