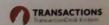


## SELLER'S DISCLOSURE NOTICE

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 dis	sclos	sure	s rec	uirec	by	the Code.							_
CONCERNING THE PROPERTY AT 419 Seacrest BLVD League City TX 77									775	73	_		
AS OF THE DATE	SIC	SNE	ED E	Y W	SELI	LER AND IS NOT	A	SU	BS	THE CONDITION OF THE PROTITUTE FOR ANY INSPECTION WARRANTY OF ANY KIND BY	ONS	0	R
Seller ☐ is ☐ is not the Property? ☐Property			upyir	g th	e P	roperty. If unoccup	ed app	(by prox	Sel	ller), how long since Seller has on the date) or a never occup	occu	upie I th	die
Section 1. The Prop This notice does not e	erty	y ha	as th	e ite	ms s to l	marked below: (No be conveyed. The con	lari ntra	k Ye	es (` rill de	Y), No (N), or Unknown (U).) etermine which items will & will not	conv	rey.	
Item	Y	N	U	Ite	m		1	/ N	U, U	Item	Y	N	U
Cable TV Wiring			7	Na	atura	al Gas Lines		1		Pump: ☐ sump ☐ grinder		/	
Carbon Monoxide Det.			7	Fu	iel C	Gas Piping:		/		Rain Gutters		/	1
Ceiling Fans	1					Iron Pipe		7		Range/Stove	1		
Cooktop	1				opp			1		Roof/Attic Vents	1		
Dishwasher	1			-C	orru	igated Stainless Tubing		1		Sauna		1	
Disposal	1				t Tu			1		Smoke Detector	/		
Emergency Escape Ladder(s)				Intercom System				/		Smoke Detector – Hearing Impaired		1	
Exhaust Fans	1			Microwave			/			Spa		1	
Fences	/			Outdoor Grill			1		Trash Compactor		1		
Fire Detection Equip.	/			Patio/Decking		1			TV Antenna	-	1	,	
French Drain		/		Plumbing System					Washer/Dryer Hookup	/			
Gas Fixtures		/		Pool			1		Window Screens	1			
iquid Propane Gas:		/		Pool Equipment			/		Public Sewer System	/			
LP Community Captive)		1		Pool Maint. Accessories				/					
LP on Property				Pod	ol H	eater		/					
				/ NI	1	Addition		l m f a		otion		-	
em				N	U	Ø electric □ gas				er of units:		Mark.	
central A/C	_		-	1	-			O	libe	er or units.	-	-	-
vaporative Coolers			-	1									
/all/Window AC Units				/		number of units:		0	Lin	1 2 7 - 120	-	-	
ttic Fan(s)	-		-	1	/	electric gas				er of units:			
entral Heat ther Heat			/	-		if yes describe:				lace wood			
		-	-	1		number of ovens:	_/	1					
				000		lmo	electric gas other:	-					
				✓ wood □ gas I □ attached □ no									
						_							
arage Door Openers			/	1		number of units:	ı a	ilau					
arage Door Openers		/			04	from	_	number of remotes:			-		
					□ owned □ leased from								
curity System													
(R-1406) 07-10-23		Initia	aled b	y: B	uyer	: ar	d S	eller	:-/	<u>//////</u>	ge 1	of 7	



			,				
Solar Panels	A		Ø owned □ leased from				
Water Heater	/		☑ electric ☐ gas ☐ other: number of units:				
Water Softener		1	□ owned □ leased from				
Other Leased Item(s)		/	if yes, describe:				
Underground Lawn Sprinkler		1	□ automatic □ manual areas covered:				
Septic / On-Site Sewer Facility		-	if yes, attach Information About On-Site Sewer Facility (TXR-1407)				
Was the Property built before 19	78	? <b>u</b> ye	□ MUD □ co-op □ unknown □ other:s ☑ no □ unknown -1906 concerning lead-based paint hazards).				
Roof Type:			Age: (approximate)				
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? $\square$ yes $\square$ no $\square$ unknown							
Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair?   yes Ino If yes, describe (attach additional sheets if necessary):							

Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

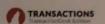
Item	Y	N	Item	Y	N	Item	Y	N
Basement		/	Floors			Sidewalks		/
Ceilings		/	Foundation / Slab(s)		1	Walls / Fences		/
Doors		/	Interior Walls		/	Windows		/
Driveways		/	Lighting Fixtures		//	Other Structural Components		/
Electrical Systems		1	Plumbing Systems					
Exterior Walls			Roof					

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

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	Y	N	Condition	Y	N					
Aluminum Wiring			Radon Gas		/					
Asbestos Components		/	Settling		1					
Diseased Trees: ☐ oak wilt ☐			Soil Movement		/					
Endangered Species/Habitat on Property			Subsurface Structure or Pits		/					
Fault Lines			Settling Soil Movement Subsurface Structure or Pits Underground Storage Tanks Unplatted Easements Unrecorded Easements Urea-formaldehyde Insulation Water Damage Not Due to a Flood Event Wetlands on Property Wood Rot							
Hazardous or Toxic Waste		/	Unplatted Easements		1					
Improper Drainage			Unrecorded Easements		/					
Intermittent or Weather Springs		/	Urea-formaldehyde Insulation		/					
Landfill		/			/					
Lead-Based Paint or Lead-Based Pt. Hazards		/	Wetlands on Property		/					
Encroachments onto the Property			Wood Rot		1					
Improvements encroaching on others' property		/	Active infestation of termites or other wood	Contract of the last	/					
		/	destroying insects (WDI)		1					
Located in Historic District		/	Previous treatment for termites or WDI		1					
Historic Property Designation			Previous termite or WDI damage repaired		1					
Previous Foundation Repairs	1		Previous Fires		/					
(TXR-1406) 07-10-23 Initialed by: Buyer:	,		and Seller: MM , Pag	e 2 d	of 7					

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Previous Roof Repairs	11/	Termite or WDI damage needing repair	1
Previous Other Structural Repairs	/	Single Blockable Main Drain in Pool/Hot Tub/Spa*	
Previous Use of Premises for Manufacture of Methamphetamine			

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): \*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): Foundation Repair W/WArrowty Sept. - 2K23 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.) V Present flood insurance coverage. DA 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. 2 Previous water penetration into a structure on the Property due to a natural flood. Located \( \subseteq \) wholly \( \subseteq \) partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR). Located \( \subseteq \text{ wholly } \subseteq \text{ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).} Located \( \subseteq \text{ wholly } \subseteq \text{ partly in a floodway.} \) Located \( \subseteq \text{ wholly } \subseteq \text{ partly in a flood pool.} \) 0 0 Located \( \subseteq \text{ wholly } \subseteq \text{ partly in a reservoir.} \) If the answer to any of the above is yes, explain (attach additional sheets as necessary):

## \*If Buyer is concerned about these matters, Buyer may consult Information About Flood Hazards (TXR 1414).

For purposes of this notice:

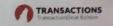
"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; 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.

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"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.

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 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? 

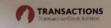
yes on If yes, explain (attach additional sheets as necessary):

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.)

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YN	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:  Manager's name:  Fees or assessments are: \$ per 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.)
0 9	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
00	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



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a public water supply as an auxiliary water source.

