TEXAS REALTORS

SELLER'S DISCLOSURE NOTICE

A seller must disclose known material information concerning the condition of the Property. 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.**

CONCERNING THE PROPERTY AT 5106 MIMOSA LANE Richmond, TX 77406

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 BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller _x_ is __ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? __ December 2004 (approximate date) or __ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	N	U	Item	Y	N	U	Item	Y	N	U
Cable TV Wiring		x		Natural Gas Lines		x		Pump: _x_ sump __ grinder			
Carbon Monoxide Det.	x			Fuel Gas Piping:		x		Rain Gutters		x	
Ceiling Fans	x			-Black Iron Pipe		x		Roof/Attic Vents	x		
Cooktop/Range/Stove	x			-Copper	x			Sauna		x	
Dishwasher	x			-Corrugated Stainless Steel Tubing		x		Smoke Detector	x		
Disposal	x			Hot Tub		x		Smoke Detector - Hearing Impaired		x	
Emergency Escape Ladder(s)		x		Intercom System		x		Spa		x	
Exhaust Fans	x			Microwave	x			Trash Compactor		x	
Fences	x			Outdoor Grill		x		TV Antenna	x		
Fire Detection Equip.	x			Patio/Decking	x			Washer/Dryer Hookup	x		
French Drain		x		Plumbing System	x			Window Screens	x		
Gas Fixtures		x		Pool	x			Public Sewer System		x	
Liquid Propane (LP) Gas:		x		Pool Equipment	x						
-LP Community (Captive)		x		Pool Maint. Accessories	x						
-LP on Property		x		Pool Heater		x					

Item	Y	N	U	Additional Information
Central A/C	x			_x_ electric __ gas number of units: ________
Evaporative Coolers		x		number of units: ________
Wall/Window AC Units		x		number of units: ________
Attic Fan(s)		x		if yes, describe: ________
Central Heat	x			__ electric __ gas number of units: _5_
Other Heat		x		if yes, describe: ________
Oven	x			number of ovens: _1_ _x_ electric __ gas __ other: ________
Fireplace & Chimney	x			_x_ wood __ gas logs __ mock __other: ________
Carport	x			_x_ attached __ not attached
Garage	x			__ attached __ not attached
Garage Door Openers	x			number of units: _1_ number of remotes: _1_
Satellite Dish & Controls		x		__ owned __ leased from: ________
Security System		x		__ owned __ leased from: ________

Concerning the Property at **5106 MIMOSA LANE Richmond, TX 77406**

Item	Y	N	U	Additional Information
Solar Panels		x		__ owned __ leased from: ______
Water Heater	x			x electric __ gas __ other: ______ number of units: 2
Water Softener		x		__ owned __ leased from: ______
Other Leased Items(s)			x	if yes, describe: ______
Underground Lawn Sprinkler	x			__ automatic __ manual areas covered: Entire yard & pastur
Septic / On-Site Sewer Facility	x			if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: __ city x well __ MUD __ co-op __ unknown __ other: ______
Was the Property built before 1978? __ yes x no __ unknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: shingle Age: 11 years (approximate)
Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? __ yes x no __ 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? x yes __ no If yes, describe (attach additional sheets if necessary): ______
AC unit in Primary Suite runs constantly. Cannot turn off at thermostat.

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

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): ______
Two windows in primary suite have cracks.several locks have springs that are worn and will not lock.

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		x	Radon Gas		x
Asbestos Components		x	Settling		x
Diseased Trees: __ oak wilt __ other: ______		x	Soil Movement		x
Endangered Species/Habitat on Property		x	Unplatted Easements		x
Fault Lines		x	Unrecorded Easements		x
Hazardous or Toxic Waste		x	Urea-formaldehyde Insulation		x
Improper Drainage		x	Water Damage Not Due to a Flood Event	x	
Intermittent or Weather Springs		x	Wetlands on Property		x
Landfill		x	Wood Rot		x
Lead-Based Paint or Lead-Based Pt. Hazards		x	Active infestation of termites or other wood destroying insects (WDI)		x
Encroachments onto the Property		x	Previous treatment for termites or WDI	x	
Improvements encroaching on others' property	x		Previous termite or WDI damage repaired		x
Located in Historic District		x	Termite or WDI damage needing repair		x

Condition	Y	N
Historic Property Designation		x
Previous Foundation Repairs		x
Previous Roof Repairs or Replacement	x	
Previous Other Structural Repairs		x
Previous Use of Premises for Manufacture of Methamphetamine		x
A private road on or adjoining the Property that a buyer will be financially responsible for maintaining		x
Alkali-Silica Reaction (ASR) or "Concrete Cancer"		x

Condition	Y	N
Previous Fires		x
Single Blockable Main Drain in Pool/Hot Tub/Spa*		x
Subsurface Structure or Pits		x
Underground Storage Tanks**		x
Aboveground Storage Tanks**		x
Aboveground Storage Tanks on the Property that hold 500 gal. or more and have stored petroleum products or other chemicals**		x
Conservation Easements***		x

If the answer to any of the items in Section 3 is yes or other, explain (attach additional sheets if necessary):

Replaced entire roof 11 years ago.

