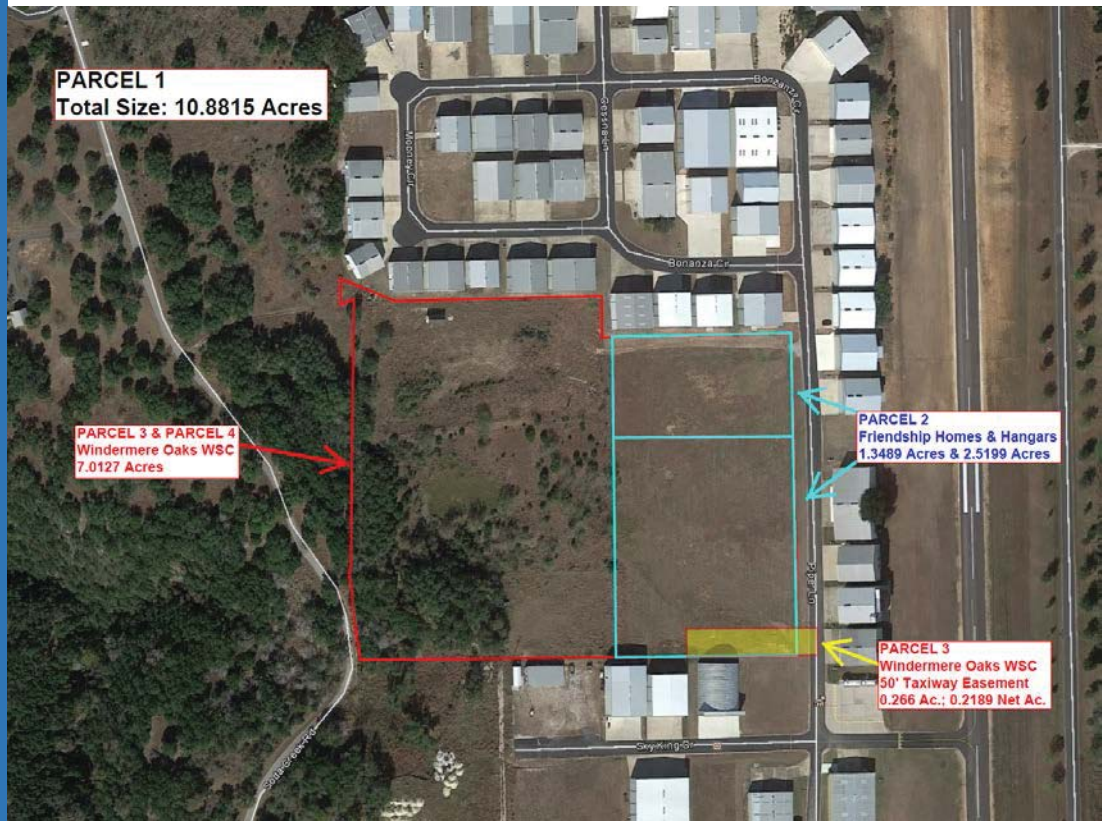


APPRAISAL REPORT



DECEMBER 3, 2018

APPRAISAL OF FOUR INDIVIDUAL PARCELS WHICH ARE LOCATED ALONG THE WEST SIDE OF PIPER LINE AND THE EAST SIDE OF SODA CREEK ROAD, BURNET COUNTY, TEXAS

PREPARED FOR:

Windermere Oaks Water Supply Corporation
Double F Hangar Operations, LLC
c/o Mr. Jose E. de la Fuente
Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Avenue, Suite 1900
Austin, Texas 78701



December 3, 2018

Windermere Oaks Water Supply Corporation
Double F Hangar Operations, LLC
c/o Mr. Jose E. de la Fuente
Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Avenue, Suite 1900
Austin, Texas 78701

Re: Appraisal of four individual parcels which are located along the west side of Piper Lane and the east side of Soda Creek Road, Burnet County, Texas.

Dear Mr. de la Fuente:

As requested, we have inspected the above-referenced property and considered those factors which we deemed pertinent in arriving at an estimate of market value. We have been asked to determine the market value of the subject property considering the whole tract (± 10.8815 acres), prior to the conveyance of ± 3.8688 acres on March 11, 2016; the market value of the ± 3.8688 acres conveyed on March 11, 2016; and the market value of the remaining ± 7.0127 acres after the conveyance of ± 3.8688 acres, considering access and no access to a taxiway easement located off of Piper Lane. We have conducted a market study of real estate activity in the immediate vicinity of the subject property and analyzed sales, offerings, and other developments which have occurred in the market area. Market Value, as used in this report, is defined (and intended by the appraisers to reflect term of cash or cash equivalency) as being:

The most probable price, as of a specific date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under duress.¹

Based upon our investigation and analysis, it is our opinion that as of March 11, 2016 (Retrospective), the estimate of market value is as follows:


Opinion of Market Value of the ± 10.8815 Ac. Tract (Parcel 1):	\$1,300,000.00
Opinion of Market Value of the ± 3.8688 Ac. Tract (Parcel 2):	\$ 700,000.00
Opinion of Market Value of the ± 7.0127 Ac. Tract – Taxiway Easement Access (Parcel 3):	\$ 760,000.00
Opinion of Market Value of the ± 7.0127 Ac. Tract – No Taxiway Easement Access (Parcel 4):	\$ 120,000.00

Your attention is directed to the following data which, in part, forms the basis of our conclusions. Should you have any questions, please contact us.

Sincerely,



David R. Bolton, MAI, SREA
TX-1320117-G



R. Chance Bolton
TX-1380325-G

¹ Appraisal Institute, The Appraisal of Real Estate, 14th Edition, Page 58

APPRAISAL SUMMARY

Prepared By:	Bolton Real Estate Consultants, Ltd.
Property Owner:	Windermere Oaks Water Supply Corporation; Friendship Homes & Hangars, LLC
Client:	Windermere Oaks Water Supply Corporation; Double F Hangar Operations, LLC
Effective Date of Value:	March 11, 2016 (Retrospective)
Date of the Report:	December 3, 2018
Property Location:	West side of Piper Lane and east side of Soda Creek Road, surrounding the Spicewood Airport, in Burnet County, Texas.
Legal Description:	Parcel 1: ±10.8815 acres situated out of the Maria Salinas Survey No. 17, Abstract No. 776, and also consisting of Tract H1 and H2, Tract H on Piper Lane Subdivision, Burnet County, Texas Parcel 2: ±3.8688 acres consisting of a ±1.3489 acre tract being Tract H1, and a ±2.5199 acre tract being Tract H2, Tract H on Piper Lane Subdivision, Burnet County, Texas Parcel 3: ±7.0127 acres situated out of the Maria Salinas Survey No. 17, Abstract No. 776, and a taxiway easement situated out of Tract H2, Tract H on Piper Lane Subdivision, Burnet County, Texas Parcel 4: ±7.0127 acres situated out of the Maria Salinas Survey No. 17, Abstract No. 776, Burnet County, Texas
Tract Size:	Parcel 1: ±10.8815 acres (473,998 SF) Parcel 2: ±3.8688 acres (168,525 SF) Parcel 3: ±7.0127 acres (305,473 SF) Parcel 4: ±7.0127 acres (305,473 SF)
Improvements:	None of contributory value
Highest and Best Use:	As Vacant: Division of the property into multiple airport hangar lots (Parcel's 1, 2 & 3); Rural residential/recreational (Parcel 4)

IDENTIFICATION OF THE CLIENT

Windermere Oaks Water Supply Corporation
Double F Hangar Operations, LLC
c/o Mr. Jose E. de la Fuente
Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Avenue, Suite 1900
Austin, Texas 78701

SUBJECT PROPERTY

The subject property is comprised of a total of ± 10.8815 acres that is located along the west side of Piper Lane and the east side of Soda Creek Road, adjoining the Spicewood Airport to the north, south and west, in Burnet County, Texas. We have been asked to estimate an opinion of market value of the entire 10.8815 acres, (Parcel 1), the market value of a total of ± 3.8688 acres conveyed in March of 2016 that is located along the west side of Piper Lane (Parcel 2), the market value of the remaining ± 7.0127 acres considering access to a taxiway easement off of Piper Lane (Parcel 3) and the market value of the remaining ± 7.0127 acres considering no access to the taxiway easement off of Piper Lane (Parcel 4).

INTENDED USERS

The intended user is Windermere Oaks Water Supply Corporation, Double F Hanger Operations, LLC, and/or their authorized agents, and to the extent necessary, the fact finders, judge and/or jury in the case. No other parties are intended users of this appraisal and no such parties should use or rely on this appraisal for any purpose.

INTENDED USE

The intended use of this appraisal report is for the presentation of our opinion of market value of the subject property associated with the lawsuit styled *Toma Integrity v. Windermere Oaks Water Supply Corporation; Cause No. 47531, filed in the 33rd District Court of Burnet County, Texas*. This report is not intended for any other use. The appraiser is not responsible for unauthorized use of this report.

INTEREST VALUED

Fee Simple Interest which is defined by The Appraisal of Real Estate, 14th Addition, as “absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.” This appraisal is made with the understanding that the present ownership of the property is subject to any easements or encroachments of record, current state laws, and local zoning/land use ordinances.

CONTINGENT AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. The visual exhibits and illustrative material in this report are included only to help the reader visualize the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
8. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a non conformity has been identified, described, and considered in the appraisal.
9. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private

entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.

10. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.

PURPOSE OF THE ASSIGNMENT

According to the Plaintiff's First Amended Petition, the Windermere Oaks Water Supply Corporation (WOWSC) Board, "without any competitive bid process or advance public announcement of their intent, sold valuable property belonging to WOWSC to a business owned by one of the Board members." The purpose of the assignment is to determine the market value of the subject property considering the whole property prior to the conveyance, the market value of the property conveyed and the market value of the remaining property after the conveyance.

Market Value, as used in this report, is defined (and intended by the appraisers to reflect term of cash or cash equivalency) as being:

The most probable price, as of a specific date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under duress.²

EXTRAORDINARY ASSUMPTIONS

An Extraordinary Assumption is defined as "an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions."³

It is assumed that information considered in the appraisal report confirmed by outside sources is accurate. Should the data prove to be inaccurate, the value conclusions could be affected.

HYPOTHETICAL CONDITIONS

A Hypothetical Condition is defined as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of the analysis."⁴

We have made a hypothetical condition that Parcel 4 has access to a taxiway easement through an adjacent property, which is under a different fee ownership.

² Appraisal Institute, The Appraisal of Real Estate, 14th Edition, Page 58

³ The Appraisal Foundation, USPAP (2018-2019 Edition) [2018]

⁴ *ibid.*

JURISDICTIONAL EXCEPTION

According to Uniform Standards of Professional Appraisal Practice (USPAP) Standards, the Jurisdictional Exception Rule states, "if any applicable law or regulation precludes compliance with any part of USPAP, only that part of USPAP becomes void for that assignment." Law includes constitutions, legislative and court-made laws, and administrative rules and ordinances. Regulations include rules or orders having legal force, issued by an administrative agency. To the extent USPAP Standards are contrary to Texas law applicable to the acquisition of property pursuant to Article 1, Section 17 of the Texas Constitution or United States Constitution - the applicable Texas law is deemed to supersede USPAP Standards. This report is performed consistent with Texas State law.

EFFECTIVE DATE OF VALUE OPINION

March 11, 2016. As such, the appraisal is retrospective and conforms to the guidelines set forth in the *Uniform Standards of Professional Appraisal Practice, 2018-2019 Edition*.

DATE OF THE REPORT

December 3, 2018

DATE OF INSPECTION

November 30, 2018

PRIOR SERVICES

Bolton Real Estate Consultants, Ltd. has not performed any services regarding the subject property within 3 years of accepting the assignment.

SCOPE OF WORK

The appraisal problem is to determine the market value of the ±10.8815 acre subject property (Parcel 1) prior to the conveyance of ±3.8688 acres; the market value of the ±3.8688 acres conveyed (Parcel 2); and the market value of the remaining ±7.0127 acres after the conveyance of ±3.8688 acres, considering access to the taxiway easement (Parcel 3) and no access to the taxiway easement (Parcel 4). The following measures have been considered and/or utilized in the appraisal process, as follows:

- Review of documents pertaining to the subject including: Plaintiff's First Amended Petition, aerial photography, plats, topographical and flood plain maps, ownership documents, and easements regarding the subject property.
- Analyzed the economic, development, demographic and population trends of the subject's market area.
- Analyzed the Highest and Best Use of the subject considering the Physically Possible, Legally Permissible, Financially Feasible, and Maximally Productive use.
- Each of the three approaches to value was considered in estimating market value of the subject including the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. The Cost Approach was excluded from the analysis as the subject is vacant land with no improvements considered in the analysis. Similarly, the Income Capitalization Approach was excluded from the analysis as it is not considered applicable for the valuation of the vacant subject property. As the subject is vacant land, only the Land Sales Comparison Approach is utilized in the analysis.
- Comparable market data has been confirmed with at least one party to the transaction and/or their agent. Burnet and surrounding county deed and tax records for each of the sales were examined. The land sales were visually inspected by the appraiser.
- The appraisers had significant professional assistance from Sam C. Umstead with regards to subject and market data research, comparable sales analysis, and production of the report.
- For Parcel 4, a hypothetical condition was considered that connected the property to a taxiway easement through an adjacent parcel that is under a different fee ownership.

REPORT OPTION

This report is an Appraisal Report in accordance with Standards Rule 2-2(a) of the Uniform Standards of Appraisal Practice (2018-2019 Edition). As such, it represents sufficient information to enable the client and other intended users, as identified, to understand it properly. Additional information concerning the data, reasoning and analysis is retained in our file.

COMPETITIVE MARKET ANALYSIS

The value of the property being appraised is directly influenced by the social, economic, governmental and environmental forces in the vicinity of the subject property. Therefore, to conduct a thorough analysis, the appraiser must delineate the boundaries of the area of influence. Although physical boundaries may be drawn, the most important boundaries are those that identify factors influencing property value. According to The Appraisal of Real Estate, 14th Edition, copyright 2013, by the Appraisal Institute, the area of influence, commonly called a "Neighborhood," can be defined as "a group of complementary land uses." However, The Appraisal of Real Estate goes on to say that the term "Market Area" may be more useful than 'Neighborhood' or 'District' for several reasons:

- A market area can include neighborhoods, districts, and combinations of both.
- Understanding how real estate markets work is essential in almost every step of the valuation process. The term 'Market Area' - more than the term 'Neighborhood' or 'District' – refers to an area where market participants live and work. The term also refers to areas on which appraisers focus when analyzing value influences."

With respect to the primary value influence on the subject property, "Market Area" is most appropriate in this instance. To identify a Market Area's boundaries, an appraiser examines a subject property's surroundings. The investigation begins with the subject property and proceeds outward, identifying all relevant actual and potential influences on the property's value that can be attributed to the property's location. The appraiser extends the search far enough to encompass all the influences the market indicates will affect a property's value.

Market Area:	Properties located within or near the Spicewood Airport in Burnet County, Texas.
Location:	Located in southeastern Burnet County, TX, the subject is ± 2.0 miles east of the community of Spicewood, ± 11.50 miles southeast of the city of Marble Falls (largest city in Burnet Co.), and ± 20.0 miles southeast of the city of Burnet (county seat). The subject is ± 27.0 miles northwest of central Austin, ± 1.55 miles west of the Burnet/Travis County line and ± 0.65 miles south of Lake Travis.
Major Arterial Access/Proximity:	Fronts Piper Lane and Soda Creek Road in a gated community, with both roads having minimal traffic. The subject is ± 2.25 miles northeast of State Highway 71 and ± 10.50 miles east of U.S. Highway 281.

Population Trends:

Area	2010 Population	2016 Population	% Change	Source
1-Mile Ring	362	451	+24.59%	ESRI
3-Mile Ring	1,733	2,039	+17.66%	ESRI
5-Mile Ring	3,949	4,548	+15.17%	ESRI
Area	2010 Population	2016 Population	% Change	Source
Burnet County	42,750	46,243	+8.17%	U.S. Census

Economy Outlook:

The Spicewood area has seen a growing economy over recent years, with the Austin Board of Realtors indicating significantly increasing home prices and home sales from November 2014 to November 2015. Similarly, building permit data for single-family residences in Burnet County have shown increases in number of dwelling units and average value per dwelling unit over recent years per the Texas A&M Real Estate Center. A survey of rural land prices in the subject's region, also provided by the Texas A&M Real Estate Center, indicates increases in land prices nearly every year since 2012. The Burnet County employment rate has shown increases over recent years, further indicating a positive local economy.

Development Trends:

The subject surrounds the Windermere Airpark and the Spicewood Airport, with the airport runway being ± 275 feet to the east. The gated Airpark is considered highly built out with few vacant lots remaining. The multiple airport hangars adjoining the subject to the north and along the south side of Bonanza Circle and Mooney Circle have been all constructed since 2008. A lot across Piper Lane to the east was recently built with an airport hangar in 2016. Approximately 175 feet north of the subject and along Bonanza Circle are two individual hangars that were built in 2014. Adjacent to the south and along the north side of Sky King Drive is a hangar constructed in 2013. According to local brokers, there is a shortage of available hangar lots in the airport, with lots being in high demand.

Spicewood Airport:

The nearby Spicewood Airport (88R) was originally completed and opened in 1972. The airport features a 4,185' x 30' (later widened to 40' in 2017) asphalt runway and the airpark consists of over 75 hangars with 83 aircraft. Self-service fueling and aircraft maintenance and repair services are available at the field. The airport is privately owned and publicly used with a Spicewood Pilots Association utilized to support the airport. All lots within the airpark shall be used

for aviation use, as “No Owner shall occupy the property as a residence or use his Lot or building thereon, or permit the same or any part thereof to be occupied or used for any purpose other than as an aviation hangar for the Owner, his family, guest and tenants. No commercial activities of a non-aviation nature are permitted.”⁵

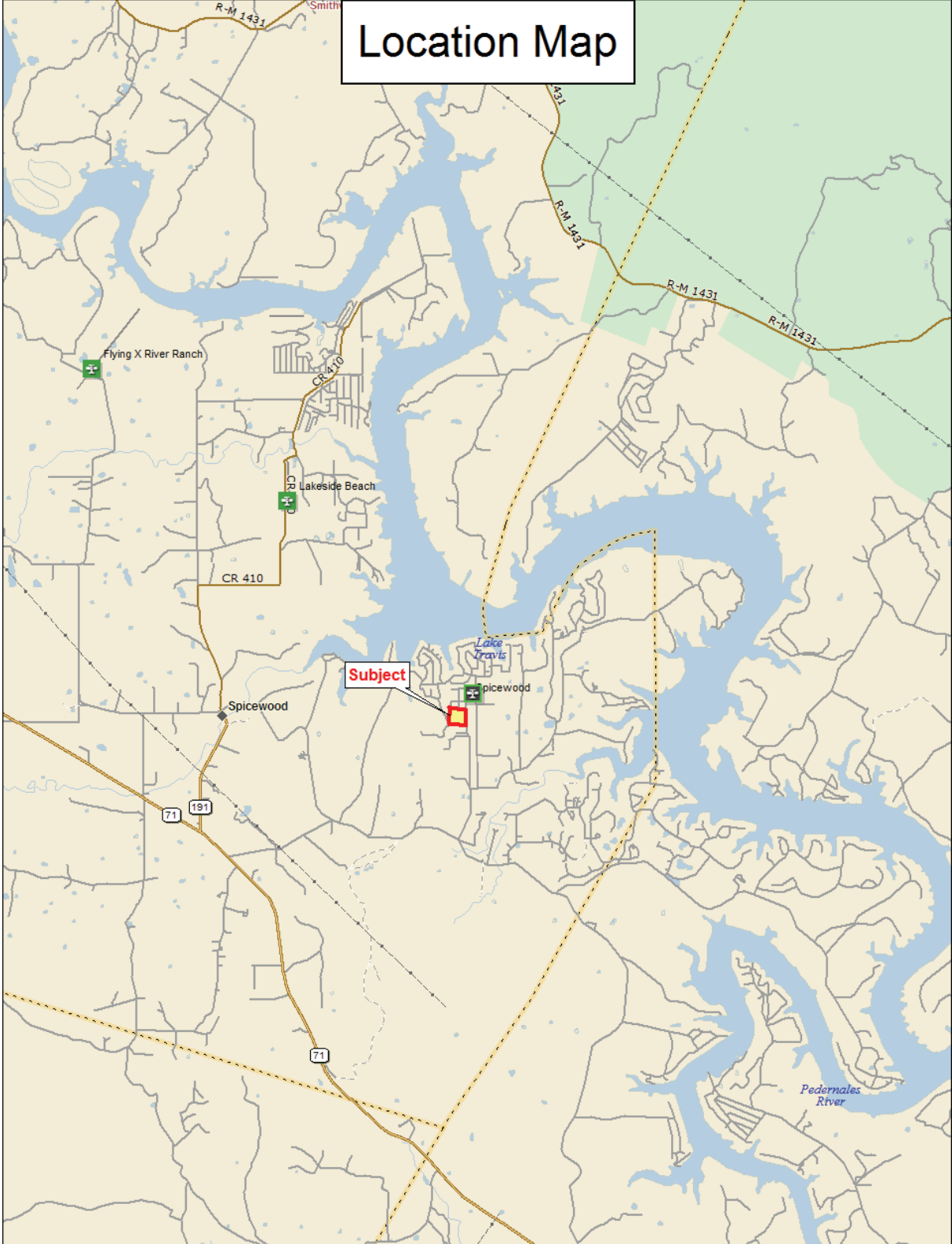
Adjacent uses to Subject:	North:	Airport hangars
	South:	Airport hangars & lots
	East:	Airport hangars
	West:	Vacant land; Rural residences (The Ranch at Windermere residential subdivision)

Conclusion

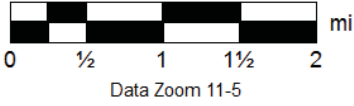
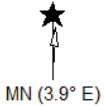
Demographics for Burnet County and in the immediate subject area have been increasing over recent years. There are a limited amount of available hangar lots in the Spicewood Airport, with local brokers indicating high demand considering the limited supply. In addition, land and home prices have been trending upwards and considering the proximity to the Austin-Round Rock Metropolitan Statistical Area, it is believed that the neighborhood area, along with Spicewood and Burnet County, are expected to exhibit continued positive growth in the foreseeable future.

