

**LOTS TRANSFER WORKSHEET - BUYER - AWL**

	AWL payment due:	February	
Date of Award:	2/1/2026	Lot Number: 86	
Name:		Buyer	
Membership Price (222)		2,672.52	
Infrastructure Initial Payment (425)		200.00	
Lot Improvement Value (222)		11,772.87	
Sub-Total:		14,645.39	
	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)	31.69		-2.64
Membership Transfer Fee (422)			200.00
Value of Propane in Tank: (222)			167.94
Grand Totals:			16,014.94

1/26/2024  
SG  
KC

ALAMO AREA SKP CO-OP LOT SALE WORK SHEET

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EVALUATION FORM

SELLER: Macbida LOT #: 86 DATE: 1-21-2026

1. VALUE CARRIED FORWARD FROM ARCHIVE: A \$ 11772.87

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 \$ 0 (Lines 2 + 3 + 4)

6. TOTAL LOT IMPROVEMENT VALUE C \$ 11,772.87 (Lines 1 + 5)

7. PROPANE TANK SIZE: 120 GALLONS

Percentage (%) in Tank: 45 X \_\_\_\_\_ = \$ \_\_\_\_\_

(Current Price per Gallon) (Propane Value)

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

EVALUATION COMPLETED BY:

[Signature] CONFER

Robert Joseph Smith

[Signature] J.M. BARNES

[Signature] CARWRIGHT

THIS LOT IS BEING PURCHASED AS IS.

WE STRONGLY SUGGEST YOU LOOK AT THIS LOT BEFORE YOU MAKE THE PURCHASE.

## Evaluation

LOT # 86

January 23, 2026

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

This lot is located on the Western side of the Co-Op on the East side of Private Road 5243 and faces West. The lot has very cozy feel. There is one mature tree to the street side of the shed on the neighboring lot providing additional shade year-round. Lot has a 19 x 58 RV parking pad capable of accommodating any size rig. There is an existing 120 gal propane tank inspected on 01-08-2026. Pest inspection is current as of 01-08-2026 as well. Lot has 20-30-50 amp power pedestal.

Shed measures 12' x 18' with an 8'x 18' Western style open porch in good condition. Shed is of conventional framing on a raised concrete pad with concrete porch.

Exterior of shed is metal siding and soffits, metal roof, two windows located West and East. Two insulated metal entrance doors in the West wall.

One interior room approx. 11' x 17' Walls are painted OSB plywood with a foil and foam board ceiling, painted concrete floor, windows in the South and West walls. Ceiling fan and pull-down stairs for attic access. Shed features a washing machine hook-up and counter with sink on South wall. Shelving unit on North wall.

*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: Machida

LOT#: 86 DATE: 1/15/2026

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 Done
  - Tank and line condition? Good
  - Propane tank capacity: 120 gal
  - Propane amount left in tank: 45%
- 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: 1522 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: Wood Condition: Fair

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

Shed is in fair to good condition overall.

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**LOT IMPROVEMENT COMMITTEE PRE-TRANSFER INSPECTION**

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Current Leaseholder: Machida

LOT#: 86 DATE: 1/15/2026

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: 12x18
- Covered porch measurements: 8x18 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? Metal panels Condition? Good
  - Dry Rot, Cracks, paint? Condition? Shed condition good
  - Window and door moldings? Condition? Good
- Attic Access? Yes:  No:  Type? pull down steps Condition? Good
- Number of windows? 2 Locations: West + East walls
- Interior Wall Covering Yes:  No:  Material? OSB Condition? Fair
- Ceiling Covering: Yes:  No:  Material? Foil foam board Condition? Fair
- 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: None Condition? Good
- LP appliances have shut-off valves? Yes: N/A 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? Fair Location? South wall
- 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: Machida

LOT#: 86 DATE: 1/15/2026

Site layout map on back if required

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

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

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

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

Inspected By Committee Members:

1: Brent Finner Date: 1/15/2026

2: [Signature]

Date: 1/15/26

3: [Signature] Date: 1/15/26

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.