


LOTS TRANSFER WORKSHEET - BUYER - AWL			
	AWL payment due:		December
Date of Award:	12/1/2025	Lot Number:	113
Name: Gallego / Cruz			Buyer
Membership Price (222)			2,672.52
Infrastructure Initial Payment (425)			200.00
Lot Improvement Value (222)			29,491.00
Sub-Total:			32,363.52
	Amount	Paid (Y or N)	Prorated Amount
AWL Deposit (111)	500.00	Y	-500.00
Maintenance Fee: (423)	1,557.00	Y	129.75
County & School Taxes (222)	0.00		0.00
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			276.17
Grand Totals:			32,469.44

11-17-25
 Ad
 CW 

ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

(Page 1 of 2)

EVALUATION FORM

SELLER: Gallego / Cruz LOT #: 113 DATE: 6 MAY 2025

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 1934.52

2. NEW IMPROVEMENTS:

i.	SHED	\$	<u>11,549⁻</u>
ii.	CONCRETE	\$	<u>7,900⁻</u>
iii.	GRAVEL	\$	<u> </u>
iv.	FENCE	\$	<u> </u>
v.	PROPANE TANK	\$	<u> </u>
vi.	INSTALLATION	\$	<u> </u>
	OR LABOR	\$	<u> </u>
vii.	LANDSCAPING	\$	<u> </u>
viii.	OTHER <u>porch</u>	\$	<u>6,533⁻</u>
	TOTAL	\$	<u>25,982⁻</u>

3. ADJUSTMENTS

<u>ADD STEPS</u>	\$	<u>475⁻</u>
<u>ADD ELEC. SERVICE</u>	\$	<u>1,100⁻</u>
TOTAL ADJ.	\$	<u>27,557⁻</u>

4. REMOVALS

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

5. LOT IMPROVEMENT ~ SUBTOTAL B \$ 27,557⁰⁰ (Lines 2 + 3 + 4)

6. TOTAL LOT IMPROVEMENT VALUE C \$ 29,491.00 (Lines 1 + 5)

7. PROPANE TANK SIZE: 120 GALLONS
 Percentage (%) in Tank: 74 X 3.11 = \$ 276.17
 (Current Price per Gallon) (Propane Value)

NOTES: _____

EVALUATION COMPLETED BY:

W B CONFER
CARRINGTON

M. SMITH
SUMNER

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

Evaluation

LOT # 113

May 6, 2025

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

This lot is located on the West end of the Co-Op on the West side of Private Road 5242 and faces East. The lot has a wide open and roomy feel. Lot has a large concrete area for RV and parking area has a propane connection for RV use.

This new cement board sided 'shed' measures 16' x 12' (196 sq.ft.) with a 16' x 8' attached porch. The shed and porch are new, conventionally wood framed on skids with approved tie-downs. Structure has a new metal roof in very excellent shape. There is an external power distribution panel on North elevation. This one room structure features spray foam insulation throughout and is ready for interior finishes.

120-gallon propane tank – inspected 04-17-2025 Pest Inspection completed 04-17-2025

The enclosed western style porch features a hanging swing and ceiling fan.

Shed features a single insulated entrance door, three double hung windows with insulated glass. Floor is unfinished hardboard underlayment ready for floor finish...

The lot inspections are done by amateur volunteers on the "Lot Improvement Committee." They endeavor to do their best, but on occasion, things needing repairs 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 and shed 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: Gallego/CruzLOT#: 113 DATE: 5/2/2025

MAY 02 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 ad line condition? Good
 - Propane tank capacity: 120
 - Propane amount left in tank: 74%
- Lot Perimeter Fence? Yes: ☐ No: ☒ Material?
 - Condition?
 - 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: 1298 sq ft.
- Permanent structure behind the RV parking pad? Yes: ☐ No: ☒
- Clothesline? Yes: ☐ No: ☒ Retractable/fold up type? Yes: ☐ No: ☐
- Antenna? Yes: ☐ No: ☒ Material: Condition:
- Lot Dividers? Yes: ☒ No: ☐ Material: Timbers Condition: fair

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

Good condition. New concrete.

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

Page 2 of 3

Current Leaseholder: Gallego / CruzLOT#: 113DATE: 5/2/20252. 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: 12' x 16'
- Covered porch measurements: 9'6" x 12' 9.5 feet in length or less? Yes: ☒ No: ☐
- Roof material? metal Condition? Good
- Eaves condition? Good Gutters? Yes: ☒ No: ☐ Condition? Good
- Exterior Wall Material? Smart siding Condition? Good
 - Dry Rot, Cracks, paint? Condition? None Good
 - Window and door moldings? Condition? Good
- Attic Access? Yes: ☐ No: ☒ Type? None Condition? Good
- Number of windows? 4 Locations: All 4 shed walls.
- Interior Wall Covering Yes: ☐ No: ☒ Material? None Condition? Good
- Ceiling Covering: Yes: ☐ No: ☒ Material? None Condition? Good
- Window and screen condition? Window treatments? Yes: ☐ No: ☒ Condition? Good
- Propane appliances in shed (heater, dryer)? Yes: ☐ No: ☒ Condition? Good
- Heater or air conditioner wall mounted? Yes: ☐ No: ☒ Type: None Condition? Good
- LP appliances have shut-off valves? Yes: ☐ No: ☒
- 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? None Location? None
- Shed water discharges into a French drain? Yes: ☐ No: NA
- Personal items removed? Yes: ☒ No: ☐

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

Spray foam insulation walls + ceiling of shed.
@ Ceiling fan.

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

Page 3 of 3

Current Leaseholder: Gallego / Cruz

LOT#: 113 DATE: 5/2/2025

Site layout map on back if required

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

None

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

None

Inspected By Committee Members:

1: Brad Fano Date: 5/2/2025

2: At My Date: 5/2/25 3: RM Date: 5-2-2025

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.