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

g the Proper	ty at 419	Seacrest BLVD	League City	TX	77573
The second secon	erty is locate	d in a propane gas system	service area owned by a propane	distributio	n systen
Any porti	ion of the P	roperty that is located in a	groundwater conservation district	t or a su	bsidence
	y of the item	s in Section 8 is yes, explain	(attach additional sheets if neces	sary):	
who reg	gularly prov	ide inspections and who	are either licensed as inspec	tors or o	therwise
on Date	Туре	Name of Inspector		No. o	of Pages
10. Checomestead	A buyer shake any tax ex	ould obtain inspections from cemption(s) which you (Se Senior Citizen Agricultural	inspectors chosen by the buyer.  Iler) currently claim for the Prop  Disabled  Disabled Veteran		Property
y insuran 112. Have e, an insu	ce provider you (Selle grance claim	P ☐ yes ☑ no  r) ever received proceed or a settlement or award	s for a claim for damage to in a legal proceeding) and not u	the Prop	perty (fo
r requirer	ments of Ch	apter 766 of the Health an	d Safety Code?* □ unknown	e with th ⊒ no ∠ar	ne smok yes. If n
illed in acco	rdance with the nance, location,	e requirements of the building co and power source requirements.	de in effect in the area in which the difference of the first section of	welling is lo	ocated,
ly who will in the second of t	reside in the d a licensed phys moke detectors	welling is hearing-impaired; (2) thician; and (3) within 10 days after for the hearing-impaired and spe	he buyer gives the seller written eviden the effective date, the buyer makes a writ acifies the locations for installation. The	ce of the h	hearing for the
6) 07-10-23	Init	aled by: Buyer:,_	and Seller:////,	F	Page 5 of 7
	9. Within who regard by law on Date  10. Check omestead fildlife Marther:  11. Have y insurant ther:  11. Have e, an insurant the repair own, explain	The Property is locate retailer.  Any portion of the Prodistrict.  Swer to any of the Items  9. Within the last a who regularly proved by law to perform it on Date Type  10. Check any tax exponents and fildlife Management ther:  11. Have you (Seller y insurance provider a provider and insurance claims at the repairs for which a set the repairs for the difference of the set of the	The Property is located in a propane gas system retailer.  Any portion of the Property that is located in a district.  Swer to any of the Items in Section 8 is yes, explain the swer to any of the Items in Section 8 is yes, explain the swer to any of the Items in Section 8 is yes, explain the swer to any of the Items in Section 8 is yes, explain the swer to any of the Items in Section 8 is yes, explain the swer to any of the Items in Sections and who are should not rely on the above-cited reports at the swer should obtain inspections from the swer should obtain inspection from the swer should obtain inspection from the swer swer received proceed and swer swer received proceed as the repairs for which the claim was made? In the swer swer swer swer swer swer swer swe	The Property is located in a propane gas system service area owned by a propane retailer.  Any portion of the Property that is located in a groundwater conservation district distinct.  Swer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):  9. Within the last 4 years, have you (Seller) received any written inspect is who regularly provide inspections and who are either licensed as inspected by law to perform inspections?  yes on If yes, attach copies and complete on Date  Type	The Property is located in a propane gas system service area owned by a propane distribution retailer.  Any portion of the Property that is located in a groundwater conservation district or a sudistrict.  Swer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):  9. Within the last 4 years, have you (Seller) received any written inspection reports who regularly provide inspections and who are either licensed as inspectors or or ably the perform inspections? I yes and of the yes, attach copies and complete the following on Date.  Type   Name of Inspector   No. or    10. Check any tax exemption(s) which you (Seller) currently claim for the Property:  11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the yinsurance provider?   yes a no    12. Have you (Seller) ever received proceeds for a claim for damage to the Property and insurance claim or a settlement or award in a legal proceeding) and not used the part of the requirements of the Health and Safety Code?   unknown    13. Does the Property have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is to lead in accordance with the requirements of the building code in effect in the area in which the dwelling is to lead in accordance with the requirements of the building code in effect in the area in which the dwelling is to lead in accordance with the requirements of the building code in effect in the area in which the dwelling is to lead in accordance with the requirements of the building code in effect in the area in which the dwelling is to lead in accordance with the requirements of the building code in effect in the area in which the dwelling is leading performance, location, and opwer source requirements. If you do not know the building code requirements in urarea, you may check unknown above or contact your local building official for more information.  11. The parties may will be at the cost of installing t



(5) If you are basing your offers on square footage, measurements, or boundaries, you should have those

Electric: RANChero Power	phone #:
Sewer: C, + 4 of League City	phone #:
Water: City of League City	phone #:
Cable: N/AI	phone #:
Trash: AMERIWASTE	phone #: 281. 331- 8400
Natural Gas: 1/4	phone #:
Phone Company: W/A	phone #:
Propane: N/A	phone #:
Internet: N/T	phone #:

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Initialed by: Buyer:

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(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.

Date

Signature of Buyer Date Signature of Buyer

Printed Name: MARK McElvary Printed Name: Bloc Frog Management

Bloc Frog Management

(TXR-1406) 07-10-23

Initialed by: Buyer: \_\_\_\_\_ and Seller:

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