



KILLEN, GRIFFIN  
& FARRIMOND  
ATTORNEYS AT LAW

ASHLEY FARRIMOND

210.641.5806  
ashley@kgftx.com

June 12, 2024

City of Boerne  
Planning Department  
447 N. Main Street  
Boerne, TX 78006

RE: Zoning Request for the Properties, Consisting of Approximately 16.612 Acres, Located at 33105, 33125, 32775 and 32675 IH-10, in the Extraterritorial Jurisdiction ("ETJ") of the City of Boerne ("City"), Kendall County ("County"), Texas.

To Whom It May Concern:

Balous T. Miller and Julie Miller are the owners ("Owners") of the properties located at 33105, 33125, 32775 and 32675 IH-10 (collectively, the "Subject Property"; *see* **Exhibit "1"**), in the Extraterritorial Jurisdiction ("ETJ") of the City of Boerne ("City"), Kendall County, Texas. In connection with the attached Zoning Change Application (**Exhibit "2"**), we are providing this Letter of Intent for the Owners' request for rezoning of the Subject Property. The Subject Property is currently zoned "OCL" Outside City Limits and has not yet been annexed into the City. We are requesting that simultaneously with the annexation, the City zone the Subject Property "C-3" Community Commercial to allow for the consistent zoning with the adjacent tracts.

The Subject Property is located along the IH-10 corridor and is surrounded by other properties zoned for Community Commercial use. The City's Master Plan, which provides a "blueprint for future development" in the City, denotes the Subject Property as "Auto-Oriented Commercial." "C-3" zoning is consistent with this designation. Further, upon annexation and zoning, the Subject Property will be located within the Scenic Interstate Corridor Overlay District in the High Elevation Area, which regulates building height and setbacks, as well as development standards for properties along IH-10.

The attached "C-3" Zoning Change Application packet contains all pertinent information regarding the Subject Property for the proposed rezoning, as well as written authorization to proceed with the rezoning request from the Owners.

If there is any additional information or documentation that we can provide to assist in your review of the rezoning request, please do not hesitate to contact me at (210) 960-2750 or via email at [ashley@kgftx.com](mailto:ashley@kgftx.com).

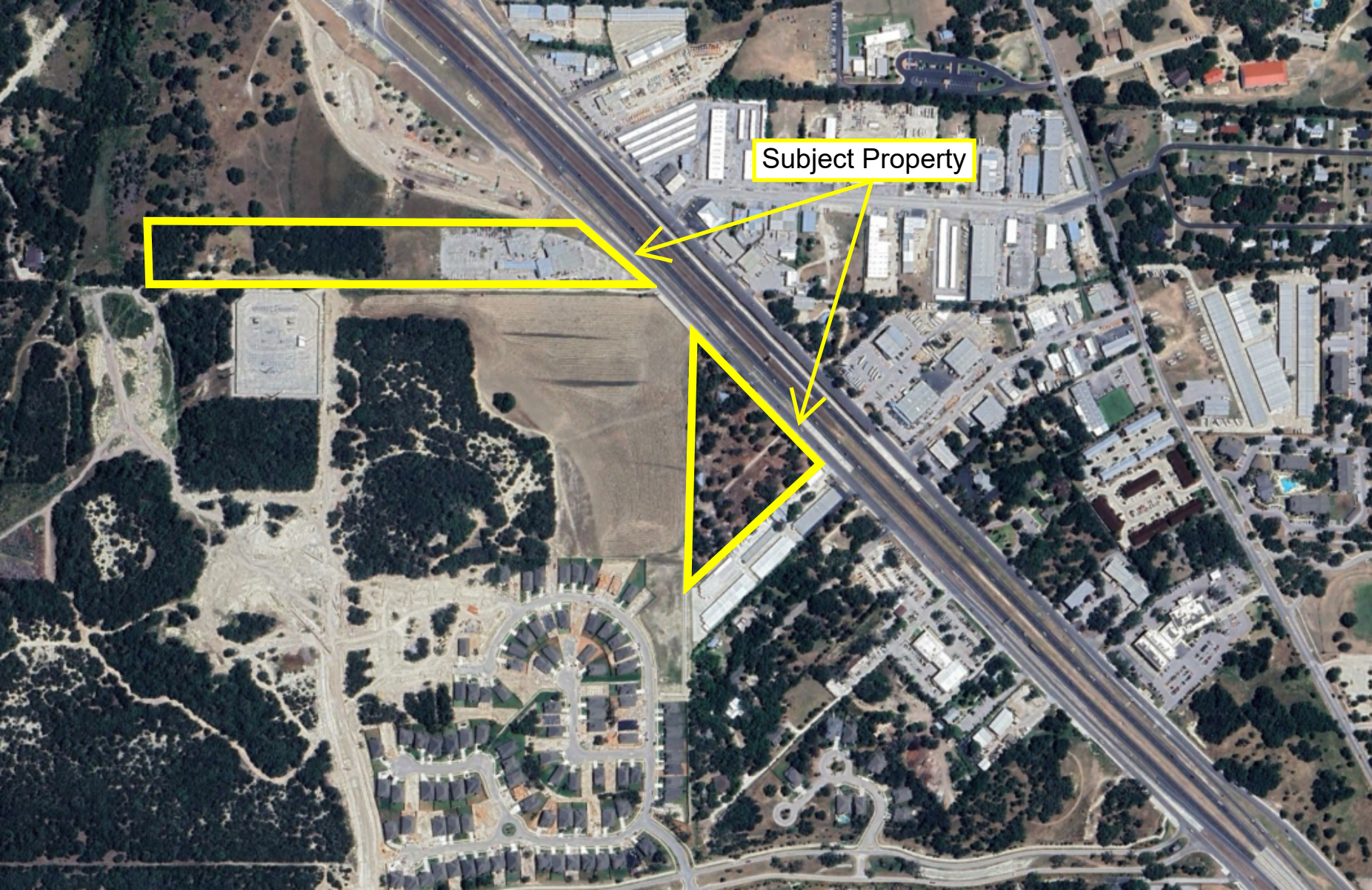
Sincerely,

KILLEN, GRIFFIN & FARRIMOND, PLLC

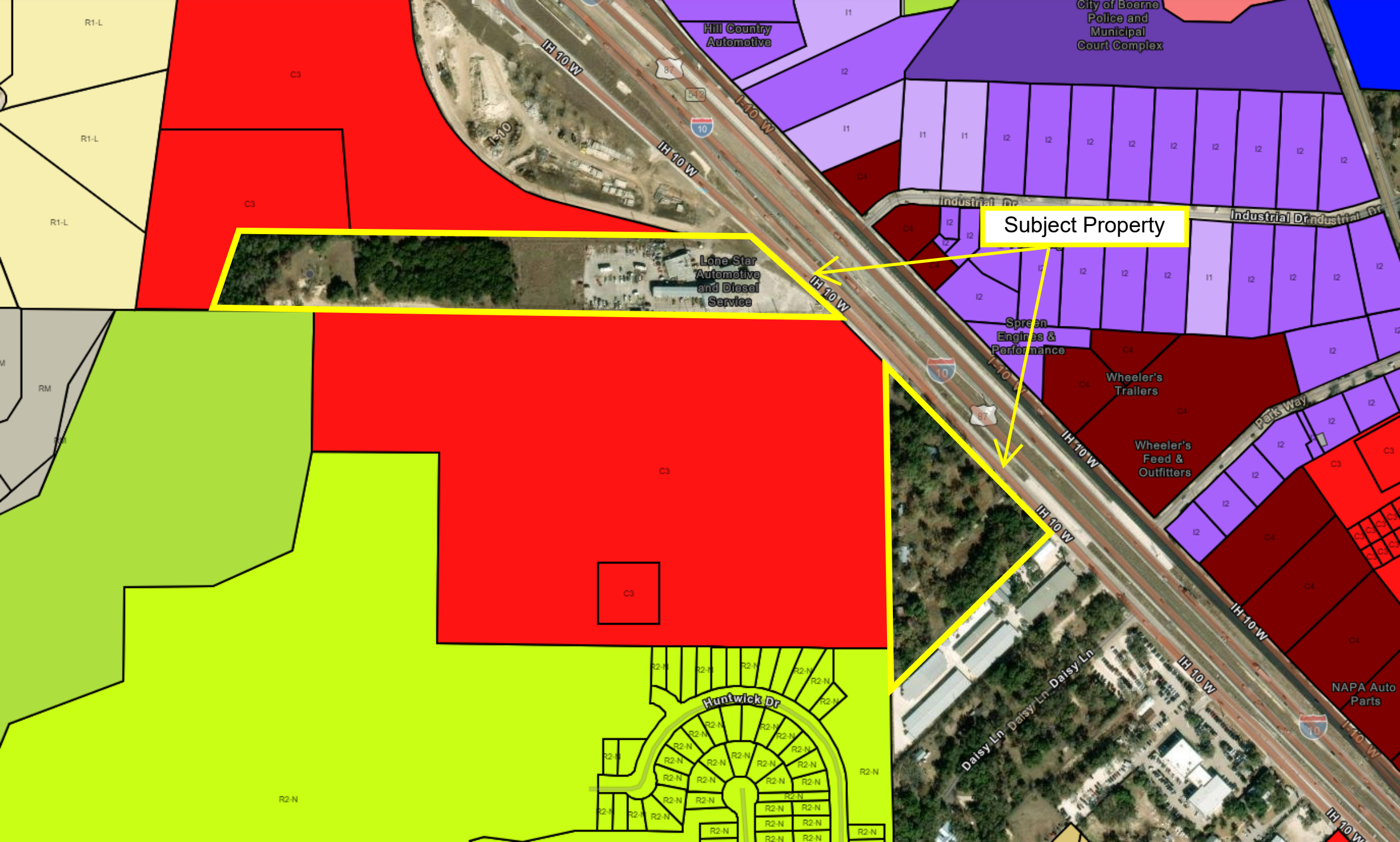
Ashley Farrimond

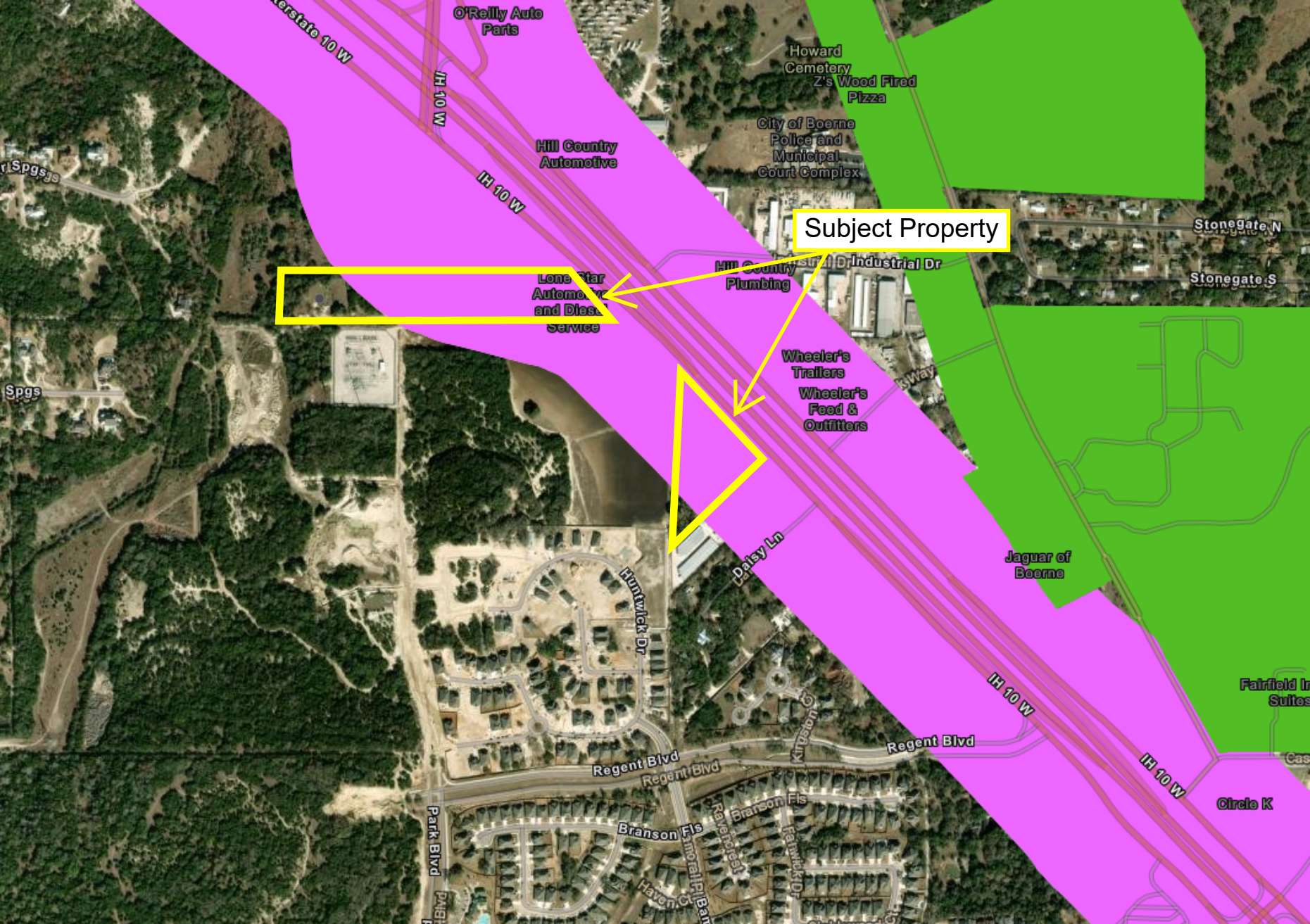
**Exhibit "1"**

**Subject Property**



Subject Property





Subject Property

O'Reilly Auto Parts

Hill Country Automotive

Howard Cemetery  
Z's Wood Fired Pizza

City of Boerne Police and Municipal Court Complex

Lone Star Automotive and Diesel Service

Hill Country Plumbing

Wheeler's Trailers  
Wheeler's Feed & Outfitters

Jaguar of Boerne

Stonegate N

Stonegate S

Fairfield In Suites

Circle K

Interstate 10 W

IH 10 W

IH 10 W

Daisy Ln

Huntwick Dr

Regent Blvd

Branson Fls

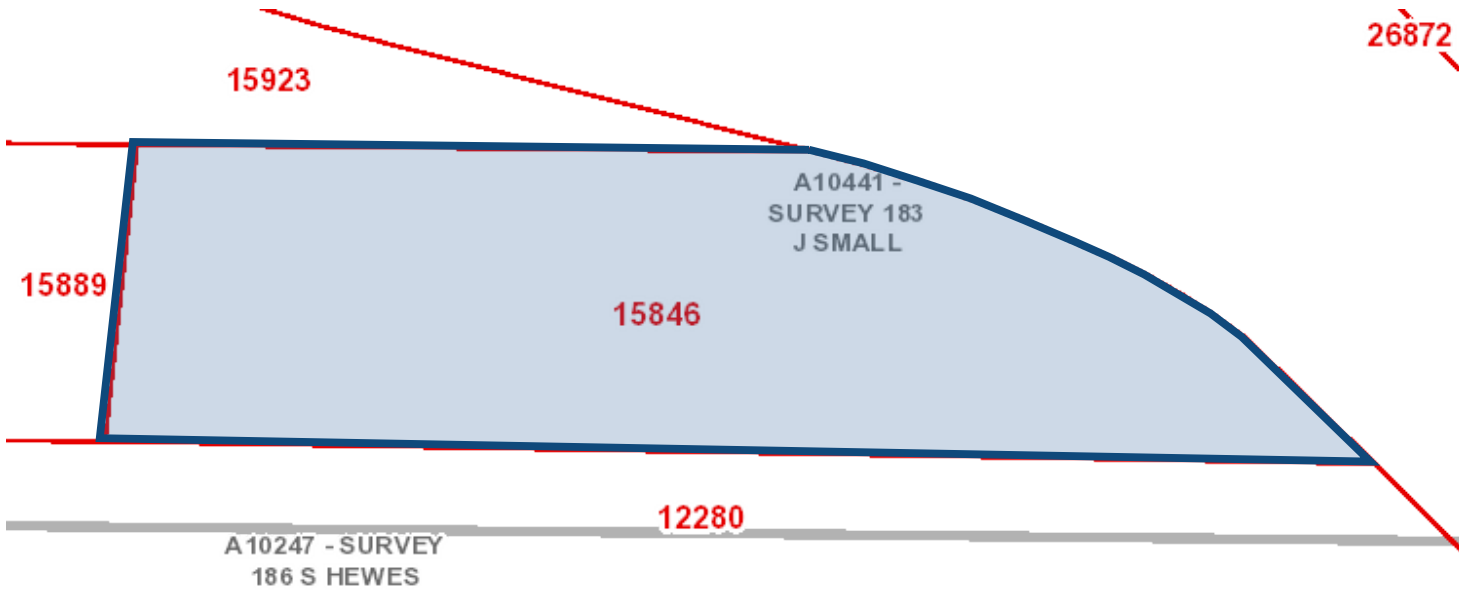
Park Blvd

Regent Blvd

IH 10 W

IH 10 W

Map



## Property Details

|                       |                                                          |                                 |
|-----------------------|----------------------------------------------------------|---------------------------------|
| Account               |                                                          |                                 |
| Property ID:          | 15846                                                    | Geographic ID: 1-0441-0183-0082 |
| Type:                 | Real                                                     | Zoning: DK                      |
| Property Use:         |                                                          | Condo:                          |
| Location              |                                                          |                                 |
| Situs Address:        | 33125 INTERSTATE 10 TX                                   |                                 |
| Map ID:               | BISD3-DK                                                 | Mapsco:                         |
| Legal Description:    | A10441 - SURVEY 183 J SMALL 5.218 ACRES                  |                                 |
| Abstract/Subdivision: | A10441 - A10441 - SURVEY 183 J SMALL                     |                                 |
| Neighborhood:         | COMMBRNE                                                 |                                 |
| Owner                 |                                                          |                                 |
| Owner ID:             | 5380784                                                  |                                 |
| Name:                 | MILLER BALOUS                                            |                                 |
| Agent:                | A P VELTMAN & ASSOC INC (1003)                           |                                 |
| Mailing Address:      | 430 S SANTA ROSA<br>SAN ANTONIO, TX 78207                |                                 |
| % Ownership:          | 100.0%                                                   |                                 |
| Exemptions:           | For privacy reasons not all exemptions are shown online. |                                 |

