

LOTS TRANSFER WORKSHEET - BUYER - AWL

	AWL payment due:		January
Date of Award:	1/1/2026	Lot Number:	57
Name:Rockett			Buyer
Membership Price (222)			2,672.52
Infrastructure Initial Payment (425)			200.00
Lot Improvement Value (222)			19,083.34
Sub-Total:			21,955.86
	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)			0.00
Grand Totals:			23,296.86

12/13 12/22/25
cg


ALAMO AREA SKP CO-OP LOT SALE WORK SHEET
(Page 1 of 2)

EVALUATION FORM

SELLER: Rockett LOT #: 57 DATE: 10-30-2025

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 19,083.34

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. \$ 0

4. REMOVALS

- i. SHED \$ _____
- ii. TREES/SHRUBS \$ _____
- iii. OTHER \$ _____
- TOTAL \$ 0

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

6. TOTAL LOT IMPROVEMENT VALUE C \$ 19,083.34 (Lines 1 + 5)

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

NOTES: _____

EVALUATION COMPLETED BY:
W. J. Confer
M. Smith

JIM BARNES
L. CARRINGTON

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

Evaluation

LOT # 57

October 30, 2025

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

This lot is located near the center of the Co-Op on the South side of Private Road 5248 facing North. The lot has a very roomy feel. Existing shed measures 12 x 24 and is conventional framing on a concrete slab. New fiberglass shingle roof with new turbine style attic vents, Exterior of shed is cement lap siding and trim. Insulated steel doors on entrance and work room.

Room #1 measures 12 x 14, carpeted floor, textured gypsum board walls and ceiling. In-wall A/C unit, single ceiling light. Two windows in south wall and one in North wall.

Room #2 is an adequate wood lined workshop/storage area with ample shelving and a workbench along South wall under single window. Pull-down attic access stairway.

Power pedestal features 50, 30 and 20 amp connections, water and septic connections.

Presently, the RV and parking area are all crushed stone.

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: Rockett

LOT#: 57 DATE: _____

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? _____
 - Propane tank capacity: _____
 - Propane amount left in tank: _____
- 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-foot 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? 973 sqft
- 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: Timber/stracks Condition: fair

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

No fire hose or back flow preventer, ✓
Plant in drain field remove

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

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Current Leaseholder: Rockett

LOT#: 57 DATE: 10/24/2024

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: 12x22
- Covered porch measurements: 8x22 9.5 feet in length or less? Yes: No:
- Roof material? Shingles Condition? New
- Eaves condition? Wood Gutters? Yes: No: Condition? Good
- Exterior Wall Material? Hardy plank Condition? Good
 - Dry Rot, Cracks, paint? Condition? Good
 - Window and door moldings? Condition? Good
- Attic Access? Yes: No: Type? Ladder Condition? pull down Good
- Number of windows? 4 Locations: Shop 1 shed 3 north & south.
- Interior Wall Covering Yes: No: Material? Sheetrock Condition? Good
- Ceiling Covering: Yes: No: Material? Sheetrock Condition? Good
- Window and screen condition? Window treatments? Yes: No: Condition? Fair
- Propane appliances in shed (heater, dryer)? Yes: No: Condition? Good
- Heater or air conditioner wall mounted? Yes: No: Type: Air Cond 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: NA Condition? NA Location? NA
- Shed water discharges into a French drain? Yes: NA No:
- Personal items removed? Yes: No:

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

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

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Current Leaseholder: Rockett

LOT#: 57 DATE: 10/24/2025

Site layout map on back if required

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

No fire hose

No backflow preventer Completed

cut back plant in drain field. Bral Jmo

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

None

Inspected By Committee Members:

1: Bral Jmo Date: 10/24/2025

2: RVA Date: 10/24/25 3: Randy Royer 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.