

# CROSS TIMBER RANCH

## ADDENDUM “A” - VITAL INFORMATION STATEMENT

This property information statement contains important information regarding responsibilities associated with the development of this property. The following information has been obtained from sources deemed reliable. No representation or guarantee to the accuracy thereof is made and such information is subject to change without notice.

- **The parcel(s) being purchased by me/us through Recreational Land Sales, LLC, Ranch #\_\_\_\_\_**, \_\_\_\_\_, \_\_\_\_\_, in the subdivision known as **Cross Timber Ranch** located in Burnet County, TX has been developed in conformance with local codes and standards.
- **Covenants:** Purchaser acknowledges receipt of a copy of the Declaration of Covenants, Conditions and Restrictions for Cross Timber Ranch (the “Grazing Association”) and acknowledges receipt of declaration of covenants, conditions, and restrictions, which are to be recorded in the offices of Burnet County for Cross Timbers Ranch and understands all items contained therein of records.
- **Easements:** Purchaser understands that easements have been granted to ensure the rights of ingress, egress and utility service for the subdivision and to further the purposes of the Grazing Association.
- **Electricity:** Service provided by Pedernales Electric Cooperative: 512-355-2131.
- **Television Providers:** Service provided by Dish Network: (855) 831-9244 and Direct TV: (855) 802-3473.
- **High Speed Internet:** Provided by Linxus at linxusinternet.com.
- **Sewage Disposal:** Purchaser understands the municipal sewage service is not available. A Texas licensed Soil Classifier has inspected each lot and seller guarantees suitable soil availability for each lot. The sewage system and the cost of that system will be the purchaser's responsibility as a landowner.
- **Water Wells:** Purchaser understands that a water well and the cost of that water well will be the Purchaser’s responsibility as a landowner.
- **Water Well Cost:** Lucy Creek Well Services (512) 564-0330 estimates the cost of the wells to be \$35 per foot.
- **Trash Collection:** Service may be arranged through Trash Panda Waste Management trashpandawm.com 512-525-2337
- **Minerals:** Seller to convey surface rights only. Seller agrees to not engage in any mineral drilling operations.
- **Building & Septic Permits:** May be obtained through Burnet County Development Services 512-715-3206.
- **Property Taxes** The current tax rate for Burnet County is approximately 2.2%
- **Roads:** Purchaser understands the roads in the subdivision will be private. Private roads shall be maintained by the Grazing Association.
- **Grazing Association Dues.** Dues for the Grazing Association shall initially be \$912 per year.
- **Closing Coordinator Contact Information:** Name \_\_\_\_\_  
Tel \_\_\_\_\_ Email \_\_\_\_\_
- **Closing Attorney:** Lawyers Title Company  
3516 Preston Rd., Plano, TX 75093, 858-243-9912

Purchaser acknowledges that the future value of the land is uncertain and the grantor makes no guarantees expressed or implied as to the future value of any lot in Cross Timber Ranch.

### CERTIFICATION

Purchaser has been given the above disclosure and the purchaser has been given uninterrupted time to read and understand all statements within the disclosure.

Purchaser’s Signature \_\_\_\_\_ Date \_\_\_\_\_

Purchaser’s Signature \_\_\_\_\_ Date \_\_\_\_\_

Recreational Land Sales, LLC \_\_\_\_\_ Date \_\_\_\_\_