## Property Values

|                                 |               |
|---------------------------------|---------------|
|                                 |               |
| Improvement Homesite Value:     | \$0 (+)       |
| Improvement Non-Homesite Value: | \$528,160 (+) |
| Land Homesite Value:            | \$0 (+)       |
| Land Non-Homesite Value:        | \$429,130 (+) |
| Agricultural Market Valuation:  | \$0 (+)       |
|                                 |               |
| Market Value:                   | \$957,290 (=) |
| Agricultural Value Loss: ⓘ      | \$0 (-)       |
|                                 |               |
| Appraised Value:                | \$957,290 (=) |
| Homestead Cap Loss: ⓘ           | \$0 (-)       |
|                                 |               |
| Assessed Value:                 | \$957,290     |
| Ag Use Value:                   | \$0           |

### VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

**Owner:** MILLER BALOUS %**Ownership:** 100.0%

| Entity | Description                | Tax Rate | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|----------------------------|----------|--------------|---------------|---------------|----------------|
| CAD    | KENDALL APPRAISAL DISTRICT | 0.000000 | \$957,290    | \$957,290     | \$0.00        |                |
| GKE    | KENDALL COUNTY             | 0.382700 | \$957,290    | \$957,290     | \$3,663.55    |                |
| SBN    | BOERNE ISD                 | 0.993200 | \$957,290    | \$957,290     | \$9,507.80    |                |
| WCC    | COW CREEK GROUNDWATER      | 0.005000 | \$957,290    | \$957,290     | \$47.86       |                |

**Total Tax Rate:** 1.380900

**Estimated Taxes With Exemptions:** \$13,219.21

**Estimated Taxes Without Exemptions:** \$13,219.21

## Property Improvement - Building

**Description:** COMMERCIAL BLDG **Type:** Commercial **State Code:** F1 **Living Area:** 19,740.00 sqft **Value:** \$427,540

| Type   | Description              | Class CD | Exterior Wall | Year Built | SQFT      |
|--------|--------------------------|----------|---------------|------------|-----------|
| MA     | MAIN AREA                | ACLS     | MTL           |            | 5,034.00  |
| MA     | MAIN AREA                | INLS     |               |            | 5,256.00  |
| CP     | CARPORT                  | INLS     | MTL           | 1993       | 1,890.00  |
| MA     | MAIN AREA                | INLS     |               |            | 2,100.00  |
| MA     | MAIN AREA                | INLS     |               | 1999       | 2,100.00  |
| MA     | MAIN AREA                | INLS     |               |            | 4,500.00  |
| STGL   | STORAGE LOW              | *        |               | 0          | 48.00     |
| PKLAVG | PARKING LOT AVERAGE QUAL | *        |               | 0          | 30,000.00 |
| PC     | COVERED PORCH OR PATIO   | ACLS     |               |            | 70.00     |
| PC     | COVERED PORCH OR PATIO   | ACLS     |               | 1999       | 3,200.00  |
| MA     | MAIN AREA                | ACLS     |               | 1999       | 750.00    |
| PC     | COVERED PORCH OR PATIO   | ACLS     |               | 1999       | 75.00     |

|     |         |      |  |      |        |
|-----|---------|------|--|------|--------|
| STG | STORAGE | ACLS |  | 1999 | 344.00 |
|-----|---------|------|--|------|--------|

**Description:** BODY & PAINT SHOP **Type:** Commercial **State Code:** F1 **Living Area:** 5,644.00 sqft **Value:** \$100,620

| Type | Description | Class CD | Year Built | SQFT     |
|------|-------------|----------|------------|----------|
| MA   | MAIN AREA   | INLS     | 0          | 5,504.00 |
| CP   | CARPORT     | INLS     |            | 322.00   |
| MA   | MAIN AREA   | INLS     | 1999       | 140.00   |

Property Land

| Type | Description    | Acreage | Sqft       | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|----------------|---------|------------|-----------|-----------|--------------|-------------|
| CL   | Commercial Lot | 2.7180  | 118,396.08 | 0.00      | 0.00      | \$223,530    | \$0         |
| CL   | Commercial Lot | 2.5000  | 108,900.00 | 0.00      | 0.00      | \$205,600    | \$0         |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed  |
|------|--------------|-------------|--------------|-----------|-------------|-----------|
| 2024 | \$528,160    | \$429,130   | \$0          | \$957,290 | \$0         | \$957,290 |
| 2023 | \$528,160    | \$326,140   | \$0          | \$854,300 | \$0         | \$854,300 |
| 2022 | \$386,320    | \$316,400   | \$0          | \$702,720 | \$0         | \$702,720 |
| 2021 | \$297,170    | \$140,010   | \$0          | \$437,180 | \$0         | \$437,180 |
| 2020 | \$297,170    | \$140,010   | \$0          | \$437,180 | \$0         | \$437,180 |
| 2019 | \$297,170    | \$140,010   | \$0          | \$437,180 | \$0         | \$437,180 |
| 2018 | \$294,000    | \$140,010   | \$0          | \$434,010 | \$0         | \$434,010 |
| 2017 | \$294,000    | \$140,010   | \$0          | \$434,010 | \$0         | \$434,010 |
| 2016 | \$294,000    | \$140,010   | \$0          | \$434,010 | \$0         | \$434,010 |
| 2015 | \$294,000    | \$112,740   | \$0          | \$406,740 | \$0         | \$406,740 |
| 2014 | \$294,000    | \$112,740   | \$0          | \$406,740 | \$0         | \$406,740 |

## Property Deed History

| Deed Date  | Type | Description           | Grantor                        | Grantee       | Volume | Page | Number |
|------------|------|-----------------------|--------------------------------|---------------|--------|------|--------|
| 12/26/2012 | SWD  | SPECIAL WARRANTY DEED | CIBOLO SISTERS ENTERPRISES LTD | MILLER BALOUS | 1344   | 948  |        |

## Estimated Tax Due

### \*\*ATTENTION\*\*

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

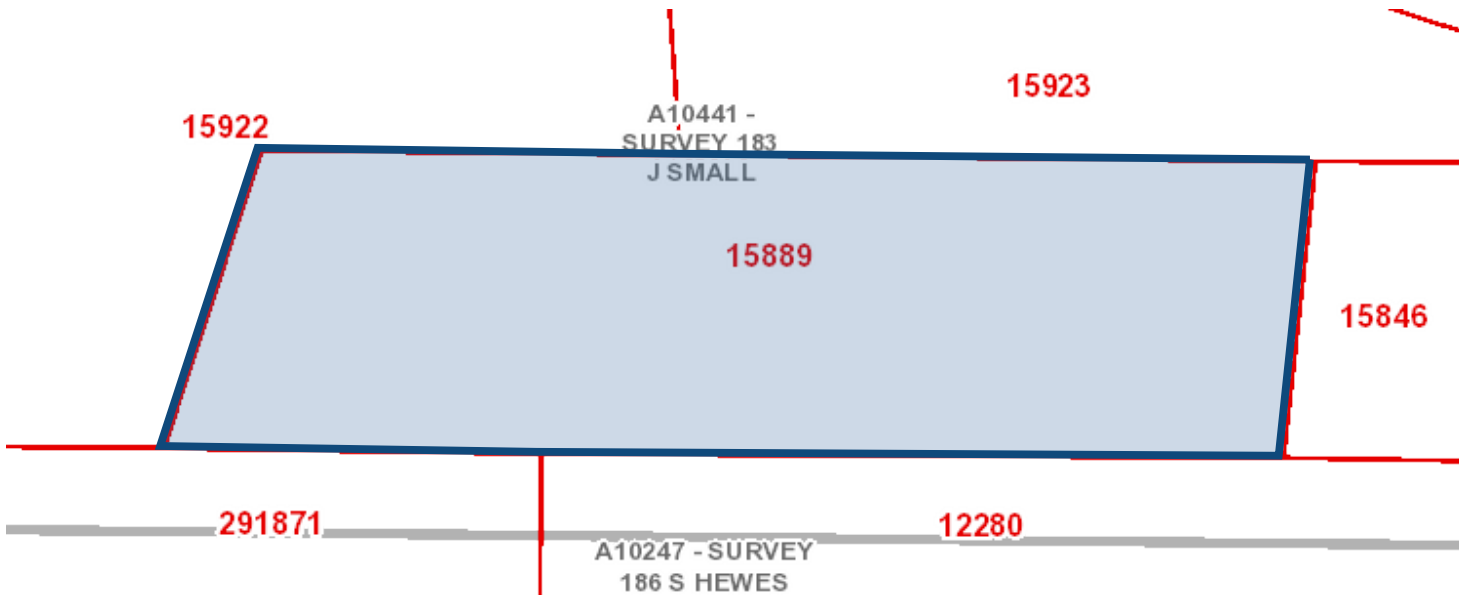
If Paid:



| Year | Taxing Jurisdiction   | Taxable Value | Base Tax    | Amount Paid | Base Tax Due | Discount/Penalty & Interest | Attorney Fees | Amount |
|------|-----------------------|---------------|-------------|-------------|--------------|-----------------------------|---------------|--------|
| 2023 | KENDALL COUNTY        | \$854,300     | \$3,269.41  | \$0.00      | \$98.08      | (\$98.08)                   | \$0.00        | \$     |
| 2023 | BOERNE ISD            | \$854,300     | \$8,484.91  | \$0.00      | \$254.55     | (\$254.55)                  | \$0.00        | \$     |
| 2023 | COW CREEK GROUNDWATER | \$854,300     | \$42.72     | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$     |
|      | 2023 Total:           |               | \$11,797.04 | \$0.00      | \$352.63     | (\$352.63)                  | \$0.00        | \$     |
| 2022 | KENDALL COUNTY        | \$702,720     | \$2,724.45  | \$0.00      | \$81.74      | (\$81.74)                   | \$0.00        | \$     |
| 2022 | BOERNE ISD            | \$702,720     | \$8,282.26  | \$0.00      | \$248.46     | (\$248.46)                  | \$0.00        | \$     |
| 2022 | COW CREEK GROUNDWATER | \$702,720     | \$35.14     | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$     |
|      | 2022 Total:           |               | \$11,041.85 | \$0.00      | \$330.20     | (\$330.20)                  | \$0.00        | \$     |
| 2021 | KENDALL COUNTY        | \$437,180     | \$1,804.24  | \$0.00      | \$54.13      | (\$54.13)                   | \$0.00        | \$     |
| 2021 | BOERNE ISD            | \$437,180     | \$5,266.27  | \$0.00      | \$157.98     | (\$157.98)                  | \$0.00        | \$     |
| 2021 | COW CREEK GROUNDWATER | \$437,180     | \$21.86     | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$     |
|      | 2021 Total:           |               | \$7,092.37  | \$0.00      | \$212.11     | (\$212.11)                  | \$0.00        | \$     |
| 2020 | KENDALL COUNTY        | \$437,180     | \$1,804.24  | \$0.00      | \$54.13      | (\$54.13)                   | \$0.00        | \$     |
| 2020 | BOERNE ISD            | \$437,180     | \$5,473.06  | \$0.00      | \$164.19     | (\$164.19)                  | \$0.00        | \$     |

|      |                          |           |            |        |          |            |        |    |
|------|--------------------------|-----------|------------|--------|----------|------------|--------|----|
| 2020 | COW CREEK<br>GROUNDWATER | \$437,180 | \$21.86    | \$0.00 | \$0.00   | \$0.00     | \$0.00 | \$ |
|      | 2020 Total:              |           | \$7,299.16 | \$0.00 | \$218.32 | (\$218.32) | \$0.00 | \$ |
| 2019 | KENDALL<br>COUNTY        | \$437,180 | \$1,804.24 | \$0.00 | \$54.12  | (\$54.12)  | \$0.00 | \$ |
| 2019 | BOERNE ISD               | \$437,180 | \$5,613.40 | \$0.00 | \$168.40 | (\$168.40) | \$0.00 | \$ |
| 2019 | COW CREEK<br>GROUNDWATER | \$437,180 | \$21.86    | \$0.00 | \$0.00   | \$0.00     | \$0.00 | \$ |
|      | 2019 Total:              |           | \$7,439.50 | \$0.00 | \$222.52 | (\$222.52) | \$0.00 | \$ |
| 2018 | KENDALL<br>COUNTY        | \$434,010 | \$1,791.15 | \$0.00 | \$53.74  | (\$53.74)  | \$0.00 | \$ |
| 2018 | BOERNE ISD               | \$434,010 | \$5,876.49 | \$0.00 | \$176.29 | (\$176.29) | \$0.00 | \$ |
| 2018 | COW CREEK<br>GROUNDWATER | \$434,010 | \$21.70    | \$0.00 | \$0.00   | \$0.00     | \$0.00 | \$ |
|      | 2018 Total:              |           | \$7,689.34 | \$0.00 | \$230.03 | (\$230.03) | \$0.00 | \$ |
| 2017 | KENDALL<br>COUNTY        | \$434,010 | \$1,791.16 | \$0.00 | \$53.74  | (\$53.74)  | \$0.00 | \$ |
| 2017 | BOERNE ISD               | \$434,010 | \$5,876.49 | \$0.00 | \$176.29 | (\$176.29) | \$0.00 | \$ |
| 2017 | COW CREEK<br>GROUNDWATER | \$434,010 | \$21.70    | \$0.00 | \$0.00   | \$0.00     | \$0.00 | \$ |
|      | 2017 Total:              |           | \$7,689.35 | \$0.00 | \$230.03 | (\$230.03) | \$0.00 | \$ |
| 2016 | KENDALL<br>COUNTY        | \$434,010 | \$1,791.16 | \$0.00 | \$53.73  | (\$53.73)  | \$0.00 | \$ |
| 2016 | BOERNE ISD               | \$434,010 | \$5,711.57 | \$0.00 | \$171.35 | (\$171.35) | \$0.00 | \$ |
| 2016 | COW CREEK<br>GROUNDWATER | \$434,010 | \$21.70    | \$0.00 | \$0.00   | \$0.00     | \$0.00 | \$ |
|      | 2016 Total:              |           | \$7,524.43 | \$0.00 | \$225.08 | (\$225.08) | \$0.00 | \$ |
| 2015 | KENDALL<br>COUNTY        | \$406,740 | \$1,572.87 | \$0.00 | \$47.19  | (\$47.19)  | \$0.00 | \$ |
| 2015 | BOERNE ISD               | \$406,740 | \$5,263.22 | \$0.00 | \$157.89 | (\$157.89) | \$0.00 | \$ |
| 2015 | COW CREEK<br>GROUNDWATER | \$406,740 | \$20.34    | \$0.00 | \$0.00   | \$0.00     | \$0.00 | \$ |
|      | 2015 Total:              |           | \$6,856.43 | \$0.00 | \$205.08 | (\$205.08) | \$0.00 | \$ |

|      |                          |           |             |        |          |            |        |    |
|------|--------------------------|-----------|-------------|--------|----------|------------|--------|----|
| 2014 | KENDALL<br>COUNTY        | \$406,740 | \$1,602.56  | \$0.00 | \$32.05  | (\$32.05)  | \$0.00 | \$ |
| 2014 | BOERNE ISD               | \$406,740 | \$5,263.22  | \$0.00 | \$105.26 | (\$105.26) | \$0.00 | \$ |
| 2014 | COW CREEK<br>GROUNDWATER | \$406,740 | \$20.34     | \$0.00 | \$0.00   | \$0.00     | \$0.00 | \$ |
|      | 2014 Total:              |           | \$6,886.12  | \$0.00 | \$137.31 | (\$137.31) | \$0.00 | \$ |
| 2013 | KENDALL<br>COUNTY        | \$989,110 | \$3,897.09  | \$0.00 | \$116.91 | (\$116.91) | \$0.00 | \$ |
| 2013 | BOERNE ISD               | \$989,110 | \$12,799.08 | \$0.00 | \$383.97 | (\$383.97) | \$0.00 | \$ |
|      | 2013 Total:              |           | \$16,696.17 | \$0.00 | \$500.88 | (\$500.88) | \$0.00 | \$ |
| 2012 | KENDALL<br>COUNTY        | \$987,740 | \$3,901.57  | \$0.00 | \$117.05 | (\$117.05) | \$0.00 | \$ |
| 2012 | BOERNE ISD               | \$987,740 | \$12,781.36 | \$0.00 | \$383.45 | (\$383.45) | \$0.00 | \$ |
|      | 2012 Total:              |           | \$16,682.93 | \$0.00 | \$500.50 | (\$500.50) | \$0.00 | \$ |



