

NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property that you are about to purchase is located in the Fort Bend County Municipal Utility District No. 5 (the "District") and may be subject to District taxes or assessments. The District may, subject to voter approval, impose taxes and issue bonds. The District may impose an unlimited rate of tax in payment of such bonds. The current rate of the District property tax is \$1.33 on each \$100 of assessed valuation.

The total amounts of bonds payable wholly or partly from property taxes, excluding refunding bonds that are separately approved by the voters, approved by the voters are:

\$87,000,000 for water, sanitary sewer, drainage and flood control facilities;
\$3,000,000 for park and recreational facilities; and
\$10,000,000 for road facilities.

The aggregate initial principal amounts of all such bonds issued are:

\$48,570,000 for water, sanitary sewer, drainage and flood control facilities;
\$0 for park and recreational facilities; and
\$0 for road facilities.

The District is located wholly or partly in the extraterritorial jurisdiction of the City of Pleak, Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a District that is annexed by the municipality is dissolved.

The District has entered into a strategic partnership agreement with the Village of Pleak. This agreement may address the timeframe, process, and procedures for the municipal annexation of the area of the District located in the municipality's extraterritorial jurisdiction.

The purpose of the District is to provide water, sewer, drainage, flood control, road, parks and recreational facilities and services. The cost of District facilities is not included in the purchase price of your property.

11 / 29 / 2023

(Date)

SELLER:
Melissa Alonzo

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ANNUALLY ESTABLISHES TAX RATES. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of real property or at closing of purchase of the real property.

PURCHASER:

(Date)

