

O'HANLON, DEMERATH & CASTILLO

ATTORNEYS AND COUNSELORS AT LAW

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June 26, 2019

Local Government Assistance & Economic Analysis  
Texas Comptroller of Public Accounts  
P.O. Box 13528  
Austin, Texas 78711-3528

RE: Supplement003 to the Sinton Independent School District from Buffalo, LLC

To the Local Government Assistance & Economic Analysis Division:

Enclosed is Supplement003 to Sinton Independent School District from Buffalo, LLC. The following changes have been made:

1. Updated Tab 9 with Legal Description of Property Included in the Reinvestment Zone

A copy of the application will be submitted to the San Patricio County Appraisal District.

Sincerely,



Kevin O'Hanlon  
School District Consultant

Cc: San Patricio County Appraisal District  
Buffalo, LLC

## Tab 9 Land Description

The project requires undeveloped land with access to electricity, natural gas, water, railways, and highways. The project will be located on the following land parcels in San Patricio County, Texas:

PROPERTY ID	GEOGRAPHIC ID NO.	LAND (ACRES)	2018 MARKET VALUE
66791	1361-0000-0000-010	2	\$23,500
66896	1361-0001-0000-010	774.513	\$779,948
109823	1361-0004-0000-000	873.86	\$1,588,678
109825	1361-0020-0000-000	873.86	\$1,683,911
1032225	1361-0001-0000-011	97.347	\$203,364
<b>Totals</b>		<b>2,621.598</b>	<b>\$4,279,401</b>

The land upon which the new buildings and new improvements will be built will be part of the qualified property described by 313.021(2)(A).

See attached legal description and CCAD account details.

**LEGAL DESCRIPTION OF PROPERTY INCLUDED IN THE REINVESTMENT ZONE**

The property includes approximately 2487.23 acre parcel of land that is situated 2.00 miles due east of the intersection of SH89 and US77 and extends out to 4.77 miles from that same intersection. The south boundary is Chiltipin Creek and the north boundary runs east west above Marathon Road until it intersects the road at 4.50 miles. The legal description is PT SEC 1 2 4 & 5 Eliza H. Welder

**METES AND BOUNDS DESCRIPTION:**

FILE NO. FN-60193-TX

Field notes of a 2487.23 acre parcel of land, being all of that 739.51 acres of land described as Tract I, Parcel 2, conveyed to ExTra-Hamilton LLC, all of that 873.86 acres of land described as Tract II conveyed to ExStra-Edwards LLC and all of that 873.86 acres of land described as Tract III conveyed to ExStra Allen LLC, by and between the foregoing parties by Partition Deed recorded March 13, 2009 as Clerk's File Number 588881 in the Official Public Records of San Patricio County, Texas;

Said 2487.23 acre parcel is comprised of a portion of Fractional Sections 1 and 2 and 4, all of Fractional Sections 21 and 22, and part of Sections 20 and 23 of the Eliza H. Welder Ranch Subdivision as shown on map recorded in Volume 3, Page 33 of the Map Records of San Patricio County, Texas;

Said 2487.23 acre parcel is out of the Jose Maria and Felipe Portilla Survey, Abstract 24 and the Calixto, Juan, Francisco and Encarnacion Portilla Survey, Abstract 25, is situated in San Patricio County, Texas, approximately 1 mile northeast of the town of Sinton, and is described by metes and bounds as follows:

Beginning at a concrete monument found (near a fence corner post) in the southeast right-of-way line of the Missouri Pacific Railroad, the northwest line of said Section 2, at the southwest corner of a 5794.93 acre parcel of land conveyed from the Patrick H. Welder Management Trust to Portilla Ranch Holdings, Ltd. by Special Warranty Deed with Vendor's Lien recorded February 22, 2008 as Clerk's File Number 577696 in the Official Public Records of San Patricio County, Texas; and at the northwest corner of said Tract I, Parcel 2, for the northwest corner of this parcel;

Thence N 89°31'28" E along the south line of said 5794.93 acre parcel, the north line of said Tract I, Parcel 2, and the north line of this parcel, generally following a fence, at 5424.34 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found at the northeast corner of said Tract I, Parcel 2 and at the northwest corner of said Tract II, near a fence corner post, and continuing along the north line of said Tract II, at 12599.83 feet passing a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found at the northeast corner of said Tract II and the northwest corner of said Tract III, near a fence corner post, and continuing along the north line of said Tract III, in all, a distance of 17219.68 feet to a 5/8" iron rod with surveyor's cap stamped