## Property Details

|                       |                                                          |                                 |
|-----------------------|----------------------------------------------------------|---------------------------------|
| Account               |                                                          |                                 |
| Property ID:          | 15889                                                    | Geographic ID: 1-0441-0183-0151 |
| Type:                 | Real                                                     | Zoning: DL                      |
| Property Use:         |                                                          | Condo:                          |
| Location              |                                                          |                                 |
| Situs Address:        | 33105 INTERSTATE 10                                      |                                 |
| Map ID:               | BISD3-DL                                                 | Mapsc0:                         |
| Legal Description:    | A10441 - SURVEY 183 J SMALL 5.534 ACRES                  |                                 |
| Abstract/Subdivision: | A10441 - A10441 - SURVEY 183 J SMALL                     |                                 |
| Neighborhood:         | BISDW                                                    |                                 |
| Owner                 |                                                          |                                 |
| Owner ID:             | 5380784                                                  |                                 |
| Name:                 | MILLER BALOUS                                            |                                 |
| Agent:                | A P VELTMAN & ASSOC INC (1003)                           |                                 |
| Mailing Address:      | 430 S SANTA ROSA<br>SAN ANTONIO, TX 78207                |                                 |
| % Ownership:          | 100.0%                                                   |                                 |
| Exemptions:           | For privacy reasons not all exemptions are shown online. |                                 |

## Property Values

|                                 |               |
|---------------------------------|---------------|
|                                 |               |
| Improvement Homesite Value:     | \$0 (+)       |
| Improvement Non-Homesite Value: | \$0 (+)       |
| Land Homesite Value:            | \$0 (+)       |
| Land Non-Homesite Value:        | \$216,130 (+) |
| Agricultural Market Valuation:  | \$0 (+)       |
|                                 |               |
| Market Value:                   | \$216,130 (=) |
| Agricultural Value Loss: ⓘ      | \$0 (-)       |
|                                 |               |
| Appraised Value:                | \$216,130 (=) |
| Homestead Cap Loss: ⓘ           | \$0 (-)       |
|                                 |               |
| Assessed Value:                 | \$216,130     |
| Ag Use Value:                   | \$0           |

### VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

---

## Property Taxing Jurisdiction

**Owner:** MILLER BALOUS %**Ownership:** 100.0%

| Entity | Description                | Tax Rate | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|----------------------------|----------|--------------|---------------|---------------|----------------|
| CAD    | KENDALL APPRAISAL DISTRICT | 0.000000 | \$216,130    | \$216,130     | \$0.00        |                |
| GKE    | KENDALL COUNTY             | 0.382700 | \$216,130    | \$216,130     | \$827.13      |                |
| SBN    | BOERNE ISD                 | 0.993200 | \$216,130    | \$216,130     | \$2,146.60    |                |
| WCC    | COW CREEK GROUNDWATER      | 0.005000 | \$216,130    | \$216,130     | \$10.81       |                |

**Total Tax Rate:** 1.380900

**Estimated Taxes With Exemptions:** \$2,984.54

**Estimated Taxes Without Exemptions:** \$2,984.54

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## Property Land

| Type | Description     | Acreage | Sqft       | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|-----------------|---------|------------|-----------|-----------|--------------|-------------|
| RL   | Residential Lot | 5.5340  | 241,061.04 | 0.00      | 0.00      | \$216,130    | \$0         |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed  |
|------|--------------|-------------|--------------|-----------|-------------|-----------|
| 2024 | \$0          | \$216,130   | \$0          | \$216,130 | \$0         | \$216,130 |
| 2023 | \$0          | \$194,520   | \$0          | \$194,520 | \$0         | \$194,520 |
| 2022 | \$0          | \$175,300   | \$0          | \$175,300 | \$0         | \$175,300 |
| 2021 | \$0          | \$86,570    | \$0          | \$86,570  | \$0         | \$86,570  |
| 2020 | \$0          | \$86,570    | \$0          | \$86,570  | \$0         | \$86,570  |
| 2019 | \$0          | \$86,570    | \$0          | \$86,570  | \$0         | \$86,570  |
| 2018 | \$182,580    | \$86,570    | \$0          | \$269,150 | \$0         | \$269,150 |
| 2017 | \$182,580    | \$86,570    | \$0          | \$269,150 | \$0         | \$269,150 |
| 2016 | \$182,580    | \$86,570    | \$0          | \$269,150 | \$0         | \$269,150 |
| 2015 | \$182,580    | \$86,570    | \$0          | \$269,150 | \$0         | \$269,150 |
| 2014 | \$191,310    | \$86,570    | \$0          | \$277,880 | \$0         | \$277,880 |

## Property Deed History

| Deed Date  | Type | Description           | Grantor                  | Grantee                  | Volume | Page | Number |
|------------|------|-----------------------|--------------------------|--------------------------|--------|------|--------|
| 12/26/2012 | GWA  | GENERAL WARRANTY DEED | TRAYLOR BRIAN & HERMINIA | MILLER BALOUS            | 1344   | 956  |        |
| 2/23/1990  | Conv | CONVERSION            | HARBORDT MARY L          | TRAYLOR BRIAN & HERMINIA | 326    | 851  |        |

## Estimated Tax Due

### \*\*ATTENTION\*\*

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

If Paid:

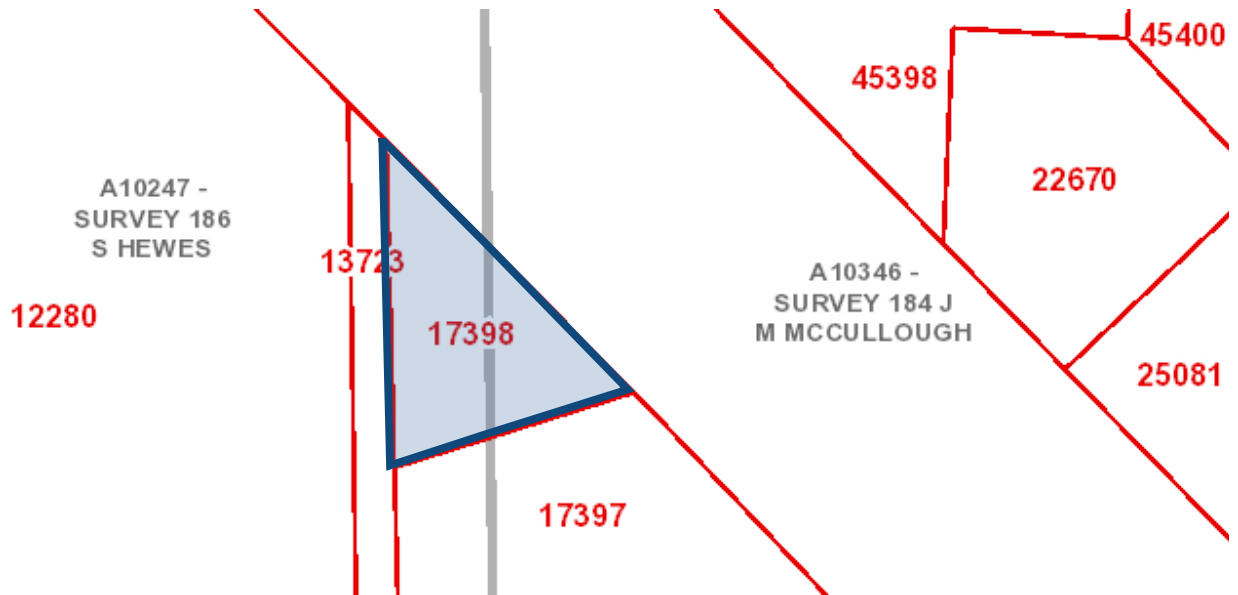


| Year | Taxing Jurisdiction   | Taxable Value | Base Tax   | Amount Paid | Base Tax Due | Discount/Penalty & Interest | Attorney Fees | Amor D |
|------|-----------------------|---------------|------------|-------------|--------------|-----------------------------|---------------|--------|
| 2023 | KENDALL COUNTY        | \$194,520     | \$744.42   | \$0.00      | \$22.33      | (\$22.33)                   | \$0.00        | \$0    |
| 2023 | BOERNE ISD            | \$194,520     | \$1,931.97 | \$0.00      | \$57.96      | (\$57.96)                   | \$0.00        | \$0    |
| 2023 | COW CREEK GROUNDWATER | \$194,520     | \$9.73     | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0    |
|      | 2023 Total:           |               | \$2,686.12 | \$0.00      | \$80.29      | (\$80.29)                   | \$0.00        | \$0    |
| 2022 | KENDALL COUNTY        | \$175,300     | \$679.64   | \$0.00      | \$20.39      | (\$20.39)                   | \$0.00        | \$0    |
| 2022 | BOERNE ISD            | \$175,300     | \$2,066.08 | \$0.00      | \$61.98      | (\$61.98)                   | \$0.00        | \$0    |
| 2022 | COW CREEK GROUNDWATER | \$175,300     | \$8.77     | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0    |
|      | 2022 Total:           |               | \$2,754.49 | \$0.00      | \$82.37      | (\$82.37)                   | \$0.00        | \$0    |
| 2021 | KENDALL COUNTY        | \$86,570      | \$357.28   | \$0.00      | \$10.72      | (\$10.72)                   | \$0.00        | \$0    |
| 2021 | BOERNE ISD            | \$86,570      | \$1,042.83 | \$0.00      | \$31.28      | (\$31.28)                   | \$0.00        | \$0    |
| 2021 | COW CREEK GROUNDWATER | \$86,570      | \$4.33     | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0    |
|      | 2021 Total:           |               | \$1,404.44 | \$0.00      | \$42.00      | (\$42.00)                   | \$0.00        | \$0    |
| 2020 | KENDALL COUNTY        | \$86,570      | \$357.27   | \$0.00      | \$10.72      | (\$10.72)                   | \$0.00        | \$0    |
| 2020 | BOERNE ISD            | \$86,570      | \$1,083.77 | \$0.00      | \$32.51      | (\$32.51)                   | \$0.00        | \$0    |

|      |                          |           |            |        |          |            |        |     |
|------|--------------------------|-----------|------------|--------|----------|------------|--------|-----|
| 2020 | COW CREEK<br>GROUNDWATER | \$86,570  | \$4.33     | \$0.00 | \$0.00   | \$0.00     | \$0.00 | \$0 |
|      | 2020 Total:              |           | \$1,445.37 | \$0.00 | \$43.23  | (\$43.23)  | \$0.00 | \$0 |
| 2019 | KENDALL<br>COUNTY        | \$86,570  | \$357.28   | \$0.00 | \$10.72  | (\$10.72)  | \$0.00 | \$0 |
| 2019 | BOERNE ISD               | \$86,570  | \$1,111.56 | \$0.00 | \$33.34  | (\$33.34)  | \$0.00 | \$0 |
| 2019 | COW CREEK<br>GROUNDWATER | \$86,570  | \$4.33     | \$0.00 | \$0.00   | \$0.00     | \$0.00 | \$0 |
|      | 2019 Total:              |           | \$1,473.17 | \$0.00 | \$44.06  | (\$44.06)  | \$0.00 | \$0 |
| 2018 | KENDALL<br>COUNTY        | \$269,150 | \$1,110.78 | \$0.00 | \$33.32  | (\$33.32)  | \$0.00 | \$0 |
| 2018 | BOERNE ISD               | \$269,150 | \$3,644.29 | \$0.00 | \$109.32 | (\$109.32) | \$0.00 | \$0 |
| 2018 | COW CREEK<br>GROUNDWATER | \$269,150 | \$13.46    | \$0.00 | \$0.00   | \$0.00     | \$0.00 | \$0 |
|      | 2018 Total:              |           | \$4,768.53 | \$0.00 | \$142.64 | (\$142.64) | \$0.00 | \$0 |
| 2017 | KENDALL<br>COUNTY        | \$269,150 | \$1,110.78 | \$0.00 | \$33.33  | (\$33.33)  | \$0.00 | \$0 |
| 2017 | BOERNE ISD               | \$269,150 | \$3,644.29 | \$0.00 | \$109.32 | (\$109.32) | \$0.00 | \$0 |
| 2017 | COW CREEK<br>GROUNDWATER | \$269,150 | \$13.46    | \$0.00 | \$0.00   | \$0.00     | \$0.00 | \$0 |
|      | 2017 Total:              |           | \$4,768.53 | \$0.00 | \$142.65 | (\$142.65) | \$0.00 | \$0 |
| 2016 | KENDALL<br>COUNTY        | \$269,150 | \$1,110.78 | \$0.00 | \$33.33  | (\$33.33)  | \$0.00 | \$0 |
| 2016 | BOERNE ISD               | \$269,150 | \$3,542.01 | \$0.00 | \$106.26 | (\$106.26) | \$0.00 | \$0 |
| 2016 | COW CREEK<br>GROUNDWATER | \$269,150 | \$13.46    | \$0.00 | \$0.00   | \$0.00     | \$0.00 | \$0 |
|      | 2016 Total:              |           | \$4,666.25 | \$0.00 | \$139.59 | (\$139.59) | \$0.00 | \$0 |
| 2015 | KENDALL<br>COUNTY        | \$269,150 | \$1,040.81 | \$0.00 | \$31.22  | (\$31.22)  | \$0.00 | \$0 |
| 2015 | BOERNE ISD               | \$269,150 | \$3,482.80 | \$0.00 | \$104.48 | (\$104.48) | \$0.00 | \$0 |
| 2015 | COW CREEK<br>GROUNDWATER | \$269,150 | \$13.46    | \$0.00 | \$0.00   | \$0.00     | \$0.00 | \$0 |
|      | 2015 Total:              |           | \$4,537.07 | \$0.00 | \$135.70 | (\$135.70) | \$0.00 | \$0 |

|      |                          |           |            |        |          |            |        |     |
|------|--------------------------|-----------|------------|--------|----------|------------|--------|-----|
| 2014 | KENDALL<br>COUNTY        | \$277,880 | \$1,094.85 | \$0.00 | \$21.90  | (\$21.90)  | \$0.00 | \$0 |
| 2014 | BOERNE ISD               | \$277,880 | \$3,595.77 | \$0.00 | \$71.92  | (\$71.92)  | \$0.00 | \$0 |
| 2014 | COW CREEK<br>GROUNDWATER | \$277,880 | \$13.89    | \$0.00 | \$0.00   | \$0.00     | \$0.00 | \$0 |
|      | 2014 Total:              |           | \$4,704.51 | \$0.00 | \$93.82  | (\$93.82)  | \$0.00 | \$0 |
| 2013 | KENDALL<br>COUNTY        | \$553,440 | \$2,180.56 | \$0.00 | \$65.41  | (\$65.41)  | \$0.00 | \$0 |
| 2013 | BOERNE ISD               | \$553,440 | \$7,161.52 | \$0.00 | \$214.84 | (\$214.84) | \$0.00 | \$0 |
|      | 2013 Total:              |           | \$9,342.08 | \$0.00 | \$280.25 | (\$280.25) | \$0.00 | \$0 |
| 2012 | KENDALL<br>COUNTY        | \$390,881 | \$1,543.98 | \$0.00 | \$15.44  | (\$15.44)  | \$0.00 | \$0 |
| 2012 | BOERNE ISD               | \$375,881 | \$4,863.90 | \$0.00 | \$48.64  | (\$48.64)  | \$0.00 | \$0 |
|      | 2012 Total:              |           | \$6,407.88 | \$0.00 | \$64.08  | (\$64.08)  | \$0.00 | \$0 |

## Map



## Property Details

### Account

|               |       |                                 |
|---------------|-------|---------------------------------|
| Property ID:  | 17398 | Geographic ID: 1-0730-0185-0182 |
| Type:         | Real  | Zoning: DM                      |
| Property Use: |       | Condo:                          |

### Location

|                       |                                              |         |
|-----------------------|----------------------------------------------|---------|
| Situs Address:        | 32775 INTERSTATE 10                          |         |
| Map ID:               | BISD3-DM                                     | Mapsco: |
| Legal Description:    | A10730 - SURVEY 185 J M MCCULLOUGH .65 ACRES |         |
| Abstract/Subdivision: | A10730 - A10730 - SURVEY 185 J M MCCULLOUGH  |         |
| Neighborhood:         | BISDW                                        |         |

### Owner

|                  |                                                          |
|------------------|----------------------------------------------------------|
| Owner ID:        | 17729                                                    |
| Name:            | PAYNE MERTON W JR                                        |
| Agent:           |                                                          |
| Mailing Address: | % KENNETH PAYNE<br>5122 TRAIL CREEK<br>HOUSTON, TX 77017 |
| % Ownership:     | 100.0%                                                   |

|                    |                                                          |
|--------------------|----------------------------------------------------------|
| <b>Exemptions:</b> | For privacy reasons not all exemptions are shown online. |
|--------------------|----------------------------------------------------------|

## Property Values

|                                        |              |
|----------------------------------------|--------------|
|                                        |              |
| <b>Improvement Homesite Value:</b>     | \$0 (+)      |
| <b>Improvement Non-Homesite Value:</b> | \$24,570 (+) |
| <b>Land Homesite Value:</b>            | \$0 (+)      |
| <b>Land Non-Homesite Value:</b>        | \$50,430 (+) |
| <b>Agricultural Market Valuation:</b>  | \$0 (+)      |
|                                        |              |
| <b>Market Value:</b>                   | \$75,000 (=) |
| <b>Agricultural Value Loss: ?</b>      | \$0 (-)      |
|                                        |              |
| <b>Appraised Value:</b>                | \$75,000 (=) |
| <b>Homestead Cap Loss: ?</b>           | \$0 (-)      |
|                                        |              |
| <b>Assessed Value:</b>                 | \$75,000     |
| <b>Ag Use Value:</b>                   | \$0          |

### VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

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## Property Taxing Jurisdiction

**Owner:** PAYNE MERTON W JR **%Ownership:** 100.0%

| Entity | Description                | Tax Rate | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|----------------------------|----------|--------------|---------------|---------------|----------------|
| CAD    | KENDALL APPRAISAL DISTRICT | 0.000000 | \$75,000     | \$75,000      | \$0.00        |                |
| GKE    | KENDALL COUNTY             | 0.382700 | \$75,000     | \$75,000      | \$287.03      |                |
| SBN    | BOERNE ISD                 | 0.993200 | \$75,000     | \$75,000      | \$744.90      |                |
| WCC    | COW CREEK GROUNDWATER      | 0.005000 | \$75,000     | \$75,000      | \$3.75        |                |

**Total Tax Rate:** 1.380900

**Estimated Taxes With Exemptions:** \$1,035.67

**Estimated Taxes Without Exemptions:** \$1,035.67

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## Property Improvement - Building

**Type:** Residential **State Code:** E1 **Living Area:** 986.00 sqft **Value:** \$24,570

| Type | Description    | Class CD | Exterior Wall | Year Built | SQFT   |
|------|----------------|----------|---------------|------------|--------|
| MA   | MAIN AREA      | R1-      | ST            | 1940       | 986.00 |
| EP   | ENCLOSED PORCH | *        |               | 1940       | 230.00 |
| EP   | ENCLOSED PORCH | *        |               | 1940       | 442.00 |

---

## Property Land

| Type | Description            | Acreage | Sqft      | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|------------------------|---------|-----------|-----------|-----------|--------------|-------------|
| RAA  | Residential Acreage Ag | 0.6500  | 28,314.00 | 0.00      | 0.00      | \$50,430     | \$0         |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|----------|
| 2024 | \$24,570     | \$50,430    | \$0          | \$75,000  | \$0         | \$75,000 |
| 2023 | \$24,570     | \$50,430    | \$0          | \$75,000  | \$0         | \$75,000 |
| 2022 | \$22,820     | \$47,280    | \$0          | \$70,100  | \$0         | \$70,100 |
| 2021 | \$17,550     | \$21,010    | \$0          | \$38,560  | \$0         | \$38,560 |
| 2020 | \$17,550     | \$21,010    | \$0          | \$38,560  | \$0         | \$38,560 |
| 2019 | \$18,000     | \$21,010    | \$0          | \$39,010  | \$0         | \$39,010 |
| 2018 | \$18,000     | \$21,010    | \$0          | \$39,010  | \$0         | \$39,010 |
| 2017 | \$18,000     | \$21,010    | \$0          | \$39,010  | \$0         | \$39,010 |
| 2016 | \$18,000     | \$21,010    | \$0          | \$39,010  | \$0         | \$39,010 |
| 2015 | \$18,000     | \$21,010    | \$0          | \$39,010  | \$0         | \$39,010 |
| 2014 | \$18,000     | \$21,010    | \$0          | \$39,010  | \$1,049     | \$37,961 |

## Estimated Tax Due

### \*\*ATTENTION\*\*

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

If Paid:



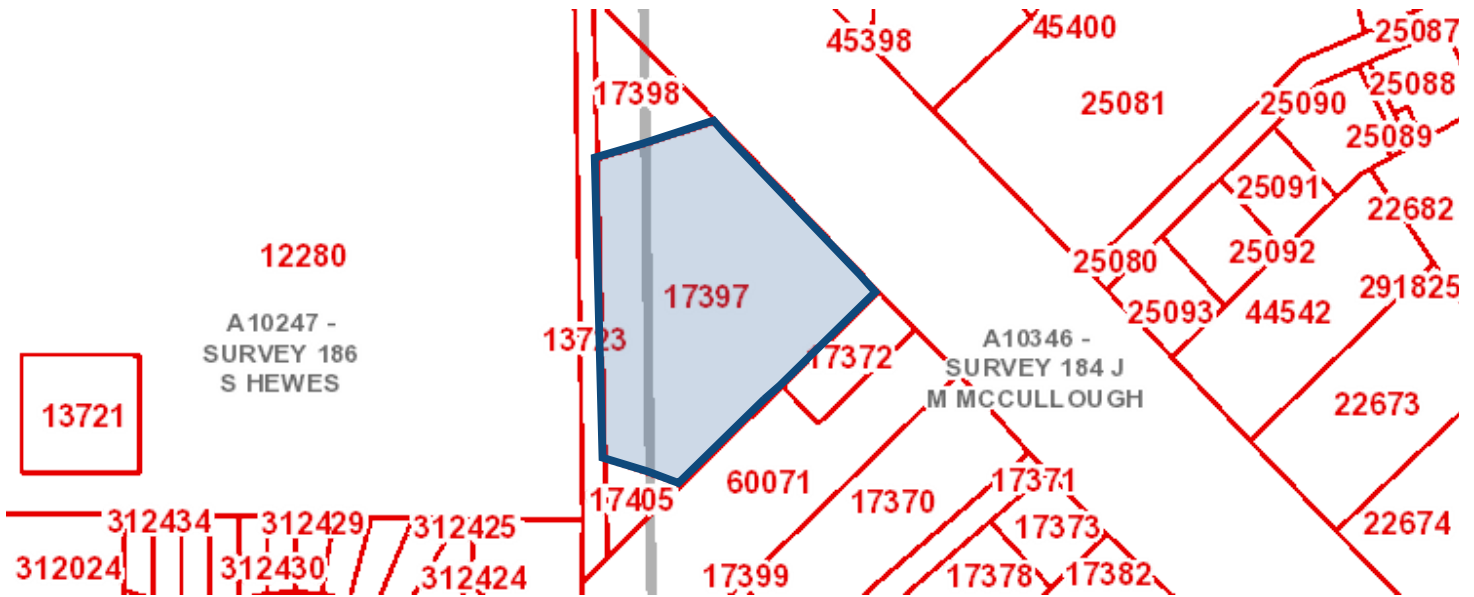
\$ Pay 2023 Taxes

| Year | Taxing Jurisdiction   | Taxable Value | Base Tax   | Amount Paid | Base Tax Due | Discount/Penalty & Interest | Attorney Fees | Amount     |
|------|-----------------------|---------------|------------|-------------|--------------|-----------------------------|---------------|------------|
| 2023 | KENDALL COUNTY        | \$75,000      | \$287.02   | \$0.00      | \$287.02     | \$43.05                     | \$0.00        | \$330.07   |
| 2023 | BOERNE ISD            | \$75,000      | \$744.90   | \$0.00      | \$744.90     | \$111.74                    | \$0.00        | \$856.64   |
| 2023 | COW CREEK GROUNDWATER | \$75,000      | \$3.75     | \$0.00      | \$3.75       | \$0.56                      | \$0.00        | \$4.31     |
|      | 2023 Total:           |               | \$1,035.67 | \$0.00      | \$1,035.67   | \$155.35                    | \$0.00        | \$1,191.02 |
| 2022 | KENDALL COUNTY        | \$70,100      | \$271.78   | \$0.00      | \$5.43       | (\$5.43)                    | \$0.00        | \$0.00     |
| 2022 | BOERNE ISD            | \$70,100      | \$826.19   | \$0.00      | \$16.52      | (\$16.52)                   | \$0.00        | \$0.00     |
| 2022 | COW CREEK GROUNDWATER | \$70,100      | \$3.51     | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
|      | 2022 Total:           |               | \$1,101.48 | \$0.00      | \$21.95      | (\$21.95)                   | \$0.00        | \$0.00     |
| 2021 | KENDALL COUNTY        | \$28,560      | \$48.21    | \$0.00      | \$0.49       | (\$0.49)                    | \$0.00        | \$0.00     |
| 2021 | COW CREEK GROUNDWATER | \$38,560      | \$1.93     | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
|      | 2021 Total:           |               | \$50.14    | \$0.00      | \$0.49       | (\$0.49)                    | \$0.00        | \$0.00     |
| 2020 | KENDALL COUNTY        | \$28,560      | \$48.21    | \$0.00      | \$1.44       | (\$1.44)                    | \$0.00        | \$0.00     |
| 2020 | COW CREEK GROUNDWATER | \$38,560      | \$1.93     | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
|      | 2020 Total:           |               | \$50.14    | \$0.00      | \$1.44       | (\$1.44)                    | \$0.00        | \$0.00     |

|      |                          |          |         |        |        |          |        |    |
|------|--------------------------|----------|---------|--------|--------|----------|--------|----|
| 2019 | KENDALL<br>COUNTY        | \$29,010 | \$48.21 | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$ |
| 2019 | COW CREEK<br>GROUNDWATER | \$39,010 | \$1.95  | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$ |
|      | 2019 Total:              |          | \$50.16 | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$ |
| 2018 | KENDALL<br>COUNTY        | \$29,010 | \$48.21 | \$0.00 | \$1.44 | (\$1.44) | \$0.00 | \$ |
| 2018 | COW CREEK<br>GROUNDWATER | \$39,010 | \$1.95  | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$ |
|      | 2018 Total:              |          | \$50.16 | \$0.00 | \$1.44 | (\$1.44) | \$0.00 | \$ |
| 2017 | KENDALL<br>COUNTY        | \$29,010 | \$48.21 | \$0.00 | \$1.44 | (\$1.44) | \$0.00 | \$ |
| 2017 | COW CREEK<br>GROUNDWATER | \$39,010 | \$1.95  | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$ |
|      | 2017 Total:              |          | \$50.16 | \$0.00 | \$1.44 | (\$1.44) | \$0.00 | \$ |
| 2016 | KENDALL<br>COUNTY        | \$29,010 | \$48.21 | \$0.00 | \$1.44 | (\$1.44) | \$0.00 | \$ |
| 2016 | COW CREEK<br>GROUNDWATER | \$39,010 | \$1.95  | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$ |
|      | 2016 Total:              |          | \$50.16 | \$0.00 | \$1.44 | (\$1.44) | \$0.00 | \$ |
| 2015 | KENDALL<br>COUNTY        | \$29,010 | \$48.21 | \$0.00 | \$1.44 | (\$1.44) | \$0.00 | \$ |
| 2015 | COW CREEK<br>GROUNDWATER | \$39,010 | \$1.95  | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$ |
|      | 2015 Total:              |          | \$50.16 | \$0.00 | \$1.44 | (\$1.44) | \$0.00 | \$ |
| 2014 | KENDALL<br>COUNTY        | \$27,961 | \$48.21 | \$0.00 | \$1.45 | (\$1.45) | \$0.00 | \$ |
| 2014 | COW CREEK<br>GROUNDWATER | \$37,961 | \$1.90  | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$ |
|      | 2014 Total:              |          | \$50.11 | \$0.00 | \$1.45 | (\$1.45) | \$0.00 | \$ |
| 2013 | KENDALL<br>COUNTY        | \$24,510 | \$48.21 | \$0.00 | \$1.45 | (\$1.45) | \$0.00 | \$ |
|      | 2013 Total:              |          | \$48.21 | \$0.00 | \$1.45 | (\$1.45) | \$0.00 | \$ |

|      |                   |          |         |        |        |          |        |    |
|------|-------------------|----------|---------|--------|--------|----------|--------|----|
| 2012 | KENDALL<br>COUNTY | \$24,400 | \$48.21 | \$0.00 | \$1.45 | (\$1.45) | \$0.00 | \$ |
|      | 2012 Total:       |          | \$48.21 | \$0.00 | \$1.45 | (\$1.45) | \$0.00 | \$ |

## Map



## Property Details

|                       |                                                          |                                 |
|-----------------------|----------------------------------------------------------|---------------------------------|
| Account               |                                                          |                                 |
| Property ID:          | 17397                                                    | Geographic ID: 1-0730-0185-0181 |
| Type:                 | Real                                                     | Zoning: DM12                    |
| Property Use:         |                                                          | Condo:                          |
| Location              |                                                          |                                 |
| Situs Address:        | 32675 INTERSTATE 10 TX                                   |                                 |
| Map ID:               | BISD3-DM12                                               | Mapsco:                         |
| Legal Description:    | A10730 - SURVEY 185 J M MCCULLOUGH 4.66 ACRES            |                                 |
| Abstract/Subdivision: | A10730 - A10730 - SURVEY 185 J M MCCULLOUGH              |                                 |
| Neighborhood:         | BISDW                                                    |                                 |
| Owner                 |                                                          |                                 |
| Owner ID:             | 17729                                                    |                                 |
| Name:                 | PAYNE MERTON W JR                                        |                                 |
| Agent:                |                                                          |                                 |
| Mailing Address:      | % KENNETH PAYNE<br>5122 TRAIL CREEK<br>HOUSTON, TX 77017 |                                 |
| % Ownership:          | 100.0%                                                   |                                 |

|                    |                                                          |
|--------------------|----------------------------------------------------------|
| <b>Exemptions:</b> | For privacy reasons not all exemptions are shown online. |
|--------------------|----------------------------------------------------------|

## Property Values

|                                        |               |
|----------------------------------------|---------------|
|                                        |               |
| <b>Improvement Homesite Value:</b>     | \$0 (+)       |
| <b>Improvement Non-Homesite Value:</b> | \$0 (+)       |
| <b>Land Homesite Value:</b>            | \$0 (+)       |
| <b>Land Non-Homesite Value:</b>        | \$0 (+)       |
| <b>Agricultural Market Valuation:</b>  | \$361,540 (+) |
|                                        |               |
| <b>Market Value:</b>                   | \$361,540 (=) |
| <b>Agricultural Value Loss: ?</b>      | \$361,060 (-) |
|                                        |               |
| <b>Appraised Value:</b>                | \$480 (=)     |
| <b>Homestead Cap Loss: ?</b>           | \$0 (-)       |
|                                        |               |
| <b>Assessed Value:</b>                 | \$480         |
| <b>Ag Use Value:</b>                   | \$480         |

### VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

---

## Property Taxing Jurisdiction

**Owner:** PAYNE MERTON W JR **%Ownership:** 100.0%

| Entity | Description                | Tax Rate | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|----------------------------|----------|--------------|---------------|---------------|----------------|
| CAD    | KENDALL APPRAISAL DISTRICT | 0.000000 | \$361,540    | \$480         | \$0.00        |                |
| GKE    | KENDALL COUNTY             | 0.382700 | \$361,540    | \$480         | \$1.84        |                |
| SBN    | BOERNE ISD                 | 0.993200 | \$361,540    | \$480         | \$4.77        |                |
| WCC    | COW CREEK GROUNDWATER      | 0.005000 | \$361,540    | \$480         | \$0.02        |                |

**Total Tax Rate:** 1.380900

**Estimated Taxes With Exemptions:** \$6.63

**Estimated Taxes Without Exemptions:** \$4,992.51

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## Property Land

| Type | Description      | Acreage | Sqft       | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|------------------|---------|------------|-----------|-----------|--------------|-------------|
| NP1  | Native Pasture 1 | 3.0000  | 130,680.00 | 0.00      | 0.00      | \$232,750    | \$310       |
| NP1  | Native Pasture 1 | 1.6600  | 72,310.00  | 0.00      | 0.00      | \$128,790    | \$170       |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|----------|
| 2024 | \$0          | \$361,540   | \$480        | \$480     | \$0         | \$480    |
| 2023 | \$0          | \$361,540   | \$300        | \$300     | \$0         | \$300    |
| 2022 | \$0          | \$338,950   | \$300        | \$300     | \$0         | \$300    |
| 2021 | \$0          | \$150,640   | \$300        | \$300     | \$0         | \$300    |
| 2020 | \$0          | \$150,640   | \$300        | \$300     | \$0         | \$300    |
| 2019 | \$500        | \$150,640   | \$300        | \$800     | \$0         | \$800    |
| 2018 | \$500        | \$150,640   | \$300        | \$800     | \$0         | \$800    |
| 2017 | \$500        | \$150,640   | \$300        | \$800     | \$0         | \$800    |
| 2016 | \$500        | \$150,640   | \$300        | \$800     | \$0         | \$800    |
| 2015 | \$500        | \$150,640   | \$300        | \$800     | \$0         | \$800    |
| 2014 | \$500        | \$150,640   | \$300        | \$800     | \$0         | \$800    |

## Estimated Tax Due

### \*\*ATTENTION\*\*

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

If Paid:



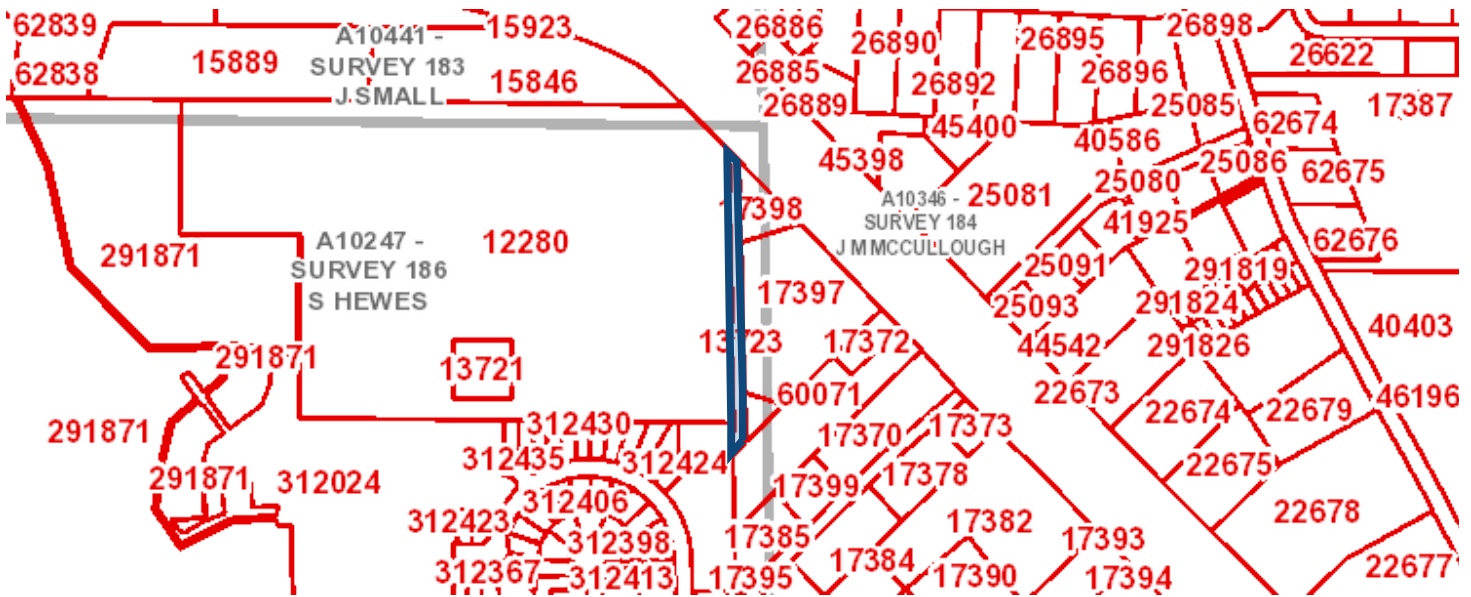
\$ Pay 2023 Taxes

| Year | Taxing Jurisdiction   | Taxable Value | Base Tax | Amount Paid | Base Tax Due | Discount/Penalty & Interest | Attorney Fees | Amount Due |
|------|-----------------------|---------------|----------|-------------|--------------|-----------------------------|---------------|------------|
| 2023 | KENDALL COUNTY        | \$300         | \$1.15   | \$0.00      | \$1.15       | \$0.17                      | \$0.00        | \$1.32     |
| 2023 | BOERNE ISD            | \$300         | \$2.98   | \$0.00      | \$2.98       | \$0.45                      | \$0.00        | \$3.43     |
| 2023 | COW CREEK GROUNDWATER | \$300         | \$0.02   | \$0.00      | \$0.02       | \$0.00                      | \$0.00        | \$0.02     |
|      | 2023 Total:           |               | \$4.15   | \$0.00      | \$4.15       | \$0.62                      | \$0.00        | \$4.77     |
| 2022 | KENDALL COUNTY        | \$300         | \$1.16   | \$0.00      | \$0.03       | (\$0.03)                    | \$0.00        | \$0.00     |
| 2022 | BOERNE ISD            | \$300         | \$3.53   | \$0.00      | \$0.07       | (\$0.07)                    | \$0.00        | \$0.00     |
| 2022 | COW CREEK GROUNDWATER | \$300         | \$0.02   | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
|      | 2022 Total:           |               | \$4.71   | \$0.00      | \$0.10       | (\$0.10)                    | \$0.00        | \$0.00     |
| 2021 | KENDALL COUNTY        | \$300         | \$1.24   | \$0.00      | \$0.01       | (\$0.01)                    | \$0.00        | \$0.00     |
| 2021 | BOERNE ISD            | \$300         | \$3.61   | \$0.00      | \$0.04       | (\$0.04)                    | \$0.00        | \$0.00     |
| 2021 | COW CREEK GROUNDWATER | \$300         | \$0.02   | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
|      | 2021 Total:           |               | \$4.87   | \$0.00      | \$0.05       | (\$0.05)                    | \$0.00        | \$0.00     |
| 2020 | KENDALL COUNTY        | \$300         | \$1.24   | \$0.00      | \$0.03       | (\$0.03)                    | \$0.00        | \$0.00     |
| 2020 | BOERNE ISD            | \$300         | \$3.75   | \$0.00      | \$0.11       | (\$0.11)                    | \$0.00        | \$0.00     |

|      |                          |       |         |        |        |          |        |        |
|------|--------------------------|-------|---------|--------|--------|----------|--------|--------|
| 2020 | COW CREEK<br>GROUNDWATER | \$300 | \$0.02  | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$0.00 |
|      | 2020 Total:              |       | \$5.01  | \$0.00 | \$0.14 | (\$0.14) | \$0.00 | \$0.00 |
| 2019 | KENDALL<br>COUNTY        | \$800 | \$3.31  | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$0.00 |
| 2019 | BOERNE ISD               | \$800 | \$10.27 | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$0.00 |
| 2019 | COW CREEK<br>GROUNDWATER | \$800 | \$0.04  | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$0.00 |
|      | 2019 Total:              |       | \$13.62 | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$0.00 |
| 2018 | KENDALL<br>COUNTY        | \$800 | \$3.31  | \$0.00 | \$0.09 | (\$0.09) | \$0.00 | \$0.00 |
| 2018 | BOERNE ISD               | \$800 | \$10.83 | \$0.00 | \$0.33 | (\$0.33) | \$0.00 | \$0.00 |
| 2018 | COW CREEK<br>GROUNDWATER | \$800 | \$0.04  | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$0.00 |
|      | 2018 Total:              |       | \$14.18 | \$0.00 | \$0.42 | (\$0.42) | \$0.00 | \$0.00 |
| 2017 | KENDALL<br>COUNTY        | \$800 | \$3.30  | \$0.00 | \$0.10 | (\$0.10) | \$0.00 | \$0.00 |
| 2017 | BOERNE ISD               | \$800 | \$10.83 | \$0.00 | \$0.33 | (\$0.33) | \$0.00 | \$0.00 |
| 2017 | COW CREEK<br>GROUNDWATER | \$800 | \$0.04  | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$0.00 |
|      | 2017 Total:              |       | \$14.17 | \$0.00 | \$0.43 | (\$0.43) | \$0.00 | \$0.00 |
| 2016 | KENDALL<br>COUNTY        | \$800 | \$3.30  | \$0.00 | \$0.10 | (\$0.10) | \$0.00 | \$0.00 |
| 2016 | BOERNE ISD               | \$800 | \$10.53 | \$0.00 | \$0.32 | (\$0.32) | \$0.00 | \$0.00 |
| 2016 | COW CREEK<br>GROUNDWATER | \$800 | \$0.04  | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$0.00 |
|      | 2016 Total:              |       | \$13.87 | \$0.00 | \$0.42 | (\$0.42) | \$0.00 | \$0.00 |
| 2015 | KENDALL<br>COUNTY        | \$800 | \$3.10  | \$0.00 | \$0.09 | (\$0.09) | \$0.00 | \$0.00 |
| 2015 | BOERNE ISD               | \$800 | \$10.35 | \$0.00 | \$0.31 | (\$0.31) | \$0.00 | \$0.00 |
| 2015 | COW CREEK<br>GROUNDWATER | \$800 | \$0.04  | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$0.00 |
|      | 2015 Total:              |       | \$13.49 | \$0.00 | \$0.40 | (\$0.40) | \$0.00 | \$0.00 |

|      |                          |         |         |        |        |          |        |        |
|------|--------------------------|---------|---------|--------|--------|----------|--------|--------|
| 2014 | KENDALL<br>COUNTY        | \$800   | \$3.16  | \$0.00 | \$0.09 | (\$0.09) | \$0.00 | \$0.00 |
| 2014 | BOERNE ISD               | \$800   | \$10.35 | \$0.00 | \$0.31 | (\$0.31) | \$0.00 | \$0.00 |
| 2014 | COW CREEK<br>GROUNDWATER | \$800   | \$0.04  | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$0.00 |
|      | 2014 Total:              |         | \$13.55 | \$0.00 | \$0.40 | (\$0.40) | \$0.00 | \$0.00 |
| 2013 | KENDALL<br>COUNTY        | \$800   | \$3.15  | \$0.00 | \$0.09 | (\$0.09) | \$0.00 | \$0.00 |
| 2013 | BOERNE ISD               | \$800   | \$10.35 | \$0.00 | \$0.31 | (\$0.31) | \$0.00 | \$0.00 |
|      | 2013 Total:              |         | \$13.50 | \$0.00 | \$0.40 | (\$0.40) | \$0.00 | \$0.00 |
| 2012 | KENDALL<br>COUNTY        | \$1,300 | \$5.13  | \$0.00 | \$0.15 | (\$0.15) | \$0.00 | \$0.00 |
| 2012 | BOERNE ISD               | \$1,300 | \$16.82 | \$0.00 | \$0.51 | (\$0.51) | \$0.00 | \$0.00 |
|      | 2012 Total:              |         | \$21.95 | \$0.00 | \$0.66 | (\$0.66) | \$0.00 | \$0.00 |

## Map



## Property Details

|                       |                                                          |                                 |
|-----------------------|----------------------------------------------------------|---------------------------------|
| Account               |                                                          |                                 |
| Property ID:          | 13723                                                    | Geographic ID: 1-0247-0186-0050 |
| Type:                 | Real                                                     | Zoning: DM12                    |
| Property Use:         |                                                          | Condo:                          |
| Location              |                                                          |                                 |
| Situs Address:        | 32675 INTERSTATE 10 TX                                   |                                 |
| Map ID:               | BISD3-DM12                                               | Mapsc:                          |
| Legal Description:    | A10247 - SURVEY 186 S HEWES 0.34 ACRES                   |                                 |
| Abstract/Subdivision: | A10247 - A10247 - SURVEY 186 S HEWES                     |                                 |
| Neighborhood:         | BISDW                                                    |                                 |
| Owner                 |                                                          |                                 |
| Owner ID:             | 17729                                                    |                                 |
| Name:                 | PAYNE MERTON W JR                                        |                                 |
| Agent:                |                                                          |                                 |
| Mailing Address:      | % KENNETH PAYNE<br>5122 TRAIL CREEK<br>HOUSTON, TX 77017 |                                 |
| % Ownership:          | 100.0%                                                   |                                 |

|                    |                                                          |
|--------------------|----------------------------------------------------------|
| <b>Exemptions:</b> | For privacy reasons not all exemptions are shown online. |
|--------------------|----------------------------------------------------------|

 **Property Values**

|                                        |              |
|----------------------------------------|--------------|
|                                        |              |
| <b>Improvement Homesite Value:</b>     | \$0 (+)      |
| <b>Improvement Non-Homesite Value:</b> | \$0 (+)      |
| <b>Land Homesite Value:</b>            | \$0 (+)      |
| <b>Land Non-Homesite Value:</b>        | \$0 (+)      |
| <b>Agricultural Market Valuation:</b>  | \$26,380 (+) |
|                                        |              |
| <b>Market Value:</b>                   | \$26,380 (=) |
| <b>Agricultural Value Loss: ?</b>      | \$26,350 (-) |
|                                        |              |
| <b>Appraised Value:</b>                | \$30 (=)     |
| <b>Homestead Cap Loss: ?</b>           | \$0 (-)      |
|                                        |              |
| <b>Assessed Value:</b>                 | \$30         |
| <b>Ag Use Value:</b>                   | \$30         |

**VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.**

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

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## 📌 Property Taxing Jurisdiction

**Owner:** PAYNE MERTON W JR **%Ownership:** 100.0%

| Entity | Description                | Tax Rate | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|----------------------------|----------|--------------|---------------|---------------|----------------|
| CAD    | KENDALL APPRAISAL DISTRICT | 0.000000 | \$26,380     | \$30          | \$0.00        |                |
| GKE    | KENDALL COUNTY             | 0.382700 | \$26,380     | \$30          | \$0.11        |                |
| SBN    | BOERNE ISD                 | 0.993200 | \$26,380     | \$30          | \$0.30        |                |
| WCC    | COW CREEK GROUNDWATER      | 0.005000 | \$26,380     | \$30          | \$0.00        |                |

**Total Tax Rate:** 1.380900

**Estimated Taxes With Exemptions:** \$0.41

**Estimated Taxes Without Exemptions:** \$364.29

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## 📌 Property Land

| Type | Description      | Acreage | Sqft      | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|------------------|---------|-----------|-----------|-----------|--------------|-------------|
| NP2  | Native Pasture 2 | 0.3400  | 14,810.00 | 0.00      | 0.00      | \$26,380     | \$30        |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|----------|
| 2024 | \$0          | \$26,380    | \$30         | \$30      | \$0         | \$30     |
| 2023 | \$0          | \$26,380    | \$20         | \$20      | \$0         | \$20     |
| 2022 | \$0          | \$24,730    | \$20         | \$20      | \$0         | \$20     |
| 2021 | \$0          | \$10,990    | \$20         | \$20      | \$0         | \$20     |
| 2020 | \$0          | \$10,990    | \$20         | \$20      | \$0         | \$20     |
| 2019 | \$0          | \$10,990    | \$20         | \$20      | \$0         | \$20     |
| 2018 | \$0          | \$10,990    | \$20         | \$20      | \$0         | \$20     |
| 2017 | \$0          | \$10,990    | \$20         | \$20      | \$0         | \$20     |
| 2016 | \$0          | \$10,990    | \$20         | \$20      | \$0         | \$20     |
| 2015 | \$0          | \$10,990    | \$20         | \$20      | \$0         | \$20     |
| 2014 | \$0          | \$10,990    | \$20         | \$20      | \$0         | \$20     |

## Estimated Tax Due

### **\*\*ATTENTION\*\***

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

If Paid:

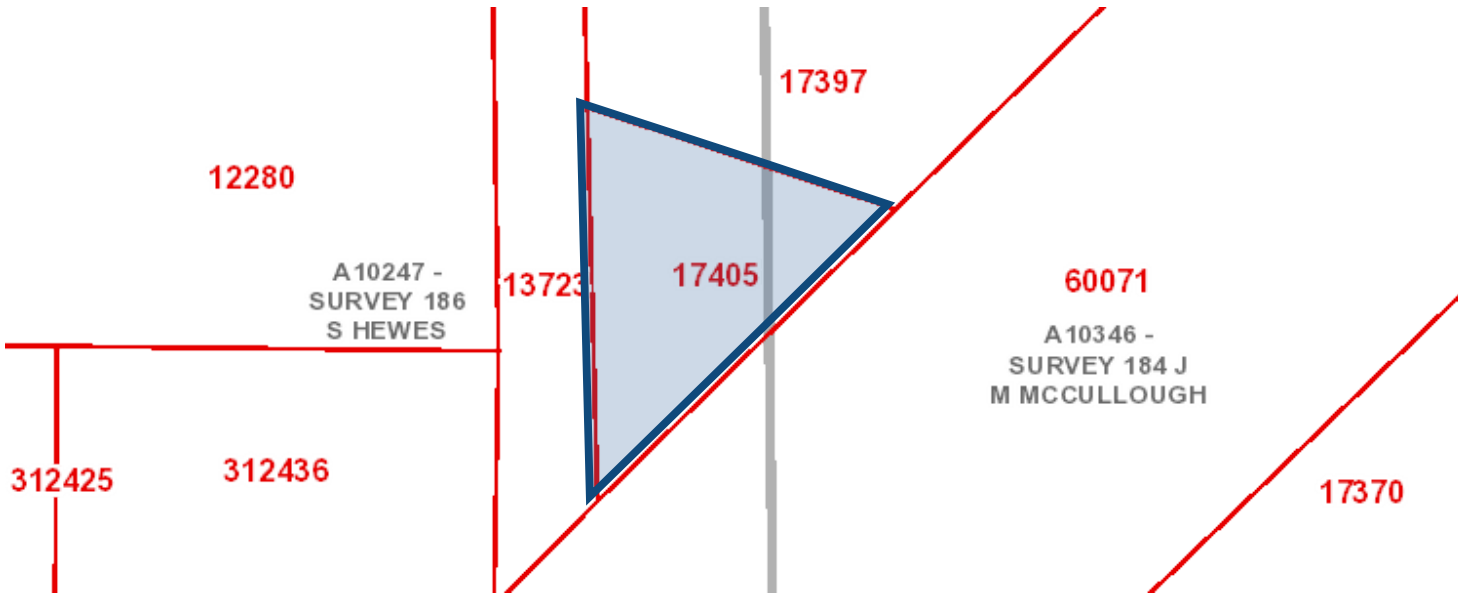


\$ Pay 2023 Taxes

| Year | Taxing Jurisdiction | Taxable Value | Base Tax | Amount Paid | Base Tax Due | Discount/Penalty & Interest | Attorney Fees | Amount Due |
|------|---------------------|---------------|----------|-------------|--------------|-----------------------------|---------------|------------|
| 2023 | KENDALL COUNTY      | \$20          | \$0.08   | \$0.00      | \$0.08       | \$0.01                      | \$0.00        | \$0.09     |
| 2023 | BOERNE ISD          | \$20          | \$0.19   | \$0.00      | \$0.19       | \$0.03                      | \$0.00        | \$0.22     |
|      | 2023 Total:         |               | \$0.27   | \$0.00      | \$0.27       | \$0.04                      | \$0.00        | \$0.31     |
| 2022 | KENDALL COUNTY      | \$20          | \$0.08   | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2022 | BOERNE ISD          | \$20          | \$0.23   | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
|      | 2022 Total:         |               | \$0.31   | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2021 | KENDALL COUNTY      | \$20          | \$0.08   | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2021 | BOERNE ISD          | \$20          | \$0.24   | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
|      | 2021 Total:         |               | \$0.32   | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2020 | KENDALL COUNTY      | \$20          | \$0.08   | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2020 | BOERNE ISD          | \$20          | \$0.25   | \$0.00      | \$0.01       | (\$0.01)                    | \$0.00        | \$0.00     |
|      | 2020 Total:         |               | \$0.33   | \$0.00      | \$0.01       | (\$0.01)                    | \$0.00        | \$0.00     |
| 2019 | KENDALL COUNTY      | \$20          | \$0.08   | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2019 | BOERNE ISD          | \$20          | \$0.25   | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
|      | 2019 Total:         |               | \$0.33   | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
| 2018 | KENDALL COUNTY      | \$20          | \$0.08   | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |

|      |                   |      |        |        |        |          |        |        |
|------|-------------------|------|--------|--------|--------|----------|--------|--------|
| 2018 | BOERNE ISD        | \$20 | \$0.27 | \$0.00 | \$0.01 | (\$0.01) | \$0.00 | \$0.00 |
|      | 2018 Total:       |      | \$0.35 | \$0.00 | \$0.01 | (\$0.01) | \$0.00 | \$0.00 |
| 2017 | KENDALL<br>COUNTY | \$20 | \$0.08 | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$0.00 |
| 2017 | BOERNE ISD        | \$20 | \$0.27 | \$0.00 | \$0.01 | (\$0.01) | \$0.00 | \$0.00 |
|      | 2017 Total:       |      | \$0.35 | \$0.00 | \$0.01 | (\$0.01) | \$0.00 | \$0.00 |
| 2016 | KENDALL<br>COUNTY | \$20 | \$0.08 | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$0.00 |
| 2016 | BOERNE ISD        | \$20 | \$0.27 | \$0.00 | \$0.01 | (\$0.01) | \$0.00 | \$0.00 |
|      | 2016 Total:       |      | \$0.35 | \$0.00 | \$0.01 | (\$0.01) | \$0.00 | \$0.00 |
| 2015 | KENDALL<br>COUNTY | \$20 | \$0.08 | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$0.00 |
| 2015 | BOERNE ISD        | \$20 | \$0.26 | \$0.00 | \$0.01 | (\$0.01) | \$0.00 | \$0.00 |
|      | 2015 Total:       |      | \$0.34 | \$0.00 | \$0.01 | (\$0.01) | \$0.00 | \$0.00 |
| 2014 | KENDALL<br>COUNTY | \$20 | \$0.08 | \$0.00 | \$0.00 | \$0.00   | \$0.00 | \$0.00 |
| 2014 | BOERNE ISD        | \$20 | \$0.26 | \$0.00 | \$0.01 | (\$0.01) | \$0.00 | \$0.00 |
|      | 2014 Total:       |      | \$0.34 | \$0.00 | \$0.01 | (\$0.01) | \$0.00 | \$0.00 |
| 2013 | BOERNE ISD        | \$20 | \$0.26 | \$0.00 | \$0.01 | (\$0.01) | \$0.00 | \$0.00 |
|      | 2013 Total:       |      | \$0.26 | \$0.00 | \$0.01 | (\$0.01) | \$0.00 | \$0.00 |
| 2012 | BOERNE ISD        | \$20 | \$0.26 | \$0.00 | \$0.01 | (\$0.01) | \$0.00 | \$0.00 |
|      | 2012 Total:       |      | \$0.26 | \$0.00 | \$0.01 | (\$0.01) | \$0.00 | \$0.00 |

## Map



## Property Details

|                       |                                                          |                                 |
|-----------------------|----------------------------------------------------------|---------------------------------|
| Account               |                                                          |                                 |
| Property ID:          | 17405                                                    | Geographic ID: 1-0730-0185-0230 |
| Type:                 | Real                                                     | Zoning: DM11                    |
| Property Use:         |                                                          | Condo:                          |
| Location              |                                                          |                                 |
| Situs Address:        | 32675 INTERSTATE 10 TX                                   |                                 |
| Map ID:               | BISD3-DM11                                               | Mapsco:                         |
| Legal Description:    | A10730 - SURVEY 185 J M MCCULLOUGH .21 ACRES             |                                 |
| Abstract/Subdivision: | A10730 - A10730 - SURVEY 185 J M MCCULLOUGH              |                                 |
| Neighborhood:         | BISDW                                                    |                                 |
| Owner                 |                                                          |                                 |
| Owner ID:             | 17729                                                    |                                 |
| Name:                 | PAYNE MERTON W JR                                        |                                 |
| Agent:                |                                                          |                                 |
| Mailing Address:      | % KENNETH PAYNE<br>5122 TRAIL CREEK<br>HOUSTON, TX 77017 |                                 |
| % Ownership:          | 100.0%                                                   |                                 |

|                    |                                                          |
|--------------------|----------------------------------------------------------|
| <b>Exemptions:</b> | For privacy reasons not all exemptions are shown online. |
|--------------------|----------------------------------------------------------|

## Property Values

|                                        |              |
|----------------------------------------|--------------|
|                                        |              |
| <b>Improvement Homesite Value:</b>     | \$0 (+)      |
| <b>Improvement Non-Homesite Value:</b> | \$34,450 (+) |
| <b>Land Homesite Value:</b>            | \$0 (+)      |
| <b>Land Non-Homesite Value:</b>        | \$16,290 (+) |
| <b>Agricultural Market Valuation:</b>  | \$0 (+)      |
|                                        |              |
| <b>Market Value:</b>                   | \$50,740 (=) |
| <b>Agricultural Value Loss: ?</b>      | \$0 (-)      |
|                                        |              |
| <b>Appraised Value:</b>                | \$50,740 (=) |
| <b>Homestead Cap Loss: ?</b>           | \$0 (-)      |
|                                        |              |
| <b>Assessed Value:</b>                 | \$50,740     |
| <b>Ag Use Value:</b>                   | \$0          |

### VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

**Owner:** PAYNE MERTON W JR **%Ownership:** 100.0%

| Entity | Description                | Tax Rate | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|----------------------------|----------|--------------|---------------|---------------|----------------|
| CAD    | KENDALL APPRAISAL DISTRICT | 0.000000 | \$50,740     | \$50,740      | \$0.00        |                |
| GKE    | KENDALL COUNTY             | 0.382700 | \$50,740     | \$50,740      | \$194.18      |                |
| SBN    | BOERNE ISD                 | 0.993200 | \$50,740     | \$50,740      | \$503.95      |                |
| WCC    | COW CREEK GROUNDWATER      | 0.005000 | \$50,740     | \$50,740      | \$2.54        |                |

**Total Tax Rate:** 1.380900

**Estimated Taxes With Exemptions:** \$700.67

**Estimated Taxes Without Exemptions:** \$700.67

## Property Improvement - Building

**Description:** Residential **Type:** Residential **State Code:** E1 **Living Area:** 1,152.00 sqft **Value:** \$34,450

| Type  | Description            | Class CD | Exterior Wall | Year Built | SQFT     |
|-------|------------------------|----------|---------------|------------|----------|
| MA    | MAIN AREA              | R1+      | ST            | 1964       | 1,152.00 |
| SP    | SCREENED PORCH         | *        |               | 0          | 417.00   |
| CP    | CARPORT                | *        |               | 0          | 360.00   |
| STGL  | STORAGE LOW            | *        |               | 0          | 96.00    |
| SHEDL | SHED LOW               | *        |               | 1999       | 400.00   |
| PC    | COVERED PORCH OR PATIO | *        |               | 1999       | 144.00   |

## Property Land

| Type | Description         | Acreage | Sqft     | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|---------------------|---------|----------|-----------|-----------|--------------|-------------|
| RA   | Residential Acreage | 0.2100  | 9,148.00 |           |           | \$16,290     | \$0         |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|----------|
| 2024 | \$34,450     | \$16,290    | \$0          | \$50,740  | \$0         | \$50,740 |
| 2023 | \$34,450     | \$16,290    | \$0          | \$50,740  | \$0         | \$50,740 |
| 2022 | \$31,990     | \$15,280    | \$0          | \$47,270  | \$0         | \$47,270 |
| 2021 | \$24,610     | \$6,790     | \$0          | \$31,400  | \$0         | \$31,400 |
| 2020 | \$24,610     | \$6,790     | \$0          | \$31,400  | \$0         | \$31,400 |
| 2019 | \$24,610     | \$6,790     | \$0          | \$31,400  | \$0         | \$31,400 |
| 2018 | \$24,610     | \$6,790     | \$0          | \$31,400  | \$0         | \$31,400 |
| 2017 | \$24,610     | \$6,790     | \$0          | \$31,400  | \$0         | \$31,400 |
| 2016 | \$24,610     | \$6,790     | \$0          | \$31,400  | \$0         | \$31,400 |
| 2015 | \$24,610     | \$6,790     | \$0          | \$31,400  | \$0         | \$31,400 |
| 2014 | \$25,240     | \$6,790     | \$0          | \$32,030  | \$0         | \$32,030 |

## Estimated Tax Due

### \*\*ATTENTION\*\*

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

If Paid:



\$ Pay 2023 Taxes

| Year | Taxing Jurisdiction   | Taxable Value | Base Tax | Amount Paid | Base Tax Due | Discount/Penalty & Interest | Attorney Fees | Amount Due |
|------|-----------------------|---------------|----------|-------------|--------------|-----------------------------|---------------|------------|
| 2023 | KENDALL COUNTY        | \$50,740      | \$194.18 | \$0.00      | \$194.18     | \$29.13                     | \$0.00        | \$223.31   |
| 2023 | BOERNE ISD            | \$50,740      | \$503.95 | \$0.00      | \$503.95     | \$75.59                     | \$0.00        | \$579.54   |
| 2023 | COW CREEK GROUNDWATER | \$50,740      | \$2.54   | \$0.00      | \$2.54       | \$0.38                      | \$0.00        | \$2.92     |
|      | 2023 Total:           |               | \$700.67 | \$0.00      | \$700.67     | \$105.10                    | \$0.00        | \$805.77   |
| 2022 | KENDALL COUNTY        | \$47,270      | \$183.26 | \$0.00      | \$3.66       | (\$3.66)                    | \$0.00        | \$0.00     |
| 2022 | BOERNE ISD            | \$47,270      | \$557.12 | \$0.00      | \$11.14      | (\$11.14)                   | \$0.00        | \$0.00     |
| 2022 | COW CREEK GROUNDWATER | \$47,270      | \$2.36   | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
|      | 2022 Total:           |               | \$742.74 | \$0.00      | \$14.80      | (\$14.80)                   | \$0.00        | \$0.00     |
| 2021 | KENDALL COUNTY        | \$31,400      | \$129.59 | \$0.00      | \$1.29       | (\$1.29)                    | \$0.00        | \$0.00     |
| 2021 | BOERNE ISD            | \$31,400      | \$378.25 | \$0.00      | \$3.79       | (\$3.79)                    | \$0.00        | \$0.00     |
| 2021 | COW CREEK GROUNDWATER | \$31,400      | \$1.57   | \$0.00      | \$0.00       | \$0.00                      | \$0.00        | \$0.00     |
|      | 2021 Total:           |               | \$509.41 | \$0.00      | \$5.08       | (\$5.08)                    | \$0.00        | \$0.00     |
| 2020 | KENDALL COUNTY        | \$31,400      | \$129.59 | \$0.00      | \$3.89       | (\$3.89)                    | \$0.00        | \$0.00     |
| 2020 | BOERNE ISD            | \$31,400      | \$393.10 | \$0.00      | \$11.80      | (\$11.80)                   | \$0.00        | \$0.00     |

|      |                          |          |          |        |         |           |        |        |
|------|--------------------------|----------|----------|--------|---------|-----------|--------|--------|
| 2020 | COW CREEK<br>GROUNDWATER | \$31,400 | \$1.57   | \$0.00 | \$0.00  | \$0.00    | \$0.00 | \$0.00 |
|      | 2020 Total:              |          | \$524.26 | \$0.00 | \$15.69 | (\$15.69) | \$0.00 | \$0.00 |
| 2019 | KENDALL<br>COUNTY        | \$31,400 | \$129.59 | \$0.00 | \$0.00  | \$0.00    | \$0.00 | \$0.00 |
| 2019 | BOERNE ISD               | \$31,400 | \$403.18 | \$0.00 | \$0.00  | \$0.00    | \$0.00 | \$0.00 |
| 2019 | COW CREEK<br>GROUNDWATER | \$31,400 | \$1.57   | \$0.00 | \$0.00  | \$0.00    | \$0.00 | \$0.00 |
|      | 2019 Total:              |          | \$534.34 | \$0.00 | \$0.00  | \$0.00    | \$0.00 | \$0.00 |
| 2018 | KENDALL<br>COUNTY        | \$31,400 | \$129.59 | \$0.00 | \$3.89  | (\$3.89)  | \$0.00 | \$0.00 |
| 2018 | BOERNE ISD               | \$31,400 | \$425.16 | \$0.00 | \$12.76 | (\$12.76) | \$0.00 | \$0.00 |
| 2018 | COW CREEK<br>GROUNDWATER | \$31,400 | \$1.57   | \$0.00 | \$0.00  | \$0.00    | \$0.00 | \$0.00 |
|      | 2018 Total:              |          | \$556.32 | \$0.00 | \$16.65 | (\$16.65) | \$0.00 | \$0.00 |
| 2017 | KENDALL<br>COUNTY        | \$31,400 | \$129.59 | \$0.00 | \$3.89  | (\$3.89)  | \$0.00 | \$0.00 |
| 2017 | BOERNE ISD               | \$31,400 | \$425.16 | \$0.00 | \$12.76 | (\$12.76) | \$0.00 | \$0.00 |
| 2017 | COW CREEK<br>GROUNDWATER | \$31,400 | \$1.57   | \$0.00 | \$0.00  | \$0.00    | \$0.00 | \$0.00 |
|      | 2017 Total:              |          | \$556.32 | \$0.00 | \$16.65 | (\$16.65) | \$0.00 | \$0.00 |
| 2016 | KENDALL<br>COUNTY        | \$31,400 | \$129.59 | \$0.00 | \$3.88  | (\$3.88)  | \$0.00 | \$0.00 |
| 2016 | BOERNE ISD               | \$31,400 | \$413.22 | \$0.00 | \$12.40 | (\$12.40) | \$0.00 | \$0.00 |
| 2016 | COW CREEK<br>GROUNDWATER | \$31,400 | \$1.57   | \$0.00 | \$0.00  | \$0.00    | \$0.00 | \$0.00 |
|      | 2016 Total:              |          | \$544.38 | \$0.00 | \$16.28 | (\$16.28) | \$0.00 | \$0.00 |
| 2015 | KENDALL<br>COUNTY        | \$31,400 | \$121.42 | \$0.00 | \$3.64  | (\$3.64)  | \$0.00 | \$0.00 |
| 2015 | BOERNE ISD               | \$31,400 | \$406.32 | \$0.00 | \$12.19 | (\$12.19) | \$0.00 | \$0.00 |
| 2015 | COW CREEK<br>GROUNDWATER | \$31,400 | \$1.57   | \$0.00 | \$0.00  | \$0.00    | \$0.00 | \$0.00 |
|      | 2015 Total:              |          | \$529.31 | \$0.00 | \$15.83 | (\$15.83) | \$0.00 | \$0.00 |

|      |                          |          |          |        |         |           |        |        |
|------|--------------------------|----------|----------|--------|---------|-----------|--------|--------|
| 2014 | KENDALL<br>COUNTY        | \$32,030 | \$126.20 | \$0.00 | \$3.79  | (\$3.79)  | \$0.00 | \$0.00 |
| 2014 | BOERNE ISD               | \$32,030 | \$414.47 | \$0.00 | \$12.43 | (\$12.43) | \$0.00 | \$0.00 |
| 2014 | COW CREEK<br>GROUNDWATER | \$32,030 | \$1.60   | \$0.00 | \$0.00  | \$0.00    | \$0.00 | \$0.00 |
|      | 2014 Total:              |          | \$542.27 | \$0.00 | \$16.22 | (\$16.22) | \$0.00 | \$0.00 |
| 2013 | KENDALL<br>COUNTY        | \$32,030 | \$126.20 | \$0.00 | \$3.79  | (\$3.79)  | \$0.00 | \$0.00 |
| 2013 | BOERNE ISD               | \$32,030 | \$414.47 | \$0.00 | \$12.43 | (\$12.43) | \$0.00 | \$0.00 |
|      | 2013 Total:              |          | \$540.67 | \$0.00 | \$16.22 | (\$16.22) | \$0.00 | \$0.00 |
| 2012 | KENDALL<br>COUNTY        | \$45,190 | \$178.50 | \$0.00 | \$5.36  | (\$5.36)  | \$0.00 | \$0.00 |
| 2012 | BOERNE ISD               | \$45,190 | \$584.76 | \$0.00 | \$17.54 | (\$17.54) | \$0.00 | \$0.00 |
|      | 2012 Total:              |          | \$763.26 | \$0.00 | \$22.90 | (\$22.90) | \$0.00 | \$0.00 |

**Special Warranty Deed**

**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.**

347666

Date: December 26, 2012

Grantor: CIBOLO SISTERS ENTERPRISES, LTD., a Texas limited partnership, formerly known as WAD Associates, Ltd.

