

Ridge Lake Estates

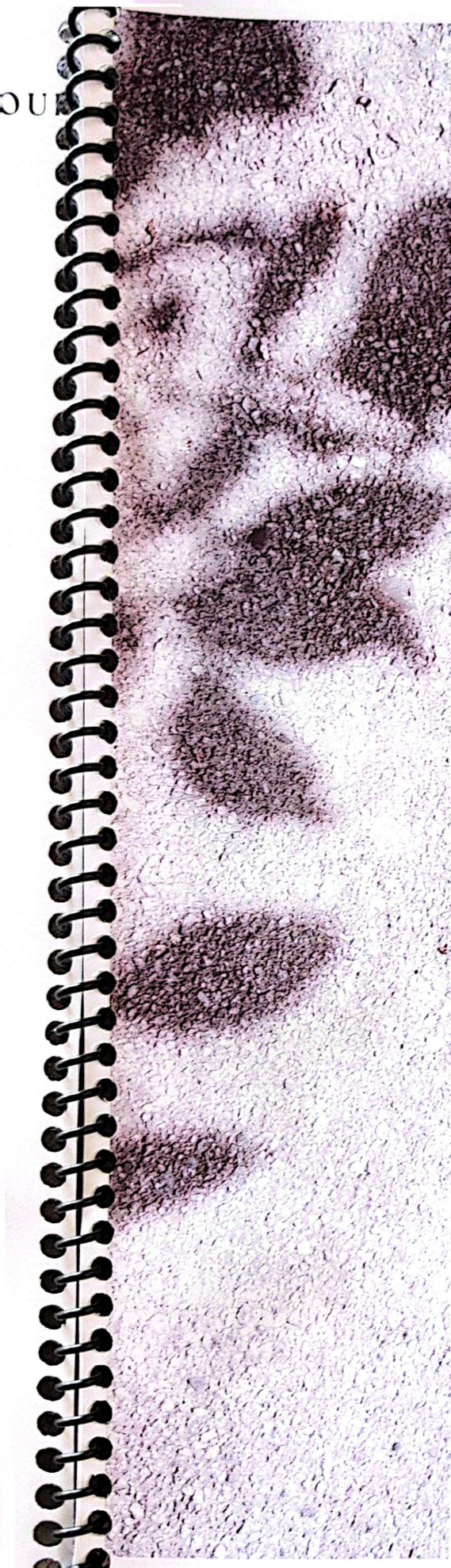
Livingston, Texas

Property Owners Guide

3483 OLD WOODVILLE RD, LIVINGSTON, TX 7735

OUR APPROACH

“Unlike most land developers that follow a traditional business model of turn key pricing based on completed infrastructure and amenities, FC Development Group offers pre-development pricing based on a “pre-construction” sales model. At FC Development Group, we believe in rewarding our customers on the front end before major improvements are complete. This allows the lowest entry price for their home sites and rewards early adapters. We offer a wide variety of lots including lakefront, lakeview, wooded, open and creek sites with varying price points that provide the perfect match for every preference. We are confident that you’ll find your ideal home site here and would like to welcome you to Ridge Lake Estates.”