⁵ Declaration of Covenants, Conditions and Restrictions of Windermere Airpark, Burnet County, Texas (Vol. 805, Pg. 54, Real Property Records of Burnet County, TX)

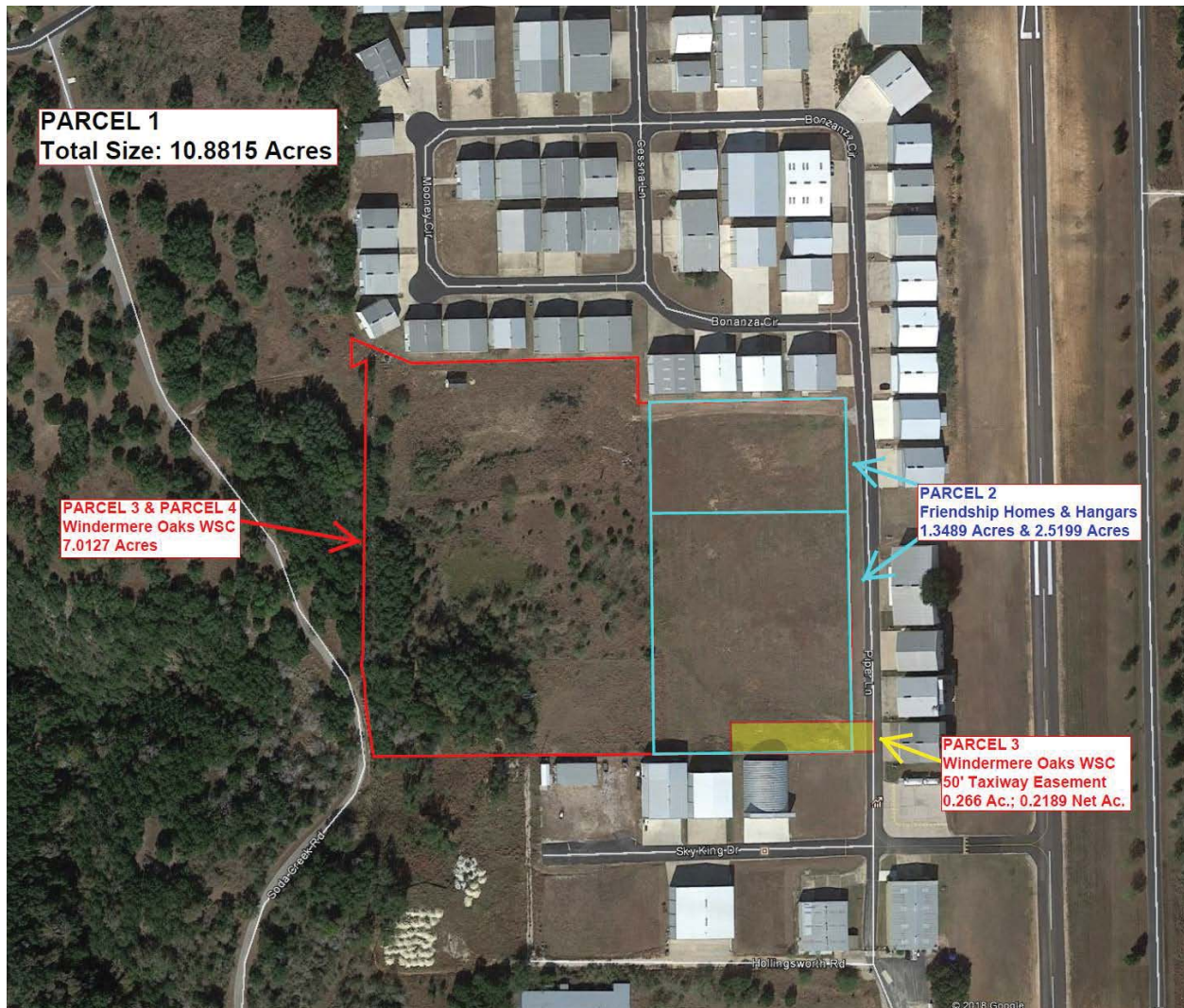
Location Map



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DESCRIPTION OF THE SUBJECT



Site Description

Location: West side of Piper Lane and east side of Soda Creek Road, surrounding the Windermere Airpark and the Spicewood Airport, Burnet County, Texas.

Tract Size:

- Parcel 1: ±10.8815 acres (473,998 SF)
- Parcel 2: ±3.8688 acres (168,525 SF)
- Parcel 3: ±7.0127 acres (305,473 SF)
- Parcel 4: ±7.0127 acres (305,473 SF)

Shape: Generally rectangular

Improvements:	None of contributory value	
Topography:	Generally level	
Frontage/Access:	Piper Lane:	±544.60 LF (Parcel's 1 & 2)
	Soda Creek Road:	±107.00 LF (Parcel's 1, 3 & 4)
Flood Plain:	The subject is located in FEMA Flood Zone X, an area of minimal flood hazard.	
Utilities:	Public water and sewer (Windermere Oaks WSC), electricity, and telephone	
Zoning/Land Use Controls:	None	
Easements/Reservations:	Typical utility easements; 50-foot wide access/taxiway easement connecting to Piper Lane (#201209136, O.P.R.B.C.T.) that is 0.266 of an acre in size (±0.2189 net acres as ±0.0471 of an acre is located in the Piper Lane right-of-way); Ingress/egress easement along west side of Piper Lane (Vol. 870, Pg. 698, O.P.R.B.C.T.)	

PROPERTY HISTORY

The subject has been under the ownership of Windermere Oaks Water Supply Corporation (WSC) for a period over three years prior to the effective date of the appraisal. On March 11, 2016 (the effective date of the appraisal), Windermere Oaks WSC conveyed a 2.5199 acre tract to Friendship Homes & Hangars, LLC, by Warranty Deed with Vendor's Lien, Document No. 201602256, and also conveyed a 1.3489 acre tract to Friendship Homes & Hangars, LLC, by Warranty Deed, Document No. 201604126, Official Public Records of Burnet County, Texas.

According to the Plaintiff's First Amended Petition, the Windermere Oaks WSC Board, "without any competitive bid process or advance public announcement of their intent, sold valuable property belonging to WOWSC to a business owned by one of the Board members." The petition further states that "the Board also gave the Board member a right-of-first refusal for the purchase of even more WOWSC property." Details regarding the conveyance can be found in the petition, which is quoted as follows: "The minutes include the following entry of action on a subject that was not included on the meeting agenda:

Out of Executive Session at 11:30 AM. Pat Mulligan made a motion to accept a proposal from Friendship Homes and Hangers to purchase 4 acres of land at the old

WWTP to net \$200,000.00 to the Windermere Oaks Water Supply Corporation to be used to reduce the outstanding loan from the new waste water treatment plant.”

The subject property has not been actively marketed within the three years preceding the effective date of the report.

LEGAL DESCRIPTION

The subject can be legally described as follows:

Parcel 1: ±10.8815 acres situated out of the Maria Salinas Survey No. 17, Abstract No. 776, and also consisting of Tract H1 and H2, Tract H on Piper Lane Subdivision, Burnet County, Texas

Parcel 2: ±3.8688 acres consisting of a ±1.3489 acre tract being Tract H1, and a ±2.5199 acre tract being Tract H2, Tract H on Piper Lane Subdivision, Burnet County, Texas

Parcel 3: ±7.0127 acres situated out of the Maria Salinas Survey No. 17, Abstract No. 776, and a taxiway easement situated out of Tract H2, Tract H on Piper Lane Subdivision, Burnet County, Texas

Parcel 4: ±7.0127 acres situated out of the Maria Salinas Survey No. 17, Abstract No. 776, Burnet County, Texas

TAXES & ASSESSMENT DATA

The subject properties are assessed and taxed in Burnet County, Texas. As such, the following summarizes tax and assessment data for the subject tracts provided by the Burnet County Appraisal District:

<i>Burnet County Parcel ID:</i>	<i>56117, 62330, 56161</i>
Owner of Record:	Windermere Oaks Water Supply Corporation
Reported Size:	7.2787 Acres
2016 Improvement Non-Homesite Value:	\$15,619.00
2016 Land Non-Homesite Value:	\$252,107.00
2016 Market Value:	\$267,726.00
2016 Assessed Value:	\$267,726.00
2016 Combined Tax Rate:	1.786000 per \$100 of Valuation
2016 Total Tax due:	\$11,917.33 w/ Exemptions \$32,345.71 w/out Exemptions

<i>Burnet County Parcel ID:</i>	<i>109810, 109811</i>
Owner of Record:	Friendship Homes & Hangars LLC
Reported Size:	3.8688 Acres
2016 Land Non-Homesite Value:	\$135,409.00
2016 Market Value:	\$135,409.00
2016 Assessed Value:	\$135,409.00
2016 Combined Tax Rate:	1.786000 per \$100 of Valuation
2016 Total Tax due:	\$1,949.27 w/ Exemptions \$2,418.41 w/out Exemptions



Source: Burnet County Appraisal District; Overlays done using Adobe Acrobat

EXPOSURE TIME

According to the Uniform Standards of Appraisal Practice (2018-2019 Edition), Exposure Time is defined as the “estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of appraisal.”

The known days on the market for airport hangar lot sales utilized in our analysis ranged from approximately 151 days to ±769 days. Discussions with the listing agent for the property that was on the market for 769 days indicated that the property had trouble selling due to the sellers thinking the property was worth well more than what the market had shown. Excluding the sale that was on the market for 769 days, the days on the market for the remaining sales ranged from ±151 to ±374. Based on market data, together with discussions with various market participants, we consider a reasonable exposure time to be approximately 6 to 12 months for airport lot sales. The known days on the market for rural residential/recreational sales ranged from 7 to 88 days. Based on market data, together with discussions with various market participants, we consider a reasonable exposure time to be approximately 3 to 6 months for rural residential/recreational sales.

HIGHEST AND BEST USE ANALYSIS

Highest and best use is defined as "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."⁶

HIGHEST AND BEST USE – AS VACANT – PARCEL’S 1, 2 & 3

Legally Permissible

The subject property is located in southern Burnet County and is not located within the bounds of a municipality and is not subject to zoning regulations. There are no known restrictive covenants that would limit enjoyment of the land. The property is subject to typical utility easements, a taxiway easement and an ingress/egress easement. Considering the above, virtually any use would be considered legally permissible for the subject as long as it does not interfere with the easements mentioned above.

Physically Possible

The subject consists of a total of ±10.8815 acres (Parcel 1), with ±3.8688 acres conveyed (Parcel 2) and ±7.0127 acres remaining (Parcel 3) after the conveyance. The 10.8815 acre tract has frontage and access along Piper Lane and Soda Creek Road, with the 3.8688 acre tract having frontage and access along Piper Lane and the 7.0127 acre tract having frontage and access along Soda Creek Road and access to Piper Lane via a 50-foot wide taxiway easement. The subject tracts are generally rectangular and functional in shape. The topography is considered generally level and the whole property is situated outside a FEMA high risk flood hazard area. The subject property has access to public water and sewer from the Windermere Oaks Water Supply Corporation (WSC). The eastern portion of the tract is primarily open land, with the southwestern portion consisting of wooded areas. The size of the subject tracts along with the access along Piper Lane and additional frontage along Soda Creek Road (for the 10.8815 acre and 7.0127 acre tracts) make the subject properties amenable for division into smaller tracts. Considering the physical characteristics, numerous uses are considered physically possible on the subject parcels.

Financially Feasible

The subject surrounds the Windermere Airpark and the Spicewood Airport, with the ±4,000 foot runway being ±275 feet to the east. The gated Airpark is considered highly built out with few vacant lots remaining. The multiple airport hangars adjoining the subject to the north and along the south side of Bonanza Circle and Mooney Circle have been all constructed since 2008. Local

⁶The Dictionary of Real Estate Appraisal, Appraisal Institute, 4th Edition

brokers have indicated that there has been a limited amount of hangar lots in the Spicewood Airport. The immediate area, including the area from a 1-, 3- and 5-mile radius of the subject, as well as Burnet County and the nearby community of Spicewood, each have seen increasing demographics with the subject area benefitting from its close proximity to the City of Austin. As previously mentioned, the subject benefits from having access to public water and sewer. The subject's physical characteristics; including large size, functional shape and access from Piper Lane, makes the subject properties attractive for the division into multiple independent tracts or lots. Furthermore, the estimated cost to divide that tracts into a multiple user site would be considered to be insubstantial in consideration of the market value of the property. Considering the adjacent and surrounding uses being airport hangar properties, with the subject tracts having access to the runway, the division into smaller airport hangar lots is considered to be financially feasible for the three subject parcels.

Maximally Productive

The adjacent and surrounding uses primarily consist of numerous individual airport hangars that are part of the Windermere Airpark and Spicewood Airport. Considering the access to public utilities and access to the nearby runway, along with other physical characteristics, the maximally productive and highest and best use of the subject properties (Parcel's 1, 2 & 3), as vacant, is for the division into multiple smaller airport hangar lots.

HIGHEST AND BEST USE – AS IMPROVED – PARCEL'S 1, 2 & 3

The subject property is not improved and therefore the highest and best use, as improved, is not applicable.

HIGHEST AND BEST USE – AS VACANT – PARCEL 4

Legally Permissible

The subject property, called Parcel 4, is located in southern Burnet County and is not located within the bounds of a municipality and is not subject to zoning regulations. There are no known restrictive covenants that would limit enjoyment of the land. The property is subject to typical utility easements. Considering the above, virtually any use would be considered legally permissible for the subject as long as it does not interfere with the typical utility easements.

Physically Possible

Subject Parcel 4 is ±7.0127 acres in size with frontage and access solely along the east side of Soda Creek Road. The tract is generally rectangular and functional in shape. The topography is considered generally level and the tract is situated outside a high risk flood hazard area. The subject property has access to public water and sewer from the Windermere Oaks Water Supply

Corporation (WSC). The northern portion of the tract is primarily open land, with the southern portion consisting of wooded areas. Considering the physical characteristics, numerous uses are considered physically possible on the subject property.

Financially Feasible

The subject surrounds the Windermere Airpark and Spicewood Airport, with the ±4,000 foot runway being ±600 feet to the east. Though in close proximity to the airport, the subject does not have access to the runway. Furthermore, access to the property is from numerous residential streets to the north, with Soda Creek Road reaching a dead end approximately 0.35 miles southwest of the property. Considering the subject's access, a commercial, industrial or use associated with the airport is not likely. The immediate area, including the area from a 1-, 3- and 5-mile radius of the subject, as well as Burnet County and the nearby community of Spicewood each have seen increasing demographics with the subject area benefitting from its close proximity to the City of Austin. Properties located along Soda Creek Road and near the subject include ranchette lots situated in The Ranch at Windermere Oaks subdivision, a deed restricted subdivision for residential and recreational use. As previously mentioned, the subject benefits from having access to public utilities. Considering the access and surrounding uses along Soda Creek Road, use for rural recreational/residential purposes is considered to be financially feasible for the subject site.

Maximally Productive

The 7.0127 acre subject property is large in size and functional in shape with frontage and access along Soda Creek Road. The adjacent and surrounding uses along Soda Creek Road consist of numerous rural ranchette lots that are part of The Ranch at Windermere Oaks subdivision. Considering that there is no access to the nearby airport and considering the access and surrounding uses along Soda Creek Road, the maximally productive and highest and best use of the subject (Parcel 4) is for rural residential/recreational use.

HIGHEST AND BEST USE – AS IMPROVED – PARCEL 4

The subject property is not improved and therefore the highest and best use, as improved, is not applicable.

APPRAISAL METHODOLOGY

This is an Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP. As such, this report presents only summary discussion of the data, reasoning, and analysis that were used in the appraisal process to develop our opinion of value. Additional documentation concerning the data, reasoning and analysis is retained in our file.

The three traditional appraisal approaches to value are the Cost Approach, Sales Comparison Approach, and Income Capitalization Approach. They are described, as follows:

The Cost Approach is indicated by the current cost to construct a replacement for the improvements, less the amount of depreciation from all causes evident in the improvements, plus the value of the land.

The Sales Comparison approach is based on elements of direct comparison. Adjustments are made to the sale price of each comparable property to reflect the differences between the comparable and the subject property, including time, conditions of sale, and physical characteristics.

The Income Capitalization Approach is based on measuring the present value of the rental income of the subject property. Income streams and reversionary values are capitalized/discounted into a lump-sum value.

Each of the three approaches to value was considered in estimating market value of the subject including the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. The Cost Approach was excluded from the analysis as the subject is vacant land with no improvements considered in the analysis. Similarly, the Income Capitalization Approach was excluded from the analysis as it is not considered applicable for the valuation of the vacant subject property. As the subject is vacant land, only the Land Sales Comparison Approach is utilized in the analysis.

VALUATION OF THE SUBJECT PROPERTY

LAND SALES COMPARISON APPROACH

LAND SALES COMPARISON APPROACH

The Sales Comparison Approach is a process of comparing actual comparable property sales current contracts and current offerings. This approach to value is based upon the Principle of Substitution, which holds that “the value of property tends to be set by the cost of acquiring a substitute or alternative property of similar utility and desirability within a reasonable amount of time.” (The Appraisal of Real Estate, 14th Edition, page 379).

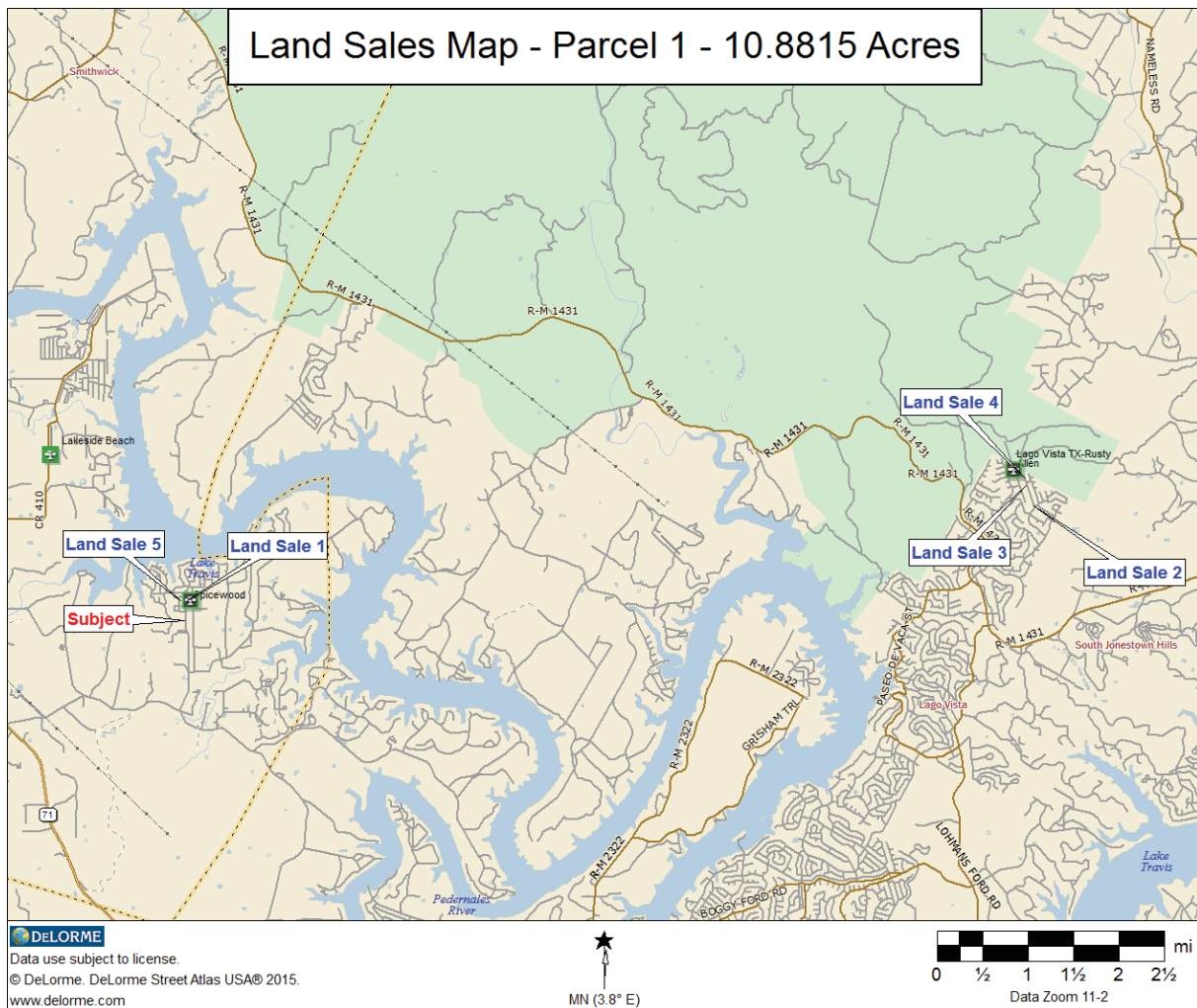
In essence, this principle states that a prudent purchaser will pay no more for a property than it would cost to acquire an equally desirable alternate property. The weakness of this approach is that there may be inadequate data in the market place. The strength of this approach is that it reflects actual market behavior of buyers and sellers under current market conditions.

Land Value Discussion

The Land Sales Comparison Approach is used to establish an opinion of value for the subject property considering the market value of the whole ±10.8815 acre subject property (Parcel 1) prior to the conveyance of ±3.8688 acres; the market value of the ±3.8688 acres conveyed (Parcel 2); and the market value of the remaining ±7.0127 acres after the conveyance of ±3.8688 acres, considering access to the 50-foot wide taxiway easement (Parcel 3) and considering the loss of a 50-foot wide taxiway easement (Parcel 4). A summary of land sales considered, a map of their locations, and an analysis of the sales is as follows:

LAND SALES SUMMARY – PARCEL 1 - ±10.8815 ACRES

#	Date of Sale	Location	Size	Unit Price
1	09/09/2016	S of Airstrip Rd., E of Cessna Ln.	40,075 SF	\$5.84/SF
2	02/05/2016	W/c of Rolling Hills Trl. & Rawhide Trl.	46,191 SF	\$2.38/SF
3	01/22/2016	W/s of Rolling Hills Trl., S of Rustlers Way	15,000 SF	\$8.33/SF
4	12/19/2014	W/s of Rolling Hills Trl., N of Rustlers Way	12,023 SF	\$8.73/SF
5	02/12/2013	E/s of Cessna Ln., S of Airstrip Rd.	61,637 SF	\$2.92/SF
Subject – P-1		W/s of Piper Ln., E/s of Soda Creek Rd.	473,998 SF	-



Land Sale 1

Date of Sale	09/09/2016
Address/Location	519 Airstrip Rd., Spicewood, TX; S of Airstrip Road, E of Cessna Lane, Burnet Co., TX
Grantor/ Grantee	Diana Hurry, et ux., et al. / Judith L. Carmichael
Document No.	201608706
Sales Price	\$274,000.00; \$234,000 (adjusted)
Site Size	0.920 acres; 40,075 SF
Sales Price/Unit	\$6.83/SF; \$5.84/SF (adjusted)
Zoning	Not zoned
Utilities	All available
Comments	This property is just west of the Spicewood Airport runway and featured a 1,770 SF, one-story residence built in 1977 (per BCAD) with an attached carport. The attached carport was demolished and a hangar was subsequently constructed after the sale. The selling agent did not have an estimate on the value of the improvements; however, the home was described as "dated". Considering an estimated depreciated value of the residence of \$50,000 and an estimated demolition costs after the sale of \$10,000 by utilizing <i>Marshall Valuation Service</i> , the sales price was adjusted \$40,000 from \$274,000 to \$234,000. The tract is subject to a 30-foot wide access easement.

Elements of Comparison	Adjustment	Reason for Adjustment
Conditions of Sale	0.00%	Similar
Market Conditions	0.00%	Similar
Location	0.00%	Similar
Size	-10.00%	Superior to account for the nominal cost & administration to divide subject
Other Physical Characteristics	0.00%	Similar
Overall Adjustment	-10.00%	
Adjusted Sales Price	\$5.26/SF	



Land Sale 2

Date of Sale	02/05/2016
Address/Location	9100 Rolling Hills Trail, Lago Vista, TX; W/c of Rolling Hills Trail & Rawhide Trail, Travis Co., TX
Grantor/ Grantee	Michael R. Jones & Gretchen Jones / James Awalt
Document No.	2016017166
Sales Price	\$110,000.00
Site Size	1.0604 acres; 46,191 SF
Sales Price/Unit	\$2.38/SF
Zoning	Not zoned
Utilities	All available
Comments	This tract consists of Lot 21 of the Lago Vista Bar-K Airport Subdivision and is situated at the very south end of the runway. All utilities are available to the site.