“RPLS 1907” found (near a fence post) at an angle corner of said 5794.93 acre parcel and an angle corner of said Tract III, for an angle corner of this parcel;

Thence N 67°07'46" E along the southeast line of said 5794.93 acre parcel, the northwest line of said Tract III, and the northwest line of this parcel, generally following a fence, a distance of 394.44 feet to a 5/8" iron rod with surveyor's cap stamped “RPLS 1907” found (near a fence post) at an angle corner of said 5794.93 acre parcel and an angle corner of said Tract III, for an angle corner of this parcel;

Thence N 61°41'46" E continuing along the southeast line of said 5794.93 acre parcel, the northwest line of said Tract III, and the northwest line of this parcel, generally following a fence, a distance of 2005.56 feet to a 5/8" iron rod with surveyor's cap stamped “RPLS 1907” found (near a fence post) at an angle corner of said 5794.93 acre parcel and an angle corner of said Tract III, for an angle corner of this parcel;

Thence N 47°19'46" E continuing along the southeast line of said 5794.93 acre parcel, the northwest line of said Tract III, and the northwest line of this parcel, generally following a fence, a distance of 188.33 feet to a 5/8" iron rod with surveyor's cap stamped “RPLS 1907” found (near a fence post) at an angle corner of said 5794.93 acre parcel and an angle corner of said Tract III, for an angle corner of this parcel;

Thence N 44°44'46" E continuing along the southeast line of said 5794.93 acre parcel, the northwest line of said Tract III, and the northwest line of this parcel, generally following a fence, a distance of 547.22 feet to a concrete monument found in the west line of Section 34 of said Eliza H. Welder Ranch Subdivision and the east line of said Section 23, at the southeast corner of said 5794.93 acre parcel, the northeast corner of said Tract III, and in the west line of a 14,507.12 acre parcel of land conveyed to the Helen Ford Allen Non-Exempt Trust and the Grace Ford Powers Non Exempt Trust by Independent Executors' Distribution Deed Recorded November 28, 2016 as Clerk's File Number 662028 in the Official Public Records of San Patricio County, Texas; for the northeast corner of this parcel;

Thence S 00°25'14" E along the east line of Sections 22 & 23, the west line of said Section 34 and Section 35 of said Eliza H. Welder Ranch Subdivision, the west line of said 14,507.12 acre parcel, the east line of said Tract III, and the east line of this parcel, generally following a fence, at 5764.00 feet pass a 5/8" iron rod with surveyor's cap stamped “RPLS 1907” found for a line marker and continuing, departing said fence and continuing, in all a distance of 5968.97 feet to a point in the center of Chiltipin Creek for a southwest corner of said 14,507.12 acre parcel and the southeast corner of said Tract III, for the southeast corner of this parcel;

Thence in a generally westerly direction with the meanders of the centerline of said Chiltipin Creek, the south line of said Tract III, and the south line of this parcel as follows:

N 62°53'58" W, a distance of 143.66 feet;  
S 89°57'14" W, a distance of 47.17 feet;  
S 77°54'04" W, a distance of 249.48 feet;  
S 80°52'07" W, a distance of 134.34 feet;