~~Roof was replaced 11 years ago.~~

*A single blockable main drain may cause a suction entrapment hazard for an individual.
**If yes, see 30 Texas Administrative Code Chapter 334 for additional disclosure requirements pertaining to storage tanks.
***"Conservation easement" means an easement (permanent or for a period of years) on the property that restricts the use of all or a part of the property to protect natural resources, wildlife habitat, open space, or historical sites.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property in need of repair that has not been previously disclosed in this notice? __ yes x no If yes, explain (attach additional sheets if necessary):

Section 5. Insurance. (Indicate Yes (Y) or No (N))	**Y**	**N**
The Property is presently covered by insurance.	x	
The Property is presently covered by flood insurance.*	x	
The Property is presently covered by windstorm insurance.		x
You (Seller) have been unable to insure the Property for any reason.		x

*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).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

Of course our home is insured. When we purchased our home was not in the flood plain.it has never Flooded before.

Section 6. Have you (Seller) ever filed a claim for any damage to the Property with any insurance provider? (This includes, but is not limited to, claims filed with the National Flood Insurance Program (NFIP))? x yes __ no If yes, explain: We had pipes freeze that required repairs to the guest house that Was previously a 5 car garage. We had damage to shingles following a hail storm.

Section 7. 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 not used the proceeds to make the repairs for which the claim was made? __ yes x no If yes, explain:

O'Neal Realty Corp, 12440 Emily Court #801 Sugar Land TX 77478 Phone: 2819726464 Fax: LISTING - 5106
The Audra O'Neal Team Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Concerning the Property at **5106 MIMOSA LANE Richmond, TX 77406**

Section 8. 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.)

Y	N	
__	x	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
__	x	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 x 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 answer to any of the above is yes, explain (attach additional sheets as necessary):

Our home was never in a flood plain when we purchased the home. Many years later the 100 year flood

Plain was redrawn. Our home has never flooded.

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.

Section 9. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? __ yes x no If yes, explain (attach additional sheets as necessary):

Section 10. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y	N	
__	x	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.
__	x	Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
__	x	Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
__	x	Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
__	x	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 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).
__	x	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.
__	x	The Property is located in a propane gas system service area owned by a propane distribution system retailer.
__	x	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 items in Section 10 is yes, explain (attach additional sheets if necessary): ____________

__ __ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: Woods Edge Section One

Manager's name: Aaron ELISORE Phone: +1 (713) 557-1400

Fees or assessments are: $ 152 per Year and are: x 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 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 x no If yes, describe: ____________

Concerning the Property at 5106 MIMOSA LANE Richmond, TX 77406

Section 11. Within the last 4 years, have you (Seller) received any written inspection reports or evaluations of the Property prepared by persons who regularly provide such inspections or evaluations and who are licensed, certified, or otherwise legally authorized to perform them, including but not limited to general home, roof, HVAC, plumbing, electrical, structural/foundation, pool/spa, mold, termite or other wood-destroying insect, environmental, or other specialized inspections? __ yes _x_ no If yes, attach copies of any such reports and indicate the number of reports attached: ______

Note: A buyer should not rely on prior reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Notice to Seller: Under Texas law, you are required to disclose all known material facts, defects, needed repairs, and adverse conditions affecting the Property. Failure to disclose known material information about the Property may result in legal liability.

Section 12. Check any tax exemption(s) which you (Seller) currently claim for the Property:

_x_ Homestead
_x_ Senior Citizen
__ Disabled
__ Wildlife Management
__ Agricultural
__ Disabled Veteran
__ Other: ______
__ Unknown

Section 13. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?* _x_ unknown __ no __ yes. If 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 installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

DocuSigned by: 6/19/2026 | 22:26 CDT
Signature of Seller Date

Signed by: Angela Passiglia 6/26/2026 | 07:13
Signature of Seller Date

Printed Name: John M Hunt

Printed Name: ______

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://publicsite.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.