Grantor's Mailing Address:

31480 IH 10  
Boerne, Kendall County, Texas 78006

Grantee: BALOUS MILLER

Grantee's Mailing Address: [include county]

430 S. Santa Rosa  
San Antonio, Bexar County, Texas 78207

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Being 5.218 acres of land, more or less, out of the John Small Survey No. 183, Abstract No. 441, Kendall County, Texas, said 5.218 acres being more particularly described on Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

1. Standby fees, taxes and assessments by any taxing authority for the year 2013, and subsequent years; and subsequent taxes and assessments by any

taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the Property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

2. Easement to Rankin K. Traylor conveyed in Deed recorded in Volume 100, Page 197, Kendall County Deed Records.
3. Utility easement to Guadalupe Valley Telephone Cooperative, Inc., recorded in Volume 494, Page 568, Kendall County Official Records.
4. Easement to the City of Boerne recorded in Volume 1198, Page 201, Kendall County Official Records.
5. Any claim or rights of adjoining property owners in and to that certain land lying between the north property line and the inset fence and guard rail as shown on Plat of Survey dated July 17, 2001, and revised September 7, 2001, prepared by James A. Stanton, Registered Professional Land Surveyor.
6. Protrusion of light standards beyond the property line as shown on Plat of Survey dated July 17, 2001, and revised September 7, 2001, prepared by James A. Stanton, Registered Professional Land Surveyor.
7. Any easement or claim of easement due to the existence of an overhead electric line along the southern boundary line of the Property as shown on Plat of Survey dated July 17, 2001, and revised September 7, 2001, prepared by James. A. Stanton, Registered Professional Land Surveyor.
8. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
9. Any visible and apparent easement, either public or private, located on or across the Property, the existence of which is not disclosed by the Public Records.
10. Rules, regulations, requirements and orders of Kendall County, Cow Creek Groundwater Conservation District and/or the State of Texas governing platting, affidavits of location, sanitation and waste disposal, and the drilling, construction and use of water wells.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

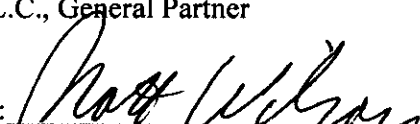
GRANTEE ACCEPTS THE PROPERTY AS IS AND WITH ALL FAULTS, AND GRANTOR MAKES NO WARRANTIES (OTHER THAN GRANTOR'S WARRANTY OF TITLE SET OUT HEREIN), EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE PROPERTY. FURTHERMORE, GRANTEE HEREBY WAIVES ANY IMPLIED WARRANTY OF HABITABILITY, MERCHANTABILITY, SUITABILITY, QUALITY, CONDITION OR FITNESS FOR ANY PARTICULAR PURPOSE AS TO THE PROPERTY.

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

CIBOLO SISTERS ENTERPRISES, LTD., a  
Texas limited partnership

By: Cibolo Sisters Real Estate Enterprises,  
L.L.C., General Partner

By:

  
Scott Wilson, Manager

STATE OF TEXAS           §

COUNTY OF KENDALL   §

This instrument was acknowledged before me on the 26 day of December, 2012, by Scott Wilson, Manager of Cibolo Sisters Real Estate Enterprises, L.L.C., a Texas limited liability company, on behalf of said limited liability company, and the limited liability company acknowledged this instrument as General Partner on behalf of CIBOLO SISTERS ENTERPRISES, LTD., a Texas limited partnership.



  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Kendall County Abstract Company  
103 N. Saunders St.  
Boerne, Texas 78006

PREPARED BY:

Sid Lawrence, III, Associate  
Henley & Henley, P.C.  
P.O. Box 191746  
Dallas, Texas 75219  
(210) 363-8505

FIELD NOTES describing a 5.218 acre tract of land situated in Kendall County, Texas, out of the John Small Survey No. 183, Abstract 441, being all of a 5.235 acre tract recorded in Volume 411, Page 854, a Special Warranty Deed, and Volume 88, Page 16, Deed Records of Kendall County, Texas. Said 5.218 acre tract of land being more particularly described as follows:

BEGINNING at a found  $\frac{1}{2}$ " iron rod found for the northeast corner of a 3.00 acre tract recorded in Volume 326, Page 852, Kendall County, Texas, and the northwest corner of herein described tract. Said iron rod being 916.5 feet east of a  $1\frac{1}{2}$ " iron pipe at corner of a 20 acre tract;

THENCE South  $89^{\circ} 25' 47''$  East, a distance of 638.50 feet along the south line of a 24.694 acre tract recorded in Volume 654, Page 89, Kendall County, Texas, and the north line of herein described tract to a  $\frac{1}{2}$ " iron rod found in the southwest right of way line of Interstate Highway No. 10 for an angle point;

THENCE South  $76^{\circ} 17' 59''$  East, along the southwest right of way line, a distance of 21.20 feet to a TXDOT concrete monument with cap for the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 920.40 feet, a central angle of  $031^{\circ} 50' 47''$ , an arc length of 511.58 feet, a tangent length of 262.58 feet, and a 505.02 foot chord with a bearing of South  $60^{\circ} 22' 36''$  East, to a TXDOT concrete monument at Interstate Highway No. 10 survey station 124+52.5 for the southeast corner of herein described tract;

THENCE North  $89^{\circ} 25' 00''$  West, a distance of 1073.36 feet along the north line of a 205.5 acre tract recorded in Volume 590, Page 309, Kendall County, Texas, and the south line of herein described tract to a  $\frac{1}{2}$ " iron rod found for the southeast corner of fore mentioned 3.000 acre tract and the southwest corner of herein described tract;

THENCE North  $05^{\circ} 39' 28''$  West, passing a  $\frac{1}{2}$ " iron rod found at 2.10 feet, an overall distance of 251.30 feet along the west line of herein described tract to the POINT OF BEGINNING and containing 5.218 acres of land according to an actual survey on the ground.

## EXHIBIT "A"

Filed & Recorded in:

KENDALL COUNTY  
DARLENE HERRIN  
COUNTY CLERK

12/28/2012 3:18PM

Document Number: 00271538  
Total Fees : \$27.00 KCAC

Receipt Number - 33327  
By Deputy: Harriet P Seidensticker

This Document has been received by this Office  
for Recording into the Official Public Records.  
We do hereby swear that we do not discriminate  
due to Race, Creed, Color, Sex or National  
Origin.

STATE OF TEXAS, COUNTY OF KENDALL  
I hereby certify that this instrument was filed  
in File Number Sequence on the date and  
at the time stamped hereon and was duly  
recorded in the OFFICIAL RECORDS Records of  
Kendall County, Texas on

12/28/2012  
DARLENE HERRIN, COUNTY CLERK  
Kendall County, Texas

By: \_\_\_\_\_ HPS \_\_\_\_\_ Deputy

**General Warranty Deed**

34744

**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: December 26, 2012

Grantor: BRIAN D. TRAYLOR and HERMINIA V. TRAYLOR, husband and wife

Grantor's Mailing Address: [include county]

33105 1-10 W  
Boerne TX 78006

Grantee: BALOUS MILLER

Grantee's Mailing Address: [include county]

430 S. Santa Rosa  
San Antonio, TX 78207

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

TRACT 1: Being a 5.534 acre tract of land, more or less, out of the John Small Survey No. 183, Abstract No. 441, Kendall County, Texas, said 5.534 acres being more particularly described on Exhibit "A" attached hereto and made a part hereof.

TRACT 2: Being the right of ingress and egress over and across a 30' wide road easement from IH 10 to Tract 1, out of the John Small Survey No. 183, Abstract No. 441, Kendall County, Texas, said easement being more particularly described on Exhibit "B" attached hereto and made a part hereof.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

1. Standby fees, taxes and assessments by any taxing authority for the year 2013, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the Property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.
2. Utility easement to Bandera Electric Cooperative, Inc., recorded in Volume 772, Page 472, Kendall County Official Records.
3. Easement to the City of Boerne, Texas, as set forth in judgment recorded in Volume 1183, Page 831, Kendall County Official Records.
4. Any easement or claim of easement due to the existence of power poles, guy wires and overhead telephone and electric lines as shown on Plat of Survey dated December 19, 2012, prepared by Wes Rexrode, Registered Professional Land Surveyor.
5. Rights and claims, if any, of adjoining property owners for use of the gate in the north property line as shown on Plat of Survey dated December 19, 2012, prepared by Wes Rexrode, Registered Professional Land Surveyor.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

  
BRIAN D. TRAYLOR

  
HERMINIA V. TRAYLOR

STATE OF TEXAS       §  
COUNTY OF KENDALL   §

This instrument was acknowledged before me on the 28 day of December, 2012, by  
BRIAN D. TRAYLOR.



Michael D. Lang  
Notary Public, State of Texas

STATE OF TEXAS       §  
COUNTY OF KENDALL   §

This instrument was acknowledged before me on the 28 day of December, 2012, by  
HERMINIA V. TRAYLOR.



Michael D. Lang  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Kendall County Abstract Company  
103 N. Saunders St.  
Boerne, Texas 78006

PREPARED BY:

Sid Lawrence, III, Associate  
Henley & Henley, P.C.  
P.O. Box 191746  
Dallas, Texas 75219  
(210) 363-8505

Being a **5.534 acre** tract of land out of the John Small Survey No. 183, Abstract No. 441, Kendall County, Texas, said **5.534 acre** tract also being all of that certain 2.493 acre tract of land also known as "FIRST TRACT" recorded in Volume 326, Page 851, Official Records, Kendall County, Texas and all of that certain 3.000 acre tract of land also known as "SECOND TRACT" recorded in Volume 326, Page 851, Official Records, Kendall County, Texas, said **5.534 acre** tract of land being more particularly described by metes and bounds as follows:

**Beginning** at a found  $\frac{1}{2}$ " pipe with a square bolt in the north line of that certain 200 acre tract recorded in Volume 693, Pages 52-73, Official Records, Kendall County, Texas and being at the southwest corner of the above referenced 2.493 acre tract, the southwest corner of the herein described tract and a corner of that certain 24.694 acre tract recorded in Volume 654, Pages 89-93, Official Records, Kendall County, Texas, said point bears South 89 degrees 23 minutes 54 seconds East, a distance of 268.34 feet from a  $\frac{1}{2}$ " iron rod found at the southwest corner of said 24.694 acre tract;

**Thence**, with a southeast line of said 24.694 acre tract and the northwest line of said 2.493 acre tract, **North 15 degrees 20 minutes 10 seconds East**, a distance of **258.10 feet** to a 1" pipe found at an interior corner of said 24.694 acre tract, the northwest corner of said 2.493 acre tract and the northwest corner of the herein described tract;

**Thence**, with a south line of said 24.694 acre tract and the north line of said 2.493 acre tract, **South 89 degrees 27 minutes 49 seconds East**, a distance of **391.54 feet** to a  $\frac{1}{2}$ " iron rod found at the northeast corner of said 2.493 acre tract and the northwest corner of the above referenced 3.000 acre tract;

**Thence**, continuing with a south line of said 24.964 acre tract and the north line of said 3.000 acre tract, **South 89 degrees 23 minutes 24 seconds East**, a distance of **525.18 feet** to a  $\frac{1}{2}$ " iron rod found at the northeast corner of said 3.000 acre tract, the northeast corner of the herein described tract and the northwest corner of that certain 5.235 acre tract recorded in Volume 411, Page 854, Official Records, Kendall County, Texas;

**Thence**, with the easterly line of said 3.000 acre tract and the westerly line of said 5.235 acre tract, the following two (2) courses and distances:

**South 05 degrees 36 minutes 14 seconds East**, a distance of **249.05 feet** to a  $\frac{1}{2}$ " iron rod found;

and **South 06 degrees 10 minutes 14 seconds East**, a distance of **3.10 feet** to a  $\frac{1}{2}$ " iron rod found in the north line of the aforementioned 200 acre tract and being at the southeast corner of said 3.000 acre tract, the southeast corner of the herein described tract and the southwest corner of said 5.235 acre tract;

**Thence**, with the north line of said 200 acre tract and the south line of said 3.000 acre tract, **North 89 degrees 21 minutes 27 seconds West**, a distance of **526.11 feet** to a  $\frac{1}{2}$ " iron rod found at the southwest corner of said 3.000 acre tract and the southeast corner of said 2.493 acre tract;

**Thence**, continuing with the north line of said 200 acre tract and the south line of said 2.493 acre tract, **North 89 degrees 21 minutes 45 seconds West**, a distance of **483.55 feet** to the **Point of Beginning** containing **5.534 acres**.

**EXHIBIT "A"**

The right of ingress and egress over and across the following 30' wide strip for road easement:

A strip of land 30.00 feet wide to be utilized as access from the property described above to the right of way line of Interstate Highway 10 is described as follows:

Beginning at a point in the west right-of-way line of Interstate Highway 10, said point bears N 89 deg. 25' W, a distance of 209.90 feet from Interstate Highway 10 survey line station 124+52.5;

Thence N 89 deg. 25' W a distance of 1589.80 feet to the southeast corner of the property described in PART I of these field notes;

Thence a line 30.00 feet north of, and parallel to the line described in the above paragraph running from the east line of the property described in PART I of these field notes to the west right of way line of Interstate Highway 10 completes this description.

EXHIBIT "B"

Doc # 00271540  
Vol 1344 Pg 961

Filed & Recorded in:

KENDALL COUNTY  
DARLENE HERRIN  
COUNTY CLERK

12/28/2012 3:18PM

Document Number: 00271540  
Total Fees : \$27.00 KCAC

Receipt Number - 33327  
By Deputy: Harriet P Seidensticker

This Document has been received by this Office  
for Recording into the Official Public Records.  
We do hereby swear that we do not discriminate  
due to Race, Creed, Color, Sex or National  
Origin.

STATE OF TEXAS, COUNTY OF KENDALL  
I hereby certify that this instrument was filed  
in File Number Sequence on the date and  
at the time stamped hereon and was duly  
recorded in the OFFICIAL RECORDS Records of  
Kendall County, Texas on

12/28/2012  
DARLENE HERRIN, COUNTY CLERK  
Kendall County, Texas

By: \_\_\_\_\_ HPS \_\_\_\_\_ Deputy

**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.**

**SPECIAL WARRANTY DEED**

DATE: March 24 2023

GRANTOR: PAUL DUENNENBERG, individually

GRANTEE: BALOUS T. MILLER and wife, JULIE MILLER

GRANTEE'S MAILING ADDRESS:

430 S Santa Rosa Ave.  
San Antonio, TX 78207

**FILED BY:**  
**Texas Investors Title**  
**116 Blanco Rd., Ste 101**  
**Boerne, TX 78006**

CONSIDERATION: Ten Dollars and other valuable consideration.

GF# 20230070

PROPERTY: Being a 5.970 acre tract of land out of the J.M. McCulloch Survey No. 185, Abstract No. 346 and the S. Hewes Survey No. 186, Abstract No. 247, Kendall County, Texas, being all of that certain 2.78 acre tract of land recorded in Volume 105, Pages 317-318, Deed Records, Kendall County, Texas, all of that certain 1.87 acre tract of land recorded in Volume 132, Pages 908-909, Deed Records, Kendall County, Texas and the remaining portion of that certain 2 acre tract of land recorded in Volume 73, Pages 384-385, Deed Records, Kendall County, Texas; said 5.970 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH, all and singular, the rights, benefits, privileges, hereditaments, appurtenances, improvements and interest thereon or in anywise appertaining thereto (said land, rights, benefits, privileges, hereditaments, appurtenances, improvements hereafter referred to as the "Property").

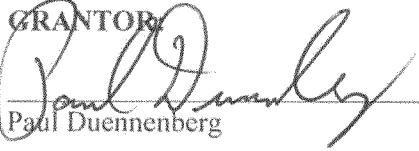
This conveyance is made and accepted subject and subordinate to those matters listed on Exhibit "B" attached hereto to the extent and only to the extent they are in full force and effect and are valid and enforceable against the Property (all of the foregoing and those listed on Exhibit "B" are collectively referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's heirs, executors, administrators, personal representatives, successors and assigns, forever, and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's heirs, executors, administrators, personal representatives, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

Grantee, by its acceptance hereof, does hereby assume and agrees to pay any and all ad valorem taxes and special and regular assessments pertaining to the Property for the calendar year 2023 and subsequent years and any subsequent assessment for "rollback" taxes regardless of the year for which they

are assessed, there having been a proper proration of ad valorem taxes and assessments for the current calendar year between Grantor and Grantee.

Executed on the date set forth in the acknowledgment below to be effective the 24 day of March, 2023.

GRANTOR:  
  
Paul Duennenberg

STATE OF TEXAS       §  
                                  §  
COUNTY OF KENDALL   §

This instrument was acknowledged before me on the 24 day of March, 2023 by Paul Duennenberg.