N 77°45'55" W, a distance of 117.09 feet;  
N 50°17'59" W, a distance of 218.15 feet;  
N 49°21'31" W, a distance of 349.64 feet;  
N 30°43'48" W, a distance of 259.82 feet;  
N 47°20'19" W, a distance of 228.97 feet;  
S 59°09'01" W, a distance of 240.13 feet;  
S 11°08'05" W, a distance of 254.25 feet;  
S 17°35'55" E, a distance of 147.67 feet;  
S 07°22'54" E, a distance of 232.40 feet;  
S 09°07'01" W, a distance of 197.26 feet;  
S 13°30'31" W, a distance of 171.45 feet;  
S 09°23'02" E, a distance of 194.05 feet;  
S 50°28'51" E, a distance of 215.51 feet;  
S 51°47'09" E, a distance of 161.28 feet;  
S 35°00'00" E, a distance of 141.76 feet;  
S 33°53'16" E, a distance of 185.23 feet;  
S 03°26'45" E, a distance of 136.29 feet;  
S 34°40'50" W, a distance of 149.74 feet;  
S 61°42'01" W, a distance of 164.36 feet;  
S 79°41'54" W, a distance of 265.17 feet;  
N 83°27'27" W, a distance of 120.09 feet;  
N 61°33'18" W, a distance of 117.51 feet;  
N 73°33'27" W, a distance of 315.61 feet;  
S 86°35'11" W, a distance of 166.03 feet;  
S 53°14'25" W, a distance of 135.92 feet;  
S 46°49'57" W, a distance of 173.49 feet;  
S 27°58'27" W, a distance of 166.50 feet;  
S 46°20'47" W, a distance of 130.08 feet;  
S 71°38'21" W, a distance of 112.79 feet;  
N 75°13'13" W, a distance of 233.77 feet;  
N 58°19'22" W, a distance of 240.56 feet;  
N 37°10'50" W, a distance of 179.66 feet;  
N 18°06'32" W, a distance of 157.13 feet;  
N 21°28'07" E, a distance of 142.20 feet;  
N 41°08'54" E, a distance of 172.81 feet;  
N 38°51'55" E, a distance of 245.98 feet;  
N 18°03'19" E, a distance of 129.17 feet;  
N 00°41'31" E, a distance of 113.77 feet;  
N 57°42'10" W, a distance of 130.58 feet;  
N 88°50'18" W, a distance of 96.97 feet;  
S 54°59'15" W, a distance of 144.97 feet;  
S 61°35'10" W, a distance of 147.03 feet;  
N 86°24'36" W, a distance of 129.94 feet;  
N 60°36'07" W, a distance of 240.54 feet;  
N 60°10'25" W, a distance of 258.07 feet;  
S 75°30'41" W, a distance of 132.96 feet;

S 54°28'42" W, a distance of 276.18 feet;  
S 71°03'03" W, a distance of 291.88 feet;  
S 50°20'04" W, a distance of 146.75 feet;  
S 53°33'05" W, a distance of 212.68 feet;  
N 67°21'57" W, a distance of 110.28 feet;  
N 20°22'36" W, a distance of 158.77 feet;  
N 20°40'15" W, a distance of 202.44 feet;  
N 53°19'24" W, a distance of 164.55 feet;  
S 81°43'34" W, a distance of 146.88 feet;  
S 71°52'18" W, a distance of 293.29 feet;  
N 77°24'12" W, a distance of 194.94 feet;  
N 89°02'57" W, a distance of 195.63 feet;  
S 68°13'15" W, a distance of 54.56 feet;  
S 80°46'57" W, a distance of 203.84 feet;  
S 45°28'05" W, a distance of 208.73 feet;  
N 77°45'35" W, a distance of 220.22 feet;  
N 70°48'32" W, a distance of 207.46 feet;  
N 62°09'20" W, a distance of 166.92 feet;  
N 63°08'06" W, a distance of 125.58 feet;

S 89°25'34" W, at 50.07 feet passing the southwest corner of said Tract III and the southeast corner of said Tract II and continuing along the south line of said Tract II, in all, a distance of 108.61 feet;

Thence continuing in a generally westerly direction with the meanders of the centerline of said Chiltipin Creek, the south line of said Tract II, and the south line of this parcel as follows:

S 80°11'14" W, a distance of 70.76 feet;  
S 42°37'34" W, a distance of 150.25 feet;  
S 50°55'52" W, a distance of 120.30 feet;  
S 69°44'25" W, a distance of 138.05 feet;  
S 89°17'46" W, a distance of 160.58 feet;  
S 87°50'53" W, a distance of 217.34 feet;  
N 76°46'21" W, a distance of 128.58 feet;  
N 85°27'52" W, a distance of 236.29 feet;  
N 54°27'09" W, a distance of 70.81 feet;  
N 43°03'02" W, a distance of 234.46 feet;  
N 85°03'33" W, a distance of 156.11 feet;  
S 85°05'09" W, a distance of 256.32 feet;  
S 84°17'06" W, a distance of 304.64 feet;  
N 52°42'55" W, a distance of 150.00 feet;  
N 59°10'44" W, a distance of 253.86 feet;  
S 76°46'33" W, a distance of 148.90 feet;  
S 24°26'16" W, a distance of 196.69 feet;  
S 18°28'22" W, a distance of 218.66 feet;  
S 37°50'00" W, a distance of 206.91 feet;  
S 68°21'01" W, a distance of 93.90 feet;