Elements of Comparison	Comparison	Reason for Comparison
Conditions of Sale	0.00%	Similar
Market Conditions	0.00%	Similar
Location	0.00%	Superior for Travis Co. location; Inferior for further prox./access to runway
Size	-10.00%	Superior to account for the nominal cost & administration to divide subject
Other Physical Characteristics	0.00%	Similar
Overall Adjustment	-10.00%	
Adjusted Sales Price	\$2.14/SF	



Land Sale 3

Date of Sale	01/22/2016
Address/Location	9310 Rolling Hills Trail, Lago Vista, TX; W/s of Rolling Hills Trl., S of Rustlers Way, Travis Co., TX
Grantor/ Grantee	Glenn Deitker, et ux. / Sharon Ward
Document No.	2016010123
Sales Price	\$125,000.00
Site Size	0.3444 acre; 15,000 SF
Sales Price/Unit	\$8.33/SF
Zoning	Not Zoned
Utilities	All available
Comments	Being Lot 9 of the Lago Vista Bar-K Airport Subdivision, this tract is rectangle in shape and is situated on the east side of the runway. All utilities are available to the site.

Elements of Comparison	Adjustment	Reason for Adjustment
Conditions of Sale	0.00%	Similar
Market Conditions	0.00%	Similar
Location	-5.00%	Superior for Travis Co. location; Sl. Inferior for further prox./access to runway
Size	-20.00%	Superior to account for the nominal cost & administration to divide subject
Other Physical Characteristics	0.00%	Similar
Overall Adjustment	-25.00%	
Adjusted Sales Price	\$6.25/SF	



Land Sale 4

Date of Sale	12/19/2014
Address/Location	9402 Rolling Hills Trail, Lago Vista, TX; W/s of Rolling Hills Trl., N of Rustlers Way, Travis Co., TX
Grantor/ Grantee	Richard Todd Whatley / Robert P. Smith
Document No.	2014188950
Sales Price	\$180,000.00
Site Size	0.276 acre; 12,023 SF
Sales Price/Unit	\$8.73/SF
Zoning	Not Zoned
Utilities	All available
Comments	Being Lot 3-A of the Lago Vista Bar-K Airport Subdivision, this tract is rectangle in shape and is situated on the east side of the runway. All utilities are available to the site. A 4,800 SF hangar which includes 960 SF of living quarters was subsequently constructed in 2016 (per TCAD).

Elements of Comparison	Adjustment	Reason for Adjustment
Conditions of Sale	0.00%	Similar
Market Conditions	+5.00%	Older date of sale (market conditions improving)
Location	-10.00%	Superior for Travis Co. location
Size	-20.00%	Superior to account for the nominal cost & administration to divide subject
Other Physical Characteristics	0.00%	Similar
Overall Adjustment	-25.00%	
Adjusted Sales Price	\$6.55/SF	



Land Sale 5

Date of Sale	02/12/2013
Address/Location	101 Cessna Lane, Spicewood, TX; , E/s of Cessna Lane, S of Airstrip Road, Burnet Co., TX
Grantor/ Grantee	Doris M. Van Trease / Tony Scott Martin
Document No.	201301359
Sales Price	\$180,000.00
Site Size	1.415 acres; 61,637 SF
Sales Price/Unit	\$2.92/SF
Zoning	Not zoned
Utilities	All available
Comments	This property is just west of the Spicewood Airport runway. Though not located in the Windermere Airpark, this property had access to the runway, had all underground utilities available and was unrestricted in use. The tract is subject to a 30-foot wide access easement. Subsequent to the sale, two airport hangars were constructed on the site.

Elements of Comparison	Adjustment	Reason for Adjustment
Conditions of Sale	0.00%	Similar
Market Conditions	+15.00%	Older date of sale (market conditions improving)
Location	0.00%	Similar
Size	-10.00%	Superior to account for the nominal cost & administration to divide subject
Other Physical Characteristics	0.00%	Similar
Overall Adjustment	+5.00%	
Adjusted Sales Price	\$3.07/SF	



LAND SALES RANKINGS

<i>Unadjusted Ranking</i>			
Land Sale	Date	Size (SF)	Price/SF
2	02/05/2016	46,191	\$2.38
5	02/12/2013	61,637	\$2.92
1	09/09/2016	40,075	\$5.84
3	01/22/2016	15,000	\$8.33
4	12/19/2014	12,023	\$8.73

<i>Adjusted Ranking – Parcel 1</i>			
Land Sale	Date	Size (SF)	Price/SF
2	02/05/2016	46,191	\$2.14
Subject - P-1	03/11/2016	473,998	\$2.75
5	02/12/2013	61,637	\$3.07
1	09/09/2016	40,075	\$5.26
3	01/22/2016	15,000	\$6.25
4	12/19/2014	12,023	\$6.55

Conclusions

The adjusted comparable sales range from \$2.14/SF to \$6.55/SF. Considering the larger size and the cost to divide and plat the tract into smaller, independent lots, the subject property would likely fall towards the lower end of the range of the adjusted comparable sales. After consideration of the relevant factors in the analysis of the comparable sales, the opinion of market value for the 473,998 SF (10.8815 acre) subject property (Parcel 1), as of March 11, 2016, is \$2.75 per SF or **\$1,300,000.00**; shown as follows:

$$\text{Parcel 1: } 473,998 \text{ SF} \times \$2.75/\text{SF} = \$1,303,495.00$$

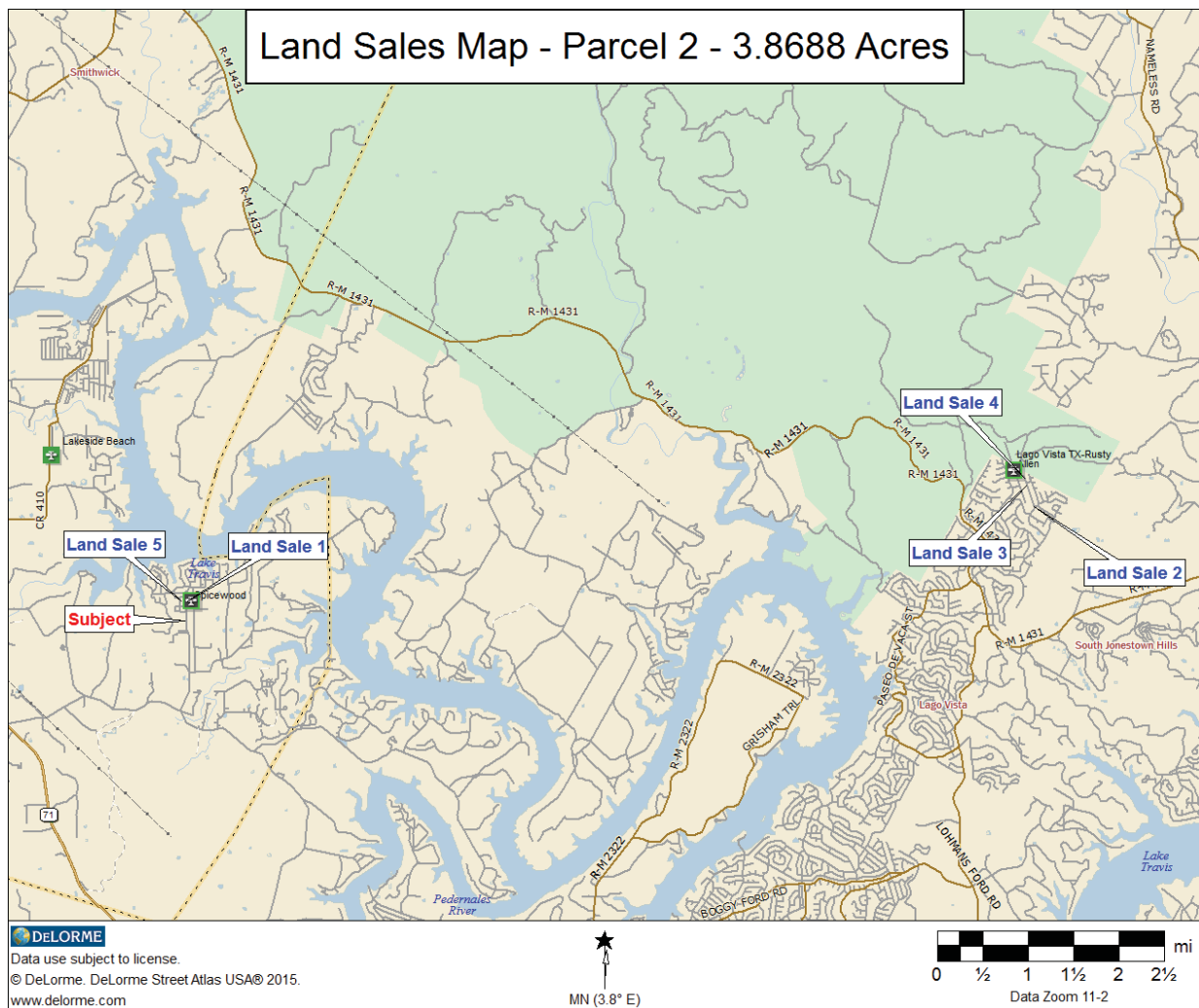
Say: \$1,300,000.00

ADDITIONAL INFORMATION

The sales of vacant land in the Windermere Airpark are limited. We are aware of an active listing for a lot as well as an expired listing for a lot that ended up conveying on 10/21/2016. A 0.447 acre (19,471 SF) tract of land located at 100 Sky King Drive and adjacent to the south of the subject is currently listed for \$225,000 (\$11.56/SF). A 0.1749 acre (7,617 SF) tract located 125 Mooney Circle and ±130 feet north of the subject was listed for \$104,000 (\$13.65/SF) but expired in March of 2016. The lot sold on 10/21/2016 for an unknown sales price; however, the agent who listed the property prior to the expiration indicated that no broker was utilized in the deal and in her opinion, the property likely sold near the \$104,000 listing price. Considering that the above consists of listing prices, we did not utilize this information in the analysis; however, after considering downward adjustments for the listing price, the market conditions and size, the information is considered to generally support our conclusion of the market value of the subject property.

LAND SALES SUMMARY – PARCEL 2 - ±3.8688 TOTAL ACRES

#	Date of Sale	Location	Size	Unit Price
1	09/09/2016	S of Airstrip Rd., E of Cessna Ln.	40,075 SF	\$5.84/SF
2	02/05/2016	W/c of Rolling Hills Trl. & Rawhide Trl.	46,191 SF	\$2.38/SF
3	01/22/2016	W/s of Rolling Hills Trl., S of Rustlers Way	15,000 SF	\$8.33/SF
4	12/19/2014	W/s of Rolling Hills Trl., N of Rustlers Way	12,023 SF	\$8.73/SF
5	02/12/2013	E/s of Cessna Ln., S of Airstrip Rd.	61,637 SF	\$2.92/SF
Subject – P-2			W/s of Piper Ln., N of Sky King Dr.	58,758 SF 109,767 SF



Land Sale 1

Date of Sale	09/09/2016
Address/Location	519 Airstrip Rd., Spicewood, TX; S of Airstrip Road, E of Cessna Lane, Burnet Co., TX
Grantor/ Grantee	Diana Hurry, et ux., et al. / Judith L. Carmichael
Document No.	201608706
Sales Price	\$274,000.00; \$234,000 (adjusted)
Site Size	0.920 acres; 40,075 SF
Sales Price/Unit	\$6.83/SF; \$5.84/SF (adjusted)
Zoning	Not zoned
Utilities	All available
Comments	This property is just west of the Spicewood Airport runway and featured a 1,770 SF, one-story residence built in 1977 (per BCAD) with an attached carport. The attached carport was demolished and a hangar was subsequently constructed after the sale. The selling agent did not have an estimate on the value of the improvements; however, the home was described as "dated". Considering an estimated depreciated value of the residence of \$50,000 and an estimated demolition costs after the sale of \$10,000 by utilizing <i>Marshall Valuation Service</i> , the sales price was adjusted \$40,000 from \$274,000 to \$234,000. The tract is subject to a 30-foot wide access easement.

Elements of Comparison	Adjustment	Reason for Adjustment
Conditions of Sale	0.00%	Similar
Market Conditions	0.00%	Similar
Location	0.00%	Similar
Size	-5.00%	Superior to account for the nominal cost & administration to divide subject
Other Physical Characteristics	0.00%	Similar
Overall Adjustment	-5.00%	
Adjusted Sales Price	\$5.55/SF	



Land Sale 2

Date of Sale	02/05/2016
Address/Location	9100 Rolling Hills Trail, Lago Vista, TX; W/c of Rolling Hills Trail & Rawhide Trail, Travis Co., TX
Grantor/ Grantee	Michael R. Jones & Gretchen Jones / James Awalt
Document No.	2016017166
Sales Price	\$110,000.00
Site Size	1.0604 acres; 46,191 SF
Sales Price/Unit	\$2.38/SF
Zoning	Not zoned
Utilities	All available
Comments	This tract consists of Lot 21 of the Lago Vista Bar-K Airport Subdivision and is situated at the very south end of the runway. All utilities are available to the site.

Elements of Comparison	Comparison	Reason for Comparison
Conditions of Sale	0.00%	Similar
Market Conditions	0.00%	Similar
Location	0.00%	Superior for Travis Co. location; Inferior for further prox./access to runway
Size	-5.00%	Superior to account for the nominal cost & administration to divide subject
Other Physical Characteristics	0.00%	Similar
Overall Adjustment	-5.00%	
Adjusted Sales Price	\$2.26/SF	



Land Sale 3

Date of Sale	01/22/2016
Address/Location	9310 Rolling Hills Trail, Lago Vista, TX; W/s of Rolling Hills Trl., S of Rustlers Way, Travis Co., TX
Grantor/ Grantee	Glenn Deitker, et ux. / Sharon Ward
Document No.	2016010123
Sales Price	\$125,000.00
Site Size	0.3444 acre; 15,000 SF
Sales Price/Unit	\$8.33/SF
Zoning	Not Zoned
Utilities	All available
Comments	Being Lot 9 of the Lago Vista Bar-K Airport Subdivision, this tract is rectangle in shape and is situated on the east side of the runway. All utilities are available to the site.

Elements of Comparison	Adjustment	Reason for Adjustment
Conditions of Sale	0.00%	Similar
Market Conditions	0.00%	Similar
Location	-5.00%	Superior for Travis Co. location; Sl. Inferior for further prox./access to runway
Size	-10.00%	Superior to account for the nominal cost & administration to divide subject
Other Physical Characteristics	0.00%	Similar
Overall Adjustment	-15.00%	
Adjusted Sales Price	\$7.08/SF	



Land Sale 4

Date of Sale	12/19/2014
Address/Location	9402 Rolling Hills Trail, Lago Vista, TX; W/s of Rolling Hills Trl., N of Rustlers Way, Travis Co., TX
Grantor/ Grantee	Richard Todd Whatley / Robert P. Smith
Document No.	2014188950
Sales Price	\$180,000.00
Site Size	0.276 acre; 12,023 SF
Sales Price/Unit	\$8.73/SF
Zoning	Not Zoned
Utilities	All available
Comments	Being Lot 3-A of the Lago Vista Bar-K Airport Subdivision, this tract is rectangle in shape and is situated on the east side of the runway. All utilities are available to the site. A 4,800 SF hangar which includes 960 SF of living quarters was subsequently constructed in 2016 (per TCAD).

Elements of Comparison	Adjustment	Reason for Adjustment
Conditions of Sale	0.00%	Similar
Market Conditions	+5.00%	Older date of sale (market conditions improving)
Location	-10.00%	Superior for Travis Co. location
Size	-10.00%	Superior to account for the nominal cost & administration to divide subject
Other Physical Characteristics	0.00%	Similar
Overall Adjustment	-15.00%	
Adjusted Sales Price	\$7.42/SF	



Land Sale 5

Date of Sale	02/12/2013
Address/Location	101 Cessna Lane, Spicewood, TX; , E/s of Cessna Lane, S of Airstrip Road, Burnet Co., TX
Grantor/ Grantee	Doris M. Van Trease / Tony Scott Martin
Document No.	201301359
Sales Price	\$180,000.00
Site Size	1.415 acres; 61,637 SF
Sales Price/Unit	\$2.92/SF
Zoning	Not zoned
Utilities	All available
Comments	This property is just west of the Spicewood Airport runway. Though not located in the Windermere Airpark, this property had access to the runway, had all underground utilities available and was unrestricted in use. The tract is subject to a 30-foot wide access easement. Subsequent to the sale, two airport hangars were constructed on the site.

Elements of Comparison	Adjustment	Reason for Adjustment
Conditions of Sale	0.00%	Similar
Market Conditions	+15.00%	Older date of sale (market conditions improving)
Location	0.00%	Similar
Size	-5.00%	Similar to 58,758 SF subject; Sl. Superior to 109,767 SF subject to account for the nominal cost & administration to divide subject
Other Physical Characteristics	0.00%	Similar
Overall Adjustment	+10.00%	
Adjusted Sales Price	\$3.21/SF	



LAND SALES RANKINGS

<i>Unadjusted Ranking</i>			
Land Sale	Date	Size (SF)	Price/SF
2	02/05/2016	46,191	\$2.38
5	02/12/2013	61,637	\$2.92
1	09/09/2016	40,075	\$5.84
3	01/22/2016	15,000	\$8.33
4	12/19/2014	12,023	\$8.73

<i>Adjusted Ranking – Parcel 2</i>			
Land Sale	Date	Size (SF)	Price/SF
2	02/05/2016	46,191	\$2.26
5	02/12/2013	61,637	\$3.21
Subject – P-2	03/11/2016	109,767 58,758	\$4.00 \$4.50
1	09/09/2016	40,075	\$5.55
3	01/22/2016	15,000	\$7.08
4	12/19/2014	12,023	\$7.42

Conclusions

The adjusted comparable sales range from \$2.26/SF to \$7.42/SF. Considering the larger size and the cost to divide and plat the tract into smaller, independent lots, the subject property would likely fall towards the lower end to middle of the range of the adjusted comparable sales. The 3.8688 total acres consisted of two recorded deeds, which included a 1.3489 acre tract, legally described as Tract H1, with the other deed consisting of a 2.5199 acre tract, legally described as Tract H2. Considering the differences in size, Tract H1 is applied a higher per unit value considering its smaller size.

After consideration of the relevant factors in the analysis of the comparable sales, the opinion of market value for the 58,758 SF (1.3489 acre) subject property, as of March 11, 2016, is \$4.50 per SF or **\$264,411.00**; and the market value for the 109,767 SF (2.5199 acre) subject property, as of March 11, 2016, is \$4.00 per SF or **\$439,068.00**; totaling **\$700,000.00** (rounded) for Parcel 2 and calculated as follows:

Parcel 2: 58,758 SF x \$4.50/SF = \$264,411.00
Parcel 2: 109,767 SF x \$4.00/SF = \$439,068.00
Total Market Value of 3.8688 Ac. (Parcel 2): \$703,479.00
Say: \$700,000.00

ADDITIONAL INFORMATION

The sales of vacant land in the Windermere Airpark are limited. We are aware of an active listing for a lot as well as an expired listing for a lot that ended up conveying on 10/21/2016. A 0.447 acre (19,471 SF) tract of land located at 100 Sky King Drive and adjacent to the south of the subject is currently listed for \$225,000 (\$11.56/SF). A 0.1749 acre (7,617 SF) tract located 125 Mooney Circle and ±130 feet north of the subject was listed for \$104,000 (\$13.65/SF) but expired in March of 2016. The lot sold on 10/21/2016 for an unknown sales price; however, the agent who listed the property prior to the expiration indicated that no broker was utilized in the deal and in her opinion, the property likely sold near the \$104,000 listing price. Considering that the above consists of listing prices, we did not utilize this information in the analysis; however, after considering downward adjustments for the listing price, the market conditions and size, the information is considered to generally support our conclusion of the market value of the subject property.

Land Sale 1

Date of Sale	09/09/2016
Address/Location	519 Airstrip Rd., Spicewood, TX; S of Airstrip Road, E of Cessna Lane, Burnet Co., TX
Grantor/ Grantee	Diana Hurry, et ux., et al. / Judith L. Carmichael
Document No.	201608706
Sales Price	\$274,000.00; \$234,000 (adjusted)
Site Size	0.920 acres; 40,075 SF
Sales Price/Unit	\$6.83/SF; \$5.84/SF (adjusted)
Zoning	Not zoned
Utilities	All available
Comments	This property is just west of the Spicewood Airport runway and featured a 1,770 SF, one-story residence built in 1977 (per BCAD) with an attached carport. The attached carport was demolished and a hangar was subsequently constructed after the sale. The selling agent did not have an estimate on the value of the improvements; however, the home was described as "dated". Considering an estimated depreciated value of the residence of \$50,000 and an estimated demolition costs after the sale of \$10,000 by utilizing <i>Marshall Valuation Service</i> , the sales price was adjusted \$40,000 from \$274,000 to \$234,000. The tract is subject to a 30-foot wide access easement.

Elements of Comparison	Adjustment	Reason for Adjustment
Conditions of Sale	0.00%	Similar
Market Conditions	0.00%	Similar
Location	0.00%	Similar
Size	-10.00%	Superior to account for the nominal cost & administration to divide subject
Other Physical Characteristics	0.00%	Similar
Overall Adjustment	-10.00%	
Adjusted Sales Price	\$5.26/SF	



Land Sale 2

Date of Sale	02/05/2016
Address/Location	9100 Rolling Hills Trail, Lago Vista, TX; W/c of Rolling Hills Trail & Rawhide Trail, Travis Co., TX
Grantor/ Grantee	Michael R. Jones & Gretchen Jones / James Awalt
Document No.	2016017166
Sales Price	\$110,000.00
Site Size	1.0604 acres; 46,191 SF
Sales Price/Unit	\$2.38/SF
Zoning	Not zoned
Utilities	All available
Comments	This tract consists of Lot 21 of the Lago Vista Bar-K Airport Subdivision and is situated at the very south end of the runway. All utilities are available to the site.

Elements of Comparison	Comparison	Reason for Comparison
Conditions of Sale	0.00%	Similar
Market Conditions	0.00%	Similar
Location	0.00%	Superior for Travis Co. location; Inferior for further prox./access to runway
Size	-10.00%	Superior to account for the nominal cost & administration to divide subject
Other Physical Characteristics	0.00%	Similar
Overall Adjustment	-10.00%	
Adjusted Sales Price	\$2.14/SF	



Land Sale 3

Date of Sale	01/22/2016
Address/Location	9310 Rolling Hills Trail, Lago Vista, TX; W/s of Rolling Hills Trl., S of Rustlers Way, Travis Co., TX
Grantor/ Grantee	Glenn Deitker, et ux. / Sharon Ward
Document No.	2016010123
Sales Price	\$125,000.00
Site Size	0.3444 acre; 15,000 SF
Sales Price/Unit	\$8.33/SF
Zoning	Not Zoned
Utilities	All available
Comments	Being Lot 9 of the Lago Vista Bar-K Airport Subdivision, this tract is rectangle in shape and is situated on the east side of the runway. All utilities are available to the site.

Elements of Comparison	Adjustment	Reason for Adjustment
Conditions of Sale	0.00%	Similar
Market Conditions	0.00%	Similar
Location	-5.00%	Superior for Travis Co. location; Sl. Inferior for further prox./access to runway
Size	-20.00%	Superior to account for the nominal cost & administration to divide subject
Other Physical Characteristics	0.00%	Similar
Overall Adjustment	-25.00%	
Adjusted Sales Price	\$6.25/SF	



Land Sale 4

Date of Sale	12/19/2014
Address/Location	9402 Rolling Hills Trail, Lago Vista, TX; W/s of Rolling Hills Trl., N of Rustlers Way, Travis Co., TX
Grantor/ Grantee	Richard Todd Whatley / Robert P. Smith
Document No.	2014188950
Sales Price	\$180,000.00
Site Size	0.276 acre; 12,023 SF
Sales Price/Unit	\$8.73/SF
Zoning	Not Zoned
Utilities	All available
Comments	Being Lot 3-A of the Lago Vista Bar-K Airport Subdivision, this tract is rectangle in shape and is situated on the east side of the runway. All utilities are available to the site. A 4,800 SF hangar which includes 960 SF of living quarters was subsequently constructed in 2016 (per TCAD).

