



Briggs Freeman | Sotheby's INTERNATIONAL REALTY

OFFER GUIDELINES

6671 GASTON AVENUE, Dallas, TX 75214

MLS # -----

Questions – Call/Text: Jason Clark 662.279.9191

Submit Offer To: jclark@briggsfreeman.com

Email Offer Subject: Offer for 6671 Gaston Avenue (75214)

Thank you for your interest in making an offer on this listing. Please know that I will confirm receipt of your offer via email. Please allow for at least 24 hours after your offer is submitted for review.

SELLER: Salvator V Lamastra

EXCLUSIONS: N/A

LISTING AGENT: Jason Clark (0722788) jclark@briggsfreeman.com 662-279-9191

BROKERAGE: Briggs Freeman Sotheby's International Realty (0287843) 214-351-7100
6130 La Vista Drive Suite 150, Dallas, TX 75214

SUPERVISOR: Angela Thornhill (417312) athornhill@briggsfreeman.com 214-351-7100

TITLE COMPANY: Momentous Title 214-775-3611
3131 Turtle Creek Blvd Ste 100, Dallas, TX 75219

ESCROW OFFICER: Randy Ramirez raramirez@momentoustitle.com

EARNEST MONEY: Recommended at least 1% of sale's price or above

POSSESSION: Upon Closing and Funded

NOTICES: BUYER: Please complete buyers info on PG 9, PARA 21

FINANCING: Attach Lender Letter* or Proof of Funds
** A pre-approval letter rather than a pre-qualification letter from a reputable local lender is preferred.**
** LIST OF LENDERS AVAILABLE UPON REQUEST.**

HOME WARRANTY: SELLER WILL PURCHASE BUYER HOME WARRANTY Through: ACHOSA (www.achosaw.com), Robyn DiPasquale, email RobynD@achosahw.com 214-668-9786

****IN CONTRACT PUT IN:** SECTION 7(H). Property Condition (Residential Service Contract) AMOUNT \$ 875.00

SURVEY & T-47 SEE MLS Transaction Desk or www.6671GastonAvenue.com

OTHER ADDENDA: Seller's Disclosure (*signed by buyer(s)*)
Affiliated Business Disclosure Statement
LEAD BASED PAINT ADDEDUM
Sources of Square Footage, Dimensions, and Acreage Form (*signed by buyer(s) AND agent*)

HOA INFORMATION: N/A

****IN CONTRACT CHECK:** 6. (E). TITLE NOTICES (2) MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S):
The Property [] is [X] in not subject to a mandatory membership in a property owners association(s)



SELLER'S DISCLOSURE NOTICE

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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 6671 Gaston Avenue, Dallas, TX, USA

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 is is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? _____ (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
Cable TV Wiring		X	
Carbon Monoxide Det.	X		
Ceiling Fans	X		
Cooktop		X	
Dishwasher	X		
Disposal	X		
Emergency Escape Ladder(s)		X	
Exhaust Fans	X		
Fences	X		
Fire Detection Equip.	X		
French Drain			
Gas Fixtures	X		
Liquid Propane Gas:		X	
-LP Community (Captive)		X	
-LP on Property		X	

Item	Y	N	U
Natural Gas Lines	X		
Fuel Gas Piping:		X	
-Black Iron Pipe	X		
-Copper	X		
-Corrugated Stainless Steel Tubing			X
Hot Tub	X		
Intercom System		X	
Microwave	X		
Outdoor Grill	X		
Patio/Decking	X		
Plumbing System			X
Pool	X		
Pool Equipment	X		
Pool Maint. Accessories	X		
Pool Heater	X		

Item	Y	N	U
Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder			X
Rain Gutters	X		
Range/Stove	X		
Roof/Attic Vents	X		
Sauna			X
Smoke Detector	X		
Smoke Detector – Hearing Impaired			X
Spa	X		
Trash Compactor			X
TV Antenna			X
Washer/Dryer Hookup	X		
Window Screens	X		
Public Sewer System	X		

