

LOTS TRANSFER WORKSHEET - BUYER - AWL			
	AWL payment due:		December
Date of Award:	12/1/2025	Lot Number:	10
Name: Davis			Buyer
Membership Price (222)			2,672.52
Infrastructure Initial Payment (425)			200.00
Lot Improvement Value (222)			16,915.71
Sub-Total:			19,788.23
	Amount	Paid (Y or N)	Prorated Amount
AWL Deposit (111)	500.00	Y	-500.00
Maintenance Fee: (423)	1,557.00		129.75
County & School Taxes (222)	88.40		-81.03
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			0.00
Grand Totals:			19,536.95

11.24.2025  
 Cg  
 X  
 SG

**ALAMO AREA SKP CO-OP LOT SALE WORK SHEET**

(Page 1 of 2)

**EVALUATION FORM**

SELLER: Davis LOT #: 10 DATE: 12 Nov, 2025

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 12,710.21

2. NEW IMPROVEMENTS:

i.	SHED	\$	<u>3,323.45</u>
ii.	CONCRETE	\$	<u>          </u>
iii.	GRAVEL	\$	<u>          </u>
iv.	FENCE	\$	<u>          </u>
v.	PROPANE TANK	\$	<u>871.78</u>
vi.	INSTALLATION		
	OR LABOR	\$	<u>          </u>
vii.	LANDSCAPING	\$	<u>          </u>
viii.	OTHER	\$	<u>10.27</u>
	TOTAL	\$	<u>4,205.50</u>

3. ADJUSTMENTS

<u>                    </u>	\$	<u>          </u>
<u>                    </u>	\$	<u>          </u>
TOTAL ADJ.	\$	<u>Ø</u>

4. REMOVALS

i.	SHED	\$	<u>          </u>
ii.	TREES/SHRUBS	\$	<u>          </u>
iii.	OTHER	\$	<u>          </u>
	TOTAL	\$	<u>Ø</u>

5. LOT IMPROVEMENT ~ SUBTOTAL B \$ 4,205.50 (Lines 2 + 3 + 4)

6. TOTAL LOT IMPROVEMENT VALUE C \$ 16,915.71 (Lines 1 + 5)

7. PROPANE TANK SIZE: 150 GALLONS  
 Percentage (%) in Tank: Ø X Ø.11 = \$ Ø  
 (Current Price per Gallon) (Propane Value)

NOTES: \_\_\_\_\_  
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 \_\_\_\_\_  
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**EVALUATION COMPLETED BY:**

[Signature] CONFER  
[Signature] BARNES

[Signature] F. CANTRELL  
[Signature] SUTHER

THIS LOT IS BEING PURCHASED AS IS.  
 WE STRONGLY SUGGEST YOU LOOK AT THIS LOT BEFORE YOU MAKE THE PURCHASE.

## Evaluation

LOT # 10

November 19, 2025

*This evaluation was done by volunteers of the Lonestar Corral Co-Op Evaluations Committee.*

This lot is located on the East end of the Co-Op on the East side of Private Road 5247 and faces West. Co-Op perimeter fence bounds CR 5229 to the East of the lot. The lot has a very roomy feel.

The lot has a 12 x 24 shed consisting of a main room and a utility room, with an 8' x 24' enclosed porch. Shed has a new self-storing storm door. Shed interior is painted sheetrock with paneled wainscotting. The lot has a 150 Gal propane tank with service for an RV. Shed is conventionally framed on a concrete slab with fiberglass shingle roof. Lot has an 18'x49' concrete parking pad.

Main room measures approx. 11'x17' Wall to wall carpet, In wall AC unit, two insulated slider windows (East and South) Pull down attic access and two ceiling fans. There is a 2'6" x 5' storage closet in the South West corner,

Room 2 is a storage/work shop measuring approx. 7'x12'

Propane inspection was completed 10/01/25 and Pest inspection completed 09/22/2

*The lot inspections are done by amateur volunteers on the "Lot Improvement Committee." They endeavor to do their best, but on occasion, things needing attention are missed. If for no other reason, we strongly recommend that prospective buyers visit the park and inspect the property personally. There are pictures of the lot available that we suggest you take advantage of at the bare minimum. Lot is being sold "As Is".*

**LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION**

Page 1 of 3

Current Leaseholder: DavisLOT#: 10 DATE: 10/24/2025**1. Lot**

- Utility pedestal: worker accessible? Yes: ☒ No: ☐
  - Tampered with? Yes: ☐ No: ☒
  - Breakers and receptacles in good condition? Yes: ☒ No: ☐
  - Do all receptacles have power? Yes: ☒ No: ☐
- Park water supply line and hose bibbs in good condition? Yes: ☒ No: ☐
- Fifty-foot fire hose with nozzle connected to water valve with back flow preventer? Yes: ☐ No: ☒
- Propane tank? Yes: ☒ No: ☐ Approved inspection should already be completed.
  - Tank and line condition? Good Inspected
  - Propane tank capacity: 150
  - Propane amount left in tank: 0%
- Lot Perimeter Fence? Yes: ☐ No: ☒ Material: NA
  - Condition? NA
  - Higher than four feet? Yes: ☐ No: ☐
  - Item(s) attached to street perimeter fence? Yes: ☐ No: ☒
- Trees/Shrubs/Plants? Yes: ☐ No: ☒
  - Minimum five feet from lot lines and leach field to center of plants? Yes: ☐ No: ☐
  - Do trees and/or plants interfere with traffic (visibility, height)? Yes: ☐ No: ☐
  - Do trees and/or plants interfere with neighbor's lot use? Yes: ☐ No: ☐
- Leach field has a four-foot barrier from street? Yes: ☒ No: ☐
  - Leach field unobstructed (four-feet wide and 30 feet long)? Yes: ☒ No: ☐
- Concrete parking pad? Yes: ☒ No: ☐ Concrete or stone walkways or patios? Yes: ☐ No: ☒
- Total area of non-permeable ground coverage, including shed and original parking pad: 1266 sq ft
- Permanent structure behind the RV parking pad? Yes: ☐ No: ☒
- Clothesline? Yes: ☐ No: ☒ Retractable/fold up type? Yes: ☐ No: ☐
- Antenna? Yes: ☐ No: ☒ Material: NA Condition: NA
- Lot Dividers? Yes: ☒ No: ☐ Material: Timberstruck Condition: fair

Comments (overall condition, extra features, added value):

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**LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION**

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Current Leaseholder: DavisLOT#: 10 DATE: 10/24/20252. Shed: Yes: ☒ No: ☐

- Setback at least 30 feet from street? Yes: ☒ No: ☐
- Minimum 3 feet from lot lines? Yes: ☒ No: ☐
- Foundation: Slab ☒ Skids: ☐
  - Skids: Tied down with mobile home anchors? Yes: ☐ No: ☐
- Pressure treated lumber? Yes: ☐ No: ☐
- Side facing street maximum 24 feet in length? Yes: ☒ No: ☐
- Shed exterior measurements, not including porch: 12x24
- Covered porch measurements: 8x24 9.5 feet in length or less? Yes: ☒ No: ☐
- Roof material? Shingles Condition? Good
- Eaves condition? Fair Gutters? Yes: ☐ No: ☒ Condition? ☐
- Exterior Wall Material? Hardy board Condition? Fair
  - Dry Rot, Cracks, paint? Condition? Porch framing Repair BF
  - Window and door moldings? Condition? Fair
- Attic Access? Yes: ☒ No: ☐ Type? pull down ladder Condition? good
- Number of windows? 2 Locations: east + west
- Interior Wall Covering Yes: ☒ No: ☐ Material? Sheetrock paneling Condition? good
- Ceiling Covering: Yes: ☒ No: ☐ Material? Sheetrock Condition? Good
- Window and screen condition? Window treatments? Yes: ☒ No: ☐ Condition? good
- Propane appliances in shed (heater, dryer)? Yes: ☐ No: ☒ Condition? ☐
- Heater or air conditioner wall mounted? Yes: ☒ No: ☐ Type: air Condition? good
- LP appliances have shut-off valves? Yes: ☐ No: NA
- Other appliances removed? Yes: ☒ No: ☐
- Single 20-amp electrical service? Yes: ☒ No: ☐ NA: ☐
  - Electrical service underground? Yes: ☒ No: ☐
  - Electrical outlets, switches, lights, etc. working? Yes: ☒ No: ☐
- Water supplied to shed? Yes: ☐ No: ☒ Supplied by hose from Bibb? Yes: ☐ No: ☐
- Sinks, Faucets? Yes: ☐ No: ☐ Condition? NA Location? ☐
- Shed water discharges into a French drain? Yes: ☐ No: NA
- Personal items removed? Yes: ☒ No: ☐

Comments (shed overall condition, extra features, added value):

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**LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION**

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Current Leaseholder: DavisLOT#: 10 DATE: 10/24/2025

Site layout map on back if required

**11. Maintenance, neglected, damaged items requiring correction before transfer:**

- ~~No backflow preventer~~ Complete Brad Jono 10/30  
~~Remove trailer tie downs~~ Complete Brad Jono 10/30  
~~Repair exterior on porch light~~ complete Brad Jono 11/5  
~~Repair soffits~~ complete Brad Jono 11/10  
~~Rot on west porch wall~~ Complete Brad Jono 11/8  
~~Remove wire perimeter dog fence~~ Complete Brad Jono 10/30

**12. Bylaws/Standing Rules Violations to be noted and handled before transfer:**

Inspected By Committee Members:

1: Brad Jono Date: 10/24/20252: DA L M Date: 10/24/25 3: Randy Roper Date: 10/24/25

4: \_\_\_\_\_ Date: \_\_\_\_\_ 5: \_\_\_\_\_ Date: \_\_\_\_\_

**Disclaimer**

This report was prepared by SKP Members, not professional real estate inspectors, therefore no warranties or guarantees are expressed or implied. This report is submitted as a record of our "good faith" observations of this shed and lot. It is not a substitute for the Prospective Member's personal inspection and evaluation of the shed and lot and is offered only to help a Prospective Member decide whether they wish to proceed. All measurements and observations are approximate. Prospective Member should personally visit this lot to determine its condition and suitability.