

EXHIBIT "A"

NOTICE TO PURCHASER OF SPECIAL TAXING DISTRICT

The real property, described below, that you are about to purchase is located in the Galveston County Water Control and Improvement District No. 1 and may be subject to District taxes. 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 **\$0.256991** on each \$100 of assessed valuation. The total amount of bonds payable wholly or partly from property taxes, approved by the voters are \$66,985,000 for water and sewer facilities.

The District is located wholly or partly within the corporate boundaries of the City of Dickinson, City of Texas City, and the City of League City. The municipalities and the District overlap but may not provide duplicate services or improvements. Property located in the municipalities and the District is subject to taxation by the municipalities and the District.

The purpose of this District is to provide water, sewer, garbage collection and fire protection funding services within the District. The cost of the required infrastructure to provide water and sewer services is paid through the issuance of bonds payable in whole or in part from property taxes. The cost of these water and sewer facilities is not included in the purchase price of your property, and these water and sewer facilities are owned by the District. The legal description of the property you are acquiring is as follows:

SELLER:

<i>Kevin Scott McClung</i>	dotloop verified 12/26/24 12:36 PM CST B8CV-GSXD-CMDR-RKVY
<i>Lori Lee McClung</i>	dotloop verified 12/26/24 1:58 PM CST SN2Z-Y8NT-WRYG-NPZO

12/24/2024

Signature of Seller

Date

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 prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

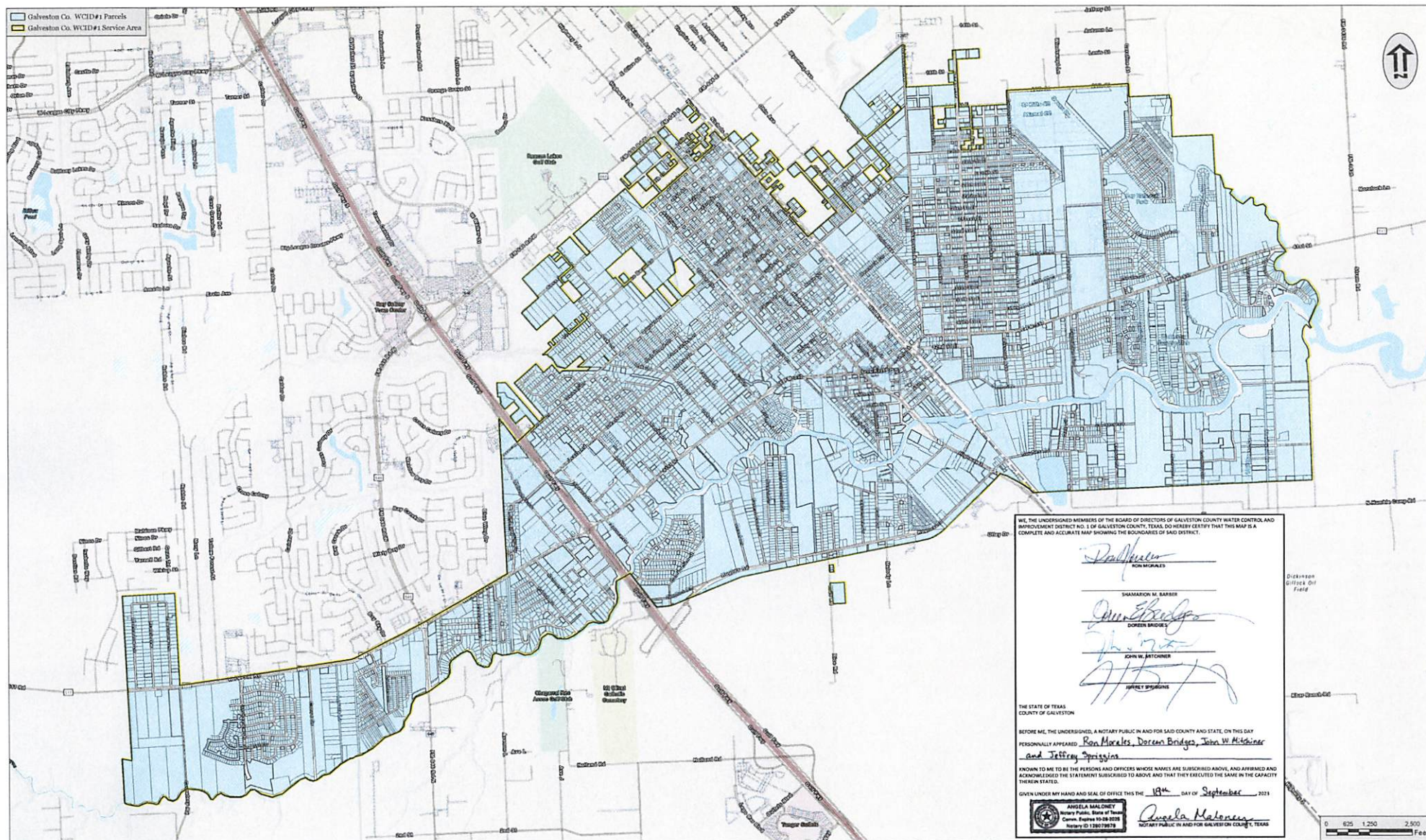
PURCHASER:

Signature of Purchaser

Date

(Appropriate acknowledgements)

NOTE: After recording, please return to: Galveston County WCID #1
P.O. Box 307
Dickinson, TX 77539



WE, THE UNDERSIGNED MEMBERS OF THE BOARD OF DIRECTORS OF GALVESTON COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 OF GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP IS A COMPLETE AND ACCURATE MAP SHOWING THE BOUNDARIES OF SAID DISTRICT.

Ron Morales
RON MORALES
SHAMARION M. BARBER
Doreen Bridges
DOREEN BRIDGES
John W. Mitkine
JOHN W. MITKINE
Jeffrey Spriggs
JEFFREY SPRIGGS

THE STATE OF TEXAS
COUNTY OF GALVESTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Ron Morales, Doreen Bridges, John W. Mitkine and Jeffrey Spriggs

KNOWN TO ME TO BE THE PERSONS AND OFFICERS WHOSE NAMES ARE SUBSCRIBED ABOVE, AND AFFIRMED AND ACKNOWLEDGED THE STATEMENT SUBSCRIBED TO ABOVE AND THAT THEY EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 19th DAY OF September, 2023

Angela Maloney
ANGELA MALONEY
Notary Public, State of Texas
Comm. Expires 10-28-2028
Notary Public in and for Galveston County, Texas

FILED AND RECORDED

Instrument Number: *2023044863*

Recording Fee: 42.00

Number Of Pages: 6

Filing and Recording Date: 09/19/2023 3:45PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style and is positioned above a horizontal line.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*



ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS AS REQUIRED BY FEDERAL LAW

CONCERNING THE PROPERTY AT 5030 Scenic Dr., Dickinson, TX 77539
(Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

- 1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):
 - (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____
 - (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.
- 2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):
 - (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____
 - (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

- 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.
- 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

- 1. Buyer has received copies of all information listed above.
- 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date
Buyer	Date
Other Broker	Date

<i>Kevin Scott McClung</i>	<small>dotloop verified 12/25/24 12:36 PM CST N4RQ-SX5T-EK1T-HWTZ</small>
Seller	Date
<i>Lori Lee McClung</i>	<small>dotloop verified 12/26/24 1:58 PM CST I4KY-HZXX-THEX-IPZR</small>
Seller	Date
<i>Marnie Wyatt</i>	<small>dotloop verified 12/24/24 9:27 AM CST RPOG-BIBU-VBNV-S1FJ</small>
Listing Broker	Date

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)