Item	Y	N	U	Additional Information
Central A/C	X			<input checked="" type="checkbox"/> electric <input type="checkbox"/> gas number of units: <u>3 units</u>
Evaporative Coolers	X			number of units: <u>2 - GH and Pool</u>
Wall/Window AC Units		X		number of units: _____
Attic Fan(s)		X		if yes, describe: _____
Central Heat	X			<input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> gas number of units: <u>1 gas, 2 heat pump</u>
Other Heat	X			if yes describe: <u>Heated floors</u>
Oven	X			number of ovens: <u>3</u> <input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____
Fireplace & Chimney	X			<input type="checkbox"/> wood <input checked="" type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: <u>3 total, 1 outdoor</u>
Carport		X		<input type="checkbox"/> attached <input type="checkbox"/> not attached
Garage	X			<input checked="" type="checkbox"/> attached <input type="checkbox"/> not attached
Garage Door Openers	X			number of units: <u>1</u> number of remotes: <u>1</u>
Satellite Dish & Controls		X		<input type="checkbox"/> owned <input type="checkbox"/> leased from _____
Security System	X			<input checked="" type="checkbox"/> owned <input type="checkbox"/> leased from <u>ADT, 5 outdoor cameras</u>

6671 Gaston Avenue, Dallas, TX, USA

Concerning the Property at _____

Solar Panels		<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Water Heater	<input checked="" type="checkbox"/>		<input type="checkbox"/> electric <input checked="" type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: 3
Water Softener		<input checked="" type="checkbox"/>	<input type="checkbox"/> owned <input type="checkbox"/> leased from
Other Leased Item(s)		<input checked="" type="checkbox"/>	if yes, describe: _____
Underground Lawn Sprinkler	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____
Septic / On-Site Sewer Facility		<input checked="" type="checkbox"/>	if yes, attach Information About On-Site Sewer Facility (TXR-1407)

Water supply provided by: city well MUD co-op unknown other: _____

Was the Property built before 1978? yes no unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).

Roof Type: Composite Age: 12 years (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes 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? yes no 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		<input checked="" type="checkbox"/>	Floors		<input checked="" type="checkbox"/>	Sidewalks		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>	Foundation / Slab(s)		<input checked="" type="checkbox"/>	Walls / Fences		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>	Interior Walls		<input checked="" type="checkbox"/>	Windows		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>	Lighting Fixtures		<input checked="" type="checkbox"/>	Other Structural Components		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>	Plumbing Systems		<input checked="" type="checkbox"/>			
Exterior Walls		<input checked="" type="checkbox"/>	Roof		<input checked="" type="checkbox"/>			

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		<input checked="" type="checkbox"/>	Radon Gas		<input checked="" type="checkbox"/>
Asbestos Components		<input checked="" type="checkbox"/>	Settling		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>	Soil Movement		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>	Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>	Underground Storage Tanks		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>	Unplatted Easements		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>	Unrecorded Easements		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>	Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>	Water Damage Not Due to a Flood Event		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>	Wetlands on Property		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>	Wood Rot		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>	Active infestation of termites or other wood destroying insects (WDI)		<input checked="" type="checkbox"/>
Located in Historic District		<input checked="" type="checkbox"/>	Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Historic Property Designation		<input checked="" type="checkbox"/>	Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>	Previous Fires		<input checked="" type="checkbox"/>

Concerning the Property at _____

6671 Gaston Avenue, Dallas, TX, USA

Previous Roof Repairs		X
Previous Other Structural Repairs		X
Previous Use of Premises for Manufacture of Methamphetamine		X

Termite or WDI damage needing repair		X
Single Blockable Main Drain in Pool/Hot Tub/Spa*		X

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): _____

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.)

Y N

- Present flood insurance coverage.
- 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.
- Previous water penetration into a structure on the Property due to a natural flood.
- Located 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): _____

***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.

DS
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6671 Gaston Avenue, Dallas, TX, USA

Concerning the Property at _____

"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 no 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.)