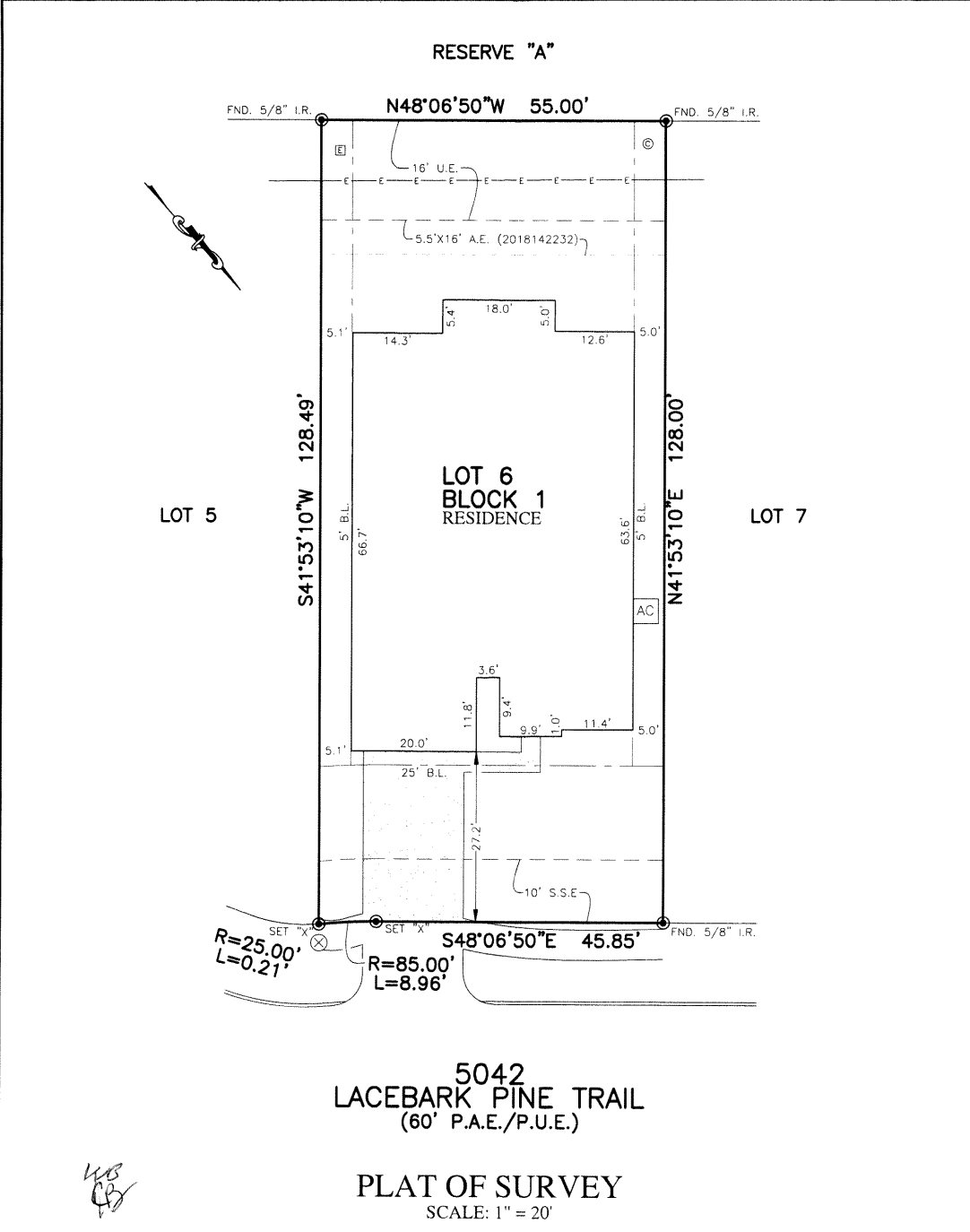
Signature of Purchaser

AFTER RECORDING, return to: _____.



FLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT
PROPERTY LINE	B.L.(F.L.) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT
BUILDING LINE	B.L.(S.I.) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	A.C.C.E. ACCESS EASEMENT
EASEMENT	B.L.(C.I.) 3 CAR BUILDING LINE	STM.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT
WROUGHT IRON FENCE	(B.O.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	W.V. WATER VALVE
OVERHEAD ELECTRIC	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	F.H. FIRE HYDRANT
	PROP. PROPOSED	P.V.T. PRIVATE UTILITY EASEMENT	M. MONUMENT
	ELEV. ELEVATION	F.N.D. FOUND	I.R. IRON ROD
		I.P. IRON PIPE	P.P. POWER POLE

MANHOLE	GRATE DRAIN
PAD MOUNTED TRANSFORMER	ELECTRIC BOX
FIBER OPTIC TELEPHONE PEDESTAL	GAS METER
CABLE PEDESTAL	WATER METER
GUY ANCHOR	MANHOLE & INLET
INLET	VAULT



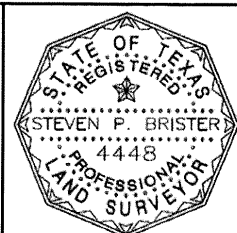
5042
LACEBARK PINE TRAIL
(60' P.A.E./P.U.E.)

PLAT OF SURVEY
SCALE: 1" = 20'

NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
3. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 1, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY TEXAN TITLE INSURANCE CO. UNDER G.F. No. PT2077239.
4. AGREEMENT FOR UNDERGROUND/OVERHEAD ELECTRIC SERVICE PER C.F. No. 2018061383.

FOR: WILLIAM DAVID BATES AND
COLANA PATRICE BATES
ADDRESS: 5042 LACEBARK PINE TRAIL
ALLPOINTS JOB#: LL216692 BY: HK
G.F.: PT2077239
JOB:

LOT 6, BLOCK 1,
BRIARWOOD CROSSING, SECTION 7,
PLAT No. 20180088, OFFICIAL PUBLIC RECORDS,
FORT BEND COUNTY, TEXAS

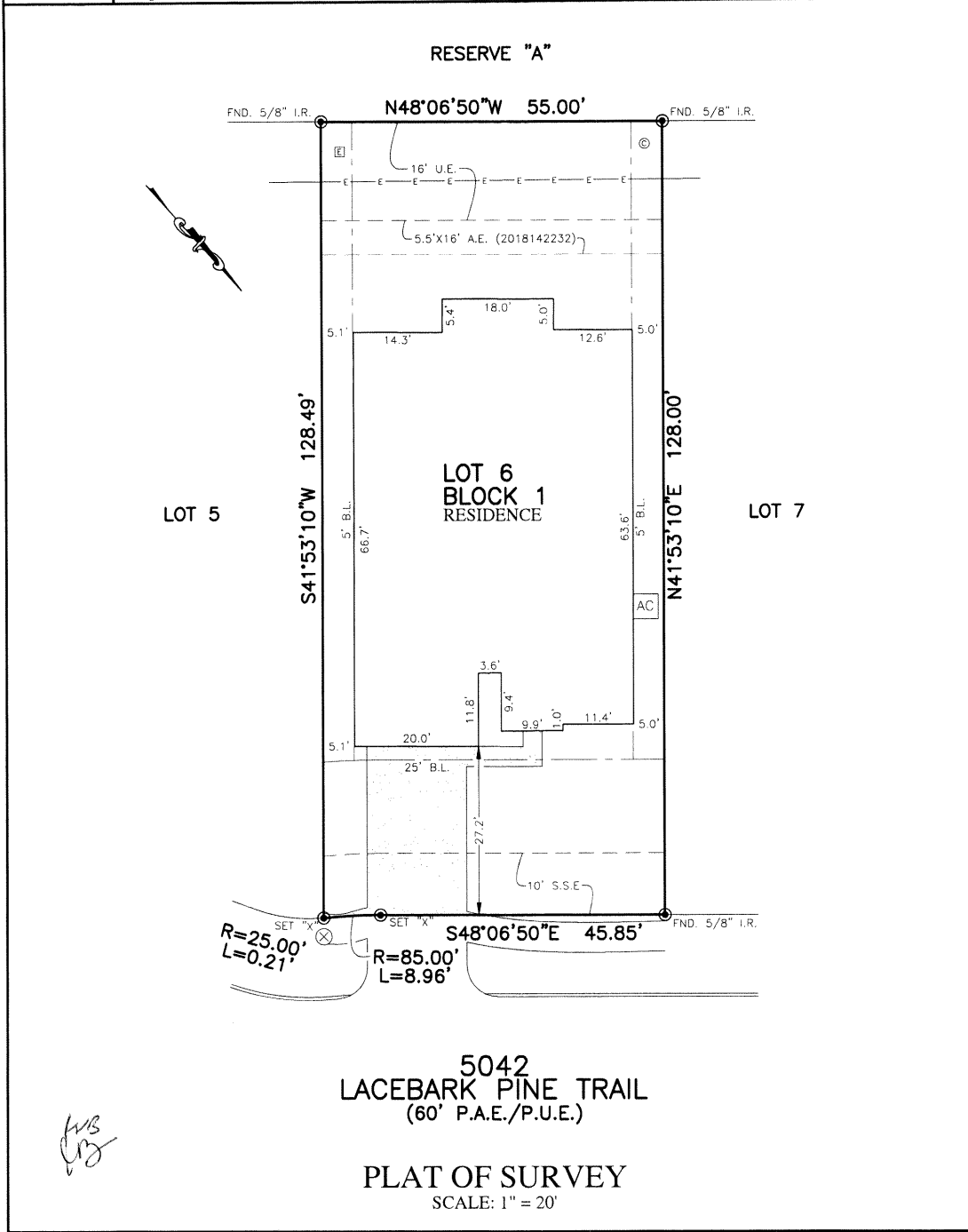


FLOOD ZONE: X
COMMUNITY PANEL:
48157C0400L
EFFECTIVE DATE: 4/2/2014
LOMR: DATE:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 19TH DAY OF NOVEMBER, 2020.