N 74°22'15" W, a distance of 92.90 feet;  
N 88°12'39" W, a distance of 184.75 feet;  
S 53°54'48" W, a distance of 77.93 feet;  
S 25°35'03" W, a distance of 188.44 feet;  
S 45°22'14" W, a distance of 170.05 feet;  
S 67°13'10" W, a distance of 253.78 feet;  
S 80°23'38" W, a distance of 216.30 feet;  
S 56°48'56" W, a distance of 325.26 feet;  
N 82°51'44" W, a distance of 80.53 feet;  
N 76°29'20" W, a distance of 306.79 feet;  
N 57°30'44" W, a distance of 328.75 feet;  
N 74°28'57" W, a distance of 217.95 feet;  
N 72°05'59" W, a distance of 133.45 feet;  
N 77°06'13" W, a distance of 166.75 feet;  
S 84°43'47" W, a distance of 159.40 feet;  
S 65°18'27" W, a distance of 249.55 feet;  
S 41°16'14" W, a distance of 215.85 feet;  
S 49°44'27" W, a distance of 132.21 feet;  
S 44°20'11" W, a distance of 106.55 feet;  
S 73°06'42" W, a distance of 186.47 feet;  
S 71°43'37" W, a distance of 130.96 feet;  
S 74°46'37" W, a distance of 173.91 feet;  
S 66°15'28" W, a distance of 200.47 feet;  
S 70°02'22" W, a distance of 176.95 feet;  
S 83°57'51" W, a distance of 138.88 feet;

S 87°46'43" W, at 119.14 feet passing the southwest corner of said Tract II and the southeast corner of said Tract I, Parcel II and continuing along the south line of said Tract I, Parcel 2, in all, a distance of 151.82 feet;

Thence continuing in a generally westerly direction with the meanders of the centerline of said Chiltipin Creek, the south line of said Tract I, Parcel 2 and the south line of this parcel as follows:

N 68°01'27" W, a distance of 265.03 feet;  
N 71°24'13" W, a distance of 333.30 feet;  
N 71°15'04" W, a distance of 336.08 feet;  
N 70°09'02" W, a distance of 238.63 feet;  
N 42°26'09" W, a distance of 298.05 feet;  
N 37°34'39" W, a distance of 293.24 feet;  
N 47°52'04" W, a distance of 139.66 feet;  
N 52°53'56" W, a distance of 127.82 feet;  
N 80°19'08" W, a distance of 146.79 feet;  
S 75°13'54" W, a distance of 109.00 feet;  
S 43°57'15" W, a distance of 180.92 feet;  
S 38°45'57" W, a distance of 327.77 feet;  
S 34°02'45" W, a distance of 517.81 feet;

S 46°39'20" W, a distance of 107.24 feet;  
S 89°58'00" W, a distance of 249.78 feet;  
N 72°35'50" W, a distance of 199.60 feet;  
N 76°36'40" W, a distance of 349.38 feet;  
N 81°01'37" W, a distance of 416.06 feet;

N 83°11'11" W, a distance of 269.71 feet to a point in the northeast right-of-way line of State Highway 89, for the southwest corner of said Tract I, Parcel 2 and the southwest corner of this parcel;

Thence in a northwesterly direction along the northeast right-of-way line of said State Highway 89, the southwest line of said Tract I, Parcel 2 and the southwest line of this parcel as follows:

N 24°53'01" W, passing a fence corner post and continuing, generally following a fence, a distance of 624.01 feet to a concrete monument found for an angle corner;  
N 32°43'43" W, generally following a fence, a distance of 843.48 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found for an angle corner;  
N 44°41'06" W, generally following a fence, a distance of 1753.07 feet to a concrete monument found for an angle corner;  
N 70°28'17" W, generally following a fence, a distance of 832.04 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found at the west corner of said Tract I, Parcel 2 in the east line of the Missouri Pacific Railroad right-of-way, for the west corner of this parcel;

