

LOTS TRANSFER WORKSHEET - BUYER - AWL

	AWL payment due:	February	
Date of Award:	2/1/2026	Lot Number: 28	
Name: Maxfield		Buyer	
Membership Price (222)		2,672.52	
Infrastructure Initial Payment (425)		200.00	
Lot Improvement Value (222)		8,377.53	
Sub-Total:		11,250.05	
	Amount	Paid (Y or N)	Prorated Amount
AWL Deposit (111)	500.00	Y	-500.00
Maintenance Fee: (423)	1,641.00		1,504.25
County & School Taxes (222)	44.62		-3.72
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			0.00
Grand Totals:			12,450.58

1/19/26 SY
CW
AS

ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

(Page 1 of 2)

EVALUATION FORM

SELLER: MAXFIELD LOT #: 28 DATE: 1-16-26

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 5,382.17

2. NEW IMPROVEMENTS:

- i. SHED \$ 1,495.36
- ii. CONCRETE \$ _____
- iii. GRAVEL \$ _____
- iv. FENCE \$ _____
- v. PROPANE TANK \$ _____
- vi. INSTALLATION OR LABOR \$ 1,500.00
- vii. LANDSCAPING \$ _____
- viii. OTHER \$ _____
- TOTAL \$ 2,995.36

3. ADJUSTMENTS

_____ \$ _____

~~_____~~ \$ _____

TOTAL ADJ. \$ _____

4. REMOVALS

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

5. LOT IMPROVEMENT ~ SUBTOTAL B \$ 2,995.36 (Lines 2 + 3 + 4)

6. TOTAL LOT IMPROVEMENT VALUE C \$ 8,377.53 (Lines 1 + 5)

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

NOTES: _____

EVALUATION COMPLETED BY:
WBP CONFER
SK CARTWRIGHT

Robert D. Griffin Supplier

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

Evaluation

LOT # 28

January 16, 2026

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

This lot is located on the Eastern side of the Co-Op on the east side of Private Road 5246 and faces West. The lot has open and roomy feel. There is one mature tree behind the shed on the neighboring lot providing ample shade year-round.

Lot has a current pest inspection dated 01-06-2026. Lot has a stone parking area with room for additional parking. Corral style fencing surrounds lot.

Exterior of shed is cement-board siding and soffits, metal roof with an open pressure treated sitting porch to the South. Satellite dish and remote hose connection newly installed.

Shed is a 12'x24' Derksen, prefab construction on skids with required tie-downs. Insulated walls and ceiling.

Room 1 measures approx. 12' x 11' Double hung windows in the South and West walls. Vaulted ceilings are cedar 'planks' with porcelain lighting fixtures. Walls are prefinished paneling, bare plywood floors with a new in-the-wall AC. Lot has 50-30-20 amp power pedestal.

Room 2 is a work/storage room accessed thru a main space opening. Walls are floor to ceiling peg board with twin work benches and ample storage shelving. Convenience outlets located throughout.

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: Maxfield

LOT#: 28 DATE: 1/12/2026

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: 788 sq ft
- Permanent structure behind the RV parking pad? Yes: No:
- Clothesline? Yes: No: Retractable/fold up type? Yes: No:
- Antenna? Yes: No: Material: Satellite Condition: Good
- Lot Dividers? Yes: No: Material: _____ Condition: _____

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

LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION

Page 2 of 3

Current Leaseholder: Maxfield

LOT#: 28 DATE: 1/12/2026

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: 12x24
- Covered porch measurements: NA 9.5 feet in length or less? Yes: NA No:
- Roof material? metal Condition? Good
- Eaves condition? Good Gutters? Yes: No: Condition? Good
- Exterior Wall Material? T/II Condition? Good
 - Dry Rot, Cracks, paint? Condition? None Good
 - Window and door moldings? Condition? Good
- Attic Access? Yes: No: Type? Door Condition? Good
- Number of windows? 3 Locations: South + West walls
- Interior Wall Covering Yes: No: Material? Paneling Condition? Good
- Ceiling Covering: Yes: No: Material? Wood 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: 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: NA Condition? NA Location? NA
- Shed water discharges into a French drain? Yes: NA
- Personal items removed? Yes: No:

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

Hose bib at outside of shed. Supplied by hose.