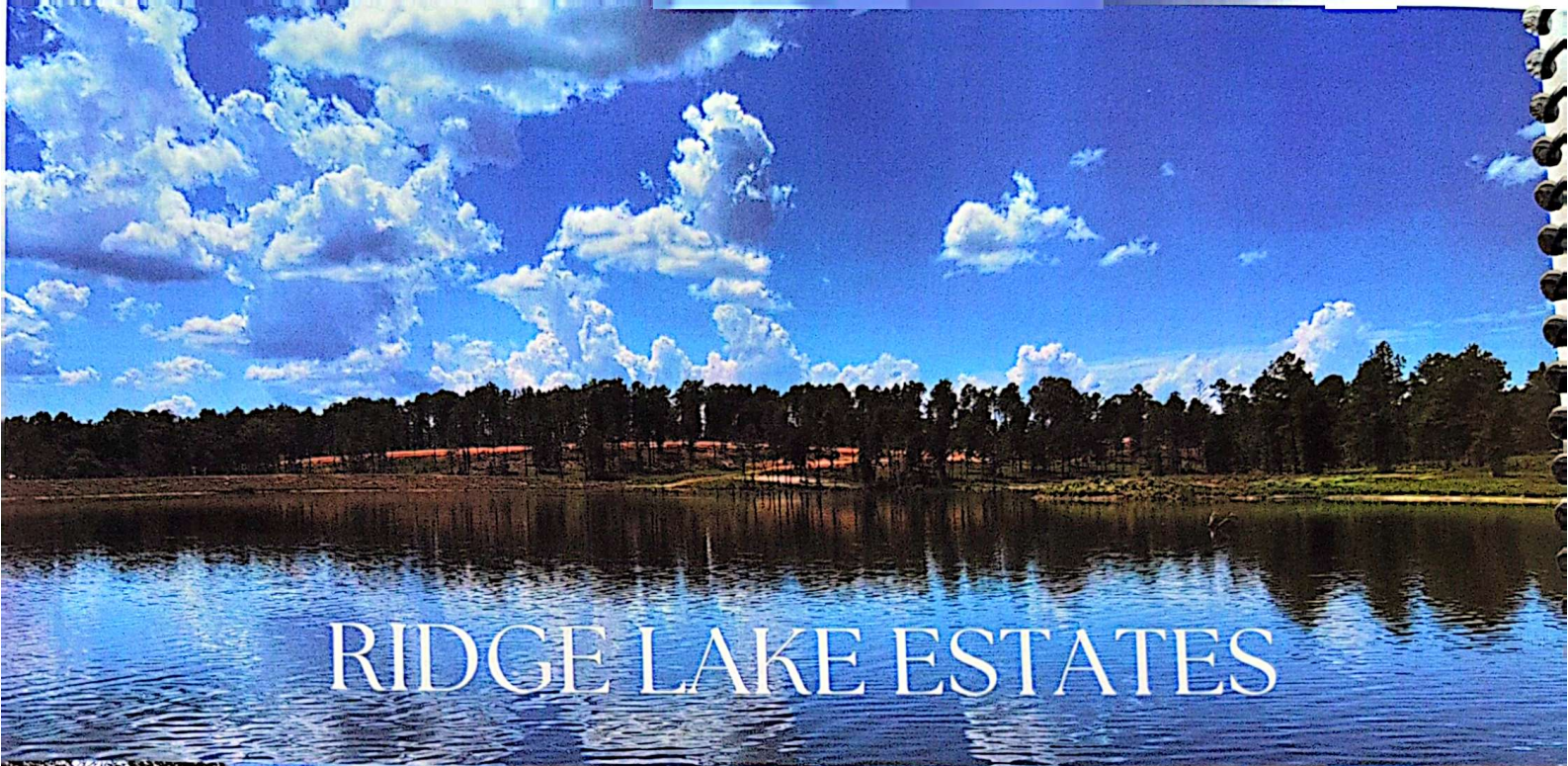
FC DEVELOPMENT GROUP

OUR COMPANY

FC Development Group is a Texas based company located in the city of Tyler, Texas with a combined experience of 75 years in land development and land management. The partners of FC Development Group, bring a wealth of knowledge and a track record of success with a passion for creating sustainable, vibrant communities.

Individually, our partners possess specialized skills in various facets of land development. From residential construction and development to timberland management, valuation, management, financing, and marketing, each partner brings a unique perspective and proficiency to our team.

Collectively, the FC Development Group has overseen the development of over 130,000 acres, encompassing a diverse range of projects including timberland, commercial, multifamily, and residential developments. This breadth of experience has equipped us with the insight and adaptability to navigate the complexities of the land development industry.



RIDGE LAKE ESTATES



No timeframe to build
Choose your own Builder
NO MUD Tax
VRBO friendly
45 minutes to IAH

Minutes from Lake Livingston
Two Community Lakes
Gated Entry
Community Pool and Putting Green
Lakefront Properties