Thence along the east right-of-way line of said Missouri Pacific Railroad, the west line of said Tract I, Parcel 2, and the west of this parcel, generally following a fence, as follows:

N 22°01'29" E, a distance of 1704.84 feet;  
N 22°59'46" E, a distance of 108.44 feet;  
N 24°08'46" E, a distance of 108.46 feet;  
N 25°12'25" E, a distance of 114.76 feet;  
N 26°20'20" E, a distance of 111.39 feet;  
N 27°23'24" E, a distance of 111.15 feet;  
N 28°27'38" E, a distance of 111.25 feet;  
N 29°33'03" E, a distance of 111.11 feet;  
N 30°41'09" E, a distance of 109.49 feet;  
N 31°44'44" E, a distance of 110.72 feet;  
N 32°44'41" E, a distance of 107.20 feet;  
N 33°46'17" E, a distance of 104.75 feet;  
N 35°07'24" E, a distance of 157.65 feet;  
N 36°37'38" E, a distance of 155.50 feet to the place of beginning, containing 2487.23 acres, more or less, subject to all easements of record.

All bearings in this description refer to the Texas Coordinate System of 1927, South Zone.

Distances are U.S. Feet and area is Acres, both being at a surface of average elevation of 50 feet, NAVD88.

## San Patricio CAD Property Search

## Property ID: 66791 For Year 2018

 Property Details

<b>Account</b>	
<b>Property ID:</b>	66791
<b>Legal Description:</b>	PT SEC 1 2 4 & 5 ELIZA H. WELDER 2 ACRES
<b>Geographic ID:</b>	1361-0000-0000-010
<b>Agent Code:</b>	
<b>Type:</b>	Real
<b>Location</b>	
<b>Address:</b>	HWY 77 SINTON, TX 78387
<b>Map ID:</b>	M-4-
<b>Neighborhood CD:</b>	
<b>Owner</b>	
<b>Owner ID:</b>	82126
<b>Name:</b>	HAMILTON-INGLESIDE LIMITED LP
<b>Mailing Address:</b>	1014 SANTA FE ST CORPUS CHRISTI, TX 78404
<b>% Ownership:</b>	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>	\$270,237
<b>Land Homesite Value:</b>	\$0
<b>Land Non-Homesite Value:</b>	\$23,500
<b>Agricultural Market Valuation:</b>	\$0
<b>Market Value:</b>	\$293,737
<b>Ag Use Value:</b>	\$0
<b>Appraised Value:</b>	\$293,737
<b>Homestead Cap Loss: ⓘ</b>	\$0
<b>Assessed Value:</b>	\$293,737

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## Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	San Patricio CAD	0.000000	\$293,737	\$293,737	\$0.00	
GSP	aSan Patricio County	0.468521	\$293,737	\$293,737	\$1,376.22	
MUD	aSan Patricio Co Drain Dist	0.069607	\$293,737	\$293,737	\$204.46	
RSP	aSan Patricio County Road	0.047803	\$293,737	\$293,737	\$140.42	
SSI	aISD Sinton	1.449000	\$293,737	\$293,737	\$4,256.25	

**Total Tax Rate:** 2.034931 **Estimated Taxes With Exemptions:** \$5,977.35 **Estimated Taxes Without Exemptions:** \$5,977.35

## Property Improvement - Building

**Description:** Orig code: MA **Type:** Residential **State Code:** E1 **Living Area:** 3,496.00sqft **Value:** \$270,237

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
GR	GARAGE	GRF			777.00
S17BGP	ORIG CODE: S17BGP	S5			3,200.00
OP	OPEN PORCH	OP-4		1951	252.00
MA	MAIN AREA	FR4	Wood / tarpaper	1984	1,240.00
OP	OPEN PORCH	OP-4		1984	16.00
CP	CARPORT	CPW		1984	78.00
MA	MAIN AREA	FR4	Wood / tarpaper	1951	1,742.00
CP	CARPORT	CPW		1951	480.00
OP	OPEN PORCH	OP-4		1951	96.00
OP	OPEN PORCH	OP-4		1984	168.00
CP	CARPORT	CPW		1984	624.00
MA	MAIN AREA	FR3		1951	294.00
SP	ORIG CODE: SP	GN-A		1951	220.00

## Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RUR	ORIG CODE: RUR	2	87,120.00			\$23,500	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$270,237	\$23,500	\$0	\$293,737	\$0	\$293,737
2017	\$270,237	\$26,500	\$0	\$296,737	\$0	\$296,737
2016	\$246,027	\$7,400	\$0	\$253,427	\$0	\$253,427
2015	\$242,601	\$7,400	\$0	\$250,001	\$0	\$250,001
2014	\$233,542	\$7,400	\$0	\$240,942	\$0	\$240,942
2013	\$218,825	\$7,400	\$0	\$226,225	\$0	\$226,225
2012	\$205,255	\$7,400	\$0	\$212,655	\$0	\$212,655
2011	\$161,675	\$7,400	\$0	\$169,075	\$0	\$169,075

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/2/2012	GWD	GENERAL WD	E H PARTNERSHIP LTD	HAMILTON- INGLESIDE LIMITED LP	620282		620282

## DISCLAIMER

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## San Patricio CAD Property Search

## Property ID: 66896 For Year 2018

## Property Details

<b>Account</b>	
<b>Property ID:</b>	66896
<b>Legal Description:</b>	PT SEC 1 2 4 & 5 ELIZA H. WELDER 774.513 ACRES
<b>Geographic ID:</b>	1361-0001-0000-010
<b>Agent Code:</b>	
<b>Type:</b>	Real
<b>Location</b>	
<b>Address:</b>	HWY 77 SINTON, TX 78387
<b>Map ID:</b>	M-4-
<b>Neighborhood CD:</b>	
<b>Owner</b>	
<b>Owner ID:</b>	82126
<b>Name:</b>	HAMILTON-INGLESIDE LIMITED LP
<b>Mailing Address:</b>	1014 SANTA FE ST CORPUS CHRISTI, TX 78404
<b>% Ownership:</b>	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>	\$779,948
<b>Market Value:</b>	\$779,948
<b>Ag Use Value:</b>	\$68,213
<b>Appraised Value:</b>	\$68,213
<b>Homestead Cap Loss: ⓘ</b>	\$0
<b>Assessed Value:</b>	\$68,213

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## Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	San Patricio CAD	0.000000	\$779,948	\$68,213	\$0.00	
GSP	aSan Patricio County	0.468521	\$779,948	\$68,213	\$319.59	
MUD	aSan Patricio Co Drain Dist	0.069607	\$779,948	\$68,213	\$47.48	
RSP	aSan Patricio County Road	0.047803	\$779,948	\$68,213	\$32.61	
SSI	aISD Sinton	1.449000	\$779,948	\$68,213	\$988.41	

**Total Tax Rate: 2.034931 Estimated Taxes With Exemptions: \$1,388.09 Estimated Taxes Without Exemptions: \$15,871.40**

## Property Improvement - Building

## Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IMPR	IMPROVED PASTURELAND	303.195	13,206,956.40			\$308,677	\$21,345
NATP	NATIVE PASTURELAND	471.318	20,530,612.08	0.00	0.00	\$471,271	\$46,868

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$779,948	\$68,213	\$68,213	\$0	\$68,213
2017	\$0	\$779,948	\$56,010	\$56,010	\$0	\$56,010
2016	\$0	\$929,960	\$78,021	\$78,021	\$0	\$78,021
2015	\$0	\$917,303	\$77,224	\$77,224	\$0	\$77,224
2014	\$0	\$634,975	\$79,749	\$79,749	\$0	\$79,749
2013	\$0	\$616,479	\$79,749	\$79,749	\$0	\$79,749
2012	\$0	\$616,479	\$78,318	\$78,318	\$0	\$78,318
2011	\$0	\$579,066	\$66,588	\$66,588	\$0	\$66,588

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/2/2012	GWD	GENERAL WD	E H PARTNERSHIP LTD	HAMILTON- INGLESIDE LIMITED LP	620282		620282

## DISCLAIMER

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## San Patricio CAD Property Search

