



Control Number: 51453



Item Number: 1

Addendum StartPage: 0



Application for Sale, Transfer, or Merger of a Retail Public Utility

Pursuant to Texas Water Code § 13.301 and 16 Texas Administrative Code § 24.239

51453

Sale, Transfer, or Merger (STM) Application Instructions

- I. **COMPLETE:** In order for the Commission to find the application sufficient for filing, the Applicant should:
- Provide an answer to every question and submit any required attachment applicable to the STM request (i.e., agreements or contracts).
 - Use attachments or additional pages to answer questions as necessary. If you use attachments or additional pages, reference their inclusion in the form.
 - Provide all mapping information as detailed in Part G: Mapping & Affidavits.
- II. **FILE:** Seven (7) copies of the completed application with numbered attachments. One copy should be filed with no permanent binding, staples, tabs, or separators; and 7 copies of the portable electronic storage medium containing the digital mapping data.
- SEND TO:** Public Utility Commission of Texas, Attention: Filing Clerk, 1701 N. Congress Avenue, P.O. Box 13326, Austin, Texas 78711-3326 (**NOTE: Electronic documents may be sent in advance of the paper copy, however they will not be processed and added to the Commission's on-line Interchange until the paper copy is received and file-stamped in Central Records.**)
- III. The application will be assigned a docket number, and an administrative law judge (ALJ) will issue an order requiring Commission Staff to file a recommendation on whether the application is sufficient. The ALJ will issue an order after Staff's recommendation has been filed:
- DEFICIENT (Administratively Incomplete):** Applicants will be ordered to provide information to cure the deficiencies by a certain date, usually 30 days from ALJ's order. ***Application is not accepted for filing.***
 - SUFFICIENT (Administratively Complete):** Applicants will be ordered by the ALJ to give appropriate notice of the application using the notice prepared by Commission Staff. ***Application is accepted for filing.***
- IV. Once the Applicants issue notice, a copy of the actual notice sent and an affidavit attesting to notice should be filed in the docket assigned to the application. Recipients of notice may request a hearing on the merits.
- HEARING ON THE MERITS:** An affected party may request a hearing within 30 days of notice. In this event, the application may be referred to the State Office of Administrative Hearings (SOAH) to complete this request.
- V. **TRANSACTION TO PROCEED:** at any time following the provision of notice, or prior to 120 days from the last date that proper notice was given, Commission Staff will file a recommendation for the transaction to proceed as proposed or recommend that the STM be referred to SOAH for further investigation. The Applicants will be required to file an update in the docket to the ALJ every 30 days following the approval of the transaction. The transaction must be completed within six (6) months from the ALJ's order (Note: The Applicants may request an extension to the 6 month provision for good cause).
- VI. **FILE:** Seven (7) copies of completed transaction documents and documentation addressing the transfer or disposition of any outstanding deposits. After receiving all required documents from the Applicants, the application will be granted a procedural schedule for final processing. The Applicants are requested to consent in writing to the proposed maps and certificates, or tariff if applicable.
- VII. **FINAL ORDER:** The ALJ will issue a final order issuing or amending the applicable CCNs.

FAQ:

Who can use this form?

Any retail public utility that provides water or wastewater service in Texas.

Who is required to use this form?

A retail public utility that is an investor owned utility (IOU) or a water supply corporation (WSC) prior to any STM of a water or sewer system, or utility, or prior to the transfer of a portion of a certificated service area.

Terms

Transferor: Seller

Transferee: Purchaser

CCN: Certificate of Convenience and Necessity

STM: Sale, Transfer, or Merger

IOU: Investor Owned Utility

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Application Summary

Transferor: Aqua Utilities, Inc.

(selling entity)

CCN No.s: 11157

☒ Sale
 ☒ Transfer
 ☐ Merger
 ☒ Consolidation
 ☐ Lease/Rental

Transferee: Aqua Texas, Inc.

(acquiring entity)

CCN No.s: 13254

☒ Water
 ☐ Sewer
 ☐ All CCN
 ☒ Portion CCN
 ☒ Facilities transfer

County(ies): Bandera

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Please mark the items included in this filing

<input type="checkbox"/> Contract, Lease, Purchase, or Sale Agreement	Part A: Question 1
<input checked="" type="checkbox"/> Tariff including Rate Schedule	Part B: Question 4
<input checked="" type="checkbox"/> List of Customer Deposits	Part B: Question 5
<input type="checkbox"/> Partnership Agreement	Part C: Question 7
<input type="checkbox"/> Articles of Incorporation and By-Laws (WSC)	Part C: Question 7
<input checked="" type="checkbox"/> Certificate of Account Status	Part C: Question 7
<input checked="" type="checkbox"/> Financial Audit	Part C: Question 10
<input type="checkbox"/> Application Attachment A & B	Part C: Question 10
<input type="checkbox"/> Disclosure of Affiliated Interests	Part C: Question 10
<input checked="" type="checkbox"/> Capital Improvement Plan	Part C: Question 10
<input checked="" type="checkbox"/> List of Assets to be Transferred	Part D: 11.B
<input type="checkbox"/> Developer Contribution Contracts or Agreements	Part D: 11.D
<input checked="" type="checkbox"/> Enforcement Action Correspondence	Part E: Question 18 (Part D: Q12)
<input checked="" type="checkbox"/> TCEQ Compliance Correspondence	Part F: Question 22
<input type="checkbox"/> TCEQ Engineering Approvals	Part F: Question 24
<input type="checkbox"/> Purchased Water Supply or Treatment Agreement	Part F: Question 26
<input checked="" type="checkbox"/> Detailed (large scale) Map	Part G: Question 29
<input checked="" type="checkbox"/> General Location (small scale) Map	Part G: Question 29
<input checked="" type="checkbox"/> Digital Mapping Data	Part G: Question 29
<input checked="" type="checkbox"/> Signed & Notarized Oath	Page 13-14

Part A: General Information

1. Describe the proposed transaction, including the effect on all CCNs involved, and provide details on the existing or expected land use in the area affected by the proposed transaction. Attach all supporting documentation, such as a contract, a lease, or proposed purchase agreements:

The proposed transaction this application requests approval for involves assets used and useful for the Blue Medina Water public drinking water system (PWS ID No. 0100030) in Bandera County, Texas.

See Attachments 1 and 2.

2. The proposed transaction will require (check all applicable):

For **Transferee** (Purchaser) CCN:

- ☐ Obtaining a NEW CCN for Purchaser
☐ Transfer all CCN into Purchaser's CCN (Merger)
☐ Transfer Portion of CCN into Purchaser's CCN
☐ Transfer all CCN to Purchaser and retain Seller CCN
☒ Uncertificated area added to Purchaser's CCN

For **Transferor** (Seller) CCN:

- ☐ Cancellation of Seller's CCN
☐ Transfer of a Portion of Seller's CCN to Purchaser
☐ Only Transfer of Facilities, No CCN or Customers
☐ Only Transfer of Customers, No CCN or Facilities
☐ Only Transfer CCN Area, No Customers or Facilities

Part B: Transferor Information

Questions 3 through 5 apply only to the *transferor* (current service provider or seller)

3. A. Name: Aqua Utilities, Inc.
(individual, corporation, or other legal entity)
☐ Individual ☒ Corporation ☐ WSC ☐ Other: _____

B. Mailing Address: 1106 Clayton Lane, Suite 400 W, Austin, Texas 78723

Phone: (512) 990-4400 Email: Not applicable.

- C. Contact Person. Please provide information about the person to be contacted regarding this application. Indicate if this person is the owner, operator, engineer, attorney, accountant, or other title.

Name: Geoffrey P. Kirshbaum Title: Attorney

Mailing Address: Terrill & Waldrop, 810 West 10th Street, Austin, Texas 78701

Phone: (512) 474-9100 Email: gkirshbaum@terriillwaldrop.com

4. If the utility to be transferred is an Investor Owned Utility (IOU), for the most recent rate change, attach a copy of the current tariff and complete A through B: See Attachment 7 - Tariff.

A. Effective date for most recent rates: March 1, 2020

- B. Was notice of this increase provided to the Public Utility Commission of Texas (Commission) or a predecessor regulatory authority?

☐ No ☒ Yes Application or Docket Number: PUC Docket No. 50573

If the transferor is a Water Supply or Sewer Service Corporation, provide a copy of the current tariff.

5. For the customers that will be transferred following the approval of the proposed transaction, check all that apply:

☐ There are no customers that will be transferred

See Attachment 5.

☒ # of customers without deposits held by the transferor 66

☒ # of customers with deposits held by the transferor* 6

*Attach a list of all customers affected by the proposed transaction that have deposits held, and include a customer indicator (name or account number), date of each deposit, amount of each deposit, and any unpaid interest on each deposit.

Part C: Transferee Information

Questions 6 through 10 apply only to the *transferee* (purchaser or proposed service provider)

6. A. Name: Aqua Texas, Inc.

(individual, corporation, or other legal entity)

☐ Individual ☐ Corporation ☐ WSC ☐ Other:

B. Mailing Address: 1106 Clayton Lane, Suite 400W, Austin, Texas 78723

Phone: (512) 990-4400 Email: Not applicable.

C. Contact Person. Provide information about the person to be contacted regarding this application. Indicate if this person is the owner, operator, engineer, attorney, accountant, or other title.

Name: Geoffrey P. Krishbaum Title: Attorney

Address: Terrill & Waldrop, 810 West 10th Street, Austin, Texas 78701

Phone: (512) 474-9100 Email: gkrishbaum@terriwaldrop.com

D. If the transferee is someone other than a municipality, is the transferee current on the Regulatory Assessment Fees (RAF) with the Texas Commission on Environmental Quality (TCEQ)?

☐ No ☒ Yes ☐ N/A

E. If the transferee is an IOU, is the transferee current on the Annual Report filings with the Commission?

☐ No ☒ Yes ☐ N/A

7. The legal status of the transferee is:

☐ Individual or sole proprietorship

☐ Partnership or limited partnership (*attach* Partnership agreement)

☒ Corporation

Charter number (as recorded with the Texas Secretary of State): Texas Taxpayer Number: 32014405503; Texas SOS File Number 0800304878

☐ Non-profit, member-owned, member controlled Cooperative Corporation [Article 1434(a) Water Supply or Sewer Service Corporation, incorporated under TWC Chapter 67]

Charter number (as recorded with the Texas Secretary of State): _____

☐ Articles of Incorporation and By-Laws established (*attach*)

☐ Municipally-owned utility

☐ District (MUD, SUD, WCID, FWSD, etc.)

- ☐ County
- ☐ Affected County (a county to which Subchapter B, Chapter 232, Local Government Code, applies)
- ☐ Other (please explain): _____

8. If the transferee operates under any d/b/a, provide the name below:

Name: Aqua Texas

9. If the transferee's legal status is anything other than an individual, provide the following information regarding the officers, members, or partners of the legal entity applying for the transfer:

Name: See Attachment 6.

Position: _____ Ownership % (if applicable): 0.00%

Address: _____

Phone: _____ Email: _____

Name: _____

Position: _____ Ownership % (if applicable): 0.00%

Address: _____

Phone: _____ Email: _____

Name: _____

Position: _____ Ownership % (if applicable): 0.00%

Address: _____

Phone: _____ Email: _____

Name: _____

Position: _____ Ownership % (if applicable): 0.00%

Address: _____

Phone: _____ Email: _____

10. **Financial Information**

The transferee Applicant must provide accounting information typically included within a balance sheet, income statement, and statement of cash flows. If the Applicant is an existing retail public utility, this must include historical financial information and projected financial information. However, projected financial information is only required if the Applicant proposes new service connections and new investment in plant, or if requested by Staff. If the Applicant is a new market entrant and does not have its own historical balance sheet, income statement, and statement of cash flows information, then the Applicant should establish a five-year projection taking the historical information of the transferor Applicant into consideration when establishing the projections.

Historical Financial Information may be shown by providing any combination of the following that includes necessary information found in a balance sheet, income statement, and statement of cash flows:

1. Completed Appendix A;
2. Documentation that includes all of the information required in Appendix A in a concise format; or
3. Audited financial statements issued within 18 months of the application filing date. This may be provided electronically by providing a uniform resource locator (URL) or a link to a website portal.

Please see Essential Utilities, Inc. (f/k/a Aqua America, Inc.) 2019 Annual Report excerpts at Attachment 8.

Projected Financial Information may be shown by providing any of the following:

1. Completed Appendix B;
 2. Documentation that includes all of the information required in Appendix B in a concise format;
 3. A detailed budget or capital improvement plan, which indicates sources and uses of funds required, including improvements to the system being transferred; or
 4. A recent budget and capital improvements plan that includes information needed for analysis of the operations test (16 Tex. Admin. Code § 24.11(e)(3)) for the system being transferred and any operations combined with the system. This may be provided electronically by providing a uniform resource locator (URL) or a link to a website portal.
- N/A – While investment in plant and connection additions may occur after the transaction just as before, the proposed transaction that is the subject of this application will have no impact on whether such investment or connections occur.

Part D: Proposed Transaction Details

11. A. Proposed Purchase Price: \$ _____

If the transferee Applicant is an investor owned utility (IOU) provide answers to B through D.

B. Transferee has a copy of an inventory list of assets to be transferred (*attach*):

☐ No ☒ Yes ☐ N/A

Not applicable. Please see
Attachment 9 - Accounting Entry
Explanation and Asset Listing.

Total Original Cost of Plant in Service: \$ _____

Accumulated Depreciation: \$ _____

Net Book Value: \$ _____

C. **Customer contributions in aid of construction (CIAC):** Have the customers been billed for any surcharges approved by the Commission or TCEQ to fund any assets currently used and useful in providing utility service? Identify which assets were funded, or are being funded, by surcharges on the list of assets.

☐ No ☐ Yes

Total Customer CIAC: \$ _____

Accumulated Amortization: \$ _____

D. **Developer CIAC:** Did the transferor receive any developer contributions to pay for the assets proposed to be transferred in this application? If so, identify which assets were funded by developer contributions on the list of assets and provide any applicable developer agreements.

☐ No ☐ Yes

Total developer CIAC: \$ _____

Accumulated Amortization: \$ _____

12. A. Are any improvements or construction required to meet the minimum requirements of the TCEQ or Commission and to ensure continuous and adequate service to the requested area to be transferred plus any area currently certificated to the transferee Applicant? Attach supporting documentation and any necessary TCEQ approvals, if applicable.

☐ No ☒ Yes

B. If yes, describe the source and availability of funds and provide an estimated timeline for the construction of any planned or required improvements:

Aqua Texas, Inc. has the financial ability through customer collections and infusions of capital from lenders, as well as capital contributions from its parent Essential Utilities, Inc. f/k/a Aqua America, Inc., to make any required improvements necessary to meet TCEQ and PUC minimum requirements for continuous and adequate service. An estimated schedule for projects listed in Attachment 11 is included therein.