Elements of Comparison	Adjustment	Reason for Adjustment
Conditions of Sale	0.00%	Similar
Market Conditions	+5.00%	Older date of sale (market conditions improving)
Location	-10.00%	Superior for Travis Co. location
Size	-20.00%	Superior to account for the nominal cost & administration to divide subject
Other Physical Characteristics	0.00%	Similar
Overall Adjustment	-25.00%	
Adjusted Sales Price	\$6.55/SF	



Land Sale 5

Date of Sale	02/12/2013
Address/Location	101 Cessna Lane, Spicewood, TX; , E/s of Cessna Lane, S of Airstrip Road, Burnet Co., TX
Grantor/ Grantee	Doris M. Van Trease / Tony Scott Martin
Document No.	201301359
Sales Price	\$180,000.00
Site Size	1.415 acres; 61,637 SF
Sales Price/Unit	\$2.92/SF
Zoning	Not zoned
Utilities	All available
Comments	This property is just west of the Spicewood Airport runway. Though not located in the Windermere Airpark, this property had access to the runway, had all underground utilities available and was unrestricted in use. The tract is subject to a 30-foot wide access easement. Subsequent to the sale, two airport hangars were constructed on the site.

Elements of Comparison	Adjustment	Reason for Adjustment
Conditions of Sale	0.00%	Similar
Market Conditions	+15.00%	Older date of sale (market conditions improving)
Location	0.00%	Similar
Size	-10.00%	Superior to account for the nominal cost & administration to divide subject
Other Physical Characteristics	0.00%	Similar
Overall Adjustment	+5.00%	
Adjusted Sales Price	\$3.07/SF	



LAND SALES RANKINGS

<i>Unadjusted Ranking</i>			
Land Sale	Date	Size (SF)	Price/SF
2	02/05/2016	46,191	\$2.38
5	02/12/2013	61,637	\$2.92
1	09/09/2016	40,075	\$5.84
3	01/22/2016	15,000	\$8.33
4	12/19/2014	12,023	\$8.73

<i>Adjusted Ranking – Parcel 3</i>			
Land Sale	Date	Size (SF)	Price/SF
2	02/05/2016	46,191	\$2.14
Subject – P-3	03/11/2016	305,473	\$2.50
5	02/12/2013	61,637	\$3.07
1	09/09/2016	40,075	\$5.26
3	01/22/2016	15,000	\$6.25
4	12/19/2014	12,023	\$6.55

Conclusions

The adjusted comparable sales range from \$2.14/SF to \$6.55/SF. Considering the larger size and the cost to divide and plat the tract into smaller, independent lots, as well as considering the access via easement with no direct public road frontage near the runway, the subject property would likely fall towards the lower end of the range of the adjusted comparable sales. When comparing this 7.0127 acre subject tract (Parcel 3) with the 10.8815 acre tract previously valued (Parcel 1), the differences consist of size and public road frontage (access). Though not considered a significant factor impacting the market value, Parcel 3 is considered inferior to Parcel 1 due to not having public road frontage and fee owned access to the airport runway. Conversely, Parcel 3 is slightly superior to Parcel 1 in size, as smaller properties typically sell for a higher price per unit in comparison to larger properties. Overall, Parcel 3 is considered slightly inferior to Parcel 1 due to its inferior frontage and access.

After consideration of the relevant factors in the analysis of the comparable sales, the opinion of market value for the 305,473 SF (7.0127 acre) subject property (Parcel 3) considering access via the 50-foot wide taxiway easement connecting to Piper Lane, as of March 11, 2016, is \$2.50 per SF or **\$760,000.00**; shown as follows:

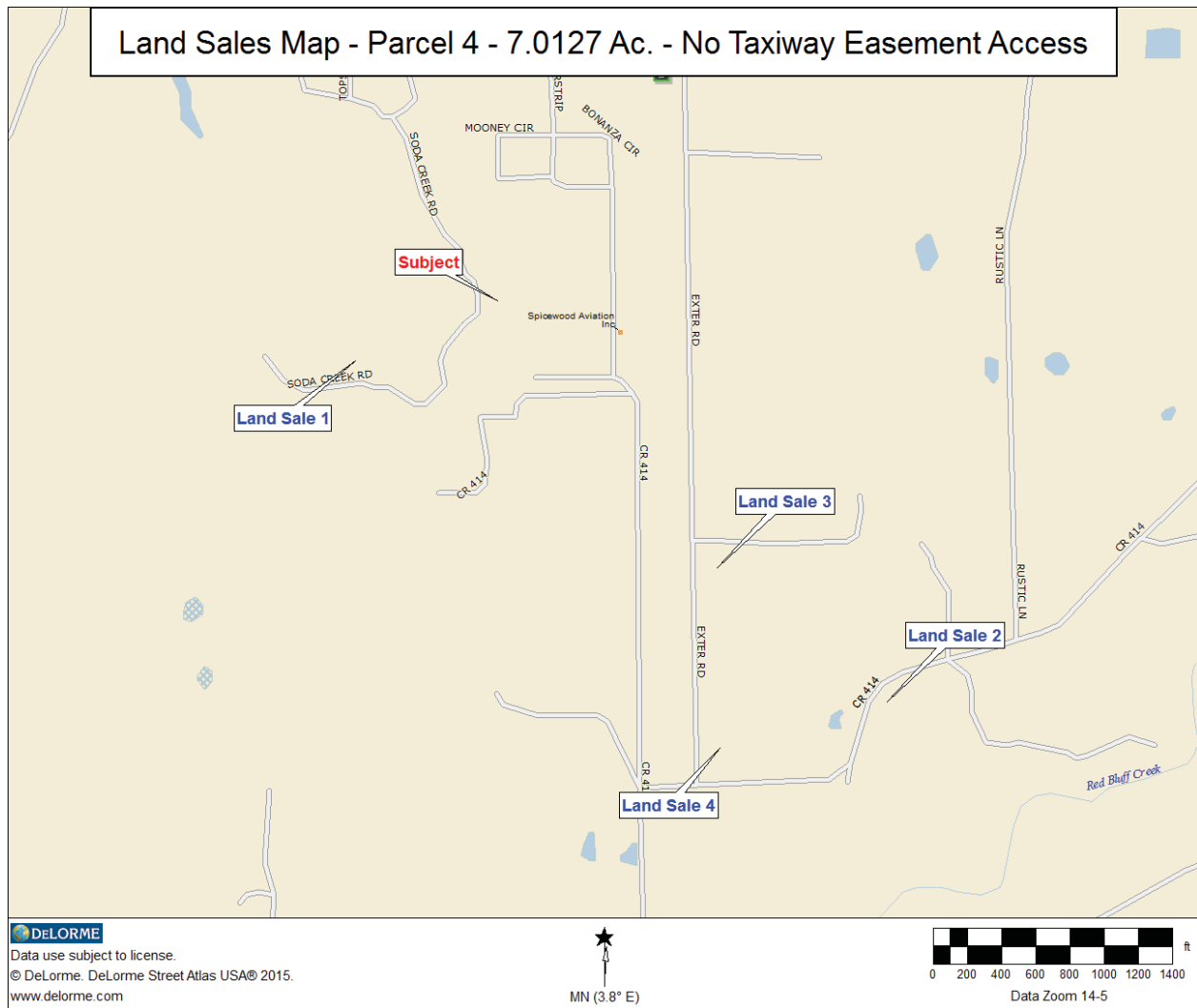
Parcel 3: 305,473 SF x \$2.50/SF = \$763,683.00
Say: \$760,000.00

ADDITIONAL INFORMATION

The sales of vacant land in the Windermere Airpark are limited. We are aware of an active listing for a lot as well as an expired listing for a lot that ended up conveying on 10/21/2016. A 0.447 acre (19,471 SF) tract of land located at 100 Sky King Drive and adjacent to the south of the subject is currently listed for \$225,000 (\$11.56/SF). A 0.1749 acre (7,617 SF) tract located 125 Mooney Circle and ±130 feet north of the subject was listed for \$104,000 (\$13.65/SF) but expired in March of 2016. The lot sold on 10/21/2016 for an unknown sales price; however, the agent who listed the property prior to the expiration indicated that no broker was utilized in the deal and in her opinion, the property likely sold near the \$104,000 listing price. Considering that the above consists of listing prices, we did not utilize this information in the analysis; however, after considering downward adjustments for the listing price, the market conditions and size, the information is considered to generally support our conclusion of the market value of the subject property.

LAND SALES SUMMARY – PARCEL 4 - ±7.0127 AC. – NO TAXIWAY EASEMENT ACCESS

<u>#</u>	<u>Date of Sale</u>	<u>Location</u>	<u>Size</u>	<u>Unit Price</u>
1	07/01/2016	N/s & W/s of Soda Creek Rd., S of Topspin Dr.	9.448 Ac.	\$20,110/Ac.
2	02/04/2016	SE/s of CR 414, W of Rustic Ln.	6.080 Ac.	\$20,048/Ac.
3	07/16/2015	E/s of Exeter Rd., N of CR 414	10.000 Ac.	\$17,896/Ac.
4	06/30/2015	Wraps NE/c of Exeter Rd. & CR 414	11.879 Ac.	\$15,153/Ac.
Subject – P-4		E/s of Soda Creek Rd., W of Piper Ln.	7.0127 Ac.	-



Land Sale 1

Date of Sale	07/01/2016
Address/Location	7 Soda Creek Rd., Spicewood, TX; N/s & W/s of Soda Creek Rd., S of Topspin Dr., Burnet Co., TX
Grantor/ Grantee	Kevin L. Jackson & Mary Jackson / Paul W. Holubets
Document No.	201606220
Sales Price	\$190,000.00
Site Size	9.448 acres
Sales Price/Unit	\$20,110/acre
Zoning	Not zoned
Utilities	Water, electricity
Comments	This property consists of Tract 7 of The Ranch at Windermere subdivision and also consists of an undivided 1/12 interest in Lot 50 of Windermere Oaks subdivision. The tract is rolling and heavily wooded with creek frontage. The tract is subject to deed restrictions and is just west of the Spicewood Airport.

Elements of Comparison	Adjustment	Reason for Adjustment
Conditions of Sale	0.00%	Similar
Market Conditions	0.00%	Similar
Location	-5.00%	SI. Superior for further proximity to airport
Size	0.00%	Similar
Other Physical Characteristics	-5.00%	Inferior for sewer access (+5); Superior for water/recreational feat. (-10)
Overall Adjustment	-10.00%	
Adjusted Sales Price	\$18,099/Acre	



Land Sale 2

Date of Sale	02/04/2016
Address/Location	880 CR 414, Spicewood, TX; SE/s of CR 414, W of Rustic Ln., Burnet Co., TX
Grantor/ Grantee	Paul Mead & Cindy Eve Mead / Madigan Homes, Inc.
Document No.	201601180
Sales Price	\$121,893.00
Site Size	6.080 acres
Sales Price/Unit	\$20,048/acre
Zoning	Not Zoned
Utilities	Electricity
Comments	Located a short distance to the east of the south end of the Spicewood Airport runway, this property is unrestricted and is wooded with oaks and cedar and has two live creeks traversing the property. The tract did not have access to public water at the time of sale. This property later sold on 09/09/2016 for \$210,000 according to MLS.

Elements of Comparison	Comparison	Reason for Comparison
Conditions of Sale	0.00%	Similar
Market Conditions	0.00%	Similar
Location	-20.00%	Superior for further proximity to airpark & access
Size	0.00%	Similar
Other Physical Characteristics	0.00%	Inferior for water & sewer (+10); Superior for water/recreational feat. (-10)
Overall Adjustment	-20.00%	
Adjusted Sales Price	\$16,038/Acre	



Land Sale 3

Date of Sale	07/16/2015
Address/Location	355 Exeter Road, Spicewood, TX; E/s of Exeter Rd., N of CR 414, Burnet Co., TX
Grantor/ Grantee	Andrew T. McKinney, IV & Isabell T. McKinney / Kirk L. Covington
Document No.	201505937
Sales Price	\$178,958.00
Site Size	10.000 acres
Sales Price/Unit	\$17,896/acre
Zoning	Not Zoned
Utilities	Water, electricity
Comments	This tract is rectangular in shape with a mix of open and wooded areas and is subject to a 50-foot wide roadway easement for ingress/egress. Across Exeter Road to the west is the Spicewood Airport runway. Prior to this sale, the Grantee purchased the adjoining 11.879 acres to the south on 06/30/2015 for \$15,153/acre.

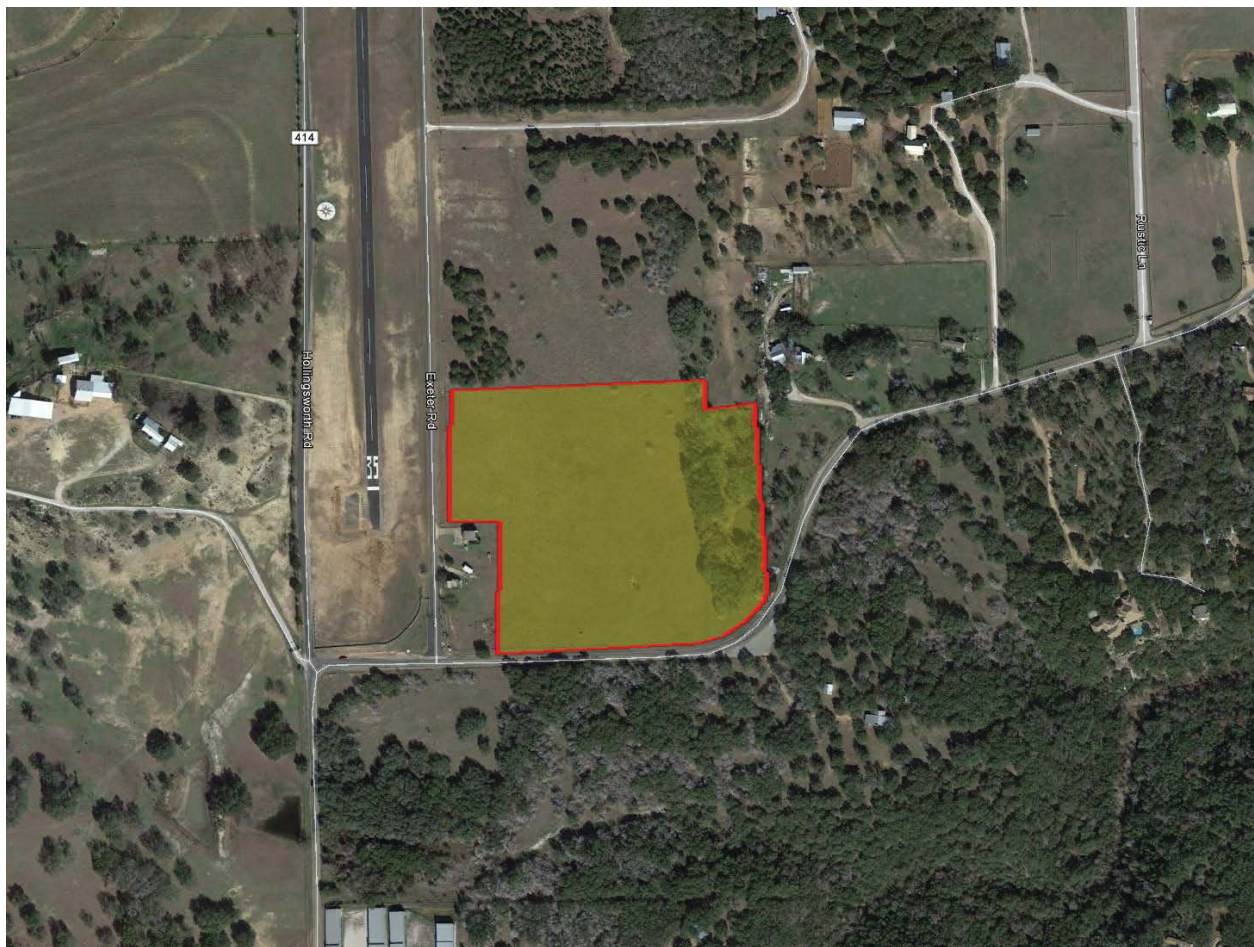
Elements of Comparison	Adjustment	Reason for Adjustment
Conditions of Sale	0.00%	Similar
Market Conditions	0.00%	Similar
Location	-10.00%	Superior for easier/more direct access
Size	0.00%	Similar
Other Physical Characteristics	+5.00%	Inferior for sewer access (+5)
Overall Adjustment	-5.00%	
Adjusted Sales Price	\$17,001/Acre	



Land Sale 4

Date of Sale	06/30/2015
Address/Location	655 CR 414, Spicewood, TX; Wraps NE/c of CR 414 & Exeter Rd., Burnet Co., TX
Grantor/ Grantee	David L. Chapman & Laurie A. Chapman / Kirk L. Covington
Document No.	201505431
Sales Price	\$180,000.00
Site Size	11.879 acres
Sales Price/Unit	\$15,153/acre
Zoning	Not zoned
Utilities	Water, Electricity
Comments	This tract is primarily open land with the exception of the very eastern portion, which is wooded. Across Exeter Road to the west is the Spicewood Airport runway. The buyer subsequently purchased the adjacent 10.000 acres to the north on 07/16/2015 for \$17,896/Acre (Land Sale 3). This 11.879 acre tract later conveyed to Bus Hangars LLC on 12/20/2016 for an unknown sales price. The new owner constructed hangars near the CR 414 frontage in 2017.

Elements of Comparison	Adjustment	Reason for Adjustment
Conditions of Sale	0.00%	Similar
Market Conditions	0.00%	Similar
Location	-10.00%	Superior for easier/more direct access
Size	+5.00%	Larger properties typically sell for a higher price per unit
Other Physical Characteristics	+5.00%	Inferior for sewer access (+5)
Overall Adjustment	0.00%	
Adjusted Sales Price	\$15,153/Acre	



LAND SALES RANKINGS

<i>Unadjusted Ranking</i>			
Land Sale	Date	Size (Ac.)	Price/Ac.
4	06/30/2015	11.879	\$15,153
3	07/16/2015	10.000	\$17,896
2	02/04/2016	6.080	\$20,048
1	07/01/2016	9.448	\$20,110

<i>Adjusted Ranking – Parcel 4</i>			
Land Sale	Date	Size (Ac.)	Price/Ac.
4	06/30/2015	11.879	\$15,153
2	02/04/2016	6.080	\$16,038
Subject – P-4	03/11/2016	7.0127	\$17,000
3	07/16/2015	10.000	\$17,001
1	07/01/2016	9.448	\$18,099

Conclusions

The adjusted comparable sales range from \$15,153/acre to \$18,099/acre. Considering the size, access to public utilities and tree cover but its location along Soda Creek Road with proximity to the Spicewood Airport but no access to the runway, the subject property would likely fall towards the middle of the range of the adjusted comparable sales. After consideration of the relevant factors in the analysis of the comparable sales, the opinion of market value for the 7.0127 acre subject property (Parcel 4) considering no access to the taxiway easement, as of March 11, 2016, is \$17,000 per acre or **\$120,000.00**; shown as follows:

$$\text{Parcel 4: } 7.0127 \text{ acres} \times \$17,000/\text{ac.} = \$119,216.00$$

Say: \$120,000.00

VALUE CONCLUSIONS

As of March 11, 2016

Market Value of the ±10.8815 Acre Tract (Parcel 1):	\$1,300,000.00
Market Value of the ±3.8688 Acre Tract (Parcel 2):	\$ 700,000.00
Market Value of the ±7.0127 Acre Tract – Taxiway Easement Access (Parcel 3):	\$ 760,000.00
Market Value of the ±7.0127 Acre Tract – No Taxiway Easement Access (Parcel 4):	\$ 120,000.00

Certification


I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the opinion of value, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, The Code of Professional Ethics and the Standards of Professional Appraisal Practice of Appraisal Institute.
- I have made a personal inspection of the property that is the subject of this report.
- Sam C. Umstead, Appraiser Trainee (TX-1338013) provided significant real property assistance to the person signing the report with assistance including market data research, comparable sales analysis, and production of the report.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, David R. Bolton and R. Chance Bolton have completed the requirements of the continuing education program of the Appraisal Institute.
- I have performed no other services, as an appraiser or in any other capacity, regarding the property that the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

No changes of any item of the appraisal report shall be made by anyone other than the appraisers, and the appraisers shall have no responsibility for any such unauthorized changes.



David R. Bolton, MAI, SREA
TX-1320117-G



R. Chance Bolton
TX-1380325-G



DAVID R. BOLTON, MAI, SREA
Qualifications

David R. Bolton is an independent real estate appraiser and consultant with the office of Bolton Real Estate Consultants, Ltd. (www.bolton-realestate.com) located at **3103 Bee Caves Road, Suite 225, Austin, Texas 78746**. He has been actively engaged in the real estate appraisal profession since 1964 with extensive experience in appraising most type properties including vacant commercial land, farms, ranches, special purpose properties, industrial, environmentally sensitive properties, environmentally contaminated properties, shopping centers, hotel/motels, mixed use developments, office buildings, improved commercial properties, automobile dealerships, condominiums, apartments, rights of way for pipelines, utilities, and roadway improvements. Appraisal related experience in highest and best use studies, marketing analysis, and review of realty portfolios.

A partial resume of his qualifications is outlined as follows:

- MAI - The Appraisal Institute
- SREA - The Appraisal Institute
- Real Estate Broker - State of Texas (Inactive)
- B.B.A. degree from Sam Houston State University
- Qualified in Federal District and Bankruptcy Courts, County and State District Courts, Arbitration Hearings and Special Commissioner's Hearings
- Forty-five (45) years' experience testifying as an expert witness in the valuation of real property
- State Certified - General Real Estate Appraiser (TX-1320117-G)

The Texas Appraisal Licensing and Certification Board (TALCB) require that Certified General Appraisers must complete 28 hours of mandatory Appraisal Continuing Education (ACE) in order to be eligible for renewal of their license. Mr. Bolton is certified under this program. Additionally, the Appraisal Institute conducts a voluntary program of continuing education for its designated members. Individuals who meet the minimum standards of this program are awarded periodic educational certification. Mr. Bolton is certified under this program.

APPRAISAL ASSOCIATIONS

- Past National Chairman, Professional Practice Division, - Appraisal Institute
- Past National Chairman, Prof. Practice Committee - Society of Real Estate Appraisers
- Past Vice Governor, Board of Governor's - Society of Real Estate Appraisers
- Past President, Houston Chapter - American Institute of Real Estate Appraisers
- Past President, Houston Chapter - Society of Real Estate Appraisers
- Past National Chairman, Young Advisory Council - Society of Real Estate Appraisers
- Past Regional Member, Review & Counseling Division - Appraisal Institute



R. CHANCE BOLTON

APPRAISAL QUALIFICATIONS

EXPERIENCE

R. Chance Bolton is the Managing Partner of Bolton Real Estate Consultants, Ltd and Owner/Broker of Bolton Real Estate Services located at 3103 Bee Cave Road, Suite 225, Austin, Texas 78746. He has been with the firm since 2003. He is a Texas Certified General Real Estate Appraiser and a Texas Licensed Real Estate Broker. He oversees appraisal assignments throughout Texas involving vacant land, farm and ranch, industrial, office, retail and special use real estate valuation. As a Real Estate Broker, he represents sellers and buyers in the disposition and acquisition of commercial real estate.

