

VACANT LAND DISCLOSURE STATEMENT

Date:

This seller's disclosure statement concerns the real property located at:

Tract No. 2 of Hill and Dale Acres Subdivision, Section III, an unrecorded subdivision located in the James Taylor Survey, Abstract 553 in Montgomery County, Texas; being more particularly described by metes and bounds in a deed from Frank Morris Creighton and Gerald J. Creighton, Jr. to James Masters and wife, Nancy Masters dated January 16, 1973, recorded in Volume 803, Page 775 in the Deed Records of Montgomery County, Texas

NOTICE TO BUYER: This 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, tests or other investigation or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by listing broker, the selling broker, or their agents.

A. SURVEY, EASEMENT, FLOODING

1. When did you purchase this land? 2026
2. Has the land been surveyed? ☒ Yes or ☐ No If yes, year surveyed 2026
3. What company or person performed the survey? Texas Professional Surveying Firm No. 10083400
4. Is there a survey available? ☒ Yes ☐ No or ☐ Unknown
5. Are there any encroachments or boundary line disputes? ☐ Yes ☐ No or ☒ Unknown
6. Are there any easements other than utility or drainage easements?
☐ Yes ☐ No or ☒ Unknown
7. Is the property in a designated 100 year flood plain or wetland area?
☐ Yes ☒ No or ☐ Unknown
8. Has there ever been a flood or other disaster at the property? ☐ Yes ☐ No or ☒ Unknown
9. Have there ever been any drainage problems affecting this property or adjacent properties?
☐ Yes ☐ No or ☒ Unknown
10. Is the property in an earthquake zone? ☐ Yes ☐ No or ☒ Unknown
11. Give details if any of questions 5 through 10 were answered "YES"

12. Are there any navigation easements? ☐ Yes ☐ No or ☒ Unknown

B. USE RESTRICTIONS

1. Do any of the following types of covenants, conditions, or restrictions affect the land:

a. Subdivision or other recorded covenants, conditions, or restrictions?

☐ Yes ☐ No or ☒ Unknown

b. A right of first refusal to purchase? ☐ Yes ☒ No or ☐ Unknown

c. Local municipality? ☐ Yes ☐ No or ☒ Unknown

d. If any of the above questions are answered "YES" do you have written copies of these

covenants, conditions, or restrictions? ☐ Yes ☐ No or ☒ Unknown

List which documents you have: _____

e. Have you ever received notice from any person or authority as to any breach of any of these covenants, conditions or restrictions? ☐ Yes ☒ No or ☐ Unknown

If "YES", describe: N/A

C. CONDITION OF THE PROPERTY

1. Are there any structure improvements, or personal property located in the sale?

☐ Yes or ☒ No

If "YES" list all items: N/A

2. Are there any defects or problems with any of these items? ☐ Yes ☐ No or ☒ Unknown

If "YES" describe all problems and defects: N/A

3. Are there any abandoned wells, buried storage tanks, or buried debris or waste on the property?

☒ Yes ☐ No or ☐ Unknown If "YES" give details: There is a well on the property but Seller does know no the condition. Buyer must preform due diligence.

4. Is there any hazardous or toxic substance (including radon) in or on this property or any adjacent property? ☐ Yes ☐ No or ☒ Unknown

If "YES" give details: N/A

5. Have any soil tests been performed? ☐ Yes ☒ No or ☐ Unknown

When? N/A By Whom? N/A

Results: N/A

6. Does the property have any fill or uncompacted soils? ☐ Yes ☐ No or ☒ Unknown

If "YES" describe location and depth N/A

7. Are there any settling or soil movement problems on this property or any adjacent property?

☐ Yes ☐ No or ☒ Unknown

If "YES" give details: **N/A**

8. Are there any dead or diseased trees on the property? ___ Yes ___ No or **X** Unknown

If "YES" give details: **N/A**

D. UTILITIES

1. Have any percolation tests been performed? ___ Yes **X** No or ___ Unknown

When? **N/A** By Whom? **N/A**

Results: **N/A**

2. Are any of the following presently existing within the property?

a. Connection to public water ___ Yes ___ No or **X** Unknown

b. Connection to public sewer ___ Yes ___ No or **X** Unknown

c. Connection to private water system off property ___ Yes ___ No or **X** Unknown

d. A water well **X** Yes ___ No or ___ Unknown

e. Septic tank **X** Yes ___ No or ___ Unknown

f. Connection to electricity ___ Yes ___ No or **X** Unknown (**Overhead utility lines are visible**)

g. Connection to natural gas services ___ Yes ___ No or **X** Unknown

3. Are any of the following presently existing at the boundary of the property?

a. Public water system access ___ Yes ___ No or **X** Unknown

b. Private water system access ___ Yes ___ No or **X** Unknown

c. Electric service access ___ Yes ___ No or **X** Unknown

d. Natural gas access ___ Yes ___ No or **X** Unknown

e. Telephone system access ___ Yes ___ No or **X** Unknown

4. Have any utility access charges been paid? ___ Yes ___ No or **X** Unknown

If "YES" which charges have been paid? **N/A**

E. OTHER MATTERS

1. Is there a Homeowners Association? ___ Yes **X** No or ___ Unknown

2. If yes, what are the dues or assessments? ___ paid yearly

3. Is there road maintenance? ___ Yes ___ No or **X** Unknown

4. Are there any recorded maintenance agreements? ___ Yes ___ No or **X** Unknown

5. Is there a bus or other public transportation system? ___ Yes ___ No or **X** Unknown

Where is the pick up? N/A

Is there anything else that may materially and adversely affect the value or desirability of the property, e.g., pending claims or litigation, notice from any governmental authority for violation of any law or regulation, proposed zoning changes, street changes, threat of condemnation, or neighborhood noise or nuisance:? ☐ Yes ☐ No or ☒ Unknown

If "YES" give details: N/A

F. SELLER'S STATEMENT (To be signed at time of listing)

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Sellers do not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes that this information be provided to prospective buyers of this property and to the real estate brokers and sales people. Seller understands and agrees that Seller will notify in writing immediately if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time or the discovery of additional information.

Signed by:
X David Zarczynski 9/15/2026
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By: **David Zarczynski as Manager of Bravado Capital, LLC**

As: **SELLER (AND/ OR ASSIGOR)**

G. BUYER'S RECEIPT AND ACKNOWLEDGMENT (To be signed at time of purchase agreement)

I carefully inspected the property. I have been advised to have the property examined by professional inspectors and to investigate every aspect of the property which could be important to me. I acknowledge that neither any Broker or Agent involved in this transaction is an expert at detecting the condition of the property or its suitability for my intended use.

I understand that unless stated otherwise in my contract with Seller, the property is being sold in its present condition only, without warranties or guarantees of any kind by Seller or any Broker or Agent. I state that no representations concerning the condition of the property are being relied upon by me except as disclosed or stated within the sales contract.

BUYERS ACKNOWLEDGEMENT SIGNATURE PAGE

X _____

By: _____

As: BUYER (AND/ OR ASSIGNEE)

X _____

By: _____

As: BUYER (AND/ OR ASSIGNEE)