Proposed Amenities at a Glance

GATED ENTRY

Completed



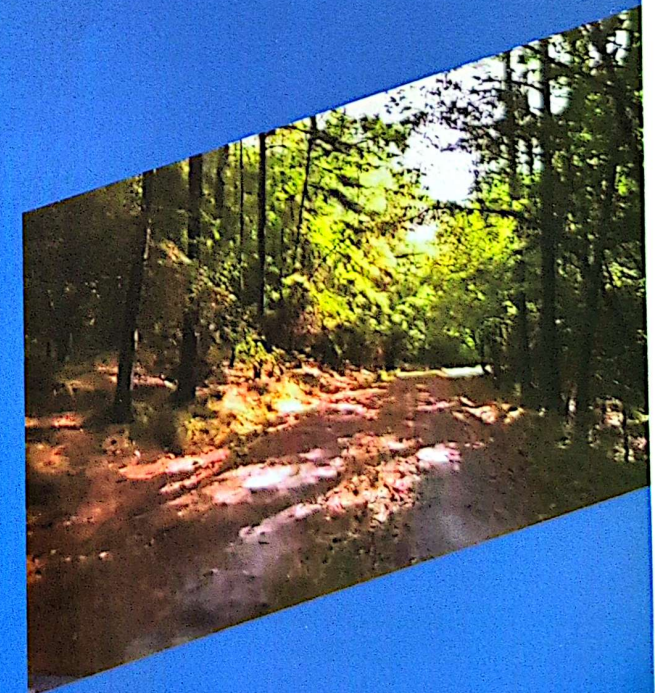
COMMUNITY POOL

Summer 2024



PUTTING GREEN

Summer 2024



RV AND BOAT STORAGE ON SITE

Summer 2024

Tripadvisor Top 10
Livingston, Texas

Livingston State Park
Temple Creek Vinard
Across the Tracks Live Music
Naskila Gaming / Casino
Livingston Golf Course
Faith Riding Stables
Serenity Medspa
Indian Hills Boat Rental
Texas Slam Baseball
Pedigo Park

Joe's Italian Grill
Pit Row Pit Stop
Floria's Kitchen
Blue Duck Kitchen & Bar
Patron Grill
Shrimp Boat Manny's
Pueblo Viejo
Arrons Pink Taco Shop
Katy's Cafe & Bakery
Wet Deck Lake Side Bar



Lake Livingston

Location, Size & Characteristics

Lake Livingston was built, and is owned and operated, by the Trinity River Authority of Texas (TRA) under contract with the City of Houston for water-supply purposes. It is located on the Trinity River in Polk, San Jacinto, Trinity and Walker counties.

It covers 90,000 acres, and is 31 miles long and 9 miles wide. The lake is the second-largest lake located wholly within the state of Texas; Sam Rayburn Reservoir is the largest.

Lake Livingston is a notable white bass fishery. White bass are plentiful and grow to large sizes. Also notable is the catfish fishery, dominated by blue catfish. Largemouth bass, striped bass, and crappie are less abundant but good catches are possible in areas of the reservoir where habitat is available.

Reservoir in Texas



Fishing Lake Livingston

Aquatic Vegetation

Native emergent plants are limited to the upper areas of the reservoir and in the backs of coves and embayments. The floating exotic water hyacinth is found throughout the reservoir.

Predominant Fish Species in Lake Livingston

Striped bass

White bass

Blue, Flathead and Channel Catfish

Crappie

Largemouth bass

Bluegill

Angling Opportunities

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Your Addendum B.
Vital Information Statement

This property information statement contains important information regarding Ridge Lake Estates. Seller makes no representations regarding the accuracy of the information contained below.

Covenants: Seller has provided Buyer a Declaration of Covenants, Conditions, and Restrictions for Ridge Lake Estates filed in the official public records of Polk County, Texas (the "CC&R"). 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 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 Ridge Lake 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.

Easements include:

Emergency access – Lot 114
Typical Utility easements – see final plat
Street easements – see final plat
Drainage easements – see final plat

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

Amenities: Proposed walking trails, pool, putting green etc. are located in designated common areas and are not considered easements.

Setback requirements:

Front setback: 50' from street
Side and rear setbacks: 25' 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 to be the buyers responsibility.

Estimated Septic cost based on similar projects in the area may range between \$6,000 to \$9,000 depending on the type of system installed and the size of the improvements located on the Property. These are estimated costs that may fluctuate for various reasons. Septic system are typically installed by your builder under your construction loan during your building process.

Water well: Buyer understands that the Property does not have access to a public water system. A private water well and the cost of that well will be the Buyer's responsibility. Wells are typically installed by your builder under your construction loan during construction process.

Estimated well cost based on similar projects in the area may range between \$7,500 to \$12,000 depending on actual

depth of the well and be affected by the overall size and extent of proposed improvements. Well-houses or other improvements associated with any water well shall be permitted between the rear line of the home and the rear property

line. In no case can the associated outbuilding be permanently placed in a utility easement and must be placed so that it does not at any time enter or violate the setbacks.

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.

Ridge Lake Estates Property Association dues: Dues for all Ridge Lake Estates properties shall be \$1,000.00 yearly, excluding section 2 Lakefront lots 5, 6, 7, 8, 9, 10, 11, 12, 13. Those properties will have a fee of \$ 1200.00 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