

**LOTS TRANSFER WORKSHEET - BUYER - AWL**

	AWL payment due:		January
Date of Award:	1/1/2026	Lot Number:	24
Name:Krepelka			Buyer
Membership Price (222)			2,672.52
Infrastructure Initial Payment (425)			200.00
Lot Improvement Value (222)			9,685.03
Sub-Total:			12,557.55
	Amount	Paid (Y or N)	Prorated Amount
AWL Deposit (111)	500.00	Y	-500.00
Maintenance Fee: (423)	1,641.00		1,641.00
County & School Taxes (222)			0.00
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			37.32
Grand Totals:			13,935.87

12/22/25  
 CG  
 MSO Kat

ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

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EVALUATION FORM

SELLER: KREPELKA

LOT #: 24

DATE: 12 Nov, 2025

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 15,005.33

2. NEW IMPROVEMENTS:

- i. SHED \$ \_\_\_\_\_
- ii. CONCRETE \$ \_\_\_\_\_
- iii. GRAVEL \$ \_\_\_\_\_
- iv. FENCE \$ \_\_\_\_\_
- v. PROPANE TANK \$ \_\_\_\_\_
- vi. INSTALLATION \$ \_\_\_\_\_
- OR LABOR \$ \_\_\_\_\_
- vii. LANDSCAPING \$ \_\_\_\_\_
- viii. OTHER \$ \_\_\_\_\_
- TOTAL \$ 0

3. ADJUSTMENTS

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

TOTAL ADJ. \$ \_\_\_\_\_

4. REMOVALS

- i. SHED \$ 5,330.30
- ii. TREES/SHRUBS \$ \_\_\_\_\_
- iii. OTHER \$ \_\_\_\_\_
- TOTAL \$ 5,330.30

5. LOT IMPROVEMENT ~ SUBTOTAL B \$ 5,330.30 (Lines 2 + 3 + 4)

6. TOTAL LOT IMPROVEMENT VALUE C \$ 9,685.03 (Lines 1 + 5)

7. PROPANE TANK SIZE: 120 GALLONS  
 Percentage (%) in Tank: 10 X Bill = \$ 37.32  
 (Current Price per Gallon) (Propane Value)

NOTES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EVALUATION COMPLETED BY:

[Signature] CONFEN  
J.M. BARNES

[Signature] R. TOTALIA  
[Signature] F. CARROLL LIGHT

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

## Evaluation

LOT # 24

November 8, 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 West side of Private Road 5247 and faces East. The lot has a homey and roomy feel.

There isn't an existing structure but has an area suitable for a future full-sized shed. The lot features two mature shade trees.

Presently, there is a large 20' x 60' concrete RV and parking pad and a small 8'6" x 12' concrete foundation from a previous structure.

Lot has a 120 gal. propane tank with RV hook-up and the inspection is current as of this evaluation.

*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

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Current Leaseholder: Krcpelka

LOT#: 24 DATE: 10/31/2025

2. 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: \_\_\_\_\_
- Covered porch measurements: \_\_\_\_\_ 9.5 feet in length or less? Yes:  No:
- Roof material? \_\_\_\_\_ Condition? \_\_\_\_\_
- Eaves condition? \_\_\_\_\_ Gutters? Yes:  No:  Condition? \_\_\_\_\_
- Exterior Wall Material? \_\_\_\_\_ Condition? \_\_\_\_\_
  - Dry Rot, Cracks, paint? Condition? \_\_\_\_\_
  - Window and door moldings? Condition? \_\_\_\_\_
- Attic Access? Yes:  No:  Type? \_\_\_\_\_ Condition? \_\_\_\_\_
- Number of windows? \_\_\_\_\_ Locations: \_\_\_\_\_
- Interior Wall Covering Yes:  No:  Material? \_\_\_\_\_ Condition? \_\_\_\_\_
- Ceiling Covering: Yes:  No:  Material? \_\_\_\_\_ Condition? \_\_\_\_\_
- Window and screen condition? Window treatments? Yes:  No:  Condition? \_\_\_\_\_
- Propane appliances in shed (heater, dryer)? Yes:  No:  Condition? \_\_\_\_\_
- Heater or air conditioner wall mounted? Yes:  No:  Type: \_\_\_\_\_ Condition? \_\_\_\_\_
- 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? \_\_\_\_\_ Location? \_\_\_\_\_
- Shed water discharges into a French drain? Yes:  No:
- 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: Krepelka

LOT#: 24 DATE: 10/31/2025

Site layout map on back if required

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

Trees overhang lot 25 complete Brad Jones  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Inspected By Committee Members:**

1: Brad Jones Date: 10/31/2025  
2: [Signature] Date: 10/31/25 3: [Signature] Date: 10/31/25  
4: ALL CANNON 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.