



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

6/9/2026

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Higginbotham Insurance Agency, Inc. 208 N Bryan Ave., Suite 12 Bryan, TX 77803-3274 License#: 2081754		PHONE (A/C, No, Ext): 817-349-2240		COMPANY Wesco Insurance Company	
FAX (A/C, No): 817-347-6981		E-MAIL ADDRESS: mlane@higginbotham.net			
CODE:		SUB CODE:			
AGENCY CUSTOMER ID #:		LOAN NUMBER		POLICY NUMBER WPP2011510-03	
INSURED River Ridge Townhomes, A Condominium Homeowners Association, Inc. c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802		EFFECTIVE DATE 03/17/2026		EXPIRATION DATE 03/17/2027	
				<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:					

PROPERTY INFORMATION

LOCATION/DESCRIPTION Loc # 1, Bldg # 1, 1000 Spring Loop, College Station, TX, 77840 Loc # 1, Bldg # 10, 1000 Spring Loop, College Station, TX, 77840 Loc # 1, Bldg # 11, 1000 Spring Loop, College Station, TX, 77840 Loc # 1, Bldg # 12, 1000 Spring Loop, College Station, TX, 77840 Loc # 1, Bldg # 2, 1000 Spring Loop, College Station, TX, 77840 Loc # 1, Bldg # 3, 1000 Spring Loop, College Station, TX, 77840 See Attached...
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED BASIC BROAD X SPECIAL

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Equipment Breakdown Coverage		
Equipment Breakdown Coverage		\$25,000
Equipment Breakdown Coverage		\$25,000
Loc # 1, Bldg # 1		
Building, Replacement Cost, Special (Including theft)	\$1,535,566	\$25,000
Ordin, Replacement Cost, Special (Including theft)	\$30,000	\$25,000
Loc # 1, Bldg # 10		
Building, Replacement Cost, Special (Including theft)	\$925,308	\$25,000
Ordin, Replacement Cost, Special (Including theft)	\$30,000	\$25,000
Loc # 1, Bldg # 11		
Building, Replacement Cost, Special (Including theft)	\$1,262,278	\$25,000
Ordin, Replacement Cost, Special (Including theft)	\$30,000	\$25,000
Loc # 1, Bldg # 12		
See Attached...		


REMARKS (Including Special Conditions)

100% coinsurance Employee Theft \$25,000 Forgery Or Alteration \$25,000 Money And Securities \$10,000/\$10,000 Wind/Hail Deductible 2%
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CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS INSUREDS COPY INFORMATION ONLY	<input type="checkbox"/> ADDITIONAL INSURED	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE	
	<input type="checkbox"/> MORTGAGEE			
	LOAN #			
AUTHORIZED REPRESENTATIVE 				



ADDITIONAL REMARKS SCHEDULE

AGENCY Higginbotham Insurance Agency, Inc.		NAMED INSURED River Ridge Townhomes, A Condominium Homeowners Association, Inc. c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802	
POLICY NUMBER WPP2011510-03		EFFECTIVE DATE: 03/17/2026	
CARRIER Wesco Insurance Company	NAIC CODE 25011		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 27 **FORM TITLE:** EVIDENCE OF PROPERTY INSURANCE

LOCATION/DESCRIPTION:

- Loc # 1, Bldg # 4, 1000 Spring Loop, College Station, TX, 77840
- Loc # 1, Bldg # 5, 1000 Spring Loop, College Station, TX, 77840
- Loc # 1, Bldg # 6, 1000 Spring Loop, College Station, TX, 77840
- Loc # 1, Bldg # 7, 1000 Spring Loop, College Station, TX, 77840
- Loc # 1, Bldg # 8, 1000 Spring Loop, College Station, TX, 77840
- Loc # 1, Bldg # 9, 1000 Spring Loop, College Station, TX, 77840

COVERAGE INFORMATION:

- Building, Replacement Cost, Special (Including theft), Amount Of Insurance: \$421,397, Deductible: \$25,000
- Loc # 1, Bldg # 2
 Building, Replacement Cost, Special (Including theft), Amount Of Insurance: \$1,537,809, Deductible: \$25,000
 Ordin, Replacement Cost, Special (Including theft), Amount Of Insurance: \$30,000, Deductible: \$25,000
- Loc # 1, Bldg # 3
 Building, Replacement Cost, Special (Including theft), Amount Of Insurance: \$1,321,510, Deductible: \$25,000
 Ordin, Replacement Cost, Special (Including theft), Amount Of Insurance: \$30,000, Deductible: \$25,000
- Loc # 1, Bldg # 4
 Building, Replacement Cost, Special (Including theft), Amount Of Insurance: \$1,319,222, Deductible: \$25,000
 Ordin, Replacement Cost, Special (Including theft), Amount Of Insurance: \$30,000, Deductible: \$25,000
- Loc # 1, Bldg # 5
 Building, Replacement Cost, Special (Including theft), Amount Of Insurance: \$1,537,809, Deductible: \$25,000
 Ordin, Replacement Cost, Special (Including theft), Amount Of Insurance: \$30,000, Deductible: \$25,000
- Loc # 1, Bldg # 6
 Building, Replacement Cost, Special (Including theft), Amount Of Insurance: \$1,537,809, Deductible: \$25,000
 Ordin, Replacement Cost, Special (Including theft), Amount Of Insurance: \$30,000, Deductible: \$25,000
- Loc # 1, Bldg # 7
 Building, Replacement Cost, Special (Including theft), Amount Of Insurance: \$1,321,510, Deductible: \$25,000
 Ordin, Replacement Cost, Special (Including theft), Amount Of Insurance: \$30,000, Deductible: \$25,000
- Loc # 1, Bldg # 8
 Building, Replacement Cost, Special (Including theft), Amount Of Insurance: \$1,095,845, Deductible: \$25,000
 Ordin, Replacement Cost, Special (Including theft), Amount Of Insurance: \$30,000, Deductible: \$25,000
- Loc # 1, Bldg # 9
 Building, Replacement Cost, Special (Including theft), Amount Of Insurance: \$807,074, Deductible: \$25,000
 Ordin, Replacement Cost, Special (Including theft), Amount Of Insurance: \$30,000, Deductible: \$25,000