



Addendum "B"
Vital Information Statement

This property information statement contains important information regarding Island View Ranch Estates. Seller makes no representations regarding the accuracy of the information contained below.

Proposed Subdivision: The Buyer acknowledges that the final plat for Island View Ranch Estates has not yet been approved by Polk County and is subject to change during the platting process. The Seller commits to providing the Buyer with updates regarding the plat approval process as they become available. Furthermore, the Buyer understands that any changes to the plat that occur during the approval process may affect the described Property, including but not limited to its dimensions, legal description, and/or the allocation of common areas and amenities. The Buyer agrees to accept the Property subject to any such changes, provided they do not materially alter the value or use of the Property. Should material changes occur, the parties agree to negotiate in good faith to adjust the terms of this Contract as necessary or to consider termination of the Contract if a mutually acceptable adjustment cannot be reached.

Covenants: Seller has provided Buyer a proposed Declaration of Covenants, Conditions, and Restrictions for Island View Ranch Estates that will be filed in the official public records of Polk County, Texas (the "CC&R") upon final approval of the preliminary plat by the appropriate authorities of Polk County, Texas. The CC&R includes and provides for creation of various easements, including, but not limited to, pedestrian access, drainage, detention, utilities, emergency, access, landscaping, restrictions, setback requirements, and other matters more particularly described in the CC&R which affects the subdivision and Property to be purchased by Buyer. Buyer acknowledges that it has received and reviewed a copy of the CC&R and agrees to accept title to the Lot(s) subject to the CC&R. Buyer acknowledges that during the Development Period, as defined by the CC&R, the CC&R may be amended.

Easements: Buyer understands that easements have been granted to ensure the rights of ingress, egress and utility services for community, and for the purposes of the Island View Ranch Estates community.

Minerals: Seller to convey surface rights only. Seller makes no representations as to the status of minerals and mineral interests related to the Property. Buyer acknowledges that Seller may not own all mineral interests related to the Property, and Buyer agrees to accept the Property subject to any and all outstanding mineral interests not owned by Seller.

Property taxes: The current tax rate for Polk County and Livingston ISD is 1.742%. The Polk County Appraisal District reassess property values on a yearly basis and the value of the lot you purchase is subject to reassessment.

Flood zone: There are some areas located in a designated flood hazard area – see final plat to identify affected area(s), if any.

Amenities: An affiliated third-party entity ("Boat Slip Operator") will construct a boat dock with forty-one (41) individual boat slips on Reserve "A". The Boat Slip Operator will offer interior lot owners an individual slip for the price of \$275/month if set up on an auto-draft or a one-time payment of \$3,000 per year if paid by cash or check. In the event an interior lot owner does not exercise their right to a boat slip allocated for interior owners, the slip will be offered to a waterfront owner for the pricing set forth above. Should extra slips be available, the Boat Slip Operator will have the right to lease slips to non-owners on the same terms. At any time, if an interior lot owner elects to exercise their right to a slip, the Boat Slip Operator will provide a ninety (90) day notice to vacate to any non-owner lessee(s). Upon sale of any interior lot by an owner, and the selling owner did not exercise their right to utilize a boat slip, the new owner will have the ability to exercise the right and the Boat Slip Operator will provide a (90) day notice to vacate to any non-owner lessee.

Setback requirements:

Front setback: 25' from street

Side and rear setbacks: 10' from adjacent property



Other: Variance to be requested for irregular shaped lots

Electric services provided by Sam Houston electrical co-op.

Sam Houston Electrical co-op, 1157 E Church Livingston TX 77351
(936) 327-5711

Fiber provided by Eastex Telephone Cooperative:

Eastex Telephone Cooperative
1704 Hwy 59N, Livingston, TX 77351
(936) 967-1000

Sewer: Buyer understands that the Property does not have access to a public sewer system and will require an individual septic system. An individual septic system and the cost of the system will be the Buyer’s responsibility. The type of septic system will be determined through the county permitting process. Typically, private septic systems are installed by your builder and are financed as part of the Buyer’s construction loan.

Water services provided by Lake Livingston Water Supply:

Lake Livingston Water Supply Corp
1930 N. Washington Ave
Livingston, TX 77351

LP/propane: Individual propane tanks can be utilized but must be underground.

Building, Septic and Electric Permits: may be obtained through Polk County Permit Department for additional information, contact Polk County Permit Department at:

602 E. Church St., Suite 141, Livingston, TX 77351
936-327-6820 – fax 936-327-6867 - EMAIL: permits@co.polk.tx.us

Interior roads: Road maintenance will be the responsibility of the Property Owners Association.

Island View Ranch Estates Property Association dues: Dues for Island View Ranch Estates shall be \$650.00 per year and administered by Empire South Association Management.

Closing title company:

Scout Title & Abstract, LLC
2635 Park Ridge Dr.
Tyler, TX 75703
903-827-3110

BUYER

ISLAND VIEW RANCH, LLC

BUYER

(Authorized Agent)