EDUCATION

Business Bachelor of Arts (BBA) degree in Entrepreneurship from the University of Houston

Completion of fundamental, advanced and continuing education coursework focusing on real estate appraisal and brokerage, includes:

15-Hour National USPAP Course	Principles of Real Estate I & II
Appraisal Principles	Law of Contracts
Appraisal Procedures	Law of Agency
Basic Income Capitalization	Principles of Commercial Real Estate
Appraising Convenience Stores	Commercial Sales & Exchanges
Sales Comparison Approach	Real Estate Brokerage
Income Approach I & II	Insider's Guide to Commercial Real Estate
Report Writing & Case Studies	TREC Legal Update MCE
Market Analysis & Highest and Best Use	TREC Ethics MCE
Business Practices & Ethics	Broker Responsibility
Real Estate Finance Statistics & Valuation Modeling	
Site Valuation & Cost Approach	
Advanced Market Analysis & Highest and Best Use	
Quantitative Analysis	
USPAP Update	
Advanced Income Capitalization	
Advanced Concepts & Case Studies	

ACCREDITATIONS

Texas General Certified Real Estate Appraiser (License # TX-1380325-G)

Texas Licensed Real Estate Broker (License #576982)

FAA certified small Unmanned Aircraft System (sVAS)-v Remote Pilot

ORGANIZATIONS/ASSOCIATIONS

Texas Appraiser Licensing & Certification Board (TALCB) – Board Member (2016-2022)

Appraisal Institute – Candidate for Designation

Lake Travis Education Foundation – Board Member (2013-2016)

State Bar of Texas – Law Focused Education Committee Member (2013-2016)

United States Navy Veteran

ADDENDA

CAUSE NO. 47531

TOMA INTEGRITY, INC.
Plaintiff

§
§
§
§
§
§
§

IN THE DISTRICT COURT

v.

BURNET COUNTY

WINDERMERE OAKS WATER SUPPLY
CORPORATION
Defendant

33rd DISTRICT COURT

PLAINTIFF’S FIRST AMENDED PETITION

TO THE HONORABLE JUDGE OF THIS COURT:

Plaintiff TOMA Integrity, Inc. files this first amended petition against Defendant Windermere Oaks Water Supply Corporation (“WOWSC”) seeking to enforce the Texas Open Meetings Act and allege as follows:

NATURE OF THE CASE AND DISCOVERY CONTROL PLAN

1. a. Discovery will be conducted under TRCP 190.3, Level 2.
- b. Tex. Gov’t Code Section 551.041 (the Texas Open Meetings Act (TOMA)) requires a governmental body like the Windermere Oaks Water Supply Corporation (WOWSC) to announce each subject its board will consider at a meeting in advance of that meeting. This fundamental requirement keeps our government from acting in secret and hiding its intentions from taxpayers/ratepayers.
- c. But on December 19, 2015, the WOWSC Board, without any competitive bid process or advance public announcement of their intent, sold valuable property belonging to WOWSC to a business owned by one of the Board members. To make matters worse, the Board also gave the Board member a right-of-first-refusal for the purchase of even more WOWSC property. There was no item on the meeting agenda giving fair notice to the public, or WOWSC

ratepayers, that any WOWSC property would be sold. This was a blatant violation of the Texas Open Meetings Act, and the remedy is for this Court to reverse that violation and declare that Board action void.

CLAIM FOR RELIEF

2. Of the choices available for statement of relief required to be stated by TRCP 47(c)(2), Plaintiff seeks “monetary relief of \$100,000 or less and nonmonetary mandamus and injunctive relief.” However, as shown in this petition and its Prayer, Plaintiff does not seek monetary damages, and seeks only relief afforded by the Texas Open Meetings Act.

PARTIES

3. a. Plaintiff TOMA Integrity, Inc. is a nonprofit corporation formed by WOWSC ratepayers whose purpose includes, but is not limited to, encourage honesty and integrity in the management and development of properties owned or served by WOWSC and promote open government and effective public oversight of governmental actions that affect the served area. TOMA Integrity, Inc. is an interested person for purposes of TOMA plaintiff status. TOMA Integrity, Inc. can be served through its attorney-of-record in this case.

b. Defendant Windermere Oaks Water Supply Corporation is “governmental body” as defined by the Texas Open Meetings Act. *See* Tex. Gov’t Code section 551.001(3)(K) (“a nonprofit corporation organized under Chapter 67, Water Code, that provides a water supply or wastewater service, or both, and is exempt from ad valorem taxation under Section 11.30, Tax Code”). WOWSC is a defendant pursuant to TOMA section 551.142 as the governmental body who violated the meeting notice requirement of TOMA Section 551.041. WOWSC has been served.

JURISDICTION & VENUE

4. The Court has jurisdiction over this case under TOMA section 551.142 which also makes venue mandatory in this Court.

FACTS

5. a. The facts stated in Paragraph 1 above are incorporated herein.

b. TOMA section Sec. 551.041 says, “NOTICE OF MEETING REQUIRED. A governmental body shall give written notice of the date, hour, place, and subject of each meeting held by the governmental body.” Courts have construed this provision. “The notice ... must be sufficiently specific to alert the general public to the topics to be considered at the upcoming meeting.” *City of Laredo v. Escamilla*, 219 S.W.#d 14, 19 (Tex. App.—San Antonio 2006 pet. denied). “To determine if the notice sufficiently informs the public of the topic under discussion, the court will focus its analysis on comparing the content of the notice given and the action taken at the meeting.” *Markowski v. City of Marlin*, 940 S.W.2d 720, 726 (Tex. App.—Waco 1997, no writ) (citing *Rettberg*, 873 S.W.2d at 412; *Point Isabel Indep. Sch. Dist. v. Hinojosa*, 797 S.W.2d 176, 180 (Tex.App.—Corpus Christi 1990, writ denied) (emphasis added). “The notice must be more specific if the public has a special interest in the topic under discussion.” *Id.* The WOWSC ratepayers have a special interest in sale of WOWSC property, particularly when the property sale is an insider deal with a Board member, without competition, and at a below-market price.

c. “Content of the Notice Given”: Attached is Exhibit P-1, the meeting notice of the WOWSC Board for December 19, 2015. No action item on that agenda gave the public a hint that the Board was considering selling WOWSC property. Even though the agenda included a vague notice that the Board would “discuss” items in executive session (“5. Executive session to discuss real estate, personnel, or legal matters.”), the agenda also said, “Items 2 through 4 are

posted for discussion and possible action by the Board.” So, the public was told that Item 5 was not an action item. Regardless, the vague, generic notice of Item 5 does not comply with the TOMA. *See Cox Enterprises v AISD*, 706 S.W.2d 956, 959 (Tex. 1986) (“The Act's purposes cannot be circumvented by mere reference to one of the [executive session] exceptions. The advance notice given under section [now, 551.041] should specifically disclose the subjects to be considered at the upcoming meeting.”).

d. “The Action Taken at the Meeting”: A comparison of the agenda meeting notice to the minutes reveals the TOMA notice violation on the sale of WOWSC property to a business owned by WOWSC’s director Dana Martin. Attached Exhibit P-2 are the minutes of the WOWSC Board meeting on December 19, 2015. The minutes include the following entry of action on a subject that was not included on the meeting agenda:

Out of Executive Session at 11:30 AM. Pat Mulligan made a motion to accept a proposal from Friendship Homes and Hangers to purchase 4 acres of land at the old WWTP to net \$200,000.00 to the Windermere Oaks Water Supply Corporation to be used to reduce the outstanding loan from the new waste water treatment plant. Motion seconded by Mike Madden. Board Members in favor Bob Mebane, Pat Mulligan, Mike Madden, and Dana Martin recused herself from the vote and the executive session.

As is shown in the attached Exhibit P-3, officers of WOWSC, in reliance on this unlawful vote of December 19, 2015, subsequently executed documents to sell the WOWSC property and grant the buyer a right-of-first-refusal that was not even included in the motion, let alone included in an TOMA-compliant meeting notice.

e. TOMA Integrity challenges all actions of the WOWSC Board to sell or agree to a right-of-first-refusal of the WOWSC property because the Board actions violated TOMA and should be declared void.

f. As the attached Affidavit of John Richard Dial and attached Certificate of

Formation shows, TOMA Integrity, Inc. was created by residents or ratepayers of WOWSC. Thus, TOMA Integrity, Inc. has associational standing to bring this claim for its directors, any one of whom could have also brought suit pursuant to the Texas Open Meetings Act, Tex. Gov't Code section 551.142. Courts have made it clear that groups like TOMA Integrity may bring open meetings lawsuits:

The majority of courts addressing the “interested person” requirement have adopted an extremely broad interpretation regarding who constitutes an “interested person.” See *Rivera v. City of Laredo*, 948 S.W.2d 787, 792 (Tex.App.—San Antonio 1997, writ denied) (adopting broad definition of “interested person”); *Save Our Springs Alliance, Inc. v. Lowry*, 934 S.W.2d 161, 163 (Tex.App.—Austin 1996, orig. proceeding) (“The Texas legislature exercised its discretion to grant broader standing to citizens under the Open Meetings Act.”); *City of Fort Worth v. Groves*, 746 S.W.2d 907, 913 (Tex.App.—Fort Worth 1988, no writ) (viewing “interested person” as affected taxpayer and citizen based on underlying purpose of act); *Cameron County Good Gov't League v. Ramon*, 619 S.W.2d 224, 230–31 (Tex.Civ.App.—Beaumont 1981, writ ref'd n.r.e.) (“it is difficult to see how the legislature could broaden the class of ‘any interested person’ ”); but see *City of Abilene v. Shackelford*, 572 S.W.2d 742, 745–46 (Tex.Civ.App.—Eastland 1978) (interpreting “interested person” as requiring plaintiff to show particular injury or damage different than public at large), *rev'd on other grounds*, 585 S.W.2d 665 (Tex.1979); see also *City of Bells*, 744 S.W.2d at 639–40 (applying general rules regarding standing without differentiating standing under Open Meetings Act).

In keeping with the majority of courts that have addressed this issue, we believe the Open Meetings Act should be construed broadly.

Matagorda County Hosp. Dist. v. City of Palacios, 47 S.W.3d 96, 102 (Tex. App.—Corpus Christi 2001, no pet.)

COUNT 1 – SUIT FOR MANDAMUS/INJUNCTIVE RELIEF

6. The facts stated above are incorporated here as the basis for this cause of action for mandamus and injunctive relief. See TOMA, Tex. Gov't Code section 551.142(a) (“Sec. 551.142. MANDAMUS; INJUNCTION. (a) An interested person, including a member of the news media, may bring an action by mandamus or injunction to stop, prevent, or reverse a violation or

threatened violation of this chapter by members of a governmental body.”). Plaintiff brings this suit for mandamus against the Windermere Oaks Water Supply Corporation to reverse the violation of TOMA and asks the Court to declare void the action the WOWSC Board took on December 19, 2015 to sell WOWSC property without the required public notice.

CONDITIONS PRECEDENT

7. All conditions precedent to Plaintiff’s claim for relief have been performed or have occurred.

ATTORNEY FEES

8. Plaintiff has retained the under-signed attorney to bring this action. Plaintiff asks the court to award costs and reasonable and necessary attorney fees pursuant to TOMA section 551.142(b).

PRAYER

For these reasons, Plaintiff asks the Court to set this matter for hearing on mandamus to reverse the violation of the TOMA public-notice section 551.041 and declare void the action the WOWSC Board took on December 19, 2015 to sell WOWSC property, as enumerated above, and award Plaintiff costs and reasonable and necessary attorney fees, and to grant Plaintiff all other relief to which it may be entitled.

Respectfully submitted,



Bill Aleshire
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AleshireLAW, P.C.
700 Lavaca, Suite 1400
Austin, Texas 78701
Telephone: (512) 320-9155
Cell: (512) 750-5854
Facsimile: (512) 320-9156

Bill@AleshireLaw.com

ATTACHED: AFFIDAVIT OF RICHARD DIAL

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing document has been forwarded via electronic filing or email on this the 30th day of March, 2018, to:

COUNSEL FOR DEFENDANT:

Les Romo
Law Offices of Les Romo
102 West Morrow Street, Suite 202
P.O. Box 447
Georgetown, Texas 78627
(512) 868-5600
Fax: (512) 591-7815
State Bar No. 17225800
lesromo.lawoffice@gmail.com



Bill Aleshire

CAUSE NO. 47531

TOMA INTEGRITY, INC.
Plaintiff

§ IN THE DISTRICT COURT

§

§

v.

§

BURNET COUNTY

§

WINDERMERE OAKS WATER SUPPLY
CORPORATION

§

§

Defendant

§

33rd DISTRICT COURT

AFFIDAVIT OF JOHN RICHARD DIAL

STATE OF TEXAS §
BURNET COUNTY §

Before me, the undersigned notary, on this day personally appeared John Richard Dial, the affiant, whose identity is known to me. After I administered an oath, affiant testified as follows:

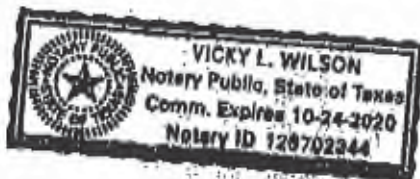
1. "My name is John Richard Dial. I am over 18 years of age, of sound mind, and capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

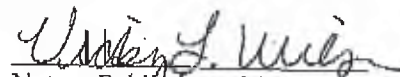
2. "I am a Director of TOMA Integrity, Inc. and am familiar with the corporation and those persons associated with the corporation.

3. The people who are represented by TOMA Integrity, Inc., including myself, are persons who a directly affected by fees and other decisions made by the Windermere Oaks Water Supply Corporation. The attached Exhibit A to this affidavit is a true and correct copy of the Certificate of Formation for TOMA Integrity, Inc. as filed with the Texas Secretary of State's Office."


JOHN RICHARD DIAL

Sworn to and subscribed before me by John Richard Dial on March 5, 2018.




Notary Public in and for
the State of Texas

Form 202

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: \$25



**Certificate of Formation
Nonprofit Corporation**

Filed in the Office of the
Secretary of State of Texas
Filing #: 802879506 12/11/2017
Document #: 780508970002
Image Generated Electronically
for Web Filing

Article 1 - Corporate Name

The filing entity formed is a nonprofit corporation. The name of the entity is :

TOMA INTEGRITY, INC.

Article 2 – Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be corporation named above) by the name of:

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

S. BRUCE SORGEN

C. The business address of the registered agent and the registered office address is:

Street Address:

519 AIRSTRIP RD SPICEWOOD TX 78669

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 3 - Management

A. Management of the affairs of the corporation is to be vested solely in the members of the corporation.

OR

B. Management of the affairs of the corporation is to be vested in its board of directors. The number of directors, which must be a minimum of three, that constitutes the initial board of directors and the names and addresses of the persons who are to serve as directors until the first annual meeting or until their successors are elected and qualified are set forth below.

Director 1: **J. RICHARD DIAL**

Title: **Director**

Address: **315 COVENTRY RD SPICEWOOD TX, USA 78669**

Director 2: **S. BRUCE SORGEN**

Title: **Director**

Address: **519 AIRSTRIP RD SPICEWOOD TX, USA 78669**

Director 3: **DANIEL FLUNKER**

Title: **Director**

Address: **307 COVENTRY RD SPICEWOOD TX, USA 78669**

Director 4: **LAWRENCE FFRENCH**

Title: **Director**

Address: **15104 STRADER CIRCLE AUSTIN TX, USA 78734**

Article 4 - Organization Structure

A. The corporation will have members.

or

B. The corporation will not have members.

Article 5 - Purpose

The corporation is organized for the following purpose or purposes:

THE CORP IS FOR THE PUBLIC GOOD OF PEOPLE WHO LIVE IN AND AROUND A

**BURNET COUNTY
WATER SUPPLY CORP.**

Supplemental Provisions / Information

Additional Provisions

Said corporation is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in these articles.

No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Upon the dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

[The attached addendum, if any, is incorporated herein by reference.]

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Organizer

The name and address of the organizer are set forth below.

MARSHA SIHA 17350 STATE HWY 249 #220 HOUSTON TX 77064

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

MARSHA SIHA

Signature of organizer.

FILING OFFICE COPY

CAUSE NO. 47531

TOMA INTEGRITY, INC.	§	IN THE DISTRICT COURT
<i>Plaintiff</i>	§	
v.	§	BURNET COUNTY
	§	
WINDERMERE OAKS WATER SUPPLY	§	
CORPORATION	§	
<i>Defendant</i>	§	33 rd DISTRICT COURT

PLAINTIFFS' SUPPLEMENTAL PETITION

TO THE HONORABLE JUDGE OF THIS COURT:

Plaintiffs TOMA Integrity, Inc. and John Richard Dial file this supplemental petition against Defendant Windermere Oaks Water Supply Corporation ("WOWSC") seeking to enforce the Texas Open Meetings Act and allege as follows:

WAIVER OF CLAIM FOR ATTORNEY FEES/COSTS

1. In their prior pleadings, Plaintiffs requested the Court grant reasonable and necessary attorney fees and costs against defendant WOWSC as allowed by section 551.142(b) of Tex. Gov't Code, the Texas Public Information Act. Because Plaintiffs brought this lawsuit to benefit WOWSC members, by giving the current WOWSC Board the opportunity to retrieve the WOWSC property sold to detriment of WOWSC members in violation the Texas Open Meetings Act, Plaintiffs hereby waive their claim for attorney fees and costs. In addition, Plaintiffs desire to expedite the issuance of an appealable Final Judgment in this case.

PRAYER

For these reasons, Plaintiffs ask the Court to reverse the violation of the TOMA public-notice section 551.041 and declare void the action the WOWSC Board took on December 19, 2015 to sell WOWSC property and on February 22, 2016 to again authorize the sale and authorize officers to sign the closing documents, all without the required public notice, as enumerated in

Plaintiffs' prior live pleading, and to grant Plaintiffs all other relief to which they may be entitled.

Respectfully submitted,



Bill Aleshire
Bar No. 24031810
AleshireLAW, P.C.
700 Lavaca, Suite 1400
Austin, Texas 78701
Telephone: (512) 320-9155
Cell: (512) 750-5854
Facsimile: (512) 320-9156
PLAINTIFFS' COUNSEL

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing document has been forwarded via electronic filing or email on this the 30th day of July, 2018, to:

COUNSEL FOR DEFENDANT:

Les Romo
Law Offices of Les Romo
102 West Morrow Street, Suite 202
P.O. Box 447
Georgetown, Texas 78627
(512) 868-5600
Fax: (512) 591-7815
State Bar No. 17225800
lesromo.lawoffice@gmail.com



Bill Aleshire

95 12 991

GENERAL WARRANTY DEED

6430

THE STATE OF TEXAS
COUNTY OF BURNET

§
§ KNOW ALL PERSONS BY THESE PRESENCE:
§

THAT THE CHASE CORPORATION, hereinafter called "Grantor", acting by and through its President, Robert D. Atkinson, for and in consideration of the sum of TEN AND NO/100 DOLLARS, and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presence Grantor does GRANT, SELL AND CONVEY, unto WINDERMERE OAKS WATER SUPPLY CORPORATION, Grantee, all the following property situated in Burnet County, Texas, to-wit:

See Exhibit "A" attached hereto and made a part hereof for all intents and purposes;

TO HAVE AND TO HOLD the above described land, together with all and singular the rights and appurtenances thereto in any way belonging, to said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whatsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to all easements, restrictions, rights-of-way and/or other covenants which may appear of record in the office of the County Clerk of Burnet County, Texas, affecting the above described property and to all mineral interests previously reserved by Grantor's predecessors in title, but only to the extent the same are disclosed on Exhibit "B" attached hereto and made a part hereof for all intents and purposes.

This conveyance is subject to the reversionary rights shown on Exhibit "C" attached hereto and made a part hereof.

Grantee's address is: c/o Capstone Real Estate Services, Inc., P.O. Box 160030, Austin, Texas 78716.

Signed this the 15th day of May, 1996.

THE CHASE CORPORATION

By: 
ROBERT D. ATKINSON, PRESIDENT

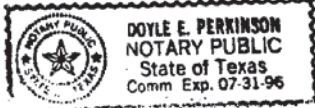
W-706 PAGE 515

THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on the 1st day of May, 1996, by ROBERT D. ATKINSON, President of THE CHASE CORPORATION, on behalf of the corporation.



Doyle E. Perrinson
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

Vol. 706 p. 6 of 516

EXHIBIT "A"

Legal Description

TRACT A: BEING 4.027 acres out of the MARIA SALINAS SURVEY No. 17 - Abstract No. 776, in Burnet County, Texas, together with a 30-foot wide access easement and a 20-foot wide pipeline easement, and being more fully described in plat and fiend notes dated 09/17/90, certified by Donald Sherman, R.P.L.S. No. 1877, consisting of two (2) pages, labeled Exhibit A-1 attached hereto and made a part hereof for all pertinent purposes.

TRACT B: BEING 24.00 acres out of the MARIA SALINAS SURVEY No. 17, Abstract No. 776, in Burnet County, Texas, and being more fully described in plat and field notes dated May 17, 1991, certified by Donald Sherman, R.P.L.S. No. 1877, labeled Exhibit "A-2", attached hereto and made a part hereof for all pertinent purposes.

TRACT C: BEING all of Lots 235 & 236 of WINDERMERE OAKS Subdivision, a subdivision in Burnet County, Texas, as shown by plat recorded in Volume 2, Page 88 of the Plat Records of Burnet County, Texas, said lots also known as the water treatment plant and storage facility.

WILL
706
PAGE 517

EXHIBIT "B"
EXCEPTIONS TO DEED

The following are exceptions to conveyance from The Chase Corporation to Windermere Oaks Water Supply Corporation of the property described in Exhibit "A":

I. AS TO TRACT B ONLY as described in Exhibit "A":

- a. 50 foot wide roadway easement for ingress, egress and regress to and from a public road, recorded in Volume 251, page 74 et seq of the Deed Records of Burnet County, Texas
- b. Any portion of the herein described property which lies within the boundaries of a road or roadway
- c. Electric utility line located on South and East side of Tract A

II. AS TO TRACT C ONLY as described in Exhibit "A":

- a. Subject to blanket-type easement granted to L.C.R.A., recorded in Volume 90, page 147 et seq of the Deed Records and in Volume 3, page 9, and in Volume 4, page 262 of the Miscellaneous Deed Records of Burnet County, Texas.
- b. Subject to 5' utility easements set out on plat recorded in Volume 2, page 88 of the Plat Records of Burnet County, Texas.
- c. Subject to utility easement granted to P.E.C., recorded in Volume 180, page 42 of the Deed Records of Burnet County, Texas.

WILL
706 PAGE 518

EXHIBIT "C"
GRANTOR'S REVERTER OPTION

If at any time in the future the property conveyed by this deed is not used by Grantee, its successors or assigns for the purpose of a water treatment system, a sewage treatment system and/or disposing of treated sewer effluent and/or sludge and related uses, at the option of S. W. Plant, Inc. (the sole shareholder of Grantor) a request may be made to Grantee requiring said property to be conveyed in fee simple to said S. W. Plant, Inc., its successors or assigns. After termination of the above stated use of said land, Grantee shall notify S. W. Plant, Inc., and S. W. Plant, Inc. shall have 120 days from such notice to test the land and to make its election whether to accept or to reject a conveyance back. To the extent necessary for lines, mains, piping, lift stations or other utility facilities on said reconveyed tract(s) which will continue to be used for public utility purposes, Grantee shall be allowed to retain determinable easements and rights-of-way for the remaining period of such use. The property shall be reconveyed in all other respects to S. W. Plant, Inc., its successors or assigns, being restricted to single family residence lots only. Such lots will be no smaller in size than the average lot size in the nearest Windermere Oaks subdivision to such property, and the lots will be subject to the restrictions on said subdivision, including specifically the requirement of membership and dues in the Windermere Oaks Property Owners' Association, its successors and assigns, and their liens as set out in the restrictions as they may be amended, from time to time.