## Property ID: 109823 For Year 2018

 Property Details

<b>Account</b>	
<b>Property ID:</b>	109823
<b>Legal Description:</b>	PT SEC 4 5 20 & 21 ELIZA H. WELDER ACRES 873.86
<b>Geographic ID:</b>	1361-0004-0000-000
<b>Agent Code:</b>	
<b>Type:</b>	Real
<b>Location</b>	
<b>Address:</b>	HWY 77 SINTON, TX 78387
<b>Map ID:</b>	M-4-
<b>Neighborhood CD:</b>	
<b>Owner</b>	
<b>Owner ID:</b>	47925
<b>Name:</b>	EDWARDS 1976 TRUST "A" DAVID EDWAR
<b>Mailing Address:</b>	% FIRST VICTORIA NANTIONAL BANK TRU PO BOX 1338 VICTORIA, TX 77902
<b>% Ownership:</b>	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>	\$1,588,678
<b>Market Value:</b>	\$1,588,678
<b>Ag Use Value:</b>	\$101,722
<b>Appraised Value:</b>	\$101,722
<b>Homestead Cap Loss: ⓘ</b>	\$0
<b>Assessed Value:</b>	\$101,722

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## Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	San Patricio CAD	0.000000	\$1,588,678	\$101,722	\$0.00	
GSP	aSan Patricio County	0.468521	\$1,588,678	\$101,722	\$476.59	
MUD	aSan Patricio Co Drain Dist	0.069607	\$1,588,678	\$101,722	\$70.81	
RSP	aSan Patricio County Road	0.047803	\$1,588,678	\$101,722	\$48.63	
SSI	aISD Sinton	1.449000	\$1,588,678	\$101,722	\$1,473.95	

**Total Tax Rate:** 2.034931 **Estimated Taxes With Exemptions:** \$2,069.97 **Estimated Taxes Without Exemptions:** \$32,328.50

## Property Improvement - Building

## Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NATP	NATIVE PASTURELAND	198.666	8,654,065.20			\$361,175	\$19,755
NATP	NATIVE PASTURELAND	270.666	11,790,385.20			\$492,071	\$26,915
DLCP-B	DRYLAND CROPLAND CLASS B	99.333	4,326,814.80			\$180,587	\$33,566
IMPR	IMPROVED PASTURELAND	305.195	13,294,076.40			\$554,845	\$21,486

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$1,588,678	\$101,722	\$101,722	\$0	\$101,722
2017	\$0	\$1,588,678	\$92,809	\$92,809	\$0	\$92,809
2016	\$0	\$1,683,911	\$92,809	\$92,809	\$0	\$92,809
2015	\$0	\$2,237,899	\$104,803	\$104,803	\$0	\$104,803
2014	\$0	\$1,507,391	\$103,394	\$103,394	\$0	\$103,394
2013	\$0	\$1,463,096	\$103,394	\$103,394	\$0	\$103,394
2012	\$0	\$1,433,297	\$99,920	\$99,920	\$0	\$99,920
2011	\$0	\$691,638	\$91,171	\$91,171	\$0	\$91,171

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
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## San Patricio CAD Property Search

## Property ID: 109825 For Year 2018

## Property Details

<b>Account</b>	
<b>Property ID:</b>	109825
<b>Legal Description:</b>	PT SEC 20 21 22 & 23 ELIZA H . WELDER ACRES 873.86
<b>Geographic ID:</b>	1361-0020-0000-000
<b>Agent Code:</b>	
<b>Type:</b>	Real
<b>Location</b>	
<b>Address:</b>	HWY 77 SINTON, TX 78387
<b>Map ID:</b>	M-4-
<b>Neighborhood CD:</b>	
<b>Owner</b>	
<b>Owner ID:</b>	47917
<b>Name:</b>	FORD-POWERS FAMILY PROPERTIES LTD
<b>Mailing Address:</b>	4225 AVALON CORPUS CHRISTI, TX 78412
<b>% Ownership:</b>	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>	\$1,683,911
<b>Market Value:</b>	\$1,683,911
<b>Ag Use Value:</b>	\$101,722
<b>Appraised Value:</b>	\$101,722
<b>Homestead Cap Loss: ⓘ</b>	\$0
<b>Assessed Value:</b>	\$101,722