Y N

- 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: _____ Phone: _____
 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.)
- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- 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 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 a public water supply as an auxiliary water source.

Concerning the Property at 6671 Gaston Avenue, Dallas, TX, USA

- The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary): _____

Section 9. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes no If yes, attach copies and complete the following:

Inspection Date	Type	Name of Inspector	No. of Pages

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

Section 10. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- Homestead Senior Citizen Disabled
- Wildlife Management Agricultural Disabled Veteran
- Other: _____ Unknown

Section 11. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes no

Section 12. 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 no If yes, explain: _____

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?* unknown no yes. If no or unknown, explain. (Attach additional sheets if necessary): Property has three monitored smoke detectors. One on each floor of Main Home and One in the central part of guest house.

**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.

Concerning the Property at 6671 Gaston Avenue, Dallas, TX, USA

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: DR Salvador La Mastra V 6/7/2026
Signature of Seller _____ Date _____ Signature of Seller _____ Date _____

Printed Name: Salvator V Lamastra 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.
- (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: <u>Gexa Energy</u>	phone #: <u>855-232-4595</u>
Sewer: <u>City of Dallas</u>	phone #: <u>214-651-1441</u>
Water: <u>City of Dallas</u>	phone #: <u>214-651-1441</u>
Cable: <u>N/A</u>	phone #: <u>-----</u>
Trash: <u>City of Dallas</u>	phone #: <u>214-651-1441</u>
Natural Gas: <u>Atmos Energy</u>	phone #: <u>888-286-6700</u>
Phone Company: <u>N/A</u>	phone #: <u>-----</u>
Propane: <u>N/A</u>	phone #: <u>-----</u>
Internet: <u>AT&T</u>	phone #: <u>844-452-5114</u>



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 6671 Gaston Avenue, Dallas, TX, USA Dallas
(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	<u>DocuSigned by:</u> <u>DR Salvador La Mastra</u> A33E9575DACE4C3 _____ Seller Salvator V Lamastra	<u>6/7/2026</u> _____ Date
_____ Buyer	_____ Date	<u>DocuSigned by:</u> <u>Jason Clark</u> E2E2EB78128048F _____ Listing Broker Jason Clark	<u>6/7/2026</u> _____ Date
_____ Other Broker	_____ Date		_____ 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>)



SOURCES OF SQUARE FOOTAGE, DIMENSIONS AND ACREAGE FORM

(Required for all Briggs Freeman Sotheby's International Realty listings)

The property at 6671 Gaston Avenue, Dallas, TX, USA (address) ("Property") is being marketed as having 4,446 Square Feet (air conditioned and livable) based on an estimated square footage measurement provided by Appraisal OR if the Property is being marketed as land or a lot as having Dimensions or Acreage of _____ ("Marketed Size") based on a measurement provided by _____

In addition to the sources and sizes at which the Property is being marketed, other known sources and sizes include:

<u>SIZE</u>	<u>SOURCE</u>
<u>4,446</u>	<u>Appraisal</u>
<u>3,412</u>	<u>DCAD (Dallas Appraisal District)</u>
<u>3,416</u>	<u>MLS Listing NO. 20491310</u>

All undersigned parties acknowledge that not all existing measurement sources for the property may be known and listed on this form, additional measurements may be obtained during the course of the transaction for the sale of the Property, and a property can have differing measurements and that a difference in size may affect the property value.

Any undersigned party is recommended to have a third party verify the square footage, dimensions and/or acreage of the Property if the undersigned has a concern about the accuracy thereof.

The undersigned parties acknowledge that neither Briggs Freeman Sotheby's International Realty ("BFSIR"), nor its associate(s), nor the broker or associate(s) representing the prospective buyer(s) ("Buyer's Broker") makes any warranty or representation regarding, or has created or verified, the above the Marketed Size of the Property.