13. Provide any other information concerning the nature of the transaction you believe should be given consideration:

The transaction will serve the public interest by facilitating efficient operation and regulation of all the Aqua Texas systems currently operated in Texas by consolidating them under a single corporate entity, Aqua Texas, Inc., possessing regional water and wastewater CCN numbers. Additionally, recent changes to PUC annual reporting requirements call for filing CCN-specific reports. PUC Staff has specifically expressed a preference that Aqua Texas, Inc. complete this consolidation process started several years ago when CCNs were administered by the TCEQ to facilitate this reporting and to simplify future rate cases. This transaction will bring Aqua Texas, Inc. closer to having its CCNs, systems, and service areas aligned with regional CCN numbers, but does not request a change to existing rates applicable to customers proposed for transfer.

14. Complete the following proposed entries (listed below) as shown in the books of the Transferee (purchaser) after the acquisition. Debits (positive numbers) should equal credits (negative numbers) so that all line items added together equal zero. Additional entries may be made; the following are suggested only, and not intended to pose descriptive limitations:

Utility Plant in Service:	\$ _____	See Attachment 9 - Accounting Entry Explanation and Asset Listing
Accumulated Depreciation of Plant:	\$ _____	
Cash:	\$ _____	
Notes Payable:	\$ _____	
Mortgage Payable:	\$ _____	
(Proposed) Acquisition Adjustment*:	\$ _____	
Other (NARUC account name & No.):	_____	
Other (NARUC account name & No.):	_____	

* Acquisition Adjustments will be subject to review under 16 TAC § 24.41(d) and (e)

15. A. Explain any proposed billing change (NOTE: If the acquiring entity is an IOU, the IOU may not change the rates charged to the customers through this STM application. Rates can only be changed through the approval of a rate change application.)

No billing change is proposed to take place as a result of the proposed transaction.

B. If transferee is an IOU, state whether or not the transferee intends to file with the Commission, or an applicable municipal regulatory authority, an application to change rates for some or all of its customers as a result of the transaction within the next twelve months. If so, provide details below:

Transferee does not intend to file an application to change rates for any customers as a result of the proposed transaction. Other factors would drive any decision regarding rate changes.

Part E: CCN Obtain or Amend Criteria Considerations

16. Describe, in detail, the anticipated impact or changes in the quality of retail public utility service in the requested area as a result of the proposed transaction:

The quality of service will remain at a high level due to the experienced operators employed by Aqua Texas, Inc. and will meet or exceed current levels. Aqua Texas, Inc. will deal promptly with any service issues which may arise.

17. Describe the transferee's experience and qualifications in providing continuous and adequate service. This should include, but is not limited to: other CCN numbers, water and wastewater systems details, and any corresponding compliance history for all operations.

See Attachments 1 and 2. A report describing the compliance status for Aqua Texas' systems is included as Attachment 11. A TCEQ Compliance History Report for Aqua Texas, Inc. is included as Attachment 10. Aqua Texas, Inc. will provide additional system detail information to the Commission upon request. However, the Commission should bear in mind that the same personnel will manage and operate the Blue Medina Water system after the proposed transfer to Aqua Texas, Inc. as before.

18. Has the transferee been under an enforcement action by the Commission, TCEQ, Texas Department of Health (TDH), the Office of the Attorney General (OAG), or the Environmental Protection Agency (EPA) in the past five (5) years for non-compliance with rules, orders, or state statutes? Attach copies of any correspondence with the applicable regulatory agency(ies)

☐ No

☒ Yes

Please see Attachment 11.

19. Explain how the environmental integrity or the land will be impacted or disrupted as a result of the proposed transaction:

There will be no change with respect to environmental integrity or land impact/disruption as a result of the proposed transaction.

20. How will the proposed transaction serve the public interest?

The transaction will serve the public interest by facilitating efficient operation and regulation of all the Aqua Texas systems currently operated in Texas by consolidating them under a single corporate entity, Aqua Texas, Inc., possessing regional water and wastewater CCN numbers. Additionally, recent changes to PUC annual reporting requirements call for filing CCN-specific reports. PUC Staff has specifically expressed a preference that Aqua Texas, Inc. complete this consolidation process started several years ago when CCNs were administered by the TCEQ to facilitate this reporting and to simplify future rate cases. This transaction will bring Aqua Texas, Inc. closer to having its CCNs, systems, and service areas aligned with regional CCN numbers, but does not request a change to existing rates applicable to customers proposed for transfer.

21. List all neighboring water or sewer utilities, cities, districts (including ground water conservation districts), counties, or other political subdivisions (including river authorities) providing the same service within two (2) miles from the outer boundary of the requested area affected by the proposed transaction:

Please see Attachment 12.

Part F: TCEQ Public Water System or Sewer (Wastewater) Information

Complete Part F for EACH Public Water or Sewer system to be transferred subject to approval of the transaction.
Attach a separate sheet with this information if you need more space for additional systems being transferred.

22. A. For Public Water System (PWS):TCEQ PWS Identification Number: 0100030 (7 digit ID)Name of PWS: Blue Medina WaterDate of last TCEQ compliance inspection: December 7, 2015 (attach TCEQ letter)Subdivisions served: Medina River Ranch and Blue Medina**B. For Sewer service:**TCEQ Water Quality (WQ) Discharge Permit Number: WQ - (8 digit ID)Name of Wastewater Facility: Not applicable.

Name of Permittee: _____

Date of last TCEQ compliance inspection: _____ (attach TCEQ letter)

Subdivisions served: _____

Date of application to transfer permit submitted to TCEQ: _____**23. List the number of existing connections, by meter/connection type, to be affected by the proposed transaction:**

Water				Sewer	
	Non-metered		2"	0	Residential
72	5/8" or 3/4"		3"	0	Commercial
	1"		4"	0	Industrial
	1 1/2"		Other	0	Other
Total Water Connections:			72	Total Sewer Connections:	0

24. A. Are any improvements required to meet TCEQ or Commission standards?☒ No ☐ Yes**B. Provide details on each required major capital improvement necessary to correct deficiencies to meet the TCEQ or Commission standards (attach any engineering reports or TCEQ approval letters):**

Description of the Capital Improvement:	Estimated Completion Date:	Estimated Cost:

C. Is there a moratorium on new connections?☒ No ☐ Yes:**25. Does the system being transferred operate within the corporate boundaries of a municipality?**☒ No ☐ Yes: _____ (name of municipality)

If yes, indicate the number of customers within the municipal boundary.

Water: _____ Sewer: _____

26. A. Does the system being transferred purchase water or sewer treatment capacity from another source?

☒ No ☐ Yes: If yes, attach a copy of purchase agreement or contract.

Capacity is purchased from: _____

Water: _____

Sewer: _____

B. Is the PWS required to purchase water to meet capacity requirements or drinking water standards?

☒ No ☐ Yes

C. What is the amount of water supply or sewer treatment purchased, per the agreement or contract? What is the percent of overall demand supplied by purchased water or sewer treatment (if any)?

	Amount in Gallons	Percent of demand
Water:		0.00%
Sewer:		0.00%

D. Will the purchase agreement or contract be transferred to the Transferee?

☒ No ☐ Yes:

27. Does the PWS or sewer treatment plant have adequate capacity to meet the current and projected demands in the requested area?

☐ No ☒ Yes:

28. List the name, class, and TCEQ license number of the operator that will be responsible for the operations of the water or sewer utility service:

Name (as it appears on license)	Class	License No.	Water or Sewer
See Attachment 13.			

Part G: Mapping & Affidavits

ALL applications require mapping information to be filed in conjunction with the STM application.
Read question 29 A and B to determine what information is required for your application.

29. A. For applications requesting to transfer an entire CCN, without a CCN boundary adjustment, provide the following mapping information with each of the seven (7) copies of the application:

1. A general location (small scale) map identifying the requested area in reference to the nearest county boundary, city, or town. The following guidance should be adhered to:

- i. If the application requests to transfer certificated service areas for both water and sewer, separate maps must be provided for each.
- ii. A hand drawn map, graphic, or diagram of the requested area is not considered an acceptable mapping document.

- iii. To maintain the integrity of the scale and quality of the map, copies must be exact duplicates of the original map. Therefore, copies of maps cannot be reduced or enlarged from the original map, or in black and white if the original map is in color.

- 2. A detailed (large scale) map identifying the requested area in reference to verifiable man-made and natural landmarks such as roads, rivers, and railroads. The Applicant should adhere to the following guidance:
 - i. The map must be clearly labeled and the outer boundary of the requested area should be marked in reference to the verifiable man-made or natural landmarks. These verifiable man-made or natural landmarks must be labeled and marked on the map as well.
 - ii. If the application requests an amendment for both water and sewer certificated service area, separate maps need to be provided for each.
 - iii. To maintain the integrity of the scale and quality of the map, copies must be exact duplicates of the original map. Therefore, copies of maps cannot be reduced or enlarged from the original map, or in black and white if the original map is in color.
 - iv. The outer boundary of the requested area should not be covered by any labels, roads, city limits or extraterritorial jurisdiction (ETJ) boundaries.

- B. For applications that are requesting to include area not currently within a CCN, or for applications that require a CCN amendment (any change in a CCN boundary), such as the transfer of only a portion of a certificated service area, provide the following mapping information with each of the seven (7) copies of the application:

- 1. A general location (small scale) map identifying the requested area with enough detail to locate the requested area in reference to the nearest county boundary, city, or town. Please refer to the mapping guidance in part A 1 (above).
- 2. A detailed (large scale) map identifying the requested area with enough detail to accurately locate the requested area in reference to verifiable man-made or natural landmarks such as roads, rivers, or railroads. Please refer to the mapping guidance in part A 2 (above).
- 3. One of the following identifying the requested area:
 - i. A metes and bounds survey sealed or embossed by either a licensed state land surveyor or a registered professional land surveyor. Please refer to the mapping guidance in part A 2 (above);
 - ii. A recorded plat. If the plat does not provide sufficient detail, Staff may request additional mapping information. Please refer to the mapping guidance in part A 2 (above); or
 - iii. Digital mapping data in a shapefile (SHP) format georeferenced in either NAD 83 Texas State Plane Coordinate System (US Feet) or in NAD 83 Texas Statewide Mapping System (Meters). The digital mapping data shall include a single, continuous polygon record. The following guidance should be adhered to:
 - a. The digital mapping data must correspond to the same requested area as shown on the general location and detailed maps. The requested area must be clearly labeled as either the water or sewer requested area.
 - b. A shapefile should include six files (.dbf, .shp, .shx, .sbx, .sbn, and the projection (.prj) file).
 - c. The digital mapping data shall be filed on a data disk (CD or USB drive), clearly labeled, and filed with Central Records. Seven (7) copies of the digital mapping data is also required.

See
Attachment
14.

Part H: Notice Information

The following information will be used to generate the proposed notice for the application.

DO NOT provide notice of the application until it is found sufficient and the Applicants are ordered to provide notice.

30. Complete the following using verifiable man-made or natural landmarks such as roads, rivers, or railroads to describe the requested area (to be stated in the notice documents). Measurements should be approximated from the outermost boundary of the requested area:

The total acreage of the requested area is approximately: 474.00

Number of customer connections in the requested area: 75

Affected subdivision : Medina River Ranch and Blue Medina

The closest city or town: Bandera

Approximate mileage to closest city or town center: 7

Direction to closest city or town: Southeast

The requested area is generally bounded on the North by: Medina River

on the East by: 0.9 miles west of FM 1283

on the South by: Medina River

on the West by: Medina River

31. A copy of the proposed map will be available at: Aqua Texas, 1106 Clayton Ln, Suite 400 W, Austin, Texas 78723

32. What effect will the proposed transaction have on an average bill to be charged to the affected customers? Take into consideration the average consumption of the requested area, as well as any other factors that would increase or decrease a customer's monthly bill.

☒ All of the customers will be charged the same rates they were charged before the transaction.

☐ All of the customers will be charged different rates than they were charged before the transaction.

☐ higher monthly bill ☐ lower monthly bill

☐ Some customers will be charged different rates than they were charged before
(i.e. inside city limit customers)

☐ higher monthly bill ☐ lower monthly bill

Oath for Transferor (Transferring Entity)

STATE OF TEXAS

COUNTY OF TRAVIS

I, Robert L. Laughman being duly sworn, file this application for sale,
merger, consolidation, acquisition, lease, or transfer,
rental, as Aqua Utilities, Inc.

(owner, member of partnership, title as officer of corporation, or authorized representative)

I attest that, in such capacity, I am qualified and authorized to file and verify such application, am personally familiar with the documents filed with this application, and have complied with all the requirements contained in the application; and, that all such statements made and matters set forth therein with respect to Applicant are true and correct. Statements about other parties are made on information and belief. I further state that the application is made in good faith and that this application does not duplicate any filing presently before the Commission.

I further state that I have been provided with a copy of the 16 TAC § 24.239 Commission rules. I am also authorized to agree and do agree to be bound by and comply with any outstanding enforcement orders of the Texas Commission on Environmental Quality, the Public Utility Commission of Texas or the Attorney General which have been issued to the system or facilities being acquired and recognize that I will be subject to administrative penalties or other enforcement actions if I do not comply.



AFFIANT

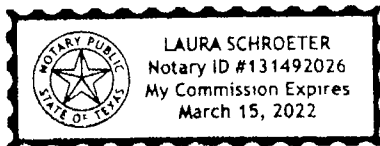
(Utility's Authorized Representative)

If the Affiant to this form is any person other than the sole owner, partner, officer of the Applicant, or its attorney, a properly verified Power of Attorney must be enclosed.

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public in and for the State of Texas

this day the 13 of October, 2020

SEAL



**NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS**

Laura Schroeter

PRINT OR TYPE NAME OF NOTARY

My commission expires: 03/15/2022

Oath for Transferee (Acquiring Entity)

STATE OF TEXAS

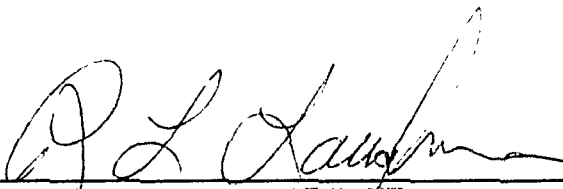
COUNTY OF TRAVIS

I, Robert L. Laughman being duly sworn, file this application for sale, transfer, merger, consolidation, acquisition, lease, or rental, as Aqua Texas, Inc

(owner, member of partnership, title as officer of corporation, or authorized representative)

I attest that, in such capacity, I am qualified and authorized to file and verify such application, am personally familiar with the documents filed with this application, and have complied with all the requirements contained in the application; and, that all such statements made and matters set forth therein with respect to Applicant are true and correct. Statements about other parties are made on information and belief. I further state that the application is made in good faith and that this application does not duplicate any filing presently before the Commission.

I further state that I have been provided with a copy of the 16 TAC § 24.239 Commission rules. I am also authorized to agree and do agree to be bound by and comply with any outstanding enforcement orders of the Texas Commission on Environmental Quality, the Public Utility Commission of Texas or the Attorney General which have been issued to the system or facilities being acquired and recognize that I will be subject to administrative penalties or other enforcement actions if I do not comply.



AFFIANT

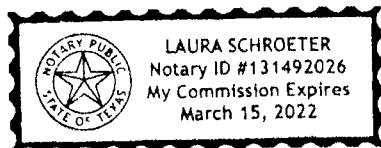
(Utility's Authorized Representative)

If the Affiant to this form is any person other than the sole owner, partner, officer of the Applicant, or its attorney, a properly verified Power of Attorney must be enclosed.