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## Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	San Patricio CAD	0.000000	\$1,683,911	\$101,722	\$0.00	
GSP	aSan Patricio County	0.468521	\$1,683,911	\$101,722	\$476.59	
MUD	aSan Patricio Co Drain Dist	0.069607	\$1,683,911	\$101,722	\$70.81	
RSP	aSan Patricio County Road	0.047803	\$1,683,911	\$101,722	\$48.63	
SSI	aISD Sinton	1.449000	\$1,683,911	\$101,722	\$1,473.95	

**Total Tax Rate: 2.034931 Estimated Taxes With Exemptions: \$2,069.97 Estimated Taxes Without Exemptions: \$34,266.43**

## Property Improvement - Building

## Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NATP	NATIVE PASTURELAND	198.666	8,654,065.20			\$382,825	\$19,755
NATP	NATIVE PASTURELAND	270.666	11,790,385.20			\$521,568	\$26,915
DLCP-B	DRYLAND CROPLAND CLASS B	99.333	4,326,814.80			\$191,413	\$33,566
IMPR	IMPROVED PASTURELAND	305.195	13,294,076.40			\$588,105	\$21,486

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$1,683,911	\$101,722	\$101,722	\$0	\$101,722
2017	\$0	\$841,956	\$46,405	\$46,405	\$0	\$46,405
2016	\$0	\$841,956	\$46,405	\$46,405	\$0	\$46,405
2015	\$0	\$830,530	\$52,402	\$52,402	\$0	\$52,402
2014	\$0	\$574,913	\$51,697	\$51,697	\$0	\$51,697
2013	\$0	\$558,170	\$51,697	\$51,697	\$0	\$51,697
2012	\$0	\$558,170	\$49,960	\$49,960	\$0	\$49,960
2011	\$0	\$345,819	\$45,586	\$45,586	\$0	\$45,586

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/27/2016	GWD	GENERAL WD	FORD-ALLEN FAMILY PROPERTIES LTD	FORD-POWERS FAMILY PROPERTIES LTD	660507		660507
9/27/2016	GWD	GENERAL WD	FORD-ALLEN FAMILY PROPERTIES LTD	FORD-ALLEN FAMILY PROPERTIES LTD	660507		660507

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## San Patricio CAD Property Search

## Property ID: 1032225 For Year 2018

## Property Details

<b>Account</b>	
<b>Property ID:</b>	1032225
<b>Legal Description:</b>	PT SEC 1 & 5 ELIZA H. WELDER 97.347 ACRES
<b>Geographic ID:</b>	1361-0001-0000-011
<b>Agent Code:</b>	
<b>Type:</b>	Real
<b>Location</b>	
<b>Address:</b>	HWY 77 SINTON, TX 78387
<b>Map ID:</b>	M-4-
<b>Neighborhood CD:</b>	
<b>Owner</b>	
<b>Owner ID:</b>	40401
<b>Name:</b>	THOMAS HUGHES C
<b>Mailing Address:</b>	PO BOX 610 SINTON, TX 78387
<b>% Ownership:</b>	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>	\$203,364
<b>Market Value:</b>	
	\$203,364
<b>Ag Use Value:</b>	\$9,680
<b>Appraised Value:</b>	
	\$9,680
<b>Homestead Cap Loss: ⓘ</b>	\$0
<b>Assessed Value:</b>	
	\$9,680

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## Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	San Patricio CAD	0.000000	\$203,364	\$9,680	\$0.00	
GSP	aSan Patricio County	0.468521	\$203,364	\$9,680	\$45.35	
MUD	aSan Patricio Co Drain Dist	0.069607	\$203,364	\$9,680	\$6.74	
RSP	aSan Patricio County Road	0.047803	\$203,364	\$9,680	\$4.63	
SSI	aISD Sinton	1.449000	\$203,364	\$9,680	\$140.26	

**Total Tax Rate:** 2.034931 **Estimated Taxes With Exemptions:** \$196.98 **Estimated Taxes Without Exemptions:** \$4,138.32

## Property Improvement - Building

## Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
NATP	NATIVE PASTURELAND	97.347	4,240,435.32	0.00	0.00	\$203,364	\$9,680

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$203,364	\$9,680	\$9,680	\$0	\$9,680
2017	\$0	\$203,364	\$8,262	\$8,262	\$0	\$8,262

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**Property Deed History**

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/11/2015	GWD	GENERAL WD	HAMILTON- INGLESIDE LIMITED LP	THOMAS HUGHES C	646120		646120

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