This Sources of Square Footage, Dimensions and Acreage Form ("Form") is being executed in advance of or simultaneous with the negotiation and execution of a contract for sale and purchase, and will be attached to such contract.

Buyer Date

DocuSigned by:
DR Salvador La Mastra V
A33E9575DACE4C3 6/7/2026

Seller Date

Buyer Date

Seller Date

Buyer's Broker (please print brokerage name)

Briggs Freeman Sotheby's International Realty
Listing Broker

Buyer's Broker's Authorized Associate Date

DocuSigned by:
Jason Clark
E2E2EB7B128049E 6/7/2026

Listing Broker's Authorized Associate Date



AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: _____ (Buyer)

Salvator V Lamastra _____ (Seller)

From: Briggs Freeman Sotheby's Int'l _____

Property Address: 6671 Gaston Avenue, Dallas, TX, USA _____

Date: _____

This is to give you notice that Briggs/Freeman Real Estate Brokerage, LLC dba Briggs Freeman Sotheby's International Realty ("BFSIR") has a business relationship with Momentous Title of Texas, LLC ("MTT") and Select Lending Services ("SLS"). BFSIR has a 43.4% ownership interest in MTT and a 50% ownership interest in SLS. In addition, be advised that BFSIR has entered into service and referral agreements with American Home Shield Corporation, ACHOSA Home Warranty, LLC, Change My Utilities, LLC dba My Utilities, NFP Property & Casualty Services Inc., LLC, Goosehead Insurance Agency, LLC., and Gill, Denson & Company, LLC. BECAUSE OF THESE RELATIONSHIPS, THESE REFERRALS MAY PROVIDE BFSIR WITH A FINANCIAL OR OTHER BENEFIT.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed providers as a condition for the purchase, sale, financing, or refinancing of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO USE ANY OTHER SERVICE PROVIDER AND TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

TITLE INSURANCE SERVICES

Momentous Title is a licensed title insurance agency in the State of Texas and provides title insurance and closing services in connection with real estate transactions. The table below lists cost estimates of various settlement services offered by MTT.

MORTGAGE SERVICES

Select Lending Services is a licensed mortgage originator in the State of Texas that originates a wide range of mortgage products. Closing costs vary based upon the type of mortgage requested. The table below lists the estimated range of charges for obtaining a mortgage loan from SLS. Certain other charges will be imposed by SLS that are paid to non-affiliated service providers. Such other charges will vary according to the circumstances of the loan, the value of the property, and other factors. These charges will be disclosed and explained to you by SLS.

Service Provider(s)	Settlement Service(s)	Charges / Range of Charges
MOMENTOUS TITLE	Escrow Fee	\$675 per side for residential transactions or \$800 for commercial transactions, including fees for recording and tax certification.
	Lender's Policy	\$100 if issued simultaneously with owner's policy; otherwise, rates are calculated in the same manner as the owner's policy.
	Owner's Policy	Premium amount varies and is set by the Texas State Board of Insurance. \$328 - \$832 for policy values of \$100,000 and under; \$832 - \$2,940 for policy values of \$100,001 to \$500,000; \$2,940 - \$5,575 for policy values of \$500,001 to \$1,000,000; \$5,575 - \$7,740 for policy values of \$1,000,001 to \$1,500,000. For policy values over \$1,500,000, ask your agent for an estimate.
SELECT LENDING SERVICES	Loan Origination	0 – 1% pf Loan Amount
	Discount	0 – 3% of Loan Amount
	Processing	\$550
	Administration Fee	\$1,245
AMERICAN HOME SHIELD CORPORATION	Home Warranty Service	\$475 - \$1,670 depending on property and coverage options selected
ACHOSA HOME WARRANTY, LLC	Home Warranty Service	\$500 - \$2,400 depending on property and coverage option selected
CHANGE MY UTILITIES, LLC DBA MY UTILITIES	Utility Coordination Services	No charge for services to consumer
NFP PROPERTY & CASUALTY SERVICES, INC., LLC	Homeowners Insurance, Flood Insurance, Other Personal Insurance Products	The cost of homeowners insurance, flood insurance and/or personal insurance products varies depending on several factors, including but not limited to size, value, and age of the