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public in and for the State of Texas

this day the 13 of October, 2020

SEAL



NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

Laura Schroeter
PRINT OR TYPE NAME OF NOTARY

My commission expires: 03/15/2022

Aqua Texas' Application for Sale, Transfer, or Merger of a Retail Public Utility – Blue Medina

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ATTACHMENT 1

OVERVIEW

General Information

The proposed transaction this application requests approval for involves assets used and useful for the Blue Medina Water public drinking water system (PWS ID No. 0100030) in Bandera County, Texas. These assets were previously owned, operated, and maintained by Blue Medina Water Supply Corporation (“BMWSC”) until 1996. *See Attachment 2.* In 1996, BMWSC dissolved and a predecessor of Aqua Utilities, Inc. called HCUW, Inc. (“HCUW”) began its exclusive adverse possession and control of the assets. *See Attachment 2.* However, while the BMWSC board of directors held a meeting in which they agreed to sell and transfer the assets to HCUW, other official acts and applications needed to formally effect the sale/transfer did not take place and no sale, transfer, or merger (“STM”) application was filed with the Texas Commission on Environmental Quality (“TCEQ”) or a predecessor agency seeking formal approval for the transfer to HCUW. *See Attachment 2.* Consequently, until July 18, 2019, the assets remained within a geographic service area certificated to BMWSC (CCN No. 12585).

On July 18, 2019, the Public Utility Commission of Texas (“PUC” or “Commission”) revoked CCN No. 12585 in a default order. *See Attachment 3.* While BMWSC was reinstated and involuntarily dissolved by the Texas Secretary of State at various times over the years, the most recent being in 2007, neither BMWSC, its members or any former member took any actions to re-assert control over the Blue Medina Water system assets and did not do so prior to the Commission’s revocation of CCN No. 12585. Thus, as detailed in the December 9, 2019 Affidavits of Brent Reeh, OJ Erlund, and Tom Myers filed in the official real property records of Bandera County, over time Aqua Utilities, Inc. and its predecessors-in-interest acquired adverse possession over the Blue Medina Water system assets. *See Attachment 2.* Now, Aqua Texas, Inc. seeks PUC approval to acquire all Aqua Utilities, Inc. rights in the Blue Medina Water system assets under Texas Water Code (“TWC”) § 13.301 and 16 Texas Administrative Code (“TAC”) § 24.239. Simultaneously, Aqua Texas, Inc. seeks to amend its water CCN No. 13254 under TWC § 13.244 and 16 TAC § 24.227 to include the area formerly covered by BMWSC water CCN No. 12585. Respectfully, Aqua Texas, Inc. requests the PUC allow Aqua Texas, Inc. to use the STM application form to apply for both forms of relief as there is overlap between the information requested in each type of PUC application form and the STM form contemplates CCN amendment requests. *See STM Application Form at Part A, Q:2 (option to select “Uncertificated area added to Purchaser’s CCN”) and Part G, Q: 29.B. (specifying mapping requirements for “applications that are requesting to include area not currently within a CCN, or . . . applications that require a CCN amendment”).*

In other PUC dockets, Aqua Texas, Inc. has filed STM applications to acquire Southwest Region water and sewer systems and CCN service areas owned by Texas subsidiaries of Essential Utilities, Inc. f/k/a Aqua America, Inc. in an effort to consolidate

those systems under regional water and sewer CCN numbers. This application represents one of the last STM applications needed to finalize that effort.

Both Applicants are subsidiaries of Essential Utilities, Inc. (formerly known as Aqua America, Inc.).¹ The transaction strictly involves an asset sale/acquisition/transfer between Essential Utilities, Inc. subsidiaries. While legal ownership and responsibility for the assets will be placed under a different corporate entity, day-to-day utility operations and applicable retail public utility rates will not change as a result of the proposed transaction or this Application.

The executed documents that support the proposed transaction are included in **Attachment 4**. Final documents evidencing closing of the transaction will be prepared if the Commission provides approval for the transaction to close. Existing land uses in the areas affected by the application are residential. Existing land uses are not anticipated to change as a result of the application.

Aqua's experience in providing continuous and adequate service:

Aqua Texas, Inc. is a subsidiary of Essential Utilities, Inc. f/k/a Aqua America, Inc., one of the largest publicly traded water utilities in America. Aqua Texas, Inc. currently holds CCN Nos. 13201 and 21059 applicable to its North Region systems, 13203 and 21065 applicable to its Southeast Region systems, and 13254 and 21116 applicable to nearly all its Southwest Region systems. Aqua Texas, Inc. and Aqua Utilities, Inc. (collectively, "Aqua") currently operate more than 375 water and sewer systems in Texas. While Aqua Texas, Inc. is a distinct Essential Utilities, Inc. subsidiary from Aqua Utilities, Inc., Aqua Texas, Inc. will use the same experienced management and staff after the proposed transfer. Aqua Texas, Inc. will continue to possess the financial ability to make all necessary repairs and improvements to the transferred water and wastewater systems needed to keep them in compliance with PUC and TCEQ requirements.

In addition to implementing action items under an extensive Agreed Compliance Order inherited in 2003 from Aqua predecessors, Aqua has diligently worked to implement other needed improvements for systems it has acquired over the years. Aqua has also acquired systems from prior owners who did not fully implement needed improvements with the aim of resolving those issues and improving the quality of service for customers. While Aqua has made good faith efforts to proactively address such issues, Aqua entities have occasionally received notices of violation from TCEQ before an issue was addressed. In these instances, Aqua has worked with TCEQ to resolve the issue and will continue that practice following the proposed transaction.

¹ Effective February 3, 2020, Aqua America, Inc. changed its name to Essential Utilities, Inc. However, the corporation and its structure in relation to its Texas subsidiaries remains unchanged.

AFFIDAVIT OF ADVERSE POSSESSION AND CLAIM OF OWNERSHIP

Affiant, Brent C. Reeh, on oath swears that the following statements are true and are within the personal knowledge of Affiant, or were determined based upon research by Affiant's agents and associates on behalf of Affiant:

Preliminary Information

"My name is Brent C. Reeh, and I am the Central Texas Area Manager of Aqua Utilities, Inc., a Texas corporation which owns various water and wastewater utility systems throughout the State of Texas, among them being the Blue Medina System in Bandera County; which includes but is not limited to various real, personal, and intangible properties associated therewith.

"I have been employed by Aqua Utilities, Inc. or its predecessors or affiliates since April of 2005.

"Aqua Utilities, Inc., ("Aqua Utilities") is a licensed investor owned water utility which has enjoyed actual, open, continuous, exclusive, adverse, notorious, hostile, and uninterrupted possession, and control of the Blue Medina System since June 8, 1994 as further described and memorialized below. This affidavit concerns the ownership of all real property, personal property, and intangible property used or useful in operating the Blue Medina System, which property is more specifically described in Attachment 1 hereto, incorporated herein by reference.

Claim of Ownership through Adverse Possession

"Aqua Utilities, Inc. hereby asserts and claims that it is the sole and exclusive owner of the Blue Medina System, having acquired ownership through adverse possession claims which began on June 8, 1998 and continued unbroken through the present day. The specific real and personal property which Aqua Utilities, Inc. claims ownership of are described in the attached Exhibit A.

Blue Medina System Ownership History

"The history of the Blue Medina System is described the narrative below. All statements in the narrative below are true and correct to the best of my actual, cognizant knowledge, and/or based upon information and belief, by me, my associates, or my agents, after due inquiry.

Calvin Vick's Establishment and Ownership of the Blue Medina System

- Calvin Vick and/or entities owned and controlled by him established subdivisions in Bandera County, Texas, as evidenced by Deed Restrictions and Subdivision Plats filed in the Real Property Records of Bandera County, Texas:
 - Volume 3, Page 11, Map and Plat Records of Bandera County; and Volume 163, Page 100, Deed Records of Bandera County; and Volume 190, Page 1057, Deed Records of Bandera County (Rio Vista Ranch Subdivision)
 - Volume 3, Page 14, Map and Plat Records of Bandera County (Medina River Ranch, West Section subdivision)
 - Volume 3, Page 16, Map and Plat Records of Bandera County; Volume 142, Page 1402, Deed Records of Bandera County (Medina River Ranch, West Section subdivision).
- Mr. Vick also established separate small private water systems to serve these subdivisions (collectively the "Blue Medina System"), allegedly to avoid having a single water system which would be considered a public water system under applicable rules of the Texas Water Commission ("TWC").
- In the early 1990s, Calvin Vick dba Rio Vista Water Company applied to the TWC for a Certificate of Convenience and Necessity ("CCN") for the systems under Application No. 9018-C; and CCN 12585 was granted to Calvin Vick dba Rio Vista Water Company on July 10, 1991.
- Subsequently, the TWC began an enforcement action against Calvin Vick dba Rio Vista Water Company, which action ultimately would result in the conveyance of the Blue Medina System to Blue Medina Water Supply Corporation, an entity to be formed by residents of Medina River Ranch, and Rio Vista Ranch to own and operate the Blue Medina System.
- Pursuant to the alleged terms of the enforcement action, Mr. Vick ceased operating the Blue Medina System sometime in the summer of 1991; and he and an entity he controlled conveyed the Blue Medina System and associated assets to Blue Medina Water Supply Corporation via deeds recorded in the Real Property Records of Bandera County.

Blue Medina Water Supply Corporation's Acquisition and Ownership of the Blue Medina System

- Blue Medina Water Supply Water Corporation was incorporated on June 17, 1991 as a Texas non-profit corporation by Rex A. Homeyer, Bonnie J. Blakemore, Steve P. Langston, Robert Moore, Patricia Huckabee and Denise Hamilton, who were also the initial directors of the corporation. The address of record for the corporation at the time of its formation was Route 1, Box 1204, Pipe Creek, Texas 78063; and the addresses for the directors were listed at various different locations in Pipe Creek, Texas.
- Pursuant to Article II of its Articles of Incorporation, Blue Medina Water Supply Corporation was "organized under Article 1434a of the Revised Civil Statutes of Texas of 1925, as amended, supplemented by the Texas Non-Profit Corporation Act, Article 1.01 et seq. as amended" which is now Chapter 22 of the Texas Business Organizations Code, thereby requiring the Blue Medina Water Supply Corporation to comply with all provisions of the Texas Non-Profit Act.
- Pursuant to Article IV of its Articles of Incorporation, Blue Medina Water Supply Corporation was formed "for the purpose of furnishing a water supply for general farm use and domestic purposes to individuals residing in the rural communities of Medina River Ranch and Rio Vista Ranch, Texas, and the surrounding rural areas" which communities and areas are in the Blue Medina System, thereby making the Blue Medina Water Supply Corporation subject to the terms and provisions of Chapter 67 of the Texas Water Code, concerning Non-Profit Water Supply Corporations.
- On June 17, 1991, Blue Medina Water Supply Corporation filed Sale Transfer, and Merger application number 9184-S with the TWC to transfer the existing CCN from Cal Vick dba Rio Vista Water Company to Blue Medina Water Supply Corporation.
- Blue Medina Water Supply Corporation began operating the Blue Medina System on or about June 17, 1991, including the exclusive possession and control of the real property and personal property assets, and the payment of all property taxes on those assets.
- On August 12, 1991, Mr. Vick and/or entities he controlled conveyed the Blue Medina System and its assets to Blue Medina Water Supply Corporation; however, those conveyances were not recorded until January 24, 1992. The Blue Medina System includes the property described in the following conveyances:
 - Quitclaim Deed recorded at Volume 362, Page 637 (Tracts 313A, 151A, and 63 of Medina River Ranch subdivision and Lot 39 of Rio Vista subdivision, together with all inventory of Blue Medina Water Supply Corporation, inventory listed on attachment to deed also includes all fixed assets of the Blue Medina System)
 - Warranty Deed recorded at Volume 362, Page 641 (Tract 151 A of Medina River Ranch subdivision)

- Warranty Deed recorded at Volume 362, Page 643 (Tract 313A of Medina River Ranch subdivision)
- Warranty Deed recorded at Volume 362, Page 645 (Tract 39 of Rio subdivision)
- Easement recorded at Volume 362, Page 648 (25' easement along east property line of Tract 63 of Medina River Ranch subdivision)
- On June 16, 1992, the TWC approved the CCN transfer from Calvin Vick dba Rio Vista Water Company to Blue Medina Water Supply Corporation filed in TWC application number 9184-S; and Blue Medina Water Supply Corporation was issued CCN No. 12585.
- Articles of Amendment for Blue Medina Water Supply Corporation were filed July 2, 1992 by Rex Homeyer, Jr., President of the corporation, which provided, among other things, that "in the event of dissolution of the corporation, each member, including former members, shall receive his/her/its proportionate share of the corporations' property and assets based on patronage, insofar as is practical, after paying or providing for the payment of all debts of the corporation."
- Blue Medina Water Supply Corporation was involuntarily dissolved on July 31, 1996 for failure to file required reports with the Texas Secretary of State.
- Blue Medina Water Supply Corporation was reinstated on July 6, 1999 with the filing of the required Article 1396-9.01 Report by Rex Homeyer, Diane Edwards, Bob Moore, Henriette Thurk, Robert Thurk, and Ken Terral. The address of record for the corporation was Route 1, Box 1204, Pipe Creek, Texas 78063; and the address for all directors was listed as c/o AquaSource, 202 Mack Hollimon, Kerrville, Texas, which was the same address previously listed for Mr. Erlund's two Hill Country entities.
- Blue Medina Water Supply Corporation was again involuntarily dissolved on December 31, 2007 for failure to file required reports with the Texas Secretary of State. Blue Medina Water Supply Corporation was never reinstated and remains a defunct corporation.

HCUW's Acquisition, Adverse Possession, and Claim of Ownership of the Blue Medina System

- Based upon information and belief, the directors of Blue Medina Water Supply Corporation decided in 1994 to stop operating the Blue Medina System and to sell the Blue Medina System to OJ Erlund and/or an entity he owned and controlled.
- Pursuant to Sections 22.252 and 22.164 of the Texas Non-Profit Corporation Act (now the Texas Business Organizations Code) approval by at least two-thirds (2/3) of the members and proxies present at a properly called meeting of the non-profit corporation is required to approve the sale of all or substantially all of the assets of the corporation.

