

Subject: ANSWERS TO QUESTIONS ON TBD FM 1488
Date: Tuesday, May 18, 2021 at 10:11:16 AM Central Daylight Time
From: Kristen Gill
To: Wendy Cline, Katie Macway
Attachments: image001.jpg

ANSWERS FROM HANH ON 12/16/2020:

1) Mineral Rights – You indicated the seller was unsure as to their ownership percentage. If you could request the seller to send me a copy of Schedule B of their prior title policy or a current title commitment, that would indicate what minerals rights are recorded.

(Attached) We are NOT selling mineral rights. To be negotiated

2) If you could ask the seller, are the water lines from G & W Water on their side of FM 1488 or on the south side (across FM 1488)?

On the other side of the property. It is feasible and agreed to bring water to us with road boring with very minimal cost 35-40K. But new owner still needs to contact G&W. No written bid.

3) There is a small difference in the acreage size from the survey of 26.511 to the appraisal districts total from both accounts of 27.189 acres. About 0.6878 difference. Had anything changed for when the survey was completed?

NO. We paid for 27.189, but survey said differently, chances are the appraisal county might not update or buyer can call surveyor to ask regarding discrepancy. I believe that the surveyor will say survey is more accurate.

4) Property is currently under AG exemption. How long is the cattle lease? Do you have copy of the cattle lease for review?

Attached

5) Where is access from FM 1488? Is there any approved Tx-Dot curb cuts?

They only contacted to ask who is the rightful owner, so once curb cuts happened to contact. I believe that new owner will benefit 2 things: 1. The buyback from road widening 2. Road widening will appreciate the value. Neighbors said that current price that we are listing is way under market, and with favorable Tx Ag, we currently paying 125.00 for all taxes. GW engineer had told us that Tx Dot will grant access road to the middle of the combined parcel, which will be very favorable.

Best Regards,



Kristen Gill
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