Concerning the Property at 5106 MIMOSA LANE Richmond, TX 77406

(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: Constellation Energy	phone #:
Sewer:	phone #:
Water:	phone #:
Cable:	phone #:
Trash: Texas Pride	phone #:
Natural Gas:	phone #:
Phone Company: Verizon	phone #:
Propane:	phone #:
Internet:	phone #:
Security System:	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:

TEXAS REALTORS

INFORMATION ABOUT ON-SITE SEWER FACILITY

CONCERNING THE PROPERTY AT 5106 MIMOSA LANE Richmond, TX 77406

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

(1) Type of Treatment System: [x] Septic Tank [ ] Aerobic Treatment [ ] Unknown
[ ] ____________

(2) Type of Distribution System: ____________ [x] Unknown

(3) Approximate Location of Drain Field or Distribution System: ____________ [ ] Unknown
Lower part of yard closest to northern property line near the large crape Myrtle trees.

(4) Installer: ____________ [x] Unknown

(5) Approximate Age: ____________ [x] Unknown

B. MAINTENANCE INFORMATION:

(1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? [ ] Yes [x] No
If yes, name of maintenance contractor: ____________
Phone: ____________ contract expiration date: ____________
(*Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)*

(2) Approximate date any tanks were last pumped? 1 1\2 years

(3) Is Seller aware of any defect or malfunction in the on-site sewer facility? [ ] Yes [x] No
If yes, explain: ____________

(4) Does Seller have manufacturer or warranty information available for review? [ ] Yes [x] No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

(1) The following items concerning the on-site sewer facility are attached:
[ ] planning materials [ ] permit for original installation [ ] final inspection when OSSF was installed
[ ] maintenance contract [ ] manufacturer information [ ] warranty information [ ] ____________

(2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.

(3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) rules in 30 TAC 285.91(3) on 09/05/2025. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

Facility	Usage (gal/day) without water-saving devices	Usage (gal/day) with water-saving devices
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

DocuSigned by: 6/19/2026 | 22:26 CDT

Signature of Seller Date
John Hunt

Signed by: Angela Passiglia 6/26/2026 | 07:13 CDT

Signature of Seller Date
Angela Passiglia

Receipt acknowledged by:

Signature of Buyer Date

Signature of Buyer Date

05-04-2026

TREC
TEXAS REAL ESTATE COMMISSION

ROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS

EQUAL HOUSING OPPORTUNITY

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS ON THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

CONCERNING THE PROPERTY AT: 5106 Mimosa Ln., Richmond, TX 77406
(Street Address and City)

1. **Definitions**. For the purposes of this form the following definitions, with notes, apply.

A. "**Groundwater**" means water percolating below the surface of the earth. Groundwater is usually found in subsurface reservoirs or aquifers and is accessed by Water Wells.
[Note: Unless severed from the surface estate, Groundwater is owned by the surface landowner who may be able to access the Groundwater by drilling a Water Well in compliance with the law and rules of the applicable Groundwater District, if any.]

B. "**Groundwater District**" means a local or regional Groundwater Conservation District, Underground Water Conservation District, Subsidence District, or other special district or authority that regulates the drilling or operation of Water Wells.
[Note: Not all land in Texas is subject to a Groundwater District.]

C. "**Surface Water**" means water in lakes, rivers, creeks, streams, and in the bays, estuaries, and arms of the Gulf of Mexico.

D. "**Surface Water Rights**" means a permit, certified filing, or certificate of adjudication administered by the Texas Commission on Environmental Quality (TCEQ) that authorizes the diversion, impoundment, or use of Surface Water.
[Note: Not all diversions, impoundments, or uses of Surface Water require a Surface Water Right.]

E. "**Water Well**" means an artificial excavation that is drilled or dug for the purpose of exploring for or producing Groundwater.
[Note: The drilling and operation of a Water Well may be regulated, restricted, or prohibited in a Groundwater District. Subdividing a property may impact rights related to drilling or operating a Water Well. A Water Well may be owned and operated by individuals, groups, cooperatives, associations, or other entities.]

2. **Information Related to Groundwater and Water Wells**. [Attach additional sheets as necessary.]