PLATWORK	B.L. BUILDING LINE	T.O.F. TOP OF FORM	U.V.E. UNOBSTRUCTED VISIBILITY EASEMENT	MANHOLE
PROPERTY LINE	B.L.(FL) FRONT LOAD BUILDING LINE	U.E. UTILITY EASEMENT	M.A.C.C.E. MAINTENANCE & ACCESS EASEMENT	GRATE DRAIN
BUILDING LINE	B.L.(SL) SWING IN BUILDING LINE	W.L.E. WATER LINE EASEMENT	A.C.C.E. ACCESS EASEMENT	LIGHT POLE
EASEMENT	B.L.(C) CAR BUILDING LINE	ST.M.S.E. STORM SEWER EASEMENT	A.E. AERIAL EASEMENT	ELECTRIC BOX
WOODEN FENCE	G.B.L. GARAGE BUILDING LINE	S.S.E. SANITARY SEWER EASEMENT	D.E. DRAINAGE EASEMENT	FIBER OPTIC
WROUGHT IRON FENCE	(B.G.) BUILDER GUIDELINES	R.O.W. RIGHT-OF-WAY	E.E. ELECTRIC EASEMENT	TELEPHONE PEDESTAL
CHAIN LINK FENCE	F.F. FINISHED FLOOR	P.A.E. PRIVATE ACCESS EASEMENT	W.V. WATER VALVE	GAS METER
PROPOSED	EXT. EXTENDED	P.U.E. PRIVATE UTILITY EASEMENT	F.H. FIRE HYDRANT	CABLE PEDESTAL
OVERHEAD ELECTRIC	PROP. PROPOSED	PVT. PRIVATE UTILITY EASEMENT	MONUMENT	WATER METER
	ELEV. ELEVATION	FND. FOUND	I.R. IRON ROD	MANHOLE & INLET
		I.P. IRON PIPE	POWER POLE	INLET
				VAULT



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LACEBARK PINE TRAIL
(60' P.A.E./P.U.E.)

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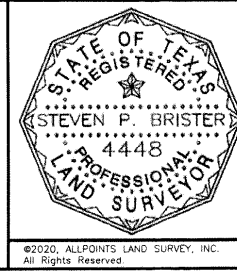
FLOOD ZONE: X
COMMUNITY PANEL: 48157C0400L
EFFECTIVE DATE: 4/2/2014
LOMR: DATE:

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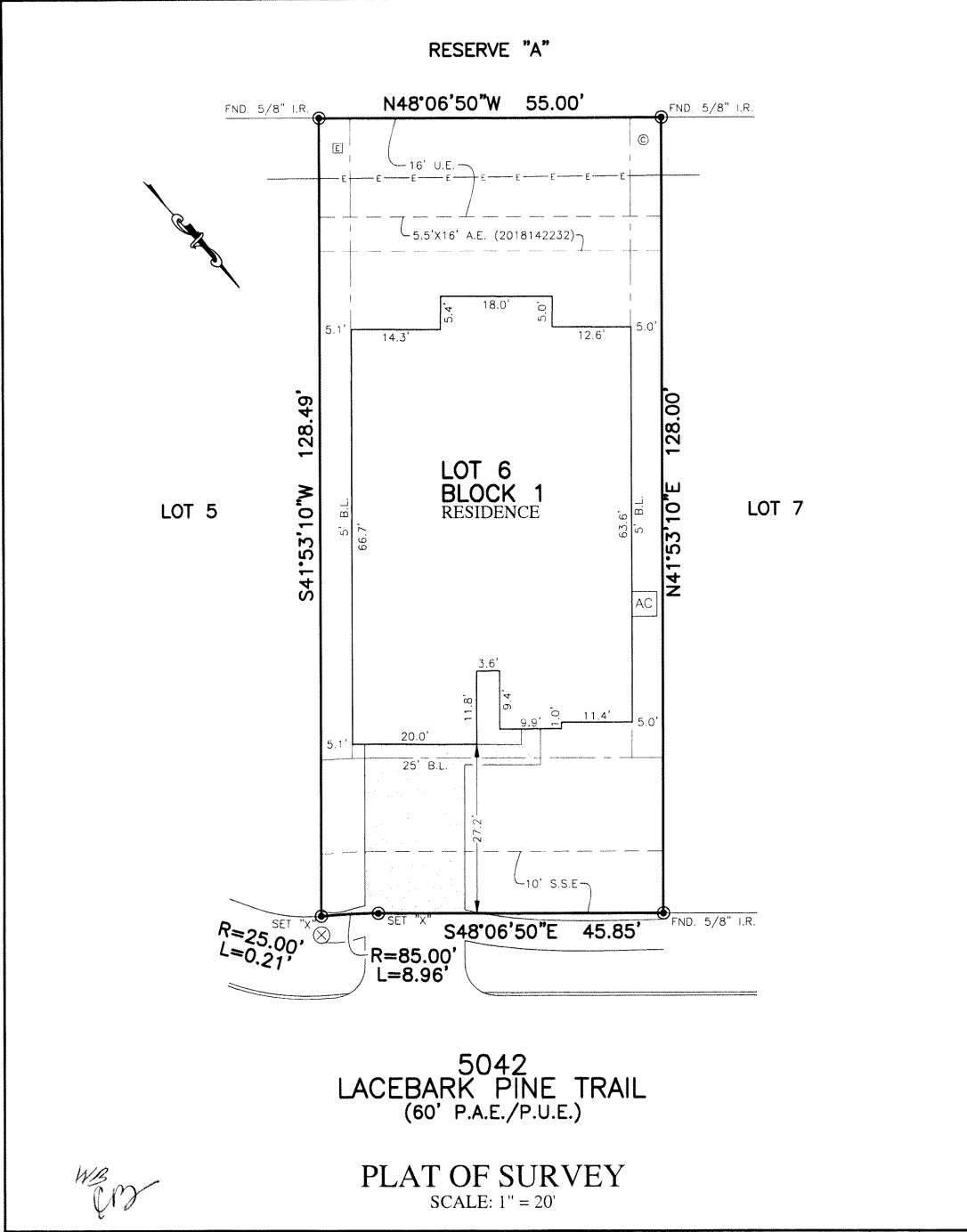
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Steven P. Brister





