

OAK VIEW RANCH, LLC

VITAL INFORMATION SHEET

LOCATION: Located in Somervell County, Texas.

NAME OF DEVELOPER: Oak View Ranch, LLC
11431 Hwy 337, Graford, Texas 76449
(800) 710-0977

SUBDIVISION: Oak View Ranch

LIENS: Property is subject to a mortgage from Inwood Bank with a lot release provision upon the sale of individual lots.

EASEMENTS: Each tract is subject to easements for installation and maintenance of utilities as shown on the recorded plat.

COVENANTS: The property is subject to the covenants set forth in the Declaration of Covenants (a copy of which is attached hereto and recorded in the Somervell County Courthouse). Management of the Association will be turned over to the Oak View Ranch Property Owners Association at such time as 100% of all the lots in the development have been sold by the developer.

OAK VIEW RANCH PROPERTY OWNERS ASSOCIATION INC: Each lot owner shall become a member of Oak View Ranch Property Owners Association. The association is responsible for governing the subdivision and enforcing the Covenants. The current assessment for each tract is \$500.00 per year. The annual maintenance fee is to be used for the purpose of maintaining all common areas, liability insurance, walls, fences, lighting, paying ad valorem taxes on all common areas, cost of administration of the fund to maintain or improve the property of which it considers to be a general benefit to the Owners or occupants of the Property covered by these covenants. Such funds may also be used for the purpose of enforcement of all covenants of this section or subsequent sections that are a part of Oak View Ranch Property Owners Association. A transfer fee of \$150.00 will be assessed at time of change of owner of record.

DESIGN GUIDELINES OVERVIEW: Buyer retains the right to build on their home-site at any time of their choosing. Buyer retains the right to use any builder of their choice. All Home-site plans must be approved by the architectural control committee prior to commencement of construction. Homes are to meet the following minimum building standards set forth in complete detail in Declaration of Covenants (A copy of which is attached hereto and recorded in the Somervell County Courthouse).

Minimum square footage of 1,600 square feet

Any residence, guest quarters or garage shall be constructed from at least fifty-one percent (51%) masonry materials. Masonry materials includes masonry veneer, stucco, brick, rock and all other materials commonly referred to in the Somervell County, Texas, area as masonry, and specifically excludes hardiboard or any synthetic material.

Maximum roof heights not to exceed 35 feet

Approved Log Homes permitted.

REAL ESTATE TAXES: 2013 tax rates are as follows:

Somervell County Taxes are \$.40159 per \$100.00 of evaluation

Glen Rose Independent School District Taxes are \$.894 per \$100.00 of evaluation

Somervell Water Taxes are \$.118 per \$100.00 of evaluation, and

Hospital District Taxes are \$.105 per \$100.00 of evaluation.

The total tax rate is \$1.51859 per \$100.00 of evaluation.

Buyer(s) understand that Buyer(s) are responsible for the payment of taxes on the property Buyer(s) purchased from the closing date of the earnest money contract.

SCHOOL DISTRICTS: All tracts are located in the Glen Rose Independent School District.

WATER: Water will be provided by Somervell County Water District. Each owner will be required to connect to the system prior to construction. Currently the base monthly rate is \$15.00 per month for zero gallons of water usage. Water Rates are: \$2.00 per 1,000 gallons for the first 15,000 gallons consumed each month; \$2.50 per 1,000 gallons for 15,000 gallons each month to a

maximum of 25,000 gallons; \$3.00 per 1,000 gallons for 25,000 gallons consumed each month to a maximum of 100,000 gallons; \$3.25 per 1,000 gallons for all metered water after the first 100,000 gallons in any billing month. Call 254-897-4141 for service or more information.

Standard 5/8 x 3/4 Service

Deposit Fee ~ \$50 ~ Paid by customer at application

Tap Fee/Meter Installation Fee ~ \$450 ~ Paid by Customer at time of installation

MINERALS: None of the oil, gas and mineral rights to lots in the subdivision will belong to the purchasers of those lots. Certain third parties have reserved all of these rights to the lots in this offering.

ONSITE WASTE WATER DISPOSAL SYSTEM: A permit must be obtained through the Somervell County Environmental Office. The permit fee is \$200.00. A site evaluation must be performed on your tract prior to requesting a permit from Somervell County Environmental Office. The cost for installation of the system depends on size of home and Location of system and are estimated to range from \$4,000.00 to \$7,000 for aerobic system.

GAS: Natural gas is **not available**.

ELECTRICITY: Electric lines will be installed to the lots by the developer using Texas-New Mexico Power Company and will be extended to the Property upon demand by the buyer. Maintenance of the electric lines will be the responsibility of Texas-New Mexico Power Company. All interior electric lines will be overhead lines. You can reach Texas-New Mexico Power Company at (254) 675-8632. The buyer will have the ability to choose their own retail provider.

ROADS: Seller is obligated to construct the roads through base in the subdivision according to Somervell County subdivision standards. Seller will construct the roads thru base within 90 days after contract date, and Somervell County will pave the roads pursuant to Article IV in the Somervell County Rules and Regulations for subdivisions as of the date of the approved preliminary plat. The roads within the subdivision will be Somervell County roads. Buyer will be required to install and maintain at buyer's expense a driveway(s) and culvert(s).

ADDRESS OF PROPERTY: The street address is assigned by the Somervell County Sheriff's Department. The non-emergency phone number is 254-897-2242.

RESALES: Buyer(s) understand that: (a) The Developer has no obligation to resell Buyer(s) property for Buyer(s) and (b) Buyer(s) have the privilege of reselling Buyer(s) property themselves or through a real estate agent of their choice, although in either event the subdivision covenants prohibit the placing of a "For Sale" sign on Buyer(s) property.

Buyer acknowledges that Buyer (or spouse) has made a personal on-the-lot inspection of Lot number(s) 24 and have received a copy of the covenants applicable to Oak View Ranch from Oak View Ranch, LLC.

Customer Service number for questions call (800) 710-0977.

I affirm that to the best of my knowledge the above information is correct.

Bonnie J. J. J.
Oak View Ranch, LLC,
Authorized Agent

W. L. Smith 6-14-14
Buyer Date
Owen Hall 6/14/14
Agent Date

Leon Shuck 6-14-14
Buyer Date