A. Is any portion of the Property located in a Groundwater District? ☐ Yes ☐ No ☒ Unknown
If yes, identify the district and its website: ______

B. Is Seller aware of one or more Water Wells on the Property? ☒ Yes ☐ No
If yes:
(1) The total number of Water Wells known to Seller is One
(2) The number of Water Wells known to Seller that are currently in use is One
(3) The number of Water Wells known to Seller that are not currently in use and have been capped, covered, plugged, or abandoned is One
(4) Identify any registrations or permits (by number) from a Groundwater District for the Water Wells on the Property: ______

C. If the answer to 2B is yes, complete the following to the extent known.
☒ (1) All Water Wells on the Property are owned or operated solely by Seller for the sole benefit of the Property.
☐ (2) The following Water Wells: (i) are owned or operated by the person identified; (ii) benefit the identified beneficiary; and (iii) are governed by the identified agreements or understandings (attach additional sheets for each Water Well):
Water Well: ______
Owners/Operators: ______
Beneficiary: ______
Agreement or Understanding: ______

5106 Mimosa Ln., Richmond, TX 77406

(Address of Property)

D. Is Seller aware whether the Property receives water from a Water Well located on another property (not including water from a city, municipal utility district or other special district, water supply corporation, or private water company)? ☐ Yes ☐ No If yes, describe the Water Well and identify any agreements or understandings governing access to the water: ______

E. Is Seller aware whether a Water Well on the property relies in whole or in part on Groundwater rights owned or leased from land outside the boundaries of the Property? ☐ Yes ☐ No If yes, describe the Groundwater rights owned or leased: ______

F. Is Seller aware whether any of the Groundwater rights to the Property have been severed, sold, or leased in whole or in part with or without the right to drill or operate a Water Well on the Property? ☐ Yes ☐ No If yes, describe the Groundwater rights severed, sold, or leased: ______

3. Information Related to Surface Water. [Attach additional sheets as necessary.]

A. Does Seller own any Surface Water Right associated with the Property ☐ Yes ☐ No

If yes:

(1) Identify the applicable Surface Water Right by its permit, filing, or certification of adjudication number: ______

(2) If more than one person owns an interest in any Surface Water Right identified in 3A(1), identify each person and their respective ownership interest: ______

B. Is there a pond, lake, or water tank on the Property, whether currently with or without water? ☐ Yes ☒ No

Notices to Buyer and Seller:

(1) Statutes, rules, regulations, and court rulings concerning Groundwater, Water Wells, Groundwater rights, surface water, and Surface Water Rights (collectively, **Water Rights**) are multifaceted and may be complex.

(2) The Seller may not have complete knowledge or understanding of the Water Rights related to or affecting the Property.

(3) Water Rights that relate to the Property may be held by others. To determine the extent and application of Water Rights related to Property, consult an attorney who can examine the title to the Property and issues regarding Water Rights.

(4) Rules and regulations of Groundwater Districts regarding Water Wells differ from district to district and should be reviewed if the Property has an existing or potential future Water Well. Some Groundwater Districts have ad valorem taxing authority and others do not. Consult the local Appraisal District for applicable taxes and tax rates.

(5) If the parties need or intend to reserve, specifically except, or separately convey Water Rights related to the Property, each party should consult an attorney before signing a binding contract to purchase or sell the Property.

DocuSigned by: [signature] 6/19/2026 | 22:26 CDT
4D3BD8F42A...
Seller Date

Signed by: Angela Passiglia 6/26/2026 | 07:13 CDT
A2D0A261F5B430...
Seller Date

Buyer Date

Buyer Date

TREC
TEXAS REAL ESTATE COMMISSION

The form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. Texas Real Estate Commission, P.O. Box 12188 Austin TX 78711-2188, (512)936-3000 (http://www.trec.texas.gov) TREC No. 61-0.

INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

CONCERNING THE PROPERTY AT 5106 Mimosa Lane Richmond TX 77406

A. FLOOD AREAS:

(1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.

(2) A property that is in a special flood hazard area is designated on flood insurance rate maps with a zone beginning in a “V" or “A". Both V-Zone and A-Zone areas indicate a high risk of flooding.

(3) Some properties may also lie in the “floodway” which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

B. AVAILABILITY OF FLOOD INSURANCE:

(1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.

(2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.

(3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.

(4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

C. GROUND FLOOR REQUIREMENTS:

(1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.

(2) Federal, state, county, and city regulations:

(a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.

(b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.

(3) The first floor of all homes must now be built above the base flood elevation.

(a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

(b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.

(c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.

(4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:

(a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters:

(b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and

(c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

D. COMPLIANCE:

(1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.

(2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.

(3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.

(4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.

(5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.

(a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.

(b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.

(c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

E. ELEVATION CERTIFICATE:

The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.

Receipt acknowledged by:

Signature	Date	Signature	Date

NOTICE OF INFORMATION FROM OTHER SOURCES

To: ______________________________

____

From: ______________________________ (Broker)

Property Address: 5106 Mimosa Lane Richmond TX 77406

Date: ______________________________

(1) Broker obtained the attached information, identified as

,

from

.

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except:

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

____
Broker

By:______________________________

Receipt of this notice is acknowledged by:

____
Signature Date

____
Signature Date