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 ADDRESS: 5042 LACEBARK PINE TRAIL
 ALLPOINTS JOB#: LL216692 BY: HK
 G.F.: PT2077239
 JOB:

FLOOD ZONE: X

COMMUNITY PANEL:
 48157C0400L

EFFECTIVE DATE: 4/2/2014

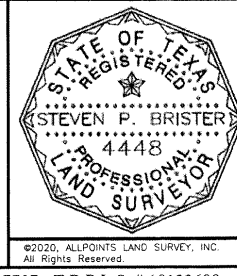
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 PLAT No. 20180088, OFFICIAL PUBLIC RECORDS,
 FORT BEND COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
 RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 19TH
 DAY OF NOVEMBER, 2020.

Steven P. Brister





APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 5042 Lacebark Pine Trail, Rosenberg Tx 77471 (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? _____

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

- List of property items with checkboxes: Range, Dishwasher, Washer/Dryer Hookups, Security System, TV Antenna, Ceiling Fan(s), Central A/C, Plumbing System, Patio/Decking, Pool, Pool Equipment, Fireplace(s) & Chimney (Wood burning), Natural Gas Lines, Liquid Propane Gas, Garage: Attached, Garage Door Opener(s), Water Heater, Water Supply: City, Roof Type, Oven, Trash Compactor, Window Screens, Fire Detection Equipment, Smoke Detector, Smoke Detector-Hearing Impaired, Carbon Monoxide Alarm, Emergency Escape Ladder(s), Cable TV Wiring, Attic Fan(s), Central Heating, Septic System, Outdoor Grill, Sauna, Pool Heater, LP Community (Captive), Not Attached, Electronic, Gas, Well, MUD, Microwave, Disposal, Rain Gutters, Intercom System, Satellite Dish, Exhaust Fan(s), Wall/Window Air Conditioning, Public Sewer System, Fences, Spa, Hot Tub, Automatic Lawn Sprinkler System, Fireplace(s) & Chimney (Mock), Gas Fixtures, LP on Property, Carport, Control(s), Electric, Co-op. Includes fields for Age (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 [] No [x] Unknown. If yes, then describe. (Attach additional sheets if necessary): _____

Three horizontal lines for describing defects or repairs.

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

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

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

* 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). _____

U

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.

- U Present flood insurance coverage
- U Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
- U Previous water penetration into a structure on the property due to a natural flood event

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

- U Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
- U Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
- U Located wholly partly in a floodway
- U Located wholly partly in a flood pool
- U Located wholly partly in a reservoir

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

*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): U

*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): U

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.

U 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.

U Homeowners' Association or maintenance fees or assessments.

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

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

U Any lawsuits directly or indirectly affecting the Property.

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

U 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.

U 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 or 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 of Seller _____ Date _____ Signature of Seller Melissa Alonzo _____ Date 2023-10-16 _____

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