- No corporate or other records documenting the meeting and vote required by the Texas Non-Profit Corporation Act can be located; and no corporate or other records evidencing board approval of a sale, transfer, merger, or conveyance of the Blue Medina System or its CCN from Blue Medina Water Supply Corporation to OJ Erlund or any other entity can be located. Based on information and belief, neither the required meeting and vote, nor the required official board approval occurred.
- HCUW, Inc. ("HCUW") was incorporated June 8, 1994 by OJ Erlund, 202 Mack Hollimon, Kerrville, Tx 78028; Mr. Erlund was its sole director. Based on information and belief, HCUW was formed to be the owner of the Blue Medina System.
- Based on information and belief, HCUW took exclusive adverse possession and control of the Blue Medina System on or before June 8, 1994, as "an actual and visible appropriation of real property, commenced and continued under a claim of right that is inconsistent with and is hostile to the claim of another." HCUW's exclusive possession and control was contrary to Blue Medina Water Supply Corporation's ownership because Blue Medina Water Supply Corporation in general, and because Blue Medina Water Supply Corporation never received the member consent statutorily required to transfer all or substantially all of its assets to HCUW.
- HCUW's actual and visible appropriation and possession included placing HCUW's name and contact information on the fences surrounding the Blue Medina System assets, filing state required water quality reports and signing those reports as the owner, changing the appraisal district information to indicate that HCUW was the owner of the Blue Medina System real property and business personal property, paying taxes on the Blue Medina System real property and business personal property, maintaining and repairing the Blue Medina System real property and business personal property, sending out water bills to the customers of the Blue Medina System (who were also members of the Blue Medina Water Supply Corporation), collecting water bill revenue from the customers of the Blue Medina System (who were also members of the Blue Medina Water Supply Corporation).
- When HCUW began its exclusive possession and control of the Blue Medina System on or about June 8, 1994, HCUW acquired a claim of ownership through adverse possession of the Blue Medina System, including all associated real property, personal property, and other assets.
- HCUW, Inc. filed a DBA certificate on September 12, 1995 and began using the name Hill Country Utility Water Company. The DBA certificate was signed by OJ Erlund on September 7, 1995.

- When Blue Medina Water Supply Corporation was involuntarily dissolved on July 31, 1996 for failure to file required reports with the Texas Secretary of State, ownership of the Blue Medina System would have inured to each member, including former members, of Blue Medina Water Supply Corporation, but HCUW remained in exclusive adverse possession and control of the Blue Medina System, contrary to the claims of such members and former members. No actions were ever taken by any members or former members to regain possession and control of the Blue Medina System.
- HCUW's continued actual and visible appropriation and adverse possession of the Blue Medina System included HCUW's name and contact information remaining on the fences surrounding the Blue Medina System assets, filing state required water quality reports and signing those reports as the owner, changing the appraisal district information to indicate that HCUW was the owner of the Blue Medina System real property and business personal property, paying taxes on the Blue Medina System real property and business personal property, maintaining and repairing the Blue Medina System real property and business personal property, sending out water bills to the customers of the Blue Medina System (who were also members of the Blue Medina Water Supply Corporation), collecting water bill revenue from the customers of the Blue Medina System (who were also members of the Blue Medina Water Supply Corporation).
- When the Blue Medina Water Supply Corporation was reinstated on July 6, 1999, HCUW remained in exclusive adverse possession and control of the Blue Medina System, contrary to the claims of the Blue Medina Water System. No actions were ever taken by any members or former members to regain possession and control of the Blue Medina System.

AquaSource's Acquisition, Adverse Possession, and Claim of Ownership of the Blue Medina System

- On or about April 24, 1998, 100% of the stock of HCUW, Inc. dba Hill Country Utility Water Company was purchased from OJ Erland by AquaSource Utility, Inc. HCUW's adverse possession and ownership claims for the Blue Medina System continued following this stock purchase by AquaSource Utility, Inc.
- Articles of Merger were filed on April 24, 1998 merging HCUW, Inc. dba Hill Country Utility Water Company with AquaSource Hill Country, Inc. OJ Erlund signed the articles of merger for HCUW, Inc. and Michael Miller signed for AquaSource Hill Country, Inc. HCUW, Inc. was the surviving entity; and the corporation's name changed to AquaSource/HCUW, Inc. HCUW's previous adverse possession and ownership claims for the Blue Medina System inured to AquaSource/HCUW, Inc. because of this merger.

- Articles of Merger were filed on December 27, 2000 merging various corporations, including AquaSource/HCUW, Inc., with Aqua Source Utility, Inc. Frank A. Hoffman signed the articles of merger for both AquaSource/HCUW, Inc. and AquaSource Utility, Inc.; and AquaSource Utility, Inc. was the surviving entity. AquaSource/HCUW's previous adverse possession and ownership claims for the Blue Medina System inured to AquaSource Utility, Inc. because of this merger.
- The corporation, initially known as HCUW, remained an active corporate entity through the various mergers described above, in existence continually through such mergers, operating under the name "AquaSource" or a variation thereof from April 24, 1998 forward.
- AquaSource's exclusive possession and control of the Blue Medina System, which commenced under the name HCUW on the original acquisition date of June 8, 1994, continued forward from the AquaSource acquisition date of April 24, 1998, such that the same corporate entity continued adversely possessing the Blue Medina System, including all associated real property, personal property, and other assets, in an unbroken chain, and/or by tacking the claims of HCUW to the claims of AquaSource.
- AquaSource's actual and visible appropriation and adverse possession continued and included changing name and contact information on the fences surrounding the Blue Medina System assets, filing state required water quality reports and signing those reports as the owner, changing the appraisal district information to indicate that AquaSource was the owner of the Blue Medina System real property and business personal property, paying taxes on the Blue Medina System real property and business personal property, maintaining and repairing the Blue Medina System real property and business personal property, sending out water bills to the customers of the Blue Medina System (who were also members of the Blue Medina Water Supply Corporation), collecting water bill revenue from the customers of the Blue Medina System (who were also members of the Blue Medina Water Supply Corporation).

Aqua Utilities' Acquisition, Adverse Possession, and Claim of Ownership of the Blue Medina System

- On July 31, 2003, Philadelphia Suburban Corporation acquired 100% of the stock of AquaSource, Utility, Inc. The adverse possession and ownership claims for the Blue Medina System by AquaSource (formerly known as HCUW) continued following this stock purchase.
- On January 16, 2004, AquaSource Utility, Inc. changed its name to Aqua Utilities, Inc.

- On February 3, 2004, Aqua Utilities, Inc. began using the assumed name Aqua Texas, Inc.
- On July 14, 2010, Aqua Utilities, Inc. began using the assumed name Aqua Texas.
- The corporation, initially known as HCUW, subsequently known as AquaSource, and now known as "Aqua Utilities" remained an active corporate entity through the various mergers described above, in existence continually through such mergers, now operating under the name "Aqua Utilities" or a variation thereof from January 16, 2004 forward.
- Aqua Utilities' exclusive possession and control of the Blue Medina System, which commenced under the name HCUW on the original acquisition date of June 8, 1994 through April 24, 1998, continued from the AquaSource acquisition date of April 24, 1998 until January 16, 2004, continued from January 16, 2004 under the name Aqua Utilities from January 16, 2004 to the present, such that the same corporate entity continued adversely possessing the Blue Medina System, including all associated real property, personal property, and other assets, in an unbroken chain, and/or by tacking the claims of HCUW and AquaSource to the claims of Aqua Utilities.
- Aqua Utilities' actual and visible appropriation and adverse possession continued and included changing name and contact information on the fences surrounding the Blue Medina System assets, filing state required water quality reports and signing those reports as the owner, changing the appraisal district information to indicate that HCUW was the owner of the Blue Medina System real property and business personal property, paying taxes on the Blue Medina System real property and business personal property, maintaining and repairing the Blue Medina System real property and business personal property, sending out water bills to the customers of the Blue Medina System (who were also members of the Blue Medina Water Supply Corporation), collecting water bill revenue from the customers of the Blue Medina System (who were also members of the Blue Medina Water Supply Corporation).
- When Blue Medina Water Supply Corporation was involuntarily dissolved on December 31, 2007 for failure to file required reports with the Texas Secretary of State, ownership of the Blue Medina System would have inured to each member, including former members, of Blue Medina Water Supply Corporation, but Aqua Utilities remained in exclusive adverse possession and control of the Blue Medina System, contrary to the claims of such members and former members. No actions were ever taken by any members or former members to regain possession and control of the Blue Medina System.

- Aqua Utilities' continued actual and visible appropriation and adverse possession of the Blue Medina System included Aqua Utilities' name and contact information remaining on the fences surrounding the Blue Medina System assets, filing state required water quality reports and signing those reports as the owner, changing the appraisal district information to indicate that Aqua Utilities was the owner of the Blue Medina System real property and business personal property, paying taxes on the Blue Medina System real property and business personal property, maintaining and repairing the Blue Medina System real property and business personal property, sending out water bills to the customers of the Blue Medina System (who were also members of the Blue Medina Water Supply Corporation), collecting water bill revenue from the customers of the Blue Medina System (who were also members of the Blue Medina Water Supply Corporation).

Aqua Utilities' Assertions Regarding Payment of Property Taxes on the Blue Medina System

"Calvin Vick dba Rio Vista Water Company paid the property taxes on the Blue Medina System assets from the date they were first placed in service until 1991. Neither Calvin Vick nor Rio Vista Water Company could be located, so records evidencing these payments are not readily available.

"Blue Medina Water Supply Water Corporation paid the property taxes on the Blue Medina System assets from June 17, 1991 until they were abandoned by Blue Medina Water Supply Corporation and adversely possessed by HCUW in 1994. Blue Medina Water Supply Corporation has been defunct from 1996 to 1999 and since 2007, and none of the prior directors could be located, so records evidencing these payments are not readily available.

"HCUW, Inc. paid all the real and personal property taxes on the Blue Medina System assets from June 17, 1994 until April 24, 1998 1998. HCUW records could not be located, so records evidencing these payments are not readily available.

"AquaSource Utility, Inc., and/or its affiliated companies, as the successors by merger to HUCW, Inc., paid all the real and personal property taxes on the Blue Medina System assets from April 24, 1998 through January 16, 2004.

"Aqua Utilities, Inc., and/or its affiliated companies, as the successors by merger to AquaSource Utility, Inc. and to HCUW, Inc., paid all the real and personal property taxes on the Blue Medina System assets from January 16, 2004 through the present.

“Records from Bandera County Central Appraisal District enumerating the property taxes paid on Blue Medina System real property and business personal property assets from 2001 through 2018 are provided in Attachment 2 hereto, incorporated herein by reference, evidence the payment of such taxes during this time period, which exceeds the statutorily prescribed limitations time period for adverse possession claims.

Aqua Utilities’ Assertions Regarding Actual, Open, Continuous, Exclusive, Adverse, Notorious, Hostile, and Uninterrupted Possession, and Control of the Blue Medina System

“Calvin Vick dba Rio Vista Water Company owned the Blue Medina System from the date it was first placed in service until 1991. On August 12, 1991, Calvin Vick and entities he controlled conveyed the Blue Medina System to Blue Medina Water Supply Corporation via deeds and easements recorded in the Real Property Records of Bandera County.

“Blue Medina Water Supply Corporation owned the Blue Medina System from August 12, 1991 until on or before June 8, 1994, when HCUW took actual, open, continuous, exclusive, adverse, notorious, hostile, and uninterrupted possession, and control of the Blue Medina Water System from the Blue Medina Water Supply Corporation.

“The original corporate entity, HCUW, had open, continuous, exclusive, adverse, and notorious ownership, possession, and control of the Blue Medina System beginning on or before June 8, 1994 through April 24, 1998, when the corporate name was changed to AquaSource.

“The same corporate entity, operating under the name AquaSource, had actual, open, continuous, exclusive, adverse, notorious, hostile, and uninterrupted possession and control of the Blue Medina Water System from June 8, 1994 through April 24, 1998 under the name HCUW, and from April 24, 1998 through January 16, 2004 under the name AquaSource, until January 16, 2004 when the corporation’s name was changed to Aqua Utilities.

“The same corporate entity, operating under the name Aqua Utilities, had actual, open, continuous, exclusive, adverse, notorious, hostile, and uninterrupted possession and control of the Blue Medina System from June 8, 1994 through April 24, 1998 under the name HCUW, and from April 24, 1998 through January 16, 2004 under the name AquaSource, and from January 16, 2004 through the present.

“Actual, open, continuous, exclusive, adverse, notorious, hostile, and uninterrupted possession and control of the Blue Medina Water System by Aqua Utilities and its predecessors by merger is evidenced through: the various corporate names and contact information placed on the fences surrounding the Blue Medina System assets, filing state required water quality reports and signing those reports as the owner, changing the appraisal district information to indicate that the corporation was the owner of the Blue Medina System real property and business personal property, paying taxes on the Blue Medina System real property and business personal property, maintaining and repairing the Blue Medina System real property and business personal property, including the Blue Medina System in rate case filings before supervising state agencies with jurisdiction over rates, sending out water bills to the customers of the Blue Medina System (who were also members or former members of the Blue Medina Water Supply Corporation), collecting water bill revenue from the customers of the Blue Medina System (who were also members or former members of the Blue Medina Water Supply Corporation).

“Aqua Utilities and its predecessors by merger have exclusively paid all real property and ad valorem taxes associated with the Blue Medina System for the time period beginning on or before June 8, 1994, and continuing through the date of this affidavit.

“Aqua Utilities and its predecessors by merger have exclusively performed all maintenance and repairs associated with the Blue Medina System for the time period beginning on or before June 8, 1994, and continuing through the date of this affidavit.

Claims of Ownership through Adverse Possession and Alternative Theories

“Aqua Utilities and its predecessors by merger have exclusively owned, possessed, and operated the Blue Medina System for the time period beginning on or before June 8, 1994, and continuing through the date of this affidavit.

“Aqua Utilities (through itself and its predecessors by merger) hereby asserts its claim as owner of the Blue Medina System, in opposition to and hostile to the interests of the Blue Medina Water Supply Corporation, its members, and its former members, through adverse possession pursuant to any and all applicable laws and statutes including but not limited to those in Chapter 16 of the Texas Civil Practice and Remedies Code.

“Aqua Utilities (through itself and its predecessors by merger) hereby asserts that in addition to its adverse possession claims of ownership, it is legal and equitable owner of the Blue Medina System, in opposition to and hostile to the interests of the Blue Medina Water Supply Corporation, its members, and its former members, such legal and equitable ownership commencing on or before June 8, 1994, and continuing through the date of this affidavit and beyond. Accordingly and in the alternative, Aqua hereby asserts its claims legal and equitable ownership of and over the Blue Medina System, including the real and personal property described in the attached Exhibit A, pursuant to any and all applicable laws and statutes.

“Aqua Utilities (through itself and its predecessors by merger) hereby asserts that in addition to its legal and equitable claims of ownership and its adverse possession claims of ownership, it is the owner of the Blue Medina System through prescription. Accordingly and in the alternative, Aqua hereby asserts its claims for prescriptive easements of, over, on, and across the Blue Medina System, including the real and personal property described in the attached Exhibit A, pursuant to any and all applicable laws and statutes including but not limited to those in Chapter 16 of the Texas Civil Practice and Remedies Code.

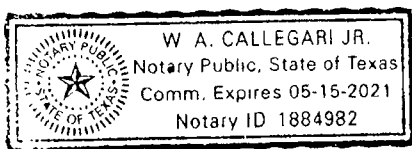
"This affidavit is made in support of Aqua Utilities, Inc.'s ownership of the Blue Medina System and all associated real and personal property used and useful in providing water utility services in connection with the CCN numbers.

Brent C. Reeh

Aqua Utilities, Inc.

By: Brent C. Reeh,

Sworn and subscribed to on December 04, 2014 by
Brent C. Reeh, Central Texas Area Manager of Aqua Utilities, Inc., who swears and affirms that
the foregoing statements are true and correct, to the best of his person, actual, cognizant
knowledge, and/or based upon information and belief, after due inquiry by my agents, associates,
and corporate attorneys.