Should Grantee cease to use said property as a water system, sewage treatment system, or for effluent disposal and related purposes, and fail to notify S. W. Plant, Inc. of such fact, no limitation on S. W. Plant, Inc.'s right to exercise its reverter option shall begin until Grantee gives S. W. Plant, Inc. written notice of such use termination. Should S. W. Plant, Inc. determine on its own that the property has ceased to be used for such purposes, it may elect to notify Grantee that the 120 day election period has started.

Seller and Buyer acknowledge that at this time the portion of the property designated "Tract II" in the title commitment dated effective December 06, 1995, issued by Stewart Title Guaranty Company in GF No. 95-12-991, hereinafter called "title commitment" (also shown as Tract "B" in Exhibit "A" hereto), is not currently being used for a water system, sewage treatment system, or for effluent disposal purposes, except as a contingent effluent disposal field, in the event that the other tracts are insufficient for said use in the future. It is the intent of the parties that such current use or non-use shall not be considered an event activating the right of reverter herein. The right of reverter shall not be activated until and unless all of the property, other than the pipeline easements, is no longer being used for water system, sewage treatment system, or for effluent disposal purposes. The non-use of any one or more of the three tracts but less than all of the three tracts as described in the title commitment, shall not activate the reverter.

Also, upon request from Grantee's Lender, if any, (after negotiations between S. W. Plant, Inc. and Lender), S. W. Plant, Inc. agrees to subordinate its reversionary rights to such Lender's liens.

VIII
706 PAGE 519

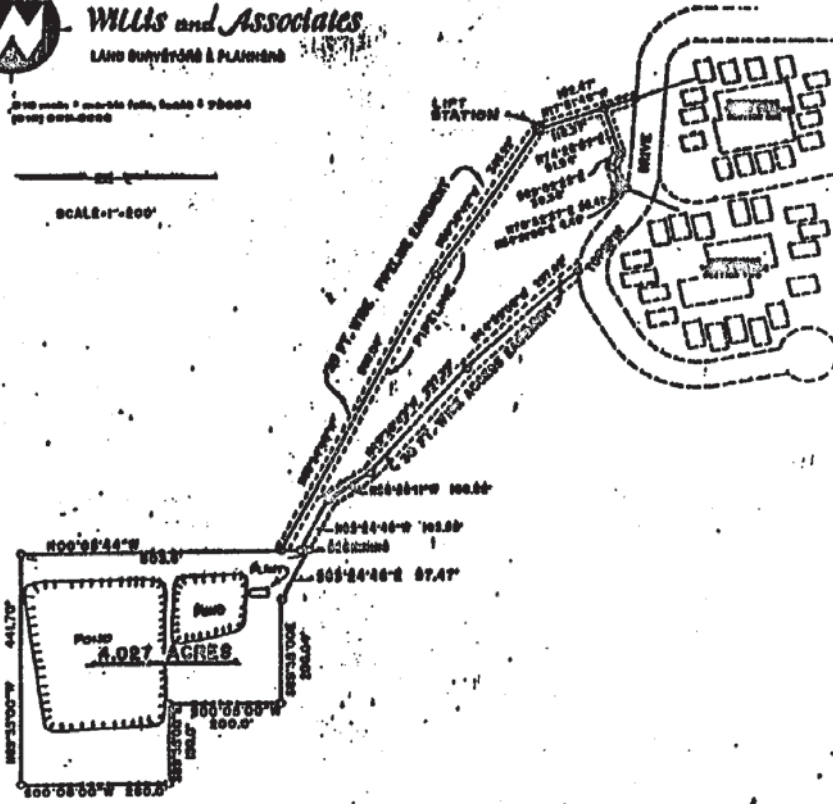


Willits and Associates

LAND SURVEYORS & PLANNERS

510 South F Street, Suite 1000
Fort Worth, Texas 76102

SCALE: 1" = 200'



STATE OF TEXAS:
COUNTY OF BURNET:

Field notes of a 4.027 acre tract of land out of the Maria Salinas Survey No. 17, Abstract No. 778 of Burnet County, Texas and also being a portion of that certain 131.833 acres to Charles Winston, Trustee recorded in Volume 222, Page 248 of the Burnet County Deed Records, Burnet County, Texas.

Beginning at the Northwest corner hereof from which point the southeast corner of Lot No. 154 and the Southwest corner of Lot No. 155 bears N 00° 05' 44" W 482.29 ft., N 00° 27' 00" W 449.81 ft. and N 89° 33' 00" E 933.4 ft.;

Thence with the North line hereof S 45° 21' 48" E 89.47 ft., S 68° 23' 00" E 208.04 ft., S 00° 05' 00" W 200.0 ft. and S 89° 33' 00" E 150.0 ft., to the most Easterly Northeast corner hereof;

Thence S 00° 05' 00" W 200.0 ft., to the Southeast corner hereof;

Thence N 89° 33' 00" W 441.70 ft., to the Southwest corner hereof;

Thence N 00° 05' 44" W 503.90 ft. to the place of beginning;

EXHIBIT "A-1"

WILL
706 PAGE 520



WILLS and Associates
LAND SURVEYORS & PLANNERS

BY ORDER OF DONALD SHOTMAN, R.F.L.S. No. 1877
DATE 9/11/90

4.017 Acres
Page 2 of 2

The above described tract is accompanied by a 20 ft. wide sewerline easement, the centerline of which is described as follows:

Beginning at a point in the West line of the above described 4.017 acre tract from which point the beginning point of said easement bears N 00° 05' 44" W 44.77 ft.,

Thence with the centerline hereof N 53° 24' 18" W 598.84 ft., N 58° 38' 42" W 345.22 ft., and N 17° 31' 48" W 116.37 ft., the centerline of another 20 ft. wide sewerline easement, and in all a total distance of 102.47 ft. to the point of termination hereof in the South line of Topopla Drive as shown on the plat of Windermere Tennis Village, Section Two, the plat of which is recorded in Volume 4, Page 21 of the Burnet County Plat Records.

The above described easement is accompanied by a 20 ft. wide sewerline easement the centerline described as follows:

Beginning at a point in the centerline of the above described easement from which point the point of termination of said easement bears N 17° 31' 48" W 66.10 ft.,

Thence with the centerline hereof N 74° 24' 07" E 91.94 ft., S 49° 01' 11" E 30.36 ft., N 70° 32' 37" E 36.41 ft., and N 34° 31' 00" E 4.46 ft. to the point of termination hereof in the South line of said Topopla Drive.

The above described 4.017 acres is also accompanied by a 20 ft. wide access easement the centerline of which is described as follows:

Beginning at a point in the West line of said 4.017 acres from which point the North-west corner of same bears N 00° 05' 44" W 18.79 ft.,

Thence with the centerline of this easement N 53° 24' 18" W 103.53 ft., N 38° 26' 11" W 100.62 ft., N 49° 30' 43" W 237.39 ft., and N 44° 59' 08" W 297.02 ft. to the point of termination hereof in the South line of said Topopla Drive.

WILL 706 PAGE 521

I hereby certify that the field notes hereon represent the results of office computations.

THESE FIELD NOTES ARE FOR THE EXCLUSIVE USE OF The Chase Corporation AND THE SURVEYOR IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.



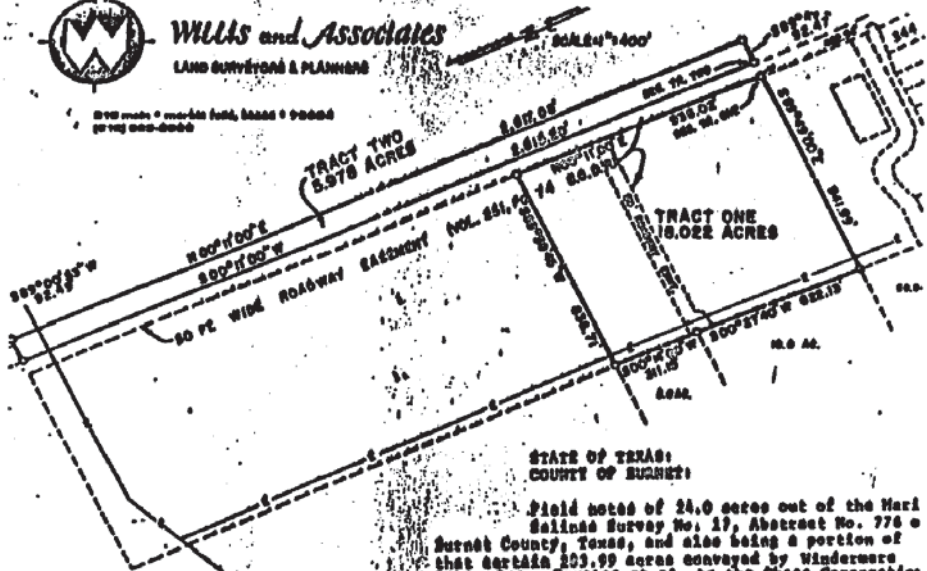
Donald Shotman, R.F.L.S. No. 1877 Date 9/11/90
Job No. 7166
Office - L. Naumann

EXHIBIT "A-2"
Page 2



Wills and Associates
LAND SURVEYORS & PLANNERS

BY THE STATE OF TEXAS, I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF BURNET, TEXAS, ON MAY 17, 1971.



STATE OF TEXAS,
COUNTY OF BURNET:

Field notes of 24.0 acres out of the Mari Salinas Survey No. 17, Abstract No. 776 of Burnet County, Texas, and also being a portion of that certain 253.99 acres conveyed by Windermere Oaks, Inc., Trustee et al. to the Chase Corporation, recorded in Volume 195, Page 212 of the Burnet County Deed Records, Burnet County, Texas, and being described in two tracts as follows:

TRACT ONE: Being 18.022 acres.
Beginning at a point in the East line of a 30 foot wide roadway easement, recorded in Volume 2 Page 74 of the Burnet County Deed Records, from which point the Southwest corner of Lot No. 34 of Windermere Oaks, the plat of which is recorded in Volume 2, Page 88 of the Burnet County Deed Records, bears N 00° 11' 00" E 462.94 feet;
Thence S 89° 49' 00" E 841.99 feet to the Northeast corner hereof;
Thence S 00° 27' 40" W 822.13 feet and S 00° 14' 00" W 211.15 feet to the Southeast corner hereof;
Thence S 89° 39' 45" W 838.71 feet to the Southwest corner hereof in the East line of said roadway easement;
Thence with the East line of said roadway easement N 00° 11' 00" E 936.02 feet to the place of Beginning.

TRACT TWO: Being 5.978 acres.
Beginning at a point in the West line of a 30 ft. wide roadway easement, recorded in Volume 2; Page 74 of the Burnet County Deed Records, from which point the Southwest corner of Lot No. 34 of Windermere Oaks, the plat of which is recorded in Volume 2, Page 88 of the Burnet County Deed Records, bears S 89° 49' 00" E 30.0 feet, and N 00° 11' 00" E 462.94 feet;
Thence with the West line of said 30 ft. wide roadway easement S 00° 11' 00" W 2,815.20 feet to a point therein for the Southeast corner hereof;
Thence S 89° 00' 35" W 92.49 feet to the Southwest corner hereof;
Thence N 00° 11' 00" E 2,817.08 feet to the Northwest corner hereof;
Thence S 89° 49' 00" E 92.47 feet to the place of Beginning.

VILL 706 PAGE 522



I hereby certify that the field notes herein represent the results of office computations.
THESE FIELD NOTES ARE FOR THE EXCLUSIVE USE OF The Chase Corporation AND THE SURVEYOR IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
Donald G. Gorman
Donald G. Gorman, R.P.S.S. No. 1877 Date 5/17/71
Job No. 7168
Office - B. Burton

EXHIBIT "A-2"

STATE OF TEXAS
COUNTY OF BURNET

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in Volume 706 Page 515-523 of the Real Property RECORDS of Burnet County, Texas.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF BURNET

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Real Property Records Burnet County, Texas on 7-26-96



Janet Parker
JANET PARKER, COUNTY CLERK
BURNET COUNTY, TEXAS
BY: Maissa Williams Deputy



Janet Parker
COUNTY CLERK
BURNET COUNTY, TEXAS

SCANNED

6430 COMPUTER

FILED

96 JUL 25 PM 2:41

CLERK OF DISTRICT COURT
BURNET COUNTY TEXAS

23500
HLC

VILL 706 Pref 523

WARRANTY DEED

5287

DATE: April 18, 1997

GRANTOR: MALCOLM D. BAILEY, owning, occupying and claiming other property as his homestead

GRANTOR'S MAILING ADDRESS (including county): P. O. Box 570177, Houston, Harris County, Texas 77257

GRANTEE: WINDERMERE OAKS WATER SUPPLY CORPORATION, a Texas corporation, acting by and through its duly authorized officer

GRANTEE'S MAILING ADDRESS (including county): P. O. Box 279, Spicewood, Burnet County, Texas 78669

CONSIDERATION:

TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, and for which no right or lien, express or implied, is retained, intended or shall exist.

PROPERTY (including any improvements):

BEING 9.7855 acres of land, more or less, located in the Maria C. Salinas Survey No. 17, Abstract No. 776, in Burnet County, Texas; being part of a 131.653 acre tract as recorded in Volume 222, Page 346, Deed Records, Burnet County, Texas, being further described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH the right to use 3.249 acres of land, more or less, located in the Maria Salinas Survey No. 17, Abstract No. 776, Burnet County, Texas, as a 150-foot wide septic buffer zone easement and being further described by metes and bounds in Exhibit "B" attached hereto and made a part hereof.

TOGETHER WITH the right to use a 7,246 square feet of land, more or less, located in the Maria Salinas Survey No. 17, Abstract No. 776, Burnet County, Texas, as a 15-foot wide utility easement, and being further described by metes and bounds in Exhibit "C" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements, all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any applicable governmental district, agency, authority, etc.; taxes for 1997, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

For Grantor and Grantor's successors and assigns, in common with Grantee and Grantee's successors, a reservation of the free, uninterrupted, and perpetual use of an easement over the passageway described in this paragraph and located on the property. This easement is located on a 0.533 of an acre tract of land, more or less, located in the Maria Salinas Survey No. 17, Abstract No. 776, in Burnet County, Texas, and being further described by metes and bounds in Exhibit "D" attached hereto and made a part hereof.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.


MALCOLM D. BAILEY

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS

14755a\bd

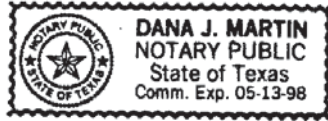
0752 0199

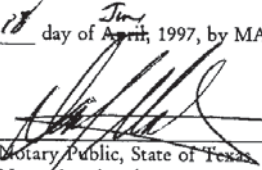
ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF BURNET

)
)

This instrument was acknowledged before me on the 18 day of ^{June}~~April~~, 1997, by MALCOLM D. BAILEY.





Notary Public, State of Texas

Notary's printed name: _____

My Commission Expires: _____

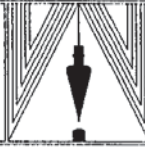
AFTER RECORDING RETURN TO:
CENTRAL TEXAS LAND TITLES, INC.
P. O. BOX 8
MARBLE FALLS, TEXAS 78654
14755a\bd

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS

0752 0200



WATSON SURVEYING
9501 CAPITAL OF TEXAS HWY.
SUITE 303 AUSTIN, TX 78759
346-8566 FAX 346-8568



FIELD NOTES FOR 9.7855 ACRES OF LAND LOCATED IN THE MARIA SALINAS SURVEY NO. 17, ABSTRACT NO. 776, BURNET COUNTY, TEXAS, BEING PART OF A 131.653 ACRE TRACT AS RECORDED IN VOLUME 222, PAGE 346, BURNET COUNTY DEED RECORDS, SAID 9.7855 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" steel pin found at the northeast corner of a 2.296 acre tract recorded in Volume 220, Page 581, BCDR;

THENCE along the perimeter of said 2.296 acre tract N89°55'W 100.00 feet to a 1/2" steel pin found and S00°05'W 420.43 feet to a 1/2" steel pin found at the northeast corner of a 1.056 acre tract recorded in Volume 237, Page 481, BCDR;

THENCE along the perimeter of said 1.056 acre tract N89°55'W 230.00 feet to a 1/2" steel pin found and S00°05'W 49.95 feet to a point for a corner hereof;

THENCE N89°55'W 300.00 feet to a point for an internal corner hereof;

THENCE S00°05'W 150.05 feet to a 1/2" steel pin set at the northwest corner of a 0.344 acre tract for a point on line hereof;

THENCE S00°05'W 150.00 feet and S89°55'E 530.00 feet to a 1/2" steel pin set at the southeast corner of a 0.792 acre tract recorded in Volume 237, Page 470, BCDR;

THENCE S00°05'W 33.79 feet to a 1/2" steel pin set at the northeast corner of a 0.846 acre tract recorded in Volume 269, Page 727, BCDR, for the southeast corner hereof;

THENCE N89°24'W 550.02 feet to a point for corner hereof;

THENCE N00°05'E 328.88 feet to a point for internal corner hereof;

THENCE N89°55'W 240.48 feet to a 1/2" steel pin found at the northeast corner of Lot 7, The Ranch at Windermere, a subdivision recorded at Volume 2, Page 62B, Burnet County Plat Records, for the southwest corner hereof;

THENCE S89°54'14"W 149.74 feet to a 1/2" steel pin found at an internal corner of said Lot 7, for a southwesterly corner hereof;

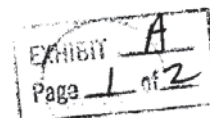
THENCE N00°08'W 803.50 feet along the east line of said subdivision to a 1/2" steel pin found at an internal corner of Lot 6 of said subdivision, for a northwesterly corner hereof;

THENCE N89°51'57"E 149.82 feet to a 1/2" steel pin found at the southeast corner of said Lot 6, for the most northern northeast corner hereof;

THENCE S00°06'09"E 150.05 feet to a 1/2" steel pin found at the northwest corner of a 4.025 acre tract, for an angle point hereof;

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS

0752 0201




THENCE around the perimeter of said 4.025 acre tract the following 5 courses:

- 1) S00°08'E 503.50 feet to a 1/2" steel pin found,
- 2) S89°55'E 441.36 feet to a 1/2" steel pin found,
- 3) N00°05'E 260.00 feet to a 1/2" steel pin found,
- 4) N89°55'W 150.00 feet to a 1/2" steel pin found,
- 5) N00°05'E 200.00 feet to a 1/2" steel pin found at the northeast corner of said 4.025 acre tract;

THENCE S89°55'E 150.00 feet, S00°05'W 65.00 feet, and S89°55'E 449.94 feet to a point in the west line of a 13.282 acre tract recorded in Volume 220, Page 652, BCDR, for the northeast corner hereof;

THENCE S00°05'E 74.48 feet along said west line to the POINT OF BEGINNING, containing 9.7855 acres of land.

Prepared 10 March 1997 from a survey done 18 November 1996 by:


Stuart Watson, RPLS 4550



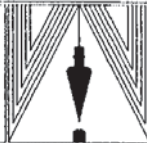
OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS

0752 0202

A
2 of 2



WATSON SURVEYING
 9501 CAPITAL OF TEXAS HWY.
 SUITE 303 AUSTIN, TX 78759
 346-8566 FAX 346-8568



FIELD NOTES FOR 3.249 ACRES OF LAND LOCATED IN THE MARIA SALINAS SURVEY NO. 17, ABSTRACT NO. 776, BURNET COUNTY, TEXAS, BEING PART OF A 131.653 ACRE TRACT AS RECORDED IN VOLUME 222, PAGE 346, BURNET COUNTY DEED RECORDS, ALSO PART OF A 15.8277 ACRE TRACT RECENTLY SURVEYED OUT OF SAID 131.653 ACRE TRACT, SAID 3.249 ACRES BEING INTENDED AS A 150-FOOT WIDE SEPTIC BUFFER ZONE EASEMENT AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing for reference at a 1/2" steel pin found at the southwest corner of a 0.668 acre tract recorded in Volume 245, Page 111, Burnet County Deed Records (BCDR), being a western corner of said 15.8277 acre tract, proceeding S00°06'09"E 314.40 feet to the POINT OF BEGINNING, for the northwest corner hereof;

THENCE maintaining a distance of 150 feet north of the south line of said 15.8277 acre tract the following 4 courses:

- 1) S63°24'46"E 137.55 feet, 2) S89°55'E 320.71 feet, 3) along a curve to the right with a chord of S62°10'33"E 139.64 feet and a radius of 150 feet,
- 4) S89°55'E 326.35 feet to a point in the east line of said 15.8277 acre tract, for the northeast corner hereof;

THENCE with the east, south, and west lines of said 15.8277 acre tract the following 6 courses:

- 1) S00°05'W 150.00 feet to the southeast corner of said 15.8277 acre tract,
- 2) N89°55'W 449.94 feet to a point for corner hereof;
- 3) N00°05'E 65.00 feet to a point for internal corner hereof;
- 4) N89°55'W 356.04 feet to a 1/2" steel pin found at an angle point;
- 5) N63°24'46"W 97.47 feet to a 1/2" steel pin found at the southwest corner of said 15.8277 acre tract;
- 6) N00°06'09"W 167.89 feet to the POINT OF BEGINNING, containing 3.249 acres of land.

Prepared 10 March 1997, based on a survey done 18 November 1996 by:


 Stuart Watson, RPLS 4550



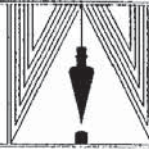
OFFICIAL PUBLIC RECORD
 BURNET COUNTY, TEXAS

0752 0203

B
 Page 1 of 1



WATSON SURVEYING
 9501 CAPITAL OF TEXAS HWY.
 SUITE 303 AUSTIN, TX 78759
 346-8566 FAX 346-8568



FIELD NOTES FOR 7,246 SQUARE FEET OF LAND LOCATED IN THE MARIA SALINAS SURVEY NO. 17, ABSTRACT NO. 776, BURNET COUNTY, TEXAS, BEING PART OF A 131.653 ACRE TRACT AS RECORDED IN VOLUME 222, PAGE 346, BURNET COUNTY DEED RECORDS, SAID 7,246 SQUARE FEET BEING INTENDED FOR A 15-FOOT WIDE UTILITY EASEMENT, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the southeast corner of Lot 7, The Ranch at Windermere, a subdivision recorded at Volume 2, Page 62B, Burnet County Plat Records, for the southwest corner hereof;

THENCE N00°00'02"W 333.27 feet along the east line of said Lot 7 to a 1/2" steel pin found at its northeast corner, for an angle point hereof;


THENCE N00°13'45"W 149.95 feet to a 1/2" steel pin found at the southwest corner of a 4.025 acre tract for the northwest corner hereof;

THENCE S89°55'E 15.00 feet along the south line of said 4.025 acre tract to a point for the northeast corner hereof;

THENCE S00°13'45"E 149.90 feet and S00°00'02"E 332.99 feet to a point in the south line of a 1.8259 acre tract recently described with field notes, for the southeast corner hereof;

THENCE S88°49'W 15.00 feet along said south line to the POINT OF BEGINNING, containing 7,246 square feet of land.