  
Notary Public, State of Texas

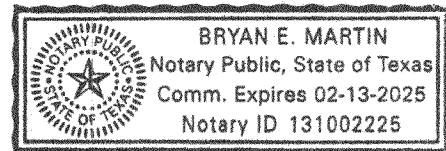


Exhibit " A "**PFEIFFER LAND SURVEYING**918 Adler Street, Boerne, Texas 78006  
Phone: 830-249-3385**FIELD NOTES FOR A 5.970 ACRE TRACT OF LAND**

Being a **5.970 acre** tract of land out of the J.M. McCulloch Survey No. 185, Abstract No. 346 and the S. Hewes Survey No. 186, Abstract No. 247, Kendall County, Texas, being all of that certain 2.78 acre tract of land recorded in Volume 105, Pages 317-318, Deed Records, Kendall County, Texas, all of that certain 1.87 acre tract of land recorded in Volume 132, Pages 908-909, Deed Records, Kendall County, Texas and the remaining portion of that certain 2 acre tract of land recorded in Volume 73, Pages 384-385, Deed Records, Kendall County, Texas, said **5.970 acre** tract of land being more particularly described by metes and bounds as follows:

**Beginning** at a 2" metal fence post found in the southwest right-of-way line of Interstate Highway No. 10 (a variable width right of way per TxDOT right of way maps) at the east corner of the above referenced 2.78 acre tract and tract herein described, the north corner of a 0.500 acre tract recorded in Volume 925, Pages 383-386, Official Records, Kendall County, Texas, said point bears North 44 degrees 19 minutes 05 seconds West, a distance of 206.33 feet from a TxDOT concrete right of way marker found;

**Thence**, departing southwest right-of-way line of Interstate Highway No. 10 with the southeast line of the 2.78 acre tract, the northwest line of the 0.500 acre tract, **South 45 degrees 39 minutes 17 seconds West**, a distance of **242.09 feet** to a ½" iron rod with an illegible plastic cap found for angle at the west corner of said 0.500 acre tract, an exterior corner of Alpha Mini Storage Development Plat recorded in Volume 8, Page 118, Plat Records, Kendall County, Texas;

**Thence**, continuing with the southeast line of the 2.78 acre tract, a northwest of Alpha Mini Storage Development Plat, **South 45 degrees 47 minutes 13 seconds West**, a distance of **479.88 feet** to a ½" iron rod found at the south corner of said 2.78 acre tract and tract herein described, the west corner of said Alpha Mini Storage Development Plat, said point being in the east line of a 35.439 acre tract recorded in Volume 1753, Pages 183-188, Official Records, Kendall County, Texas;

**Thence**, with the west line of the 2.78 acre tract, the east line of the 35.439 acre tract, **North 00 degrees 48 minutes 56 seconds East**, a distance of **110.86 feet** to a ½" iron rod with a "Cude" plastic cap found for angle at the northeast corner of said 35.439 acre tract, the southeast corner of the remaining portion of a 200 acre tract recorded in Volume 639, Pages 52-73, Official Records, Kendall County, Texas;

**Thence**, continuing with the west line of the 2.78 acre tract, the west line of the above referenced 1.87 acre tract and the west line of the above referenced 2 acre tract, the east line of the remaining portion of the 200 acre tract, **North 00 degrees 46 minutes 55 seconds East**, a distance of **908.37 feet** to a ½" iron rod found at the north corner of the remaining portion of said 2 acre tract, and tract herein described, said point being in the southwest right-of-way line of Interstate Highway No. 10;

**Thence**, with the southwest right-of-way line of Interstate Highway No. 10, the northeast line of the remaining portion of said 2 acre tract, **South 44 degrees 18 minutes 42 seconds East**, a distance of **330.67 feet** to a ½" iron rod found for angle at the east corner of the remaining portion of said 2 acre tract, the north corner of the aforementioned 1.87 acre tract;

**Thence**, continuing with the southwest right-of-way line of Interstate Highway No. 10, the northeast line of the 1.87 acre tract and the northeast line of the aforementioned 2.78 acre tract, **South 44 degrees 19 minutes 05 seconds East**, a distance of **389.50 feet** to the **Point of Beginning** containing **5.970 acres**.

Note: The bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204, NAD 83. A survey drawing of the above described tract was prepared.



A handwritten signature in black ink, appearing to read "Wes Rexrode", written over a horizontal line.

Wes Rexrode  
Registered Professional Land Surveyor No.6001  
Job Number: 26-23 (5.970 Acre Tract)

**EXHIBIT "B"**  
**Permitted Exceptions**

- a. All, leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto of record in the Public Records of Kendall County, Texas.
- b. Utility Easement and Covenant of Access granted by Mert W. Payne, Jr. to Bandera Electric Cooperative, Inc., dated June 7, 1983, recorded on November 7, 1983, in Volume 214, Page 648, Deed Records of Kendall County, Texas.
- c. Unrecorded Lease Agreement by and between Mert W. Payne, Jr., as Lessor, and FMO Real Estate, LLC, as Tenant, dated July 18, 2012, commencing on June 1, 2013.
- d. The following matters shown on the Survey dated February 23, 2023, prepared by Wes Rexrode, Registered Professional Land Surveyor No. 6001:
  - Rights and claims of adjoining property owners in and to that portion of the property, which lies inside record title boundary but outside fences; and inside fences, but outside recorded title boundary; and
  - Billboard Sign

**Kendall County  
Denise Maxwell  
Kendall County  
Clerk**

---

**Instrument Number:** 378614

eRecording - Real Property

DEED

Recorded On: March 24, 2023 03:50 PM

Number of Pages: 6

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**" Examined and Charged as Follows: "**

Total Recording: \$42.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

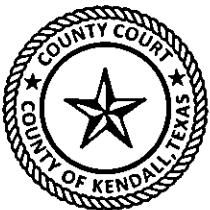
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 378614  
Receipt Number: 20230324000036  
Recorded Date/Time: March 24, 2023 03:50 PM  
User: Harriet S  
Station: cclerk01

**Record and Return To:**

ERECORDING PARTNERS  
101 W NUEVA  
  
SAN ANTONIO TX



**STATE OF TEXAS  
COUNTY OF**

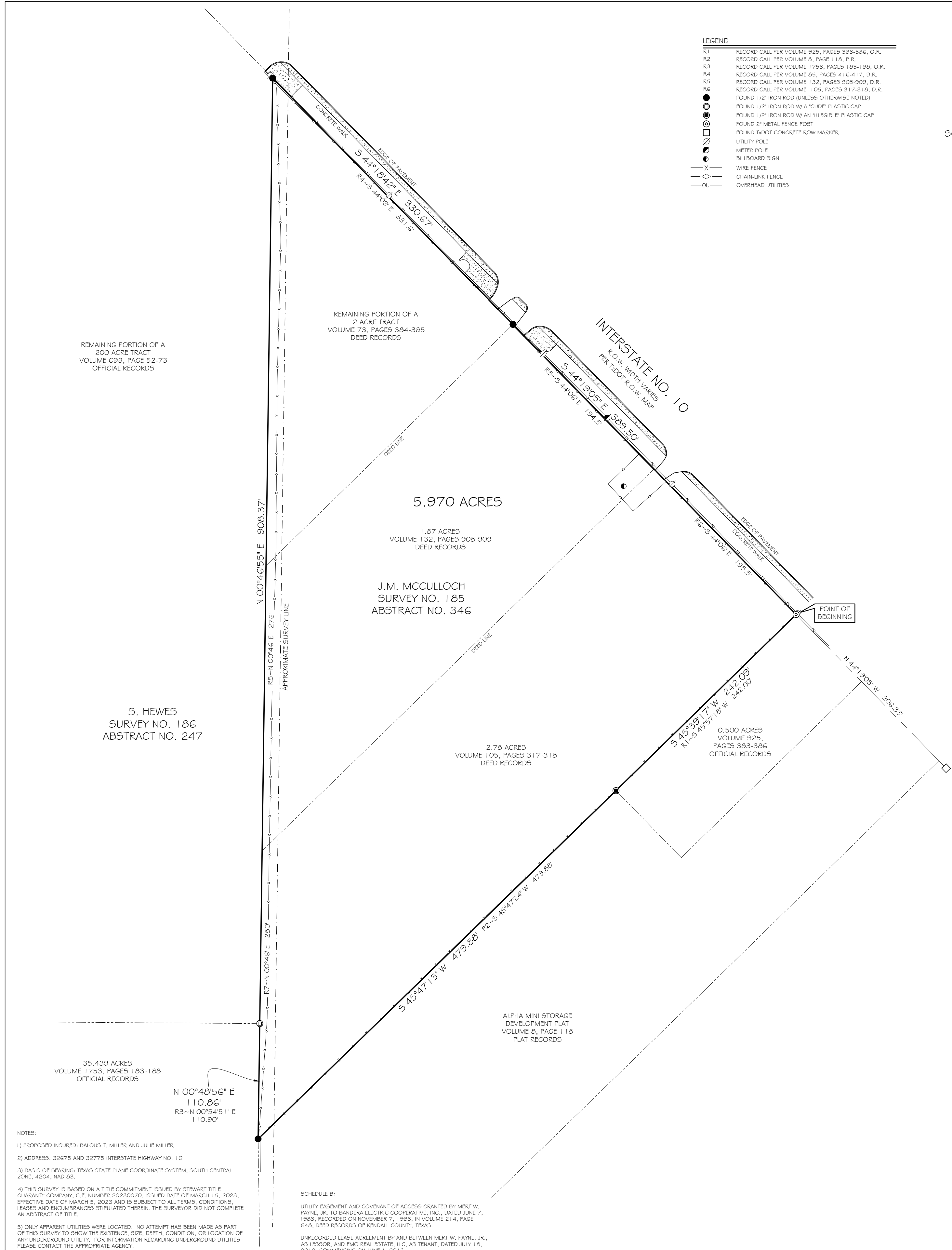
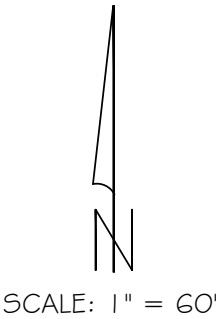
**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Kendall County, Texas.**

Denise Maxwell  
Kendall County Clerk  
Kendall County, TX

*Denise Maxwell*



| LEGEND |                                                   |
|--------|---------------------------------------------------|
| R1     | RECORD CALL PER VOLUME 925, PAGES 383-386, O.R.   |
| R2     | RECORD CALL PER VOLUME 8, PAGE 118, P.R.          |
| R3     | RECORD CALL PER VOLUME 1753, PAGES 183-188, O.R.  |
| R4     | RECORD CALL PER VOLUME 85, PAGES 416-417, D.R.    |
| R5     | RECORD CALL PER VOLUME 132, PAGES 908-909, D.R.   |
| R6     | RECORD CALL PER VOLUME 105, PAGES 317-318, D.R.   |
| ●      | FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)      |
| ⊙      | FOUND 1/2" IRON ROD W/ A "CUDE" PLASTIC CAP       |
| ⊖      | FOUND 1/2" IRON ROD W/ AN "ILLEGIBLE" PLASTIC CAP |
| ⊕      | FOUND 2" METAL FENCE POST                         |
| ⊗      | FOUND TxDOT CONCRETE ROW MARKER                   |
| ⊘      | UTILITY POLE                                      |
| ⊙      | METER POLE                                        |
| ⊖      | BILLBOARD SIGN                                    |
| —X—    | WIRE FENCE                                        |
| —◇—    | CHAIN-LINK FENCE                                  |
| —OU—   | OVERHEAD UTILITIES                                |



- NOTES:
- 1) PROPOSED INSURED: BALOUS T. MILLER AND JULIE MILLER
  - 2) ADDRESS: 32675 AND 32775 INTERSTATE HIGHWAY NO. 10
  - 3) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.
  - 4) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, G.F. NUMBER 20230070, ISSUED DATE OF MARCH 15, 2023, EFFECTIVE DATE OF MARCH 5, 2023 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
  - 5) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
  - 6) FENCES NEAR THE BOUNDARY LINE MEANDER AND ARE NOT NECESSARILY ON THE BOUNDARY LINE.
  - 7) NOT ALL IMPROVEMENTS ARE SHOWN HEREON.
  - 8) ADJOINING PROPERTY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
  - 9) ALL BUILDING SETBACK LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, PLAT RESTRICTIONS, DEED RESTRICTIONS AND ZONING ORDINANCES, IF ANY, SHOULD BE CONFIRMED BY THE HOME OWNERS ASSOCIATION, LANDOWNER, CITY OF BOERNE AND/OR THE ARCHITECTURAL CONTROL COMMITTEE BEFORE ANY PLANNING OR CONSTRUCTION.

SCHEDULE B:

UTILITY EASEMENT AND COVENANT OF ACCESS GRANTED BY MERT W. PAYNE, JR. TO BANDERA ELECTRIC COOPERATIVE, INC., DATED JUNE 7, 1983, RECORDED ON NOVEMBER 7, 1983, IN VOLUME 214, PAGE 648, DEED RECORDS OF KENDALL COUNTY, TEXAS.

UNRECORDED LEASE AGREEMENT BY AND BETWEEN MERT W. PAYNE, JR., AS LESSOR, AND PNO REAL ESTATE, LLC, AS TENANT, DATED JULY 18, 2012, COMMENCING ON JUNE 1, 2013.

Boundary Survey of a 5.970 acre tract of land out of the J.M. McCulloch Survey No. 185, Abstract No. 346 and the S. Hewes Survey No. 186, Abstract No. 247, Kendall County, Texas, being all of that certain 2.78 acre tract of land recorded in Volume 105, Pages 317-318, Deed Records, Kendall County, Teas, all of that certain 1.87 acre tract of land recorded n Volume 132, Pages 908-909, Deed Records, Kendall County, Texas and the remaining portion of that certain 2 acre tract of land recorded in Volume 73, Pages 384-385, Deed Records, Kendall County, Texas.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

*W. Rexrode*  
Wes Rexrode - Pfeiffer Land Surveying  
Registered Professional Land Surveyor No. 6001  
Boerne, Texas 78006 Ph. 830 - 249 - 3385

JOB NUMBER: 26-23  
DATE: FEBRUARY 23, 2023

**PFEIFFER LAND SURVEYING**  
918 ADLER STREET  
BOERNE, TX 78006  
830-249-3385  
FIRM NO. 10193761

**Exhibit "2"**

**Zoning Change  
Application**

Planning Commission Hearing date:

Planning Department  
447 N. Main St.  
Boerne, TX 78006  
830-248-1501  
[planning@boerne-tx.us](mailto:planning@boerne-tx.us)  
[www.boerne-tx.gov](http://www.boerne-tx.gov)



## Zoning Change Application

Property Owner: Balous T. Miller & Julie Miller

Applicant (if Different than owner): \_\_\_\_\_

Address: 430 S Santa Rosa, San Antonio, TX 78207

Mobile: 210-960-2750 Home: \_\_\_\_\_ Office: \_\_\_\_\_

Email: mikayla@kgftx.com

Status of Applicant: ☒ Owner ☐ Tenant ☐ Prospective Purchaser

Other (specify): \_\_\_\_\_

Representative: Killen, Griffin & Farrimond, PLLC (Ashley Farrimond)

Address: 10101 Reunion Pl., Ste. 250, San Antonio, TX 78216

Mobile: 210-960-2750 Home: \_\_\_\_\_ Office: \_\_\_\_\_

Email: ashley@kgftx.com

Location: 33105, 33125, 32775 and 32675 IH-10, Boerne, Texas

Current Zoning: OCL

Requested Use: C-3

Area of Request (sq.ft./Acres): See Attached Cover Letter Property ID: See Attached Cover Letter

Legal Description: See Attached Cover Letter

Reason for Request: Rezoning the property to C-3

**I Certify that the preceding information provided is accurate:**

Signature: See Attached Authorization Letter Date: \_\_\_\_\_

Property Owner\*

Signature: Ashley Farrimond Date: 6-12-24

Applicant/Agent\*

\*If the applicant is a person other than the owner, a letter of authorization must be provided from owner. Signature indicates authorization for plat application and acceptance of waiver statement.

FOR OFFICIAL USE ONLY

Date received: \_\_\_\_\_ Received by: \_\_\_\_\_

Filing Fee: \_\_\_\_\_ Approved by: \_\_\_\_\_

## Required Attachments

[illegible]

City of Boerne  
Planning Department  
447 N. Main Street  
Boerne, TX 78006

To Whom It May Concern:

Our names are Balous T. Miller and Julie Miller, and we jointly own the properties located at 33105, 33125, 32775 and 32675 IH-10, Boerne, Texas ("Property"). The Property is further identified as Kendall County Appraisal District Parcel Identification Numbers 15846, 15889, 17398, 17397, 13723, and 17405. This letter hereby authorizes the submittal of a zoning application and associated annexation petition for the Property. This letter further authorizes Killen, Griffin & Farrimond, PLLC to act as representatives for the change of zoning, annexation and any other development approvals related to the Property.

Sincerely,

By:



Balous T. Miller

Date:

6-12-2024

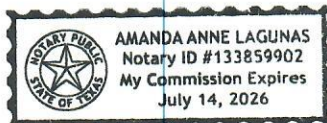
STATE OF TEXAS

§  
§  
§

COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared Balous T. Miller, who acknowledged he is authorized to execute this document.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12 day of June, 2024.





Notary Public, State of Texas

Printed Name:

Amanda Anne Lagunas

By:

Julie Miller  
Julie Miller

Date:

6-12-2024

STATE OF TEXAS

§

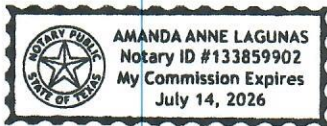
§

COUNTY OF BEXAR

§

BEFORE ME, the undersigned authority, on this day personally appeared Julie Miller, who acknowledged she is authorized to execute this document.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12 day of June, 2024.



Amanda Anne Lagunas

Notary Public, State of Texas

Printed Name: Amanda Anne Lagunas