WAC
Notary Public, in and for the
State of Texas

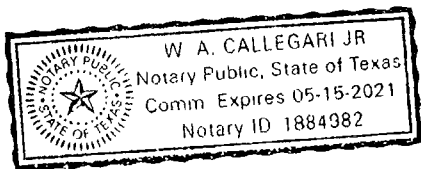
ACKNOWLEDGMENT

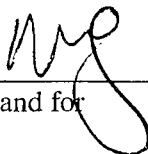
STATE OF TEXAS

COUNTY OF

BEFORE ME, the undersigned Notary Public, on this day personally appeared Brent C. Reeh, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in his capacity as Central Texas Area Manager of Aqua Utilities, Inc. for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this December 09, 2014.





Notary Public, in and for
State of Texas

1/9/2019

DOC 00234853
Property Details

VOL 1163 PG 510

Bandera County Appraisal and Tax Information

Property Search Map Search

Property Search Results > 181662 AQUA TEXAS INC for Year 2018

ATTACHMENT 2**Property****Account**

Property ID: 181662
 Geographic ID: 82300-02008-0009
 Type: Personal
 Property Use Code:
 Property Use Description:

Legal Description: BLUE MEDINA WATER SYSTEM
 Agent Code: ID:64922

Location

Address: RIO RANCHERO RD
 TX

Mapsc0:

Neighborhood:
 Neighborhood CD:

Map ID:

Owner

Name: AQUA TEXAS INC
 Mailing Address: 1106 CLAYTON LN STE 400W STE 400
 AUSTIN, TX 78723-2476

Owner ID: 56535
 % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$77,250	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$77,250	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$77,250	

Taxing Jurisdiction

Owner: AQUA TEXAS INC
 % Ownership: 100.0000000000%
 Total Value: \$77,250

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
BC	BANDERA COUNTY	0.568300	\$77,250	\$77,250	\$439.01
BS	BANDERA ISD	1.170000	\$77,250	\$77,250	\$903.83
CAD	CENTRAL APPRAISAL DISTRICT OF BANDERA COUNTY	0.000000	\$77,250	\$77,250	\$0.00
CR	COUNTY ROADS	0.021600	\$77,250	\$77,250	\$16.69
SPC	SPECIAL ROAD	0.087000	\$77,250	\$77,250	\$67.21
SW	BCRAGD	0.040339	\$77,250	\$77,250	\$31.16
Total Tax Rate:		1.887239			
				Taxes w/Current Exemptions:	\$1,457.90
				Taxes w/o Exemptions:	\$1,457.89

1/9/2019

Property Details

Improvement / Building

No improvements exist for this property.

Land

No land segments exist for this property.

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$0	0	77,250	\$0	\$77,250
2017	\$0	\$0	0	73,130	\$0	\$73,130
2016	\$0	\$0	0	71,070	\$0	\$71,070
2015	\$0	\$0	0	36,050	\$0	\$36,050
2014	\$0	\$0	0	55,130	\$0	\$55,130
2013	\$0	\$0	0	55,130	\$0	\$55,130
2012	\$0	\$0	0	55,130	\$0	\$55,130
2011	\$0	\$0	0	53,640	\$0	\$53,640
2010	\$0	\$0	0	66,000	\$0	\$66,000
2009	\$0	\$0	0	53,250	\$0	\$53,250

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Tax Due

Property Tax Information as of 01/09/2019

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2018	BANDERA COUNTY	\$77,250	\$439.01	\$439.01	\$0.00	\$0.00	\$0.00	\$0.00
2018	BANDERA ISD	\$77,250	\$903.83	\$903.83	\$0.00	\$0.00	\$0.00	\$0.00
2018	COUNTY ROADS	\$77,250	\$16.69	\$16.69	\$0.00	\$0.00	\$0.00	\$0.00
2018	SPECIAL ROAD	\$77,250	\$67.21	\$67.21	\$0.00	\$0.00	\$0.00	\$0.00
2018	BCRAGD	\$77,250	\$31.16	\$31.16	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$1457.90	\$1457.90	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA COUNTY	\$73,130	\$415.59	\$415.59	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA ISD	\$73,130	\$855.62	\$855.62	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY ROADS	\$73,130	\$15.80	\$15.80	\$0.00	\$0.00	\$0.00	\$0.00
2017	SPECIAL ROAD	\$73,130	\$63.62	\$63.62	\$0.00	\$0.00	\$0.00	\$0.00
2017	BCRAGD	\$73,130	\$28.73	\$28.73	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$1379.36	\$1379.36	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA ISD	\$71,070	\$831.52	\$831.52	\$0.00	\$0.00	\$0.00	\$0.00
2016	SPECIAL ROAD	\$71,070	\$63.96	\$63.96	\$0.00	\$0.00	\$0.00	\$0.00
2016	BCRAGD	\$71,070	\$26.51	\$26.51	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA COUNTY	\$71,070	\$401.76	\$401.76	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY ROADS	\$71,070	\$15.35	\$15.35	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$1339.10	\$1339.10	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA COUNTY	\$36,050	\$203.79	\$203.79	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA ISD	\$36,050	\$421.79	\$421.79	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY ROADS	\$36,050	\$7.79	\$7.79	\$0.00	\$0.00	\$0.00	\$0.00
2015	SPECIAL ROAD	\$36,050	\$32.45	\$32.45	\$0.00	\$0.00	\$0.00	\$0.00
2015	BCRAGD	\$36,050	\$12.52	\$12.52	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$678.34	\$678.34	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA COUNTY	\$55,130	\$311.65	\$311.65	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA ISD	\$55,130	\$645.02	\$645.02	\$0.00	\$0.00	\$0.00	\$0.00

1/9/2019

Property Details

2014	COUNTY ROADS	\$55,130	\$11.91	\$11.91	\$0.00	\$0.00	\$0.00	\$0.00
2014	SPECIAL ROAD	\$55,130	\$49.62	\$49.62	\$0.00	\$0.00	\$0.00	\$0.00
2014	BCRAGD	\$55,130	\$16.45	\$16.45	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$1034.65	\$1034.65	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA COUNTY	\$55,130	\$331.06	\$331.06	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA ISD	\$55,130	\$645.02	\$645.02	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY ROADS	\$55,130	\$11.91	\$11.91	\$0.00	\$0.00	\$0.00	\$0.00
2013	SPECIAL ROAD	\$55,130	\$30.21	\$30.21	\$0.00	\$0.00	\$0.00	\$0.00
2013	BCRAGD	\$55,130	\$15.47	\$15.47	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$1033.67	\$1033.67	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA COUNTY	\$55,130	\$342.08	\$342.08	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA ISD	\$55,130	\$650.53	\$650.53	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY ROADS	\$55,130	\$11.91	\$11.91	\$0.00	\$0.00	\$0.00	\$0.00
2012	SPECIAL ROAD	\$55,130	\$19.19	\$19.19	\$0.00	\$0.00	\$0.00	\$0.00
2012	BCRAGD	\$55,130	\$14.33	\$14.33	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$1038.04	\$1038.04	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA COUNTY	\$53,640	\$316.74	\$316.74	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA ISD	\$53,640	\$638.32	\$638.32	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY ROADS	\$53,640	\$11.59	\$11.59	\$0.00	\$0.00	\$0.00	\$0.00
2011	SPECIAL ROAD	\$53,640	\$34.76	\$34.76	\$0.00	\$0.00	\$0.00	\$0.00
2011	BCRAGD	\$53,640	\$13.13	\$13.13	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$1014.54	\$1014.54	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA COUNTY	\$66,000	\$389.73	\$389.73	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA ISD	\$66,000	\$785.40	\$785.40	\$0.00	\$0.00	\$0.00	\$0.00
2010	COUNTY ROADS	\$66,000	\$14.26	\$14.26	\$0.00	\$0.00	\$0.00	\$0.00
2010	SPECIAL ROAD	\$66,000	\$42.77	\$42.77	\$0.00	\$0.00	\$0.00	\$0.00
2010	BCRAGD	\$66,000	\$15.45	\$15.45	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$1247.61	\$1247.61	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA COUNTY	\$53,250	\$314.44	\$314.44	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA ISD	\$53,250	\$644.33	\$644.33	\$0.00	\$0.00	\$0.00	\$0.00
2009	COUNTY ROADS	\$53,250	\$11.50	\$11.50	\$0.00	\$0.00	\$0.00	\$0.00
2009	BCRAGD	\$53,250	\$12.78	\$12.78	\$0.00	\$0.00	\$0.00	\$0.00
2009	SPECIAL ROAD	\$53,250	\$39.83	\$39.83	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$1022.88	\$1022.88	\$0.00	\$0.00	\$0.00	\$0.00

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

Questions Please Call (830)703-2030. Before sending a payment please verify the amount due with the Bandera County Tax Office.

ATTACHMENT ONE (1)**PROPERTY INTERESTS OWNED**

WELL TRACT NO. ONE (1): Lot 39, of Rio Vista Ranch, a subdivision in Bandera County, Texas recorded in Volume 3, Page 11, of Map and Plat Records of Bandera County, Texas; such tract commonly referred to as Blue Medina Well #1; being the same property described in the warranty deed dated August 12, 1991 from Helotes Land Company to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 645 of the Real Property Records of Bandera County, Texas; also described in the quitclaim deed dated January 22, 1992 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 637 of the Real Property Records of Bandera County, Texas.

WELL TRACT NO. TWO (2): Easement Interest in a portion of the S.E. corner of Lot 313A, a subdivision of Lot 37 of Medina River Ranch, a subdivision of record in Bandera County, Texas, recorded in Volume 3, Page 14, of the Map and Plat Records of Bandera County, Texas; such tract commonly referred to as Blue Medina Well #2; being the same property described in the quitclaim deed dated January 22, 1992 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 637 of the Real Property Records of Bandera County, Texas.

WELL TRACT NO. THREE (3): Being 0.014 acres of land, more or less as shown on the plat for Medina River Ranch, a subdivision in Bandera County, Texas recorded in Volume 3, Page 14, of the Map and Plat Records of Bandera County, Texas; such tract commonly referred to as Blue Medina Well #3; being the same Lot 63 described in the plat of Medina River Ranch, LESS and EXCEPT the 3.242 acres of land, more or less more particularly described on Exhibit "A" attached hereto; being a portion of the 3.242 acre tract described as Lot 63 in the quitclaim deed dated January 22, 1992 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 637 of the Real Property Records of Bandera County, Texas.

WELL #3 EASTERN EASEMENT: A 25 ft. Easement across a portion of Lot 63, Medina River Ranch, a subdivision in Bandera County, Texas recorded in Volume 3, Page 14, of the Map and Plat Records of Bandera County, Texas; said easement reserved in a deed dated October 1, 1971 from Calvin Vick et al to Irma N. Paul recorded at Vol. 144, Sec. 500 of the Deed Records of Bandera County, Texas; and also described in an easement dated August 26, 1991 from Calvin Vick et al to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 648 of the deed records of Bandera County, Texas; such easement more particularly described in Exhibit "B" attached hereto.

WELL #3 NORTHERN EASEMENT: A 25 ft. Easement across a portion of Lot 63, Medina River Ranch, a subdivision in Bandera County, Texas recorded in Volume 3, Page 14, of the Map and Plat Records of Bandera County, Texas; said easement reserved in a deed dated October 1, 1971 from Calvin Vick et al to Irma N. Paul recorded at Vol. 144, Sec. 500 of the Deed Records of Bandera County, Texas; and also described in an easement dated August 26, 1991 from Calvin Vick et al to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 648 of the deed records of Bandera County, Texas; such easement more particularly described in Exhibit "B" attached hereto.

WELL TRACT NO. FOUR (4): Lot 151A, Medina River Ranch, a subdivision in Bandera County, Texas recorded in Volume 3, page 14, of the Map and Plat Records of Bandera County Texas; commonly referred to as Blue Medina Well #4; being the same property described in the warranty deed dated August 12, 1991 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 641 of the Real Property Records of Bandera County, Texas. And being the same property described in the quitclaim deed dated January 22, 1992 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 637 of the Real Property Records of Bandera County, Texas.

EXHIBIT "A"

Field Notes for 3.242 acres of land out of Sur. No. 25, San Geronimo Irr. Co., and being Tract No. 63, Medina River Ranch, Bandera County, Texas.

Beginning at the S.W. corner of Tract No. 64, on the North line of River Trail.
Thence N 1°17' E 259.7' along the west line of Tract No. 64 to the S.E. cor. of
Water Well Tract 0.014 acre.

Thence with 3 lines of well tract as follows:

N 88°43' W 25.00'; N 28°43' W 9.68'; N 31° 21' E 25.00' to the North cor. of
said Water Well Tract on the S.W. line of Tract No. 77.

Thence N 58° 39' W 266.55' along the S.W. line of Tract No. 77 to its West cor.
on the S.E. line of Oak Ridge Road.

Thence along the S.E. line of said Road as follows:

S 31°20' W 60.60'; S 47°13' W 302.44' to the North line of River Trail.

Thence along the north line of River Trail as follows:

S 40°06' E 112.10'; S 69°01' E 291.40'; N 82°46' E 148.67' to place of
beginning.

EXHIBIT "B"

Field Notes for 25.00' easement along the East side of Tract No. 63, Medina River Ranch,
Bandera County, Texas.

Beginning at the S.E. cor. Of Tract No. 63, on the North line of River Trail.

Thence N $1^{\circ}17'$ E 259.70' with the East line of Tract No. 63 to the S.E. corner
of Water Well Tract.

Thence N $88^{\circ}43'$ W 25.00' to the S.W. cor. of Water Well Tract.

Thence S $1^{\circ}17'$ W 263.44' to the North line of River Trail.

Thence N $82^{\circ}46'$ E 25.28' with the North line of River Trail to place of
beginning.

EXHIBIT "C"

Field Notes for a 25.00' easement along the N.E. line of Tract No. 63, Medina River Ranch.

Beginning at the North cor. of Tract No. 63, on the S.E. line of Oak Ridge Road.

Thence S $31^{\circ}20'$ W 25.00' along the S.E. line of said Road to a point.

Thence S $58^{\circ}39'$ E 266.55' to the west cor. of Water Well Tract.

Thence N $31^{\circ}21'$ E 25.00' to the North cor. of Water Well Tract, on the S.W. line of Tract No. 77.

Thence N $58^{\circ}39'$ W 266.55' with the S.W. line of Tract No. 77 and N.E. line of Tract No. 63 to place of beginning.

ATTACHMENT TWO (2)

PROPERTY TAXES PAID BY AQUA UTILITIES

WELL TRACT NO. ONE (1): Lot 39, of Rio Vista Ranch, a subdivision in Bandera County, Texas recorded in Volume 3, Page 11, of Map and Plat Records of Bandera County, Texas; such tract commonly referred to as Blue Medina Well #1; being the same property described in the warranty deed dated August 12, 1991 from Helotes Land Company to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 645 of the Real Property Records of Bandera County, Texas; also described in the quitclaim deed dated January 22, 1992 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 637 of the Real Property Records of Bandera County, Texas.

