



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

4/24/2026

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. 11700 Katy Freeway, Ste. 1100 Houston, 77079 License#: 2081754		PHONE (A/C. No. Ext): 979-314-9524		COMPANY Wesco Insurance Company	
FAX (A/C. No): 817-347-6981		E-MAIL ADDRESS: AKroll@higginbotham.net			
CODE:		SUB CODE:			
AGENCY CUSTOMER ID #:		LOAN NUMBER		POLICY NUMBER WPP1974843-03	
INSURED Cripple Creek Condo Owners Association c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802		EFFECTIVE DATE 06/10/2025		EXPIRATION DATE 06/10/2026	
				<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:					

PROPERTY INFORMATION

LOCATION/DESCRIPTION DESCRIPTION OF OPERATIONS PROPERTY (including Location)- Total # of Units 156 Location 1 Bldg 1: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 01 Location 1 Bldg 2: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 02 Location 1 Bldg 3: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 03 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

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Coverage: Buildings Blanket - Valuation: Agreed Value - Cause of Loss - Special Including Theft	14,024,952	\$2,500
Bldg 11-Business Personal Property	15,600	\$10,000
Wind/ Hail Deductible-Per Occurrence		
90% Coinsurance		
Replacement Cost		


REMARKS (Including Special Conditions)

Ordinance or Law: Coverage A Full coverage; Coverage B&C 10% of each building
 Equipment Breakdown included
 Separation of Insured included
 Inflation Guard included 4%
 Walls Out included

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 For Informational Purposes Only c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan, TX 77802	<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 Cripple Creek Condo Owners Association c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802	
POLICY NUMBER WPP1974843-03		EFFECTIVE DATE: 06/10/2025	
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:

- Location 1 | Bldg 4: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 04
- Location 1 | Bldg 5: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 05
- Location 1 | Bldg 6: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 06
- Location 1 | Bldg 7: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 07
- Location 1 | Bldg 8: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 08
- Location 1 | Bldg 9: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 09
- Location 1 | Bldg 10: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Subloc: 10
- Location 1 | Bldg 11: 904 University Oaks Blvd College Station 1X 77840 / Condominium Association / Laundry Room Subloc: 11