		structures, geographical location, construction type, value of contents, intended use and credit scores.
GOOSEHEAD INSURANCE AGENCY, LLC.	Homeowners Insurance, Flood Insurance	While insurance premiums may vary and are subject to change, the current estimated premium charges are as follows: Homeowner insurance \$1,067-\$7,031 for coverage amounts between \$100,000 and over \$1,000,000; Flood insurance \$927-\$1,000 for coverage amounts between \$100,000 and \$800,000.
GILL, DENSON & COMPANY, LLC	Property Tax Appeal Services	The cost is 25% of the tax savings only if your property taxes are reduced. There is no minimum fee. Applies to all property types in every Texas county.

ACKNOWLEDGEMENT

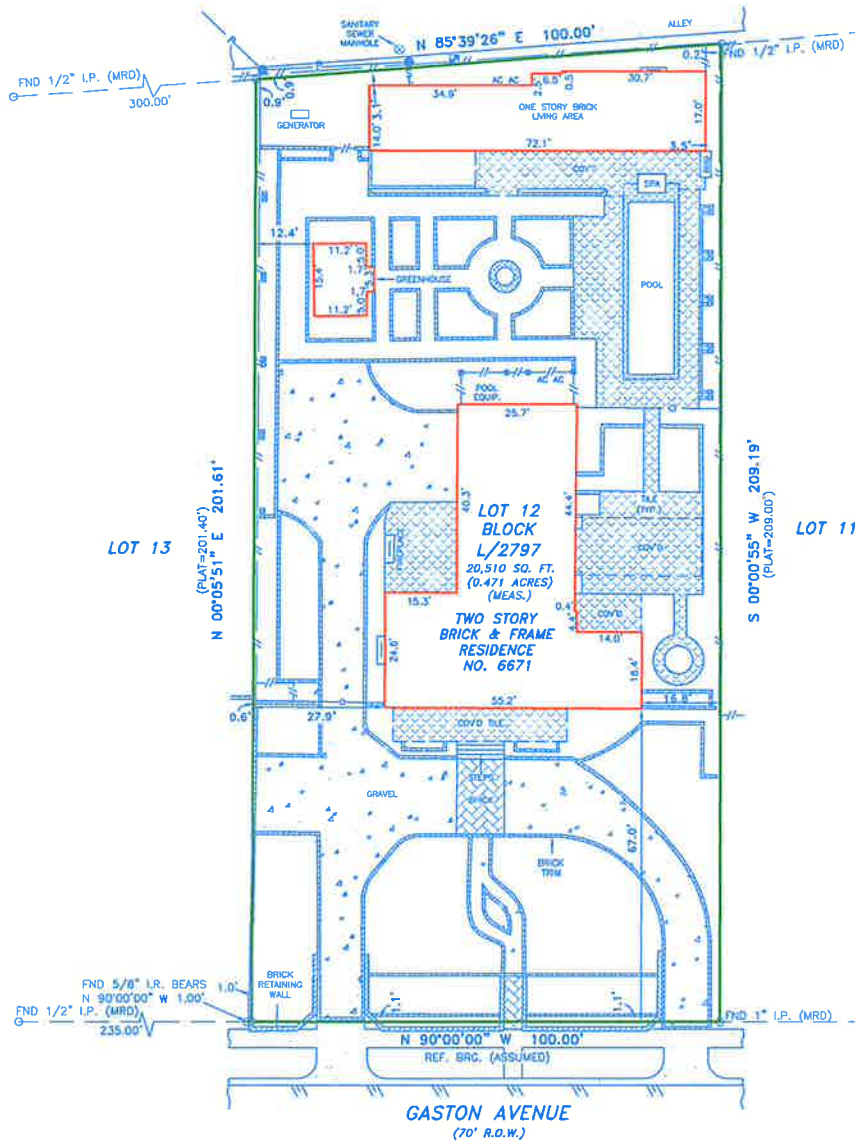
I/We have read this disclosure form and understand that BFSIR and its agents may refer me/us to purchase the above-described settlement services and that BFSIR may receive a financial or other benefit as the result of these referrals.