12/16/2019

DOC 00234853
Bandera Tax - Property Details

VOL 1163 PG 519

Bandera Tax

Property Search > 171753 AQUA TEXAS INC for Year 2019

Tax Year 2019

Property

Account

Property ID: 171753 Legal Description: RIO VISTA LT 39 ***WATER SYSTEM***0.28 ACRES
 Geographic ID: 16300-00000-0390 Zoning:
 Type: Real Agent Code: ID:64922
 Property Use Code:
 Property Use Description:

Location

Address: 2042 RIO RANCHERO Mapsco:
 Neighborhood: YR1 LKEFRST/RIORCHRO/RIOVSTA/TESORO Map ID: 393
 Neighborhood CD: LF/RR/RV/T

Owner

Name: AQUA TEXAS INC Owner ID: 16992
 Mailing Address: 1106 CLAYTON LN STE 400W STE 400 % Ownership: 100.000000000000%
 AUSTIN, TX 78723-2476

Exemptions:

Well # 1

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$15,000	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$4,780	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$19,780	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$19,780	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$19,780	

Taxing Jurisdiction

Owner: AQUA TEXAS INC
 % Ownership: 100.000000000000%
 Total Value: \$19,780

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
BC	BANDERA COUNTY	0.568300	\$19,780	\$19,780	\$112.41
BS	BANDERA ISD	1.100000	\$19,780	\$19,780	\$217.58
CAD	CENTRAL APPRAISAL DISTRICT OF BANDERA COUNTY	0.000000	\$19,780	\$19,780	\$0.00
CR	COUNTY ROADS	0.021600	\$19,780	\$19,780	\$4.27
P	PIPE CREEK VFD	0.000000	\$19,780	\$19,780	\$0.00
SPC	SPECIAL ROAD	0.087000	\$19,780	\$19,780	\$17.21
SW	BCRAGD	0.042165	\$19,780	\$19,780	\$8.34
	Total Tax Rate:	1.819065			

12/16/2019

DOC 00234853 VOL 1163 PG 520
Bandera Tax - Property Details

Taxes w/o Exemptions:

\$359.81

Improvement / Building

Improvement #1: RESIDENTIAL State Code: J1 Living Area: sqft Value: \$15,000

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ADD-BLDG	ZDO NOT USE	FLT			0.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COM	COMMERCIAL	0.2800	12197.00	0.00	0.00	\$4,780	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$15,000	\$4,780	0	19,780	\$0	\$19,780
2018	\$15,000	\$4,550	0	19,550	\$0	\$19,550
2017	\$15,000	\$4,550	0	19,550	\$0	\$19,550
2016	\$15,000	\$4,550	0	19,550	\$0	\$19,550
2015	\$15,000	\$4,550	0	19,550	\$0	\$19,550
2014	\$15,000	\$4,550	0	19,550	\$0	\$19,550
2013	\$15,000	\$4,520	0	19,520	\$0	\$19,520
2012	\$15,000	\$4,520	0	19,520	\$0	\$19,520
2011	\$15,000	\$4,520	0	19,520	\$0	\$19,520
2010	\$15,000	\$4,520	0	19,520	\$0	\$19,520
2009	\$15,000	\$3,200	0	18,200	\$0	\$18,200
2008	\$15,000	\$3,200	0	18,200	\$0	\$18,200
2007	\$15,000	\$3,200	0	18,200	\$0	\$18,200
2006	\$15,000	\$3,200	0	18,200	\$0	\$18,200

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/24/1992	OT	OWNER TRANSFER	BLUE MEDINA WATER	BLUE MEDINA WATER SUPPLY CORP	362	645	0
2	1/24/1992	OT	OWNER TRANSFER	BLUE MEDINA WATER SUPPLY CORP	AQUA SOURCE	362	645	0

Tax Due

Property Tax Information as of 12/16/2019

Amount Due If Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2019	BANDERA COUNTY	\$19,780	\$112.41	\$112.41	\$0.00	\$0.00	\$0.00	\$0.00
2019	BANDERA ISD	\$19,780	\$217.58	\$217.58	\$0.00	\$0.00	\$0.00	\$0.00
2019	COUNTY ROADS	\$19,780	\$4.27	\$4.27	\$0.00	\$0.00	\$0.00	\$0.00
2019	SPECIAL ROAD	\$19,780	\$17.21	\$17.21	\$0.00	\$0.00	\$0.00	\$0.00
2019	BCRAGD	\$19,780	\$8.34	\$8.34	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$359.81	\$359.81	\$0.00	\$0.00	\$0.00	\$0.00
2018	BCRAGD	\$19,550	\$7.89	\$7.89	\$0.00	\$0.00	\$0.00	\$0.00
2018	COUNTY ROADS	\$19,550	\$4.22	\$4.22	\$0.00	\$0.00	\$0.00	\$0.00
2018	SPECIAL ROAD	\$19,550	\$17.01	\$17.01	\$0.00	\$0.00	\$0.00	\$0.00
2018	BANDERA COUNTY	\$19,550	\$111.10	\$111.10	\$0.00	\$0.00	\$0.00	\$0.00

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Bandera Tax - Property Details

2018	BANDERA ISD	\$19,550	\$228.74	\$228.74	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$368.96	\$368.96	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA ISD	\$19,550	\$228.74	\$228.74	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA COUNTY	\$19,550	\$111.10	\$111.10	\$0.00	\$0.00	\$0.00	\$0.00
2017	SPECIAL ROAD	\$19,550	\$17.01	\$17.01	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY ROADS	\$19,550	\$4.22	\$4.22	\$0.00	\$0.00	\$0.00	\$0.00
2017	BCRAGD	\$19,550	\$7.68	\$7.68	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$368.75	\$368.75	\$0.00	\$0.00	\$0.00	\$0.00
2016	BCRAGD	\$19,550	\$7.29	\$7.29	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY ROADS	\$19,550	\$4.22	\$4.22	\$0.00	\$0.00	\$0.00	\$0.00
2016	SPECIAL ROAD	\$19,550	\$17.60	\$17.60	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA ISD	\$19,550	\$228.74	\$228.74	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA COUNTY	\$19,550	\$110.51	\$110.51	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$368.36	\$368.36	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA COUNTY	\$19,550	\$110.51	\$110.51	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA ISD	\$19,550	\$228.74	\$228.74	\$0.00	\$0.00	\$0.00	\$0.00
2015	SPECIAL ROAD	\$19,550	\$17.60	\$17.60	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY ROADS	\$19,550	\$4.22	\$4.22	\$0.00	\$0.00	\$0.00	\$0.00
2015	BCRAGD	\$19,550	\$6.79	\$6.79	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$367.86	\$367.86	\$0.00	\$0.00	\$0.00	\$0.00
2014	BCRAGD	\$19,550	\$5.83	\$5.83	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY ROADS	\$19,550	\$4.22	\$4.22	\$0.00	\$0.00	\$0.00	\$0.00
2014	SPECIAL ROAD	\$19,550	\$17.60	\$17.60	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA ISD	\$19,550	\$228.74	\$228.74	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA COUNTY	\$19,550	\$110.51	\$110.51	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$366.90	\$366.90	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA COUNTY	\$19,520	\$117.22	\$117.22	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA ISD	\$19,520	\$228.39	\$228.39	\$0.00	\$0.00	\$0.00	\$0.00
2013	SPECIAL ROAD	\$19,520	\$10.70	\$10.70	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY ROADS	\$19,520	\$4.22	\$4.22	\$0.00	\$0.00	\$0.00	\$0.00
2013	BCRAGD	\$19,520	\$5.48	\$5.48	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$366.01	\$366.01	\$0.00	\$0.00	\$0.00	\$0.00
2012	BCRAGD	\$19,520	\$5.08	\$5.08	\$0.00	\$0.00	\$0.00	\$0.00
2012	SPECIAL ROAD	\$19,520	\$6.79	\$6.79	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY ROADS	\$19,520	\$4.22	\$4.22	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA ISD	\$19,520	\$230.34	\$230.34	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA COUNTY	\$19,520	\$121.12	\$121.12	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$367.55	\$367.55	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA COUNTY	\$19,520	\$115.27	\$115.27	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA ISD	\$19,520	\$232.29	\$232.29	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY ROADS	\$19,520	\$4.22	\$4.22	\$0.00	\$0.00	\$0.00	\$0.00
2011	SPECIAL ROAD	\$19,520	\$12.65	\$12.65	\$0.00	\$0.00	\$0.00	\$0.00
2011	BCRAGD	\$19,520	\$4.78	\$4.78	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$369.21	\$369.21	\$0.00	\$0.00	\$0.00	\$0.00
2010	BCRAGD	\$19,520	\$4.57	\$4.57	\$0.00	\$0.00	\$0.00	\$0.00
2010	SPECIAL ROAD	\$19,520	\$12.65	\$12.65	\$0.00	\$0.00	\$0.00	\$0.00
2010	COUNTY ROADS	\$19,520	\$4.22	\$4.22	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA ISD	\$19,520	\$232.29	\$232.29	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA COUNTY	\$19,520	\$115.26	\$115.26	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$368.99	\$368.99	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA COUNTY	\$18,200	\$107.47	\$107.47	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA ISD	\$18,200	\$220.22	\$220.22	\$0.00	\$0.00	\$0.00	\$0.00
2009	COUNTY ROADS	\$18,200	\$3.93	\$3.93	\$0.00	\$0.00	\$0.00	\$0.00
2009	SPECIAL ROAD	\$18,200	\$13.61	\$13.61	\$0.00	\$0.00	\$0.00	\$0.00
2009	BCRAGD	\$18,200	\$4.37	\$4.37	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$349.60	\$349.60	\$0.00	\$0.00	\$0.00	\$0.00
2008	BCRAGD	\$18,200	\$4.89	\$4.89	\$0.00	\$0.00	\$0.00	\$0.00

Bandera Tax - Property Details

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

[illegible]

ATTACHMENT TWO (2)

PROPERTY TAXES PAID BY AQUA UTILITIES

WELL TRACT NO. TWO (2): Easement Interest in a portion of the S.E. corner of Lot 313A, a subdivision of Lot 37 of Medina River Ranch, a subdivision of record in Bandera County, Texas, recorded in Volume 3, Page 14, of the Map and Plat Records of Bandera County, Texas; such tract commonly referred to as Blue Medina Well #2; being the same property described in the quitclaim deed dated January 22, 1992 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 637 of the Real Property Records of Bandera County, Texas.

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Bandera Tax - Property Details

Bandera Tax

Property Search > 171752 AQUA TEXAS INC for Year 2019

Tax Year: 2019

Property

Account

Property ID: 171752 Legal Description: MEDINA RIVER RANCH LT 313A ***WATER SYSTEM***0.12 ACRES
 Geographic ID: 15200-00000-3131 Zoning:
 Type: Real Agent Code: ID:64922
 Property Use Code:
 Property Use Description:

Location

Address: 142 RIO OAK TX Mapsco:
 Neighborhood: YR1 MEDINA RIVER RANCH INTERIOR Map ID: 393
 Neighborhood CD: MRRINT

Owner

Name: AQUA TEXAS INC Owner ID: 16992
 Mailing Address: 1106 CLAYTON LN STE 400W STE 400 % Ownership: 100.000000000000%
 AUSTIN, TX 78723-2476

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$11,500	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$3,640	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$15,140	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$15,140	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$15,140	

Taxing Jurisdiction

Owner: AQUA TEXAS INC
 % Ownership: 100.000000000000%
 Total Value: \$15,140

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
BC	BANDERA COUNTY	0.568300	\$15,140	\$15,140	\$86.04
BS	BANDERA ISD	1.100000	\$15,140	\$15,140	\$166.54
CAD	CENTRAL APPRAISAL DISTRICT OF BANDERA COUNTY	0.000000	\$15,140	\$15,140	\$0.00
CR	COUNTY ROADS	0.021600	\$15,140	\$15,140	\$3.27
P	PIPE CREEK VFD	0.000000	\$15,140	\$15,140	\$0.00
SPC	SPECIAL ROAD	0.087000	\$15,140	\$15,140	\$13.17
SW	BCRAGD	0.042165	\$15,140	\$15,140	\$6.38

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Bandera Tax - Property Details

Total Tax Rate:

1.819065

Taxes w/Current Exemptions: \$275.40

Taxes w/o Exemptions: \$275.41

Improvement / Building

Improvement #1: RESIDENTIAL State Code: F1 Living Area: sqft Value: \$11,500

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ADD-BLDG	ZDO NOT USE	FLT			0.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COM	COMMERCIAL	0.1200	5227.00	0.00	0.00	\$3,640	\$0

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$11,500	\$3,640	0	15,140	\$0	\$15,140
2018	\$11,500	\$3,460	0	14,960	\$0	\$14,960
2017	\$10,000	\$3,310	0	13,310	\$0	\$13,310
2016	\$10,000	\$3,310	0	13,310	\$0	\$13,310
2015	\$10,000	\$3,010	0	13,010	\$0	\$13,010
2014	\$10,000	\$3,010	0	13,010	\$0	\$13,010
2013	\$10,000	\$2,870	0	12,870	\$0	\$12,870
2012	\$10,000	\$2,870	0	12,870	\$0	\$12,870
2011	\$10,000	\$2,870	0	12,870	\$0	\$12,870
2010	\$10,000	\$2,870	0	12,870	\$0	\$12,870
2009	\$10,000	\$1,020	0	11,020	\$0	\$11,020
2008	\$10,000	\$1,020	0	11,020	\$0	\$11,020
2007	\$10,000	\$1,020	0	11,020	\$0	\$11,020
2006	\$10,000	\$1,020	0	11,020	\$0	\$11,020

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/24/1992	OT	OWNER TRANSFER	BLUE MEDINA WATER	BLUE MEDINA WATER SUPPLY CORP	362	643	0
2	1/24/1992	OT	OWNER TRANSFER	BLUE MEDINA WATER SUPPLY CORP	AQUA SOURCE	362	643	0

Tax Due

Property Tax Information as of 12/16/2019

Amount Due If Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2019	BANDERA COUNTY	\$15,140	\$86.04	\$86.04	\$0.00		\$0.00	\$0.00
2019	BANDERA ISD	\$15,140	\$166.54	\$166.54	\$0.00		\$0.00	\$0.00
2019	COUNTY ROADS	\$15,140	\$3.27	\$3.27	\$0.00		\$0.00	\$0.00
2019	SPECIAL ROAD	\$15,140	\$13.17	\$13.17	\$0.00		\$0.00	\$0.00
2019	BCRAGD	\$15,140	\$6.38	\$6.38	\$0.00		\$0.00	\$0.00
	2019 TOTAL:		\$275.40	\$275.40	\$0.00		\$0.00	\$0.00
2018	BCRAGD	\$14,960	\$6.03	\$6.03	\$0.00		\$0.00	\$0.00
		\$14,960	\$6.03	\$6.03	\$0.00		\$0.00	\$0.00

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Bandera Tax - Property Details