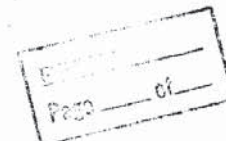
Prepared 10 March 1997 based on survey done 18 November 1996 by:


 Stuart Watson, RPLS 4550



OFFICIAL PUBLIC RECORD
 BURNET COUNTY, TEXAS

0752 0204



STATE OF TEXAS
COUNTY OF BURNET

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in Volume 752 Page 199-205 of the Official Guide RECORDS of Burnet County, Texas.

ANY PROVISION HEREIN WHICH RESRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF BURNET

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Guide Records Burnet County, Texas on 7-7-97



Janet Parker

JANET PARKER, COUNTY CLERK
BURNET COUNTY, TEXAS
BY: Maxine Williams Deputy



Janet Parker

COUNTY CLERK
BURNET COUNTY, TEXAS

5287

FILED

97 JUL -7 AM 9:27

JANET PARKER
COUNTY CLERK
BURNET COUNTY, TEXAS

OFFICIAL PUBLIC RECORD
BURNET COUNTY, TEXAS

0752 0205

After Recording Return to:
Independence Title Company
5503 Balcones Drive
Austin, TX 78731



D 201209136

5 PGS

GENERAL WARRANTY DEED

Attn: Tara Keame

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: November 9, 2012

GRANTOR: Spencer I. Mann

GRANTOR'S MAILING ADDRESS: P.O. Box 111, Spicewood, TX
78669

GRANTEE: Windermere Oaks Water Supply Co.

GRANTEE'S MAILING ADDRESS: 424 Coventry Road
Spicewood, TX 78669

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

See Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2013 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors,

administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

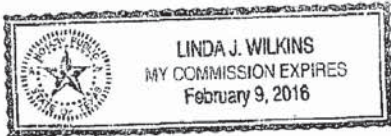
Spencer I. Mann
Spencer I. Mann

Acknowledgement

State of Texas
County of Travis

This instrument was acknowledged before me on the 9 day of November, 2012, by Spencer I. Mann.

Linda J. Wilkins
Notary Public, State of Texas



After Recording Return To:

~~*Fabrick Mulligan*
424 Coventry Road
Spicewood, TX 78669~~

Dn0232-fw

After Recording Return to:
Independence Title Company
5503 Balcones Drive
Austin, TX 78731

Attn: Tara George

EXHIBIT "A"

Tract 1:

Being 0.264 acres of land out of the MARIA SALINAS SURVEY NO. 17, Abstract 776, Burnet County, Texas and being more fully described by metes and bounds on Exhibit "A-1" and "A-2" attached hereto and made a part hereof for all pertinent purposes.

Tract 2:

The easement referred to as Tract 2 in a Warranty Deed dated March 13, 1984, executed by Robert Carter to Spencer I. Mann, recorded in Volume 323, 801, Deed Records, Burnet County, Texas, to which reference is here made for all pertinent purposes.

Tract 3:

Being easement No. 1 and easement No. 2, described in Easement Deed dated May 23, 1984, executed by Robert Carter to Spencer I. Mann, recorded in Volume 323, 803, Deed Records, Burnet County, Texas, to which reference is here made for all pertinent purposes.

Tract 4:

Being easement reserved in Deed dated May 23, 1977, executed by Charles F. Winston, Trustee to Robert Carter, recorded in Volume 237, page 481, Deed Records Burnet County Texas and subsequently conveyed to Spencer I Mann by Warranty Deed recorded in Volume 323, 801, Deed Records, Burnet County, Texas, to which reference is here made for all pertinent purposes.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct and references to the quantity are for informational purposes only.

WATSON SURVEYING
 9501 CAP OF TEX HWY, #303
 AUSTIN, TEXAS 78759
 PHONE (512) 346-8566

REFERENCE 0264MANN

SKETCH TO ACCOMPANY FIELD NOTES FOR 0.264 ACRES OF LAND, MORE OR LESS, LOCATED IN THE MARIA SALINAS SURVEY NO.17, ABST. NO.776, BURNET COUNTY, TEXAS, BEING PART OF A 1.056 ACRE TRACT AS RECORDED IN VOL. 323, PG. 801, BURNET COUNTY DEED RECORDS



SCALE: 1"=40'

BEARING BASIS IS FROM PLAT

ALL COURSES ARE RECORD, UNLESS OTHERWISE NOTED.

POINT OF BEGINNING

WINDERMERE OAKS WATER SUPPLY CO
 7.027 AC
 REMAINDER OF 9.7855 AC.
 752/199

(N89°55'E 230.00')
 N89°58'18"E 229.80'

INCREASE/EGRESS EASEMENT (870/698)

ASPHALT

TRACT B
 0.1446 AC
 MORSE
 1285/888

0.264 AC.
 REMAINDER OF 1.056 ACRE

5" PIPE FENCE END POST

50' TAXIWAY EASEMENT (237/470, 237/481)

589°58'18"W 229.64'

50.00'

TRACT A
 0.1446 AC

99.64'

130.00'

1.056 AC.
 323/801

50.00'

BEARING BASIS

1.0334 AC

N00°13'19"E 149.55'
 (N00°05'E 200.00')

0.343 AC.

30' ACCESS ESMT. (237/470)

150.00'

13.282 AC
 220/652

100' TAXIWAY ESMT. (237/481, 237/470)

S00°05'00"W 149.75'

ASPHALT

ASPHALT

0.792 AC.
 280/77

ASPHALT

LEGEND

- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN FOUND W/CAP
- 1/2" STEEL PIN SET W/CAP
- ⊙ STEEL PIPE FOUND, SIZE NOTED
- ⊙ 60D NAIL FOUND
- ⊙ MAG NAIL SFT WITH WASHER
- ⊙ STEEL SPINDLE FOUND
- BL BUILDING SETBACK LINE
- UE UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- X- FENCE
- E- OVERHEAD UTILITIES
- () RECORD INFORMATION

0.344 AC.

CONCRETE
 0.448 AC.

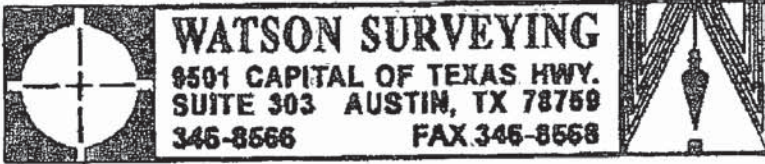
70.2'
 METAL BLDG.
 75.2'

2.296 AC
 220/581

DATED THIS 27 DAY OF JULY, 2017

Stuart W. Watson
 STUART W. WATSON, REGISTERED
 PROFESSIONAL LAND SURVEYOR,
 TEXAS LICENSE NUMBER 4550





FIELD NOTES FOR 0.264 ACRE OF LAND, MORE OR LESS, OUT OF THE MARIA SALINAS SURVEY NO. 17, ABSTRACT NO. 778, IN BURNET COUNTY, TEXAS, BEING PART OF A 1.056 ACRE TRACT AS RECORDED IN VOLUME 323, PAGE 801, BURNET COUNTY DEED RECORDS, SAID 0.264 ACRE BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{4}$ " steel pin found at a southeast corner of a 9.7855 acre tract conveyed to Windermere Oaks Water Supply Co. by deed recorded in Volume 752, Page 199, Burnet County Deed Records, in the west line of said 1.056 acre tract, for the southwest corner hereof;

THENCE $N00^{\circ}08'23"W$ 50.00 feet with the mutual line of said 1.056 acre and 9.7855 acres to a $\frac{1}{4}$ " steel pin found at the northwest corner of said 1.056 acres, for the northwest corner hereof;

THENCE $N89^{\circ}58'18"E$ 229.80 feet with the north line of said 1.056 acres and south line of said 9.7855 acres, to a bag nail with washer set in asphalt at the northeast corner of said 1.056 acres, for the northeast corner hereof;

THENCE $S00^{\circ}05'00"W$ 50.00 feet with the east line of said 1.056 acres and west line of a 13.282 acre tract as recorded in Volume 220, Page 652, Burnet County Deed Records, to a bag nail with washer set in asphalt, for the southeast corner hereof;

THENCE $S89^{\circ}58'18"W$ 229.84 feet crossing said 1.056 acres, generally following a fence, to the POINT OF BEGINNING, containing 0.264 acre of land, more or less.

Bearing basis is east line of 1.056 acres (323/801)

See accompanying survey map for more information.

Field notes prepared 27 July 2012 by:



Stuart Watson, RPLS 4550



FILED AND RECORDED



OFFICIAL PUBLIC RECORDS



201209136

November 13, 2012 03 23.35 PM

FEE \$32 00

Janet Parker, County Clerk
Burnet County, Texas



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

37112 STC

WARRANTY DEED

DATE: March 11, 2016

GRANTOR: WINDERMERE OAKS WATER SUPPLY CORPORATION,
A Texas Corporation,

GRANTOR'S MAILING ADDRESS: 424 COVENTRY RD., SPICEWOOD, TX, 78669

GRANTEE: FRIENDSHIP HOMES & HANGARS, LLC

GRANTEE'S MAILING ADDRESS: 424 COVENTRY ROAD, SPICEWOOD, TX,
78669

CONSIDERATION: TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration paid to Grantor, and the receipt of which is hereby duly acknowledged and for which no lien either express or implied is herein retained, has granted sold and conveyed by these presents does hereby grant, sell and convey to the grantee all of the following tracts or parcels of land, to-wit:

PROPERTY (including any improvements): Being Tract H1, of Tract H on Piper Lane, a subdivision in Burnet County, Texas, according to the Plat recorded in Clerk's Document No. 201601994, Official Public Records of Burnet County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

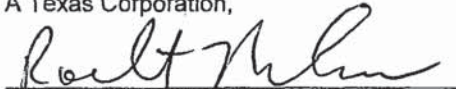
1. The property shall not be used for any type of helicopter use.
2. Any and all restrictions, covenants, conditions, assessments, reservations and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the herein mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein

described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

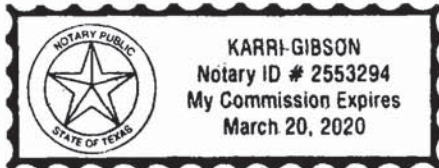
WINDERMERE OAKS WATER SUPPLY CORPORATION
A Texas Corporation,


By: Robert Mebane, President

STATE OF TEXAS

COUNTY OF BURNET

This instrument was acknowledged before me on the 13th day of March, 2016, by Robert Mebane, President of WINDERMERE OAKS WATER SUPPLY CORPORATION, a Texas Corporation.




Notary Public, State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Janet Parker, County Clerk

Burnet County Texas

5/4/2016 4:08:36 PM

FEE: \$20.00

201604126

D



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS - YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF NO. 37112 STC

WARRANTY DEED WITH VENDOR'S LIEN
(Vendor's Lien Reserved and Assigned to Third Party Lender)

THE STATE OF TEXAS
COUNTY OF BURNET

§
§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, WINDERMERE OAKS WATER SUPPLY CORPORATION, a Texas Corporation, hereinafter called "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantee of that one certain promissory note of even date herewith in the principal sum of Two Hundred Thousand and 00/100 (\$200,000.00) Dollars, payable to the order of ANNE MCCLURE WHIDDEN TRUST, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to MARK E. MCCLURE, TRUSTEE, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto FRIENDSHIP HOMES & HANGARS, LLC, herein referred to as the "Grantee", whether one or more, the real property described as follows, to-wit:

Being Tract H2, of Tract H on Piper Lane, a subdivision in Burnet County, Texas, according to the Plat recorded in Clerk's Document No. 201601994, Official Public Records of Burnet County, Texas.

This conveyance, however, is made and accepted subject to:

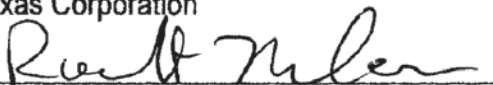
1. The Property shall be not used for any type of helicopter use.
2. Grantor retains a Fifty Foot (50') access easement over and across the West Property Line of Tract H2 as shown by plat recorded in Clerk's Document No. 201601994, Official Public Records of Burnet County, Texas.
3. Any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Burnet County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. That ANNE MCCLURE WHIDDEN TRUST ("Lender"), at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns.

EXECUTED this 11th day of March, 2016.

WINDERMERE OAKS WATER SUPPLY CORPORATION
a Texas Corporation



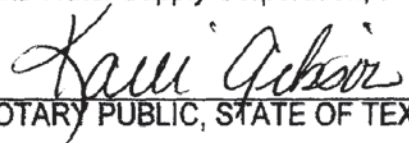
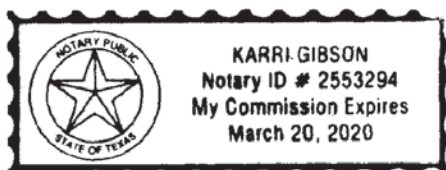
By: Robert Mebane, President

Grantee's Address:
424 COVENTRY ROAD
SPICEWOOD, TX 78669

STATE OF TEXAS

COUNTY OF BURNET

The foregoing instrument was acknowledged before me on the 13th day of March, 2016, by Robert Mebane, President of Windermere Oaks Water Supply Corporation, a Texas Corporation.


NOTARY PUBLIC, STATE OF TEXAS

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS



201602256

March 14, 2016 03:49:01 PM

FEE: \$20.00

Janet Parker, County Clerk
Burnet County, Texas

Burnet CAD

Property Search Results > 56161 WINDERMERE OAKS WATER SUPPLY CORPORATION for Year 2016

Property

Account

Property ID: 56161 Legal Description: ABS A0776 MA. CATALINA SALINAS, TRACT PT OF 43, 4.027 ACRES
 Geographic ID: B0776-0000-00042-004 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: TX Mapsco:
 Neighborhood: WINDEREMERE AIRPORT AREA Map ID: 512
 Neighborhood CD: WIND-AP

Owner

Name: WINDERMERE OAKS WATER SUPPLY CORPORATION Owner ID: 85741
 Mailing Address: 424 COVENTRY RD % Ownership: 100.0000000000%
 SPICEWOOD, TX 78669-3119 Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$15,619	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$140,945	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$156,564	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$156,564	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$156,564	

Taxing Jurisdiction

Owner: WINDERMERE OAKS WATER SUPPLY CORPORATION
 % Ownership: 100.0000000000%
 Total Value: \$156,564

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	\$156,564	\$0	\$0.00
ESD9	*EMERG SERV DIST #9 (ESD9)	0.100000	\$156,564	\$0	\$0.00
GBU	*BURNET COUNTY	0.355100	\$156,564	\$0	\$0.00

RSP	*CO SPECIAL, ROAD & BRIDGE	0.041800	\$156,564	\$0	\$0.00
SMA	*MARBLE FALLS ISD	1.280000	\$156,564	\$0	\$0.00
WCD	*WATER CONSERV DIST OF CENTRAL TEXAS	0.009100	\$156,564	\$0	\$0.00
Total Tax Rate:		1.786000			
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$2,796.23

Improvement / Building

Improvement #1: EX OTHER EXEMPTION State Code: FE Living Area: sqft Value: \$15,619

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
STG+	STORAGE AVERAGE / SLAB	*		0	750.0
OFF	OFFICE	*		0	360.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	OTHER	EX OTHER EXEMPTION	4.0270	175416.12	0.00	0.00	\$140,945	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$20,305	\$140,945	0	161,250	\$0	\$161,250
2017	\$20,305	\$140,945	0	161,250	\$0	\$161,250
2016	\$15,619	\$140,945	0	156,564	\$0	\$156,564
2015	\$15,485	\$140,945	0	156,430	\$0	\$156,430
2014	\$15,485	\$140,945	0	156,430	\$0	\$156,430
2013	\$15,485	\$140,945	0	156,430	\$0	\$156,430
2012	\$15,485	\$140,945	0	156,430	\$0	\$156,430
2011	\$15,485	\$140,945	0	156,430	\$0	\$156,430
2010	\$0	\$140,945	0	140,945	\$0	\$140,945
2009	\$0	\$140,945	0	140,945	\$0	\$140,945
2008	\$0	\$6,846	0	6,846	\$0	\$6,846
2007	\$0	\$7,259	0	7,259	\$0	\$7,259
2006	\$0	\$7,259	0	7,259	\$0	\$7,259
2005	\$0	\$7,259	0	7,259	\$0	\$7,259

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/10/2007	WD	WARRANTY DEED	TRES SI EL CORPORATION	WINDERMERE OAKS WATER SUPPLY CORPORATION			0705996
2	7/28/1996	OT	OTHER	CHASE CHAD B	WINDERMERE OAKS WATER SUPPLY CORP	706	515	0
3	7/26/1996	OT	OTHER	CHASE CHAD B	CHASE CHAD B	706	498	0

Tax Due

Property Tax Information as of 11/20/2018

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2018	*EMERG SERV DIST #9 (ESD9)	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	*EMERG SERV DIST #9 (ESD9)	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	*EMERG SERV DIST #9 (ESD9)	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	*EMERG SERV DIST #9 (ESD9)	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	*EMERG SERV DIST #9 (ESD9)	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

2009	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2000	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2000	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2000	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2000 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1999	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1999	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1999	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1999 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1998	*BURNET COUNTY	\$7,259	\$26.65	\$26.65	\$0.00	\$0.00	\$0.00	\$0.00
1998	*CO SPECIAL, ROAD & BRIDGE	\$7,259	\$2.54	\$2.54	\$0.00	\$0.00	\$0.00	\$0.00
1998	*MARBLE FALLS ISD	\$7,259	\$127.76	\$127.76	\$0.00	\$0.00	\$0.00	\$0.00
1998 TOTAL:		\$156.95	\$156.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1997	*BURNET COUNTY	\$7,259	\$26.81	\$26.81	\$0.00	\$0.00	\$0.00	\$0.00

1997	*CO SPECIAL, ROAD & BRIDGE	\$7,259	\$2.54	\$2.54	\$0.00	\$0.00	\$0.00	\$0.00
1997	*MARBLE FALLS ISD	\$7,259	\$117.16	\$117.16	\$0.00	\$0.00	\$0.00	\$0.00
1997 TOTAL:		\$146.51	\$146.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (512) 756-8291

Burnet CAD

Property Search Results > 62330 WINDERMERE OAKS WATER SUPPLY CORPORATION for Year 2016

Property

Account

Property ID: 62330 Legal Description: ABS A0776 MA. CATALINA SALINAS, TRACT PT OF 43, 2.9857 ACRES
 Geographic ID: B0776-0000-00042-007 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: TX Mapsco:
 Neighborhood: WINDERMERE AIRPORT AREA Map ID: 512
 Neighborhood CD: WIND-AP

Owner

Name: WINDERMERE OAKS WATER SUPPLY CORPORATION Owner ID: 85741
 Mailing Address: 424 COVENTRY RD % Ownership: 100.0000000000%
 SPICEWOOD, TX 78669-3119 Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$104,500	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$104,500	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$104,500	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$104,500	

Taxing Jurisdiction

Owner: WINDERMERE OAKS WATER SUPPLY CORPORATION
 % Ownership: 100.0000000000%
 Total Value: \$104,500

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	\$104,500	\$0	\$0.00
ESD9	*EMERG SERV DIST #9 (ESD9)	0.100000	\$104,500	\$0	\$0.00
GBU	*BURNET COUNTY	0.355100	\$104,500	\$0	\$0.00

RSP	*CO SPECIAL, ROAD & BRIDGE	0.041800	\$104,500	\$0	\$0.00
SMA	*MARBLE FALLS ISD	1.280000	\$104,500	\$0	\$0.00
WCD	*WATER CONSERV DIST OF CENTRAL TEXAS	0.009100	\$104,500	\$0	\$0.00
Total Tax Rate:		1.786000			
				Taxes w/Current Exemptions:	\$0.00
				Taxes w/o Exemptions:	\$1,866.37

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	OTHER	EX OTHER EXEMPTION	2.9857	130057.09	0.00	0.00	\$104,500	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$104,500	0	104,500	\$0	\$104,500
2017	\$0	\$208,999	0	208,999	\$0	\$208,999
2016	\$0	\$104,500	0	104,500	\$0	\$104,500
2015	\$0	\$239,908	0	239,908	\$0	\$239,908
2014	\$0	\$245,893	0	245,893	\$0	\$245,893
2013	\$0	\$245,893	0	245,893	\$0	\$245,893
2012	\$0	\$245,893	0	245,893	\$0	\$245,893
2011	\$0	\$245,893	0	245,893	\$0	\$245,893
2010	\$0	\$245,893	0	245,893	\$0	\$245,893
2009	\$0	\$245,893	0	245,893	\$0	\$245,893
2008	\$0	\$10,847	0	10,847	\$0	\$10,847
2007	\$0	\$10,847	0	10,847	\$0	\$10,847
2006	\$0	\$10,847	0	10,847	\$0	\$10,847
2005	\$0	\$10,847	0	10,847	\$0	\$10,847

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/7/1997	WD	WARRANTY DEED	BAILEY MALCOLM D	WINDERMERE OAKS WATER SUPPLY CORPORATION	752	199	0

Tax Due

Property Tax Information as of 11/20/2018

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2018	*EMERG SERV DIST #9 (ESD9)	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018 TOTAL:			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

2017	*EMERG SERV DIST #9 (ESD9)	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	*EMERG SERV DIST #9 (ESD9)	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	*EMERG SERV DIST #9 (ESD9)	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	*EMERG SERV DIST #9 (ESD9)	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

	2008 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2000	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2000	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2000	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2000 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1999	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1999	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1999	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	1999 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1998	*BURNET COUNTY	\$15,109	\$55.47	\$55.47	\$0.00	\$0.00	\$0.00	\$0.00
1998	*CO SPECIAL, ROAD & BRIDGE	\$15,109	\$5.29	\$5.29	\$0.00	\$0.00	\$0.00	\$0.00
1998	*MARBLE FALLS ISD	\$15,109	\$265.92	\$265.92	\$0.00	\$0.00	\$0.00	\$0.00
	1998 TOTAL:		\$326.68	\$326.68	\$0.00	\$0.00	\$0.00	\$0.00
1997	*BURNET COUNTY	\$15,109	\$55.80	\$55.80	\$0.00	\$0.00	\$0.00	\$0.00
1997	*CO SPECIAL, ROAD & BRIDGE	\$15,109	\$5.29	\$5.29	\$0.00	\$0.00	\$0.00	\$0.00
1997	*MARBLE FALLS ISD	\$15,109	\$243.86	\$243.86	\$0.00	\$0.00	\$0.00	\$0.00
	1997 TOTAL:		\$304.95	\$304.95	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (512) 756-8291

Burnet CAD

Property Search Results > 56117 WINDERMERE OAKS WATER SUPPLY CORPORATION for Year 2016

Property

Account

Property ID: 56117 Legal Description: ABS A0776 MA. CATALINA SALINAS, 0.266 ACRES, 50' TAXIWAY EASEMENT
 Geographic ID: B0776-0000-00018-000 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: PIPER LN TX Mapsco:
 Neighborhood: WINDEREMERE AIRPORT AREA Map ID: 0412
 Neighborhood CD: WIND-AP

Owner

Name: WINDERMERE OAKS WATER SUPPLY CORPORATION Owner ID: 85741
 Mailing Address: 424 COVENTRY RD % Ownership: 100.0000000000%
 SPICEWOOD, TX 78669-3119 Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$6,662	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$6,662	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$6,662	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$6,662	

Taxing Jurisdiction

Owner: WINDERMERE OAKS WATER SUPPLY CORPORATION
 % Ownership: 100.0000000000%
 Total Value: \$6,662

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	\$6,662	\$0	\$0.00
ESD9	*EMERG SERV DIST #9 (ESD9)	0.100000	\$6,662	\$0	\$0.00
GBU	*BURNET COUNTY	0.355100	\$6,662	\$0	\$0.00
RSP	*CO SPECIAL, ROAD & BRIDGE	0.041800	\$6,662	\$0	\$0.00
SMA	*MARBLE FALLS ISD	1.280000	\$6,662	\$0	\$0.00
WCD	*WATER CONSERV DIST OF CENTRAL TEXAS	0.009100	\$6,662	\$0	\$0.00