 Buyer Signature (Date) Seller Signature **Salvator V Lamastra** (Date)

 Buyer Signature (Date) Seller Signature (Date)

'SURVEY PLAT'

BEING LOT 12, IN BLOCK L/2797 OF THE FIRST INSTALLMENT OF COUNTRY CLUB ESTATES, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2, PAGE 262 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



ADDRESS: 6671 GASTON AVENUE

NOTES:

- (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
- (MRD) INDICATES MONUMENTS OF RECORD DIGNITY THAT REPRESENT ORIGINAL CORNERS SET BY THE SURVEYOR OR A SURVEYOR FOLLOWING IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR OF THE SUBDIVISION OR TRACT REFERENCED IN LEGAL DESCRIPTION ABOVE UNLESS OTHERWISE NOTED.
- THE PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TERMS, PROVISIONS, CONDITIONS, BUILDING LINES AND EASEMENTS DESCRIBED IN RESTRICTIVE COVENANTS RECORDED IN VOLUME 89064, PAGE 2666, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 400171 0355K, DATED 7/7/2014, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO BE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEY EXAMINED AND ACCEPTED BY PURCHASERS:

DATE:

CERTIFIED TO: LAWYERS TITLE & SALVADOR V LAMASTRA ICF#:190137240052 [DATE: 02/07/2024] JOB NO: 24-02-010

SYMBOL LEGEND	FND=FOUND L.R.= IRON ROD I.P.=IRON PIPE ESMT.= EASEMENT B.L.=BUILDING LINE (MRD)=MONUMENT OF RECORD DIGNITY
	WOOD FENCE
	CHAIN LINK FENCE
	WIRE FENCE
	INGROUND IRON FENCE
	COLLAR
	POWER POLE
	WATER METER
	POWERLINE
	OVERHEAD SERVICE LINE
	TRANSFORMER AND PAD
	GAS METER
	ASPHALT SURFACE
	CONCRETE



Global Land Surveying, Inc.
SERVING COLLIN, DALLAS AND DENTON COUNTIES SINCE 2002

GLOBAL LAND SURVEYING, INC.
P.O. BOX 265209
IRLAND, TEXAS 75026
PHONE (972) 581-1100
JORGAN@GLS-INC.COM
TXSPLS FIRM NO. 10016200

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT

Date: June 06, 2026

GF No. _____

Name of Affiant(s): Salvator V Lamastra

Address of Affiant: 6671 Gaston Ave, Dallas, Texas 75214

Description of Property: 6671 Gaston Avenue, Dallas, Texas 75214

County DALLAS, Texas

Date of Survey: February 7th, 2024

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of TEXAS personally appeared Affiant(s) who after being duly sworn, stated:


1. I am an owner of the Property. (Or state other basis for knowledge by Affiant of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. I am familiar with the property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. I understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of my actual knowledge and belief, since Date of the Survey, there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools, deckings, or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which construction occurred on or near the boundary of the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

NONE

5. I understand that Title Company is relying on the truthfulness of the statements made in this Affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. I understand that I have no liability to Title Company should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company.

<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: </p> <p><u>Salvator V Lamastra</u> Affiant</p>	<p>I declare under penalty of perjury that the foregoing is true and correct.</p> <p>Signed: _____</p> <p>_____ Affiant</p>
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SWORN AND SUBSCRIBED this 6th day of June, 2026



Michael Jason Clark
Notary Public