2018	SPECIAL ROAD	\$14,960	\$13.02	\$13.02	\$0.00	\$0.00	\$0.00	\$0.00
2018	BANDERA COUNTY	\$14,960	\$85.02	\$85.02	\$0.00	\$0.00	\$0.00	\$0.00
2018	BANDERA ISD	\$14,960	\$175.03	\$175.03	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$282.33	\$282.33	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA ISD	\$13,310	\$155.72	\$155.72	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA COUNTY	\$13,310	\$75.64	\$75.64	\$0.00	\$0.00	\$0.00	\$0.00
2017	SPECIAL ROAD	\$13,310	\$11.58	\$11.58	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY ROADS	\$13,310	\$2.87	\$2.87	\$0.00	\$0.00	\$0.00	\$0.00
2017	BCRAGD	\$13,310	\$5.23	\$5.23	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$251.04	\$251.04	\$0.00	\$0.00	\$0.00	\$0.00
2016	BCRAGD	\$13,310	\$4.96	\$4.96	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY ROADS	\$13,310	\$2.87	\$2.87	\$0.00	\$0.00	\$0.00	\$0.00
2016	SPECIAL ROAD	\$13,310	\$11.98	\$11.98	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA ISD	\$13,310	\$155.72	\$155.72	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA COUNTY	\$13,310	\$75.24	\$75.24	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$250.77	\$250.77	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA COUNTY	\$13,010	\$73.54	\$73.54	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA ISD	\$13,010	\$152.21	\$152.21	\$0.00	\$0.00	\$0.00	\$0.00
2015	SPECIAL ROAD	\$13,010	\$11.71	\$11.71	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY ROADS	\$13,010	\$2.81	\$2.81	\$0.00	\$0.00	\$0.00	\$0.00
2015	BCRAGD	\$13,010	\$4.52	\$4.52	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$244.79	\$244.79	\$0.00	\$0.00	\$0.00	\$0.00
2014	BCRAGD	\$13,010	\$3.88	\$3.88	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY ROADS	\$13,010	\$2.81	\$2.81	\$0.00	\$0.00	\$0.00	\$0.00
2014	SPECIAL ROAD	\$13,010	\$11.71	\$11.71	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA ISD	\$13,010	\$152.21	\$152.21	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA COUNTY	\$13,010	\$73.54	\$73.54	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$244.15	\$244.15	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA COUNTY	\$12,870	\$77.29	\$77.29	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA ISD	\$12,870	\$150.58	\$150.58	\$0.00	\$0.00	\$0.00	\$0.00
2013	SPECIAL ROAD	\$12,870	\$7.05	\$7.05	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY ROADS	\$12,870	\$2.78	\$2.78	\$0.00	\$0.00	\$0.00	\$0.00
2013	BCRAGD	\$12,870	\$3.61	\$3.61	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$241.31	\$241.31	\$0.00	\$0.00	\$0.00	\$0.00
2012	BCRAGD	\$12,870	\$3.35	\$3.35	\$0.00	\$0.00	\$0.00	\$0.00
2012	SPECIAL ROAD	\$12,870	\$4.48	\$4.48	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY ROADS	\$12,870	\$2.78	\$2.78	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA ISD	\$12,870	\$151.87	\$151.87	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA COUNTY	\$12,870	\$79.86	\$79.86	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$242.34	\$242.34	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA COUNTY	\$12,870	\$75.99	\$75.99	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA ISD	\$12,870	\$153.16	\$153.16	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY ROADS	\$12,870	\$2.78	\$2.78	\$0.00	\$0.00	\$0.00	\$0.00
2011	SPECIAL ROAD	\$12,870	\$8.34	\$8.34	\$0.00	\$0.00	\$0.00	\$0.00
2011	BCRAGD	\$12,870	\$3.15	\$3.15	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$243.42	\$243.42	\$0.00	\$0.00	\$0.00	\$0.00
2010	BCRAGD	\$12,870	\$3.01	\$3.01	\$0.00	\$0.00	\$0.00	\$0.00
2010	SPECIAL ROAD	\$12,870	\$8.34	\$8.34	\$0.00	\$0.00	\$0.00	\$0.00
2010	COUNTY ROADS	\$12,870	\$2.78	\$2.78	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA ISD	\$12,870	\$153.16	\$153.16	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA COUNTY	\$12,870	\$76.00	\$76.00	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$243.29	\$243.29	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA COUNTY	\$11,020	\$65.07	\$65.07	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA ISD	\$11,020	\$133.34	\$133.34	\$0.00	\$0.00	\$0.00	\$0.00
2009	COUNTY ROADS	\$11,020	\$2.38	\$2.38	\$0.00	\$0.00	\$0.00	\$0.00
2009	SPECIAL ROAD	\$11,020	\$8.24	\$8.24	\$0.00	\$0.00	\$0.00	\$0.00
2009	BCRAGD	\$11,020	\$2.64	\$2.64	\$0.00	\$0.00	\$0.00	\$0.00

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Bandera Tax - Property Details

	2009 TOTAL:		\$211.67	\$211.67	\$0.00	\$0.00	\$0.00
2008	BCRAGD	\$11,020	\$2.96	\$2.96	\$0.00	\$0.00	\$0.00
2008	SPECIAL ROAD	\$11,020	\$10.45	\$10.45	\$0.00	\$0.00	\$0.00
2008	COUNTY ROADS	\$11,020	\$2.38	\$2.38	\$0.00	\$0.00	\$0.00
2008	BANDERA ISD	\$11,020	\$135.55	\$135.55	\$0.00	\$0.00	\$0.00
2008	BANDERA COUNTY	\$11,020	\$62.87	\$62.87	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$214.21	\$214.21	\$0.00	\$0.00	\$0.00
2007	BANDERA COUNTY	\$11,020	\$59.56	\$59.56	\$0.00	\$0.00	\$0.00
2007	BANDERA ISD	\$11,020	\$135.55	\$135.55	\$0.00	\$0.00	\$0.00
2007	COUNTY ROADS	\$11,020	\$2.38	\$2.38	\$0.00	\$0.00	\$0.00
2007	SPECIAL ROAD	\$11,020	\$13.76	\$13.76	\$0.00	\$0.00	\$0.00
2007	BCRAGD	\$11,020	\$3.20	\$3.20	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$214.45	\$214.45	\$0.00	\$0.00	\$0.00
	AQUA TEXAS INC TOTAL:		\$3159.17	\$3159.17	\$0.00	\$0.00	\$0.00
2006	BCRAGD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	BCRAGD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	BCRAGD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	BCRAGD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	BCRAGD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001	BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001	BCRAGD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	AQUA SOURCE TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	GRAND TOTAL (ALL OWNERS):		\$3159.17	\$3159.17	\$0.00	\$0.00	\$0.00

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

Questions Please Call (830) 796-3731

ATTACHMENT TWO (2)

PROPERTY TAXES PAID BY AQUA UTILITIES

WELL TRACT NO. THREE (3): Being 0.014 acres of land, more or less as shown on the plat for Medina River Ranch, a subdivision in Bandera County, Texas recorded in Volume 3, Page 14, of the Map and Plat Records of Bandera County, Texas; such tract commonly referred to as Blue Medina Well #3; being the same Lot 63 described in the plat of Medina River Ranch, LESS and EXCEPT the 3.242 acres of land, more or less more particularly described on Exhibit "A" attached hereto; being a portion of the 3.242 acre tract described as Lot 63 in the quitclaim deed dated January 22, 1992 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 637 of the Real Property Records of Bandera County, Texas.

12/16/2019

DOC 00234853 VOL 1163 PG 529
Bandera Tax - Property Details

Bandera Tax

Property Search > 171754 AQUA TEXAS INC for Year 2019

Tax Year: 2019

Property

Account

Property ID: 171754 Legal Description: MEDINA RIVER RANCH LT 63 IMP ONLY ON PID 154153
 Geographic ID: 31520-00000-0630 Zoning:
 Type: Real Agent Code: ID:64922
 Property Use Code:
 Property Use Description:

Location

Address: OAK RIDGE TX Mapsco:
 Neighborhood: YR1 MEDINA RIVER RANCH WF Map ID: 393
 Neighborhood CD: MRRW

Owner

Name: AQUA TEXAS INC Owner ID: 16992
 Mailing Address: 1106 CLAYTON LN STE 400W STE 400 % Ownership: 100.0000000000%
 AUSTIN, TX 78723-2476

Exemptions:

Well #3
(Improvements)

Values

(+) Improvement Homesite Value:	+	\$5,000	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$5,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$5,000	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$5,000	

Taxing Jurisdiction

Owner: AQUA TEXAS INC
 % Ownership: 100.0000000000%
 Total Value: \$5,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
BC	BANDERA COUNTY	0.568300	\$5,000	\$5,000	\$28.42
BS	BANDERA ISD	1.100000	\$5,000	\$5,000	\$55.00
CAD	CENTRAL APPRAISAL DISTRICT OF BANDERA COUNTY	0.000000	\$5,000	\$5,000	\$0.00
CR	COUNTY ROADS	0.021600	\$5,000	\$5,000	\$1.08
P	PIPE CREEK VFD	0.000000	\$5,000	\$5,000	\$0.00
SPC	SPECIAL ROAD	0.087000	\$5,000	\$5,000	\$4.35
SW	BCRAGD	0.042165	\$5,000	\$5,000	\$2.11
Total Tax Rate:		1.819065			

12/16/2019

Bandera Tax - Property Details

Taxes w/Current Exemptions: \$90.96
 Taxes w/o Exemptions: \$90.95

Improvement / Building

Improvement #1: MISC IMPROVEMENT State Code: J1 Living Area: sqft Value: \$5,000

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
WELL	WELL	*		0	0.0
PHSE	UTIL/PUMP HOUSE	*		0	64.0

Land

No land segments exist for this property.

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$5,000	\$0	0	5,000	\$0	\$5,000
2018	\$5,000	\$0	0	5,000	\$0	\$5,000
2017	\$5,000	\$0	0	5,000	\$0	\$5,000
2016	\$5,000	\$0	0	5,000	\$0	\$5,000
2015	\$5,000	\$0	0	5,000	\$0	\$5,000
2014	\$5,000	\$0	0	5,000	\$0	\$5,000
2013	\$5,000	\$0	0	5,000	\$0	\$5,000
2012	\$5,000	\$0	0	5,000	\$0	\$5,000
2011	\$5,000	\$0	0	5,000	\$0	\$5,000
2010	\$5,000	\$0	0	5,000	\$0	\$5,000
2009	\$5,000	\$0	0	5,000	\$0	\$5,000
2008	\$2,500	\$0	0	2,500	\$0	\$2,500
2007	\$2,500	\$0	0	2,500	\$0	\$2,500
2006	\$2,500	\$0	0	2,500	\$0	\$2,500

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Tax Due

Property Tax Information as of 12/16/2019

Amount Due If Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2019	BANDERA COUNTY	\$5,000	\$28.42	\$28.42	\$0.00	\$0.00	\$0.00	\$0.00
2019	BANDERA ISD	\$5,000	\$55.00	\$55.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00	\$0.00
2019	SPECIAL ROAD	\$5,000	\$4.35	\$4.35	\$0.00	\$0.00	\$0.00	\$0.00
2019	BCRAGD	\$5,000	\$2.11	\$2.11	\$0.00	\$0.00	\$0.00	\$0.00
2019 TOTAL:			\$90.96	\$90.96	\$0.00	\$0.00	\$0.00	\$0.00
2018	BCRAGD	\$5,000	\$2.02	\$2.02	\$0.00	\$0.00	\$0.00	\$0.00
2018	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00	\$0.00
2018	SPECIAL ROAD	\$5,000	\$4.35	\$4.35	\$0.00	\$0.00	\$0.00	\$0.00
2018	BANDERA COUNTY	\$5,000	\$28.42	\$28.42	\$0.00	\$0.00	\$0.00	\$0.00
2018	BANDERA ISD	\$5,000	\$58.50	\$58.50	\$0.00	\$0.00	\$0.00	\$0.00
2018 TOTAL:			\$94.37	\$94.37	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA ISD	\$5,000	\$58.50	\$58.50	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA COUNTY	\$5,000	\$28.42	\$28.42	\$0.00	\$0.00	\$0.00	\$0.00

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2017	SPECIAL ROAD	\$5,000	\$4.35	\$4.35	\$0.00	\$0.00	\$0.00
2017	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00
2017	BCRAGD	\$5,000	\$1.96	\$1.96	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$94.31	\$94.31	\$0.00	\$0.00	\$0.00
2016	BCRAGD	\$5,000	\$1.87	\$1.87	\$0.00	\$0.00	\$0.00
2016	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00
2016	SPECIAL ROAD	\$5,000	\$4.50	\$4.50	\$0.00	\$0.00	\$0.00
2016	BANDERA ISD	\$5,000	\$58.50	\$58.50	\$0.00	\$0.00	\$0.00
2016	BANDERA COUNTY	\$5,000	\$28.27	\$28.27	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$94.22	\$94.22	\$0.00	\$0.00	\$0.00
2015	BANDERA COUNTY	\$5,000	\$28.27	\$28.27	\$0.00	\$0.00	\$0.00
2015	BANDERA ISD	\$5,000	\$58.50	\$58.50	\$0.00	\$0.00	\$0.00
2015	SPECIAL ROAD	\$5,000	\$4.50	\$4.50	\$0.00	\$0.00	\$0.00
2015	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00
2015	BCRAGD	\$5,000	\$1.74	\$1.74	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$94.09	\$94.09	\$0.00	\$0.00	\$0.00
2014	BCRAGD	\$5,000	\$1.49	\$1.49	\$0.00	\$0.00	\$0.00
2014	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00
2014	SPECIAL ROAD	\$5,000	\$4.50	\$4.50	\$0.00	\$0.00	\$0.00
2014	BANDERA ISD	\$5,000	\$58.50	\$58.50	\$0.00	\$0.00	\$0.00
2014	BANDERA COUNTY	\$5,000	\$28.27	\$28.27	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$93.84	\$93.84	\$0.00	\$0.00	\$0.00
2013	BANDERA COUNTY	\$5,000	\$30.03	\$30.03	\$0.00	\$0.00	\$0.00
2013	BANDERA ISD	\$5,000	\$58.50	\$58.50	\$0.00	\$0.00	\$0.00
2013	SPECIAL ROAD	\$5,000	\$2.74	\$2.74	\$0.00	\$0.00	\$0.00
2013	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00
2013	BCRAGD	\$5,000	\$1.40	\$1.40	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$93.75	\$93.75	\$0.00	\$0.00	\$0.00
2012	BCRAGD	\$5,000	\$1.30	\$1.30	\$0.00	\$0.00	\$0.00
2012	SPECIAL ROAD	\$5,000	\$1.74	\$1.74	\$0.00	\$0.00	\$0.00
2012	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00
2012	BANDERA ISD	\$5,000	\$59.00	\$59.00	\$0.00	\$0.00	\$0.00
2012	BANDERA COUNTY	\$5,000	\$31.03	\$31.03	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$94.15	\$94.15	\$0.00	\$0.00	\$0.00
2011	BANDERA COUNTY	\$5,000	\$29.53	\$29.53	\$0.00	\$0.00	\$0.00
2011	BANDERA ISD	\$5,000	\$59.50	\$59.50	\$0.00	\$0.00	\$0.00
2011	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00
2011	SPECIAL ROAD	\$5,000	\$3.24	\$3.24	\$0.00	\$0.00	\$0.00
2011	BCRAGD	\$5,000	\$1.22	\$1.22	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$94.57	\$94.57	\$0.00	\$0.00	\$0.00
2010	BCRAGD	\$5,000	\$1.17	\$1.17	\$0.00	\$0.00	\$0.00
2010	SPECIAL ROAD	\$5,000	\$3.24	\$3.24	\$0.00	\$0.00	\$0.00
2010	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00
2010	BANDERA ISD	\$5,000	\$59.50	\$59.50	\$0.00	\$0.00	\$0.00
2010	BANDERA COUNTY	\$5,000	\$29.53	\$29.53	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$94.52	\$94.52	\$0.00	\$0.00	\$0.00
2009	BANDERA COUNTY	\$5,000	\$29.53	\$29.53	\$0.00	\$0.00	\$0.00
2009	BANDERA ISD	\$5,000	\$60.50	\$60.50	\$0.00	\$0.00	\$0.00
2009	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00
2009	SPECIAL ROAD	\$5,000	\$3.74	\$3.74	\$0.00	\$0.00	\$0.00
2009	BCRAGD	\$5,000	\$1.20	\$1.20	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$96.05	\$96.05	\$0.00	\$0.00	\$0.00
2008	BCRAGD	\$2,500	\$0.67	\$0.67	\$0.00	\$0.00	\$0.00
2008	SPECIAL ROAD	\$2,500	\$2.37	\$2.37	\$0.00	\$0.00	\$0.00
2008	COUNTY ROADS	\$2,500	\$0.54	\$0.54	\$0.00	\$0.00	\$0.00
2008	BANDERA ISD	\$2,500	\$30.75	\$30.75	\$0.00	\$0.00	\$0.00
2008	BANDERA COUNTY	\$2,500	\$14.26	\$14.26	\$0.00	\$0.00	\$0.00