Total Tax Rate:	1.786000	Taxes w/Current Exemptions:	\$0.00
		Taxes w/o Exemptions:	\$118.98

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	OTHER	EX OTHER EXEMPTION	0.2660	11586.68	0.00	0.00	\$6,662	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$6,662	0	6,662	\$0	\$6,662
2017	\$0	\$6,662	0	6,662	\$0	\$6,662
2016	\$0	\$6,662	0	6,662	\$0	\$6,662
2015	\$0	\$6,662	0	6,662	\$0	\$6,662
2014	\$0	\$6,662	0	6,662	\$0	\$6,662
2013	\$0	\$6,662	0	6,662	\$0	\$6,662
2012	\$0	\$6,662	0	6,662	\$0	\$6,662
2011	\$0	\$92,924	0	92,924	\$0	\$92,924
2010	\$0	\$92,924	0	92,924	\$0	\$92,924
2009	\$0	\$92,924	0	92,924	\$0	\$92,924
2008	\$0	\$52,800	0	52,800	\$0	\$52,800
2007	\$0	\$28,000	0	28,000	\$0	\$28,000
2006	\$0	\$28,000	0	28,000	\$0	\$28,000
2005	\$0	\$28,000	0	28,000	\$0	\$28,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/9/2012	WD	WARRANTY DEED	MANN SPENCER I	WINDERMERE OAKS WATER SUPPLY CORPORATION			201209136
2	6/6/2012	OT	OTHER	MANN SPENCER I & SANDRA	MANN SPENCER I			201204688
3	4/1/1984	OT	OTHER		MANN SPENCER I	323	801	0

Tax Due

Property Tax Information as of 11/20/2018

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2018	*EMERG SERV DIST #9 (ESD9)	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

2017	*EMERG SERV DIST #9 (ESD9)	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	*EMERG SERV DIST #9 (ESD9)	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	*EMERG SERV DIST #9 (ESD9)	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	*EMERG SERV DIST #9 (ESD9)	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	*BURNET COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	*CO SPECIAL, ROAD & BRIDGE	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	*MARBLE FALLS ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	*WATER CONSERV DIST OF CENTRAL TEXAS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	*BURNET COUNTY	\$6,662	\$23.54	\$23.54	\$0.00	\$0.00	\$0.00	\$0.00
2013	*CO SPECIAL, ROAD & BRIDGE	\$6,662	\$2.78	\$2.78	\$0.00	\$0.00	\$0.00	\$0.00
2013	*MARBLE FALLS ISD	\$6,662	\$85.27	\$85.27	\$0.00	\$0.00	\$0.00	\$0.00
2013	*WATER CONSERV DIST OF CENTRAL TEXAS	\$6,662	\$0.65	\$0.65	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$112.24	\$112.24	\$0.00	\$0.00	\$0.00	\$0.00
	WINDERMERE OAKS WATER SUPPLY CORPORATION TOTAL:		\$112.24	\$112.24	\$0.00	\$0.00	\$0.00	\$0.00
2012	*BURNET COUNTY	\$6,662	\$23.43	\$23.43	\$0.00	\$0.00	\$0.00	\$0.00
2012	*CO SPECIAL, ROAD & BRIDGE	\$6,662	\$2.78	\$2.78	\$0.00	\$0.00	\$0.00	\$0.00
2012	*MARBLE FALLS ISD	\$6,662	\$85.27	\$85.27	\$0.00	\$0.00	\$0.00	\$0.00
2012	*WATER CONSERV DIST OF CENTRAL TEXAS	\$6,662	\$0.66	\$0.66	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$112.14	\$112.14	\$0.00	\$0.00	\$0.00	\$0.00
2011	*BURNET COUNTY	\$92,924	\$309.63	\$309.63	\$0.00	\$0.00	\$0.00	\$0.00
2011	*CO SPECIAL, ROAD & BRIDGE	\$92,924	\$36.43	\$36.43	\$0.00	\$0.00	\$0.00	\$0.00
2011	*MARBLE FALLS ISD	\$92,924	\$1198.72	\$1198.72	\$0.00	\$0.00	\$0.00	\$0.00
2011	*WATER CONSERV DIST OF CENTRAL TEXAS	\$92,924	\$9.29	\$9.29	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$1554.07	\$1554.07	\$0.00	\$0.00	\$0.00	\$0.00
2010	*BURNET COUNTY	\$92,924	\$306.92	\$306.92	\$0.00	\$0.00	\$0.00	\$0.00
2010	*CO SPECIAL, ROAD & BRIDGE	\$92,924	\$36.15	\$36.15	\$0.00	\$0.00	\$0.00	\$0.00
2010	*MARBLE FALLS ISD	\$92,924	\$1198.72	\$1198.72	\$0.00	\$0.00	\$0.00	\$0.00
2010	*WATER CONSERV DIST OF CENTRAL TEXAS	\$92,924	\$10.04	\$10.04	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$1551.83	\$1551.83	\$0.00	\$0.00	\$0.00	\$0.00
2009	*BURNET COUNTY	\$92,924	\$303.58	\$303.58	\$0.00	\$0.00	\$0.00	\$0.00
2009	*CO SPECIAL, ROAD & BRIDGE	\$92,924	\$33.45	\$33.45	\$0.00	\$0.00	\$0.00	\$0.00
2009	*MARBLE FALLS ISD	\$92,924	\$1194.07	\$1194.07	\$0.00	\$0.00	\$0.00	\$0.00
2009	*WATER CONSERV DIST OF CENTRAL TEXAS	\$92,924	\$12.17	\$12.17	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$1543.27	\$1543.27	\$0.00	\$0.00	\$0.00	\$0.00
2008	*BURNET COUNTY	\$52,800	\$173.03	\$173.03	\$0.00	\$0.00	\$0.00	\$0.00
2008	*CO SPECIAL, ROAD & BRIDGE	\$52,800	\$18.48	\$18.48	\$0.00	\$0.00	\$0.00	\$0.00
2008	*MARBLE FALLS ISD	\$52,800	\$662.64	\$662.64	\$0.00	\$0.00	\$0.00	\$0.00
2008	*WATER CONSERV DIST OF CENTRAL TEXAS	\$52,800	\$7.23	\$7.23	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$861.38	\$861.38	\$0.00	\$0.00	\$0.00	\$0.00

2007	*BURNET COUNTY	\$28,000	\$97.38	\$97.38	\$0.00	\$0.00	\$0.00	\$0.00
2007	*CO SPECIAL, ROAD & BRIDGE	\$28,000	\$8.43	\$8.43	\$0.00	\$0.00	\$0.00	\$0.00
2007	*MARBLE FALLS ISD	\$28,000	\$345.80	\$345.80	\$0.00	\$0.00	\$0.00	\$0.00
2007	*WATER CONSERV DIST OF CENTRAL TEXAS	\$28,000	\$4.23	\$4.23	\$0.00	\$0.00	\$0.00	\$0.00
2007 TOTAL:			\$455.84	\$455.84	\$0.00	\$0.00	\$0.00	\$0.00
2006	*BURNET COUNTY	\$28,000	\$99.48	\$99.48	\$0.00	\$0.00	\$0.00	\$0.00
2006	*CO SPECIAL, ROAD & BRIDGE	\$28,000	\$7.11	\$7.11	\$0.00	\$0.00	\$0.00	\$0.00
2006	*MARBLE FALLS ISD	\$28,000	\$412.05	\$412.05	\$0.00	\$0.00	\$0.00	\$0.00
2006	*WATER CONSERV DIST OF CENTRAL TEXAS	\$28,000	\$4.63	\$4.63	\$0.00	\$0.00	\$0.00	\$0.00
2006 TOTAL:			\$523.27	\$523.27	\$0.00	\$0.00	\$0.00	\$0.00
2005	*BURNET COUNTY	\$28,000	\$105.06	\$105.06	\$0.00	\$0.00	\$0.00	\$0.00
2005	*CO SPECIAL, ROAD & BRIDGE	\$28,000	\$7.00	\$7.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	*MARBLE FALLS ISD	\$28,000	\$459.20	\$459.20	\$0.00	\$0.00	\$0.00	\$0.00
2005 TOTAL:			\$571.26	\$571.26	\$0.00	\$0.00	\$0.00	\$0.00
2004	*BURNET COUNTY	\$7,920	\$30.55	\$30.55	\$0.00	\$0.00	\$0.00	\$0.00
2004	*CO SPECIAL, ROAD & BRIDGE	\$7,920	\$1.43	\$1.43	\$0.00	\$0.00	\$0.00	\$0.00
2004	*MARBLE FALLS ISD	\$7,920	\$131.08	\$131.08	\$0.00	\$0.00	\$0.00	\$0.00
2004 TOTAL:			\$163.06	\$163.06	\$0.00	\$0.00	\$0.00	\$0.00
2003	*BURNET COUNTY	\$7,920	\$29.95	\$29.95	\$0.00	\$0.00	\$0.00	\$0.00
2003	*CO SPECIAL, ROAD & BRIDGE	\$7,920	\$1.43	\$1.43	\$0.00	\$0.00	\$0.00	\$0.00
2003	*MARBLE FALLS ISD	\$7,920	\$130.05	\$130.05	\$0.00	\$0.00	\$0.00	\$0.00
2003 TOTAL:			\$161.43	\$161.43	\$0.00	\$0.00	\$0.00	\$0.00
2002	*BURNET COUNTY	\$7,920	\$28.95	\$28.95	\$0.00	\$0.00	\$0.00	\$0.00
2002	*CO SPECIAL, ROAD & BRIDGE	\$7,920	\$1.36	\$1.36	\$0.00	\$0.00	\$0.00	\$0.00
2002	*MARBLE FALLS ISD	\$7,920	\$130.06	\$130.06	\$0.00	\$0.00	\$0.00	\$0.00
2002 TOTAL:			\$160.37	\$160.37	\$0.00	\$0.00	\$0.00	\$0.00
2001	*BURNET COUNTY	\$5,264	\$19.41	\$19.41	\$0.00	\$0.00	\$0.00	\$0.00
2001	*CO SPECIAL, ROAD & BRIDGE	\$5,264	\$0.86	\$0.86	\$0.00	\$0.00	\$0.00	\$0.00
2001	*MARBLE FALLS ISD	\$5,264	\$86.58	\$86.58	\$0.00	\$0.00	\$0.00	\$0.00
2001 TOTAL:			\$106.85	\$106.85	\$0.00	\$0.00	\$0.00	\$0.00
2000	*BURNET COUNTY	\$5,264	\$18.81	\$18.81	\$0.00	\$0.00	\$0.00	\$0.00
2000	*CO SPECIAL, ROAD & BRIDGE	\$5,264	\$0.92	\$0.92	\$0.00	\$0.00	\$0.00	\$0.00
2000	*MARBLE FALLS ISD	\$5,264	\$88.44	\$88.44	\$0.00	\$0.00	\$0.00	\$0.00
2000 TOTAL:			\$108.17	\$108.17	\$0.00	\$0.00	\$0.00	\$0.00
1999	*BURNET COUNTY	\$5,264	\$18.59	\$18.59	\$0.00	\$0.00	\$0.00	\$0.00
1999	*CO SPECIAL, ROAD & BRIDGE	\$5,264	\$1.32	\$1.32	\$0.00	\$0.00	\$0.00	\$0.00
1999	*MARBLE FALLS ISD	\$5,264	\$88.44	\$88.44	\$0.00	\$0.00	\$0.00	\$0.00
1999 TOTAL:			\$108.35	\$108.35	\$0.00	\$0.00	\$0.00	\$0.00
1998	*BURNET COUNTY	\$5,264	\$19.32	\$19.32	\$0.00	\$0.00	\$0.00	\$0.00
1998	*CO SPECIAL, ROAD & BRIDGE	\$5,264	\$1.84	\$1.84	\$0.00	\$0.00	\$0.00	\$0.00
1998	*MARBLE FALLS ISD	\$5,264	\$92.65	\$92.65	\$0.00	\$0.00	\$0.00	\$0.00
1998 TOTAL:			\$113.81	\$113.81	\$0.00	\$0.00	\$0.00	\$0.00
1997	*BURNET COUNTY	\$5,264	\$19.44	\$19.44	\$0.00	\$0.00	\$0.00	\$0.00
1997	*CO SPECIAL, ROAD & BRIDGE	\$5,264	\$1.84	\$1.84	\$0.00	\$0.00	\$0.00	\$0.00
1997	*MARBLE FALLS ISD	\$5,264	\$84.96	\$84.96	\$0.00	\$0.00	\$0.00	\$0.00
1997 TOTAL:			\$106.24	\$106.24	\$0.00	\$0.00	\$0.00	\$0.00
MANN SPENCER I TOTAL:			\$112.14	\$112.14	\$0.00	\$0.00	\$0.00	\$0.00
MANN SPENCER I & SANDRA TOTAL:			\$8089.20	\$8089.20	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):			\$8313.58	\$8313.58	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (512) 756-8291

Burnet CAD

Property Search Results > 109810 FRIENDSHIP HOMES & HANGARS LLC for Year 2016

Property

Account

Property ID: 109810 Legal Description: ABS A0776 MA. CATALINA SALINAS, TRACT H1, 1.3489 ACRES
 Geographic ID: B0776-0000-00042-0H1 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: Mapsco:
 Neighborhood: WINDEREMERE AIRPORT AREA Map ID: 512
 Neighborhood CD: WIND-AP

Owner

Name: FRIENDSHIP HOMES & HANGARS LLC Owner ID: 206614
 Mailing Address: 205 COVENTRY RD % Ownership: 100.0000000000%
 SPICEWOOD, TX 78669
 Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$47,212	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$47,212	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$47,212	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$47,212	

Taxing Jurisdiction

Owner: FRIENDSHIP HOMES & HANGARS LLC
 % Ownership: 100.0000000000%
 Total Value: \$47,212

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	\$47,212	\$38,053	\$0.00
ESD9	*EMERG SERV DIST #9 (ESD9)	0.100000	\$47,212	\$38,053	\$38.05
GBU	*BURNET COUNTY	0.355100	\$47,212	\$38,053	\$135.13
RSP	*CO SPECIAL, ROAD & BRIDGE	0.041800	\$47,212	\$38,053	\$15.91
SMA	*MARBLE FALLS ISD	1.280000	\$47,212	\$38,053	\$487.08

WCD	*WATER CONSERV DIST OF CENTRAL TEXAS	0.009100	\$47,212	\$38,053	\$3.46
Total Tax Rate:		1.786000			
				Taxes w/Current Exemptions:	\$679.63
				Taxes w/o Exemptions:	\$843.21

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	1.3489	58758.08	0.00	0.00	\$47,212	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$127,890	0	127,890	\$0	\$127,890
2017	\$0	\$127,890	0	127,890	\$0	\$127,890
2016	\$0	\$47,212	0	47,212	\$0	\$47,212

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/11/2016	WD	WARRANTY DEED	WINDERMERE OAKS WATER SUPPLY CORPORATION	FRIENDSHIP HOMES & HANGARS LLC			201604126
2	7/7/1997	WD	WARRANTY DEED	BAILEY MALCOLM D	WINDERMERE OAKS WATER SUPPLY CORPORATION	752	199	0

Tax Due

Property Tax Information as of 11/20/2018

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2018	*EMERG SERV DIST #9 (ESD9)	\$127,890	\$127.89	\$0.00	\$127.89	\$0.00	\$0.00	\$127.89
2018	*BURNET COUNTY	\$127,890	\$445.45	\$0.00	\$445.45	\$0.00	\$0.00	\$445.45
2018	*CO SPECIAL, ROAD & BRIDGE	\$127,890	\$53.33	\$0.00	\$53.33	\$0.00	\$0.00	\$53.33
2018	*MARBLE FALLS ISD	\$127,890	\$1622.42	\$0.00	\$1622.42	\$0.00	\$0.00	\$1622.42
2018	*WATER CONSERV DIST OF CENTRAL TEXAS	\$127,890	\$10.23	\$0.00	\$10.23	\$0.00	\$0.00	\$10.23
	2018 TOTAL:		\$2259.32	\$0.00	\$2259.32	\$0.00	\$0.00	\$2259.32
2017	*EMERG SERV DIST #9 (ESD9)	\$127,890	\$127.89	\$127.89	\$0.00	\$0.00	\$0.00	\$0.00
2017	*BURNET COUNTY	\$127,890	\$454.14	\$454.14	\$0.00	\$0.00	\$0.00	\$0.00
2017	*CO SPECIAL, ROAD & BRIDGE	\$127,890	\$53.46	\$53.46	\$0.00	\$0.00	\$0.00	\$0.00
2017	*MARBLE FALLS ISD	\$127,890	\$1635.21	\$1635.21	\$0.00	\$0.00	\$0.00	\$0.00
2017	*WATER CONSERV DIST OF CENTRAL TEXAS	\$127,890	\$10.87	\$10.87	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$2281.57	\$2281.57	\$0.00	\$0.00	\$0.00	\$0.00
2016	*EMERG SERV DIST #9 (ESD9)	\$38,053	\$38.05	\$38.05	\$0.00	\$0.00	\$0.00	\$0.00
2016	*BURNET COUNTY	\$38,053	\$135.13	\$135.13	\$0.00	\$0.00	\$0.00	\$0.00

2016	*CO SPECIAL, ROAD & BRIDGE	\$38,053	\$15.91	\$15.91	\$0.00	\$0.00	\$0.00	\$0.00
2016	*MARBLE FALLS ISD	\$38,053	\$487.08	\$487.08	\$0.00	\$0.00	\$0.00	\$0.00
2016	*WATER CONSERV DIST OF CENTRAL TEXAS	\$38,053	\$3.46	\$3.46	\$0.00	\$0.00	\$0.00	\$0.00
2016 TOTAL:			\$679.63	\$679.63	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (512) 756-8291

Burnet CAD

Property Search Results > 109811 FRIENDSHIP HOMES & HANGARS LLC for Year 2016

Property

Account

Property ID: 109811 Legal Description: ABS A0776 MA. CATALINA SALINAS, TRACT H2, 2.5199 ACRES
 Geographic ID: B0776-0000-00042-0H2 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: PIPER LANE TX Mapsco:
 Neighborhood: WINDEREMERE AIRPORT AREA Map ID: 512
 Neighborhood CD: WIND-AP

Owner

Name: FRIENDSHIP HOMES & HANGARS LLC Owner ID: 206614
 Mailing Address: 205 COVENTRY RD % Ownership: 100.0000000000%
 SPICEWOOD, TX 78669
 Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$88,197	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$88,197	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$88,197	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$88,197	

Taxing Jurisdiction

Owner: FRIENDSHIP HOMES & HANGARS LLC
 % Ownership: 100.0000000000%
 Total Value: \$88,197

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CENTRAL APPRAISAL DISTRICT	0.000000	\$88,197	\$71,088	\$0.00
ESD9	*EMERG SERV DIST #9 (ESD9)	0.100000	\$88,197	\$71,088	\$71.09
GBU	*BURNET COUNTY	0.355100	\$88,197	\$71,088	\$252.44
RSP	*CO SPECIAL, ROAD & BRIDGE	0.041800	\$88,197	\$71,088	\$29.71

SMA	*MARBLE FALLS ISD	1.280000	\$88,197	\$71,088	\$909.93
WCD	*WATER CONSERV DIST OF CENTRAL TEXAS	0.009100	\$88,197	\$71,088	\$6.47
Total Tax Rate:		1.786000			
				Taxes w/Current Exemptions:	\$1,269.64
				Taxes w/o Exemptions:	\$1,575.20

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	F1	2.5199	109766.84	0.00	0.00	\$88,197	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$87,500	0	87,500	\$0	\$87,500
2017	\$0	\$87,500	0	87,500	\$0	\$87,500
2016	\$0	\$88,197	0	88,197	\$0	\$88,197

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/3/2017	WDLIEN	WARRANTY DEED WITH VENDORS LIEN	FRIENDSHIP HOMES & HANGARS LLC	MAIR JOHANN & MICHAEL			201703209
2	3/11/2016	WDLIEN	WARRANTY DEED WITH VENDORS LIEN	WINDERMERE OAKS WATER SUPPLY CORPORATION	FRIENDSHIP HOMES & HANGARS LLC			201602256
3	7/7/1997	WD	WARRANTY DEED	BAILEY MALCOLM D	WINDERMERE OAKS WATER SUPPLY CORPORATION	752	199	0

Tax Due

Property Tax Information as of 11/20/2018

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2018	*EMERG SERV DIST #9 (ESD9)	\$87,500	\$87.50	\$0.00	\$87.50	\$0.00	\$0.00	\$87.50
2018	*BURNET COUNTY	\$87,500	\$304.77	\$0.00	\$304.77	\$0.00	\$0.00	\$304.77
2018	*CO SPECIAL, ROAD & BRIDGE	\$87,500	\$36.49	\$0.00	\$36.49	\$0.00	\$0.00	\$36.49
2018	*MARBLE FALLS ISD	\$87,500	\$1110.03	\$0.00	\$1110.03	\$0.00	\$0.00	\$1110.03
2018	*WATER CONSERV DIST OF CENTRAL TEXAS	\$87,500	\$7.00	\$0.00	\$7.00	\$0.00	\$0.00	\$7.00
2018 TOTAL:			\$1545.79	\$0.00	\$1545.79	\$0.00	\$0.00	\$1545.79
2017	*EMERG SERV DIST #9 (ESD9)	\$87,500	\$87.50	\$87.50	\$0.00	\$0.00	\$0.00	\$0.00
2017	*BURNET COUNTY	\$87,500	\$310.72	\$310.72	\$0.00	\$0.00	\$0.00	\$0.00
2017	*CO SPECIAL, ROAD & BRIDGE	\$87,500	\$36.58	\$36.58	\$0.00	\$0.00	\$0.00	\$0.00
2017	*MARBLE FALLS ISD	\$87,500	\$1118.78	\$1118.78	\$0.00	\$0.00	\$0.00	\$0.00

2017	*WATER CONSERV DIST OF CENTRAL TEXAS	\$87,500	\$7.44	\$7.44	\$0.00	\$0.00	\$0.00	\$0.00
2017 TOTAL:			\$1561.02	\$1561.02	\$0.00	\$0.00	\$0.00	\$0.00
MAIR JOHANN & MICHAEL TOTAL:			\$3106.81	\$1561.02	\$1545.79	\$0.00	\$0.00	\$1545.79
2016	*EMERG SERV DIST #9 (ESD9)	\$71,088	\$71.09	\$71.09	\$0.00	\$0.00	\$0.00	\$0.00
2016	*BURNET COUNTY	\$71,088	\$252.44	\$252.44	\$0.00	\$0.00	\$0.00	\$0.00
2016	*CO SPECIAL, ROAD & BRIDGE	\$71,088	\$29.71	\$29.71	\$0.00	\$0.00	\$0.00	\$0.00
2016	*MARBLE FALLS ISD	\$71,088	\$909.93	\$909.93	\$0.00	\$0.00	\$0.00	\$0.00
2016	*WATER CONSERV DIST OF CENTRAL TEXAS	\$71,088	\$6.47	\$6.47	\$0.00	\$0.00	\$0.00	\$0.00
2016 TOTAL:			\$1269.64	\$1269.64	\$0.00	\$0.00	\$0.00	\$0.00
FRIENDSHIP HOMES & HANGARS LLC TOTAL:			\$1269.64	\$1269.64	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):			\$4376.45	\$2830.66	\$1545.79	\$0.00	\$0.00	\$1545.79

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (512) 756-8291