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2008 TOTAL:		\$48.59	\$48.59	\$0.00	\$0.00	\$0.00	\$0.00
2007 BANDERA COUNTY	\$2,500	\$13.51	\$13.51	\$0.00	\$0.00	\$0.00	\$0.00
2007 BANDERA ISD	\$2,500	\$30.75	\$30.75	\$0.00	\$0.00	\$0.00	\$0.00
2007 COUNTY ROADS	\$2,500	\$0.54	\$0.54	\$0.00	\$0.00	\$0.00	\$0.00
2007 SPECIAL ROAD	\$2,500	\$3.12	\$3.12	\$0.00	\$0.00	\$0.00	\$0.00
2007 BCRA GD	\$2,500	\$0.73	\$0.73	\$0.00	\$0.00	\$0.00	\$0.00
2007 TOTAL:		\$48.65	\$48.65	\$0.00	\$0.00	\$0.00	\$0.00
AQUA TEXAS INC TOTAL:		\$1132.07	\$1132.07	\$0.00	\$0.00	\$0.00	\$0.00
2006 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
AQUA SOURCE TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):		\$1132.07	\$1132.07	\$0.00	\$0.00	\$0.00	\$0.00

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

Questions Please Call (512) 796-3721

ATTACHMENT TWO (2)

PROPERTY TAXES PAID BY AQUA UTILITIES

WELL TRACT NO. FOUR (4): Lot 151A, Medina River Ranch, a subdivision in Bandera County, Texas recorded in Volume 3, page 14, of the Map and Plat Records of Bandera County Texas; commonly referred to as Blue Medina Well #4; being the same property described in the warranty deed dated August 12, 1991 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 641 of the Real Property Records of Bandera County, Texas. And being the same property described in the quitclaim deed dated January 22, 1992 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 637 of the Real Property Records of Bandera County, Texas.

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Bandera Tax - Property Details

Bandera Tax

Property Search Results > 171763 AQUA TEXAS INC for Year 2019

Tax Year 2019

Property

Account

Property ID: 171763 Legal Description: MEDINA RIVER RANCH LT 151A ***WATER SYSTEM***0.09 ACRES
 Geographic ID: 15200-00000-1511 Zoning:
 Type: Real Agent Code: ID:64922
 Property Use Code:
 Property Use Description:

Well #4

Location

Address: 880 OAKRIDGE TRAIL Mapsco:
 TX
 Neighborhood: YR1 MEDINA RIVER RANCH INTERIOR Map ID: 393
 Neighborhood CD: MRRINT

Owner

Name: AQUA TEXAS INC Owner ID: 16992
 Mailing Address: 1106 CLAYTON LN STE 400W STE 400 % Ownership: 100.000000000000%
 AUSTIN, TX 78723-2476

Exemptions:

Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$11,500
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$2,730 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

(=) Market Value: = \$14,230
 (-) Ag or Timber Use Value Reduction: - \$0

(=) Appraised Value: = \$14,230
 (-) HS Cap: - \$0

(=) Assessed Value: = \$14,230

Taxing Jurisdiction

Owner: AQUA TEXAS INC
 % Ownership: 100.000000000000%
 Total Value: \$14,230

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
BC	BANDERA COUNTY	0.568300	\$14,230	\$14,230	\$80.87
BS	BANDERA ISD	1.100000	\$14,230	\$14,230	\$156.53
CAD	CENTRAL APPRAISAL DISTRICT OF BANDERA COUNTY	0.000000	\$14,230	\$14,230	\$0.00
CR	COUNTY ROADS	0.021600	\$14,230	\$14,230	\$3.07
P	PIPE CREEK VFD	0.000000	\$14,230	\$14,230	\$0.00
SPC	SPECIAL ROAD	0.087000	\$14,230	\$14,230	\$12.38
SW	BCRAGD	0.042165	\$14,230	\$14,230	\$6.00

12/16/2019

Bandera Tax - Property Details

Total Tax Rate:

1.819065

Taxes w/Current Exemptions: \$258.85

Taxes w/o Exemptions: \$258.85

Improvement / Building

Improvement #1: RESIDENTIAL State Code: F1 Living Area: sqft Value: \$11,500

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
WELL	WELL	FLT		0	0.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COM	COMMERCIAL	0.0900	3920.00	0.00	0.00	\$2,730	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$11,500	\$2,730	0	14,230	\$0	\$14,230
2018	\$11,500	\$2,600	0	14,100	\$0	\$14,100
2017	\$10,000	\$2,490	0	12,490	\$0	\$12,490
2016	\$10,000	\$2,490	0	12,490	\$0	\$12,490
2015	\$10,000	\$2,260	0	12,260	\$0	\$12,260
2014	\$10,000	\$2,260	0	12,260	\$0	\$12,260
2013	\$10,000	\$2,150	0	12,150	\$0	\$12,150
2012	\$10,000	\$2,150	0	12,150	\$0	\$12,150
2011	\$10,000	\$2,150	0	12,150	\$0	\$12,150
2010	\$10,000	\$2,150	0	12,150	\$0	\$12,150
2009	\$10,000	\$770	0	10,770	\$0	\$10,770
2008	\$10,000	\$770	0	10,770	\$0	\$10,770
2007	\$10,000	\$770	0	10,770	\$0	\$10,770
2006	\$10,000	\$770	0	10,770	\$0	\$10,770

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/24/1992	OT	OWNER TRANSFER	BLUE MEDINA WATER	BLUE MEDINA WATER SUPPLY CORP	362	641	0
2	1/24/1992	OT	OWNER TRANSFER	BLUE MEDINA WATER SUPPLY CORP	AQUA SOURCE	362	641	0

Tax Due

Property Tax Information as of 12/16/2019

Amount Due If Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2019	BANDERA COUNTY	\$14,230	\$80.87	\$80.87	\$0.00	\$0.00	\$0.00	\$0.00
2019	BANDERA ISD	\$14,230	\$156.53	\$156.53	\$0.00	\$0.00	\$0.00	\$0.00
2019	COUNTY ROADS	\$14,230	\$3.07	\$3.07	\$0.00	\$0.00	\$0.00	\$0.00
2019	SPECIAL ROAD	\$14,230	\$12.38	\$12.38	\$0.00	\$0.00	\$0.00	\$0.00
2019	BCRAGD	\$14,230	\$6.00	\$6.00	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$258.85	\$258.85	\$0.00	\$0.00	\$0.00	\$0.00
2018	BCRAGD	\$14,100	\$5.69	\$5.69	\$0.00	\$0.00	\$0.00	\$0.00

12/16/2019

Bandera Tax - Property Details

2018	SPECIAL ROAD	\$14,100	\$12.27	\$12.27	\$0.00	\$0.00	\$0.00	\$0.00
2018	BANDERA COUNTY	\$14,100	\$80.13	\$80.13	\$0.00	\$0.00	\$0.00	\$0.00
2018	BANDERA ISD	\$14,100	\$164.97	\$164.97	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$266.11	\$266.11	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA ISD	\$12,490	\$146.14	\$146.14	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA COUNTY	\$12,490	\$70.98	\$70.98	\$0.00	\$0.00	\$0.00	\$0.00
2017	SPECIAL ROAD	\$12,490	\$10.87	\$10.87	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY ROADS	\$12,490	\$2.70	\$2.70	\$0.00	\$0.00	\$0.00	\$0.00
2017	BCRAGD	\$12,490	\$4.91	\$4.91	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$235.60	\$235.60	\$0.00	\$0.00	\$0.00	\$0.00
2016	BCRAGD	\$12,490	\$4.66	\$4.66	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY ROADS	\$12,490	\$2.70	\$2.70	\$0.00	\$0.00	\$0.00	\$0.00
2016	SPECIAL ROAD	\$12,490	\$11.24	\$11.24	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA ISD	\$12,490	\$146.14	\$146.14	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA COUNTY	\$12,490	\$70.60	\$70.60	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$235.34	\$235.34	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA COUNTY	\$12,260	\$69.30	\$69.30	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA ISD	\$12,260	\$143.44	\$143.44	\$0.00	\$0.00	\$0.00	\$0.00
2015	SPECIAL ROAD	\$12,260	\$11.03	\$11.03	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY ROADS	\$12,260	\$2.65	\$2.65	\$0.00	\$0.00	\$0.00	\$0.00
2015	BCRAGD	\$12,260	\$4.26	\$4.26	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$230.68	\$230.68	\$0.00	\$0.00	\$0.00	\$0.00
2014	BCRAGD	\$12,260	\$3.66	\$3.66	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY ROADS	\$12,260	\$2.65	\$2.65	\$0.00	\$0.00	\$0.00	\$0.00
2014	SPECIAL ROAD	\$12,260	\$11.03	\$11.03	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA ISD	\$12,260	\$143.44	\$143.44	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA COUNTY	\$12,260	\$69.31	\$69.31	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$230.09	\$230.09	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA COUNTY	\$12,150	\$72.96	\$72.96	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA ISD	\$12,150	\$142.16	\$142.16	\$0.00	\$0.00	\$0.00	\$0.00
2013	SPECIAL ROAD	\$12,150	\$6.66	\$6.66	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY ROADS	\$12,150	\$2.62	\$2.62	\$0.00	\$0.00	\$0.00	\$0.00
2013	BCRAGD	\$12,150	\$3.41	\$3.41	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$227.81	\$227.81	\$0.00	\$0.00	\$0.00	\$0.00
2012	BCRAGD	\$12,150	\$3.16	\$3.16	\$0.00	\$0.00	\$0.00	\$0.00
2012	SPECIAL ROAD	\$12,150	\$4.23	\$4.23	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY ROADS	\$12,150	\$2.62	\$2.62	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA ISD	\$12,150	\$143.37	\$143.37	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA COUNTY	\$12,150	\$75.39	\$75.39	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$228.77	\$228.77	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA COUNTY	\$12,150	\$71.74	\$71.74	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA ISD	\$12,150	\$144.59	\$144.59	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY ROADS	\$12,150	\$2.62	\$2.62	\$0.00	\$0.00	\$0.00	\$0.00
2011	SPECIAL ROAD	\$12,150	\$7.87	\$7.87	\$0.00	\$0.00	\$0.00	\$0.00
2011	BCRAGD	\$12,150	\$2.97	\$2.97	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$229.79	\$229.79	\$0.00	\$0.00	\$0.00	\$0.00
2010	BCRAGD	\$12,150	\$2.84	\$2.84	\$0.00	\$0.00	\$0.00	\$0.00
2010	SPECIAL ROAD	\$12,150	\$7.87	\$7.87	\$0.00	\$0.00	\$0.00	\$0.00
2010	COUNTY ROADS	\$12,150	\$2.62	\$2.62	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA ISD	\$12,150	\$144.59	\$144.59	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA COUNTY	\$12,150	\$71.75	\$71.75	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$229.67	\$229.67	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA COUNTY	\$10,770	\$63.60	\$63.60	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA ISD	\$10,770	\$130.32	\$130.32	\$0.00	\$0.00	\$0.00	\$0.00
2009	COUNTY ROADS	\$10,770	\$2.33	\$2.33	\$0.00	\$0.00	\$0.00	\$0.00
2009	SPECIAL ROAD	\$10,770	\$8.06	\$8.06	\$0.00	\$0.00	\$0.00	\$0.00

12/16/2019

Bandera Tax - Property Details

2009 TOTAL:		\$206.89	\$206.89	\$0.00	\$0.00	\$0.00	\$0.00
2008 BCRA GD	\$10,770	\$2.89	\$2.89	\$0.00	\$0.00	\$0.00	\$0.00
2008 SPECIAL ROAD	\$10,770	\$10.21	\$10.21	\$0.00	\$0.00	\$0.00	\$0.00
2008 COUNTY ROADS	\$10,770	\$2.33	\$2.33	\$0.00	\$0.00	\$0.00	\$0.00
2008 BANDERA ISD	\$10,770	\$132.47	\$132.47	\$0.00	\$0.00	\$0.00	\$0.00
2008 BANDERA COUNTY	\$10,770	\$61.45	\$61.45	\$0.00	\$0.00	\$0.00	\$0.00
2008 TOTAL:		\$209.35	\$209.35	\$0.00	\$0.00	\$0.00	\$0.00
2007 BANDERA COUNTY	\$10,770	\$58.20	\$58.20	\$0.00	\$0.00	\$0.00	\$0.00
2007 BANDERA ISD	\$10,770	\$132.47	\$132.47	\$0.00	\$0.00	\$0.00	\$0.00
2007 COUNTY ROADS	\$10,770	\$2.33	\$2.33	\$0.00	\$0.00	\$0.00	\$0.00
2007 SPECIAL ROAD	\$10,770	\$13.45	\$13.45	\$0.00	\$0.00	\$0.00	\$0.00
2007 BCRA GD	\$10,770	\$3.12	\$3.12	\$0.00	\$0.00	\$0.00	\$0.00
2007 TOTAL:		\$209.57	\$209.57	\$0.00	\$0.00	\$0.00	\$0.00
AQUA TEXAS INC TOTAL:		\$2998.52	\$2998.52	\$0.00	\$0.00	\$0.00	\$0.00
2006 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
AQUA SOURCE TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):		\$2998.52	\$2998.52	\$0.00	\$0.00	\$0.00	\$0.00

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

Questions Please Call (830) 796-3731

12/16/2019

Bandera Tax - Property Details

Bandera Tax

Property Search > 181662 AQUA TEXAS INC for Year 2019

Tax Year 2019

Property

Account

Property ID: 181662
 Geographic ID: 82300-02008-0009
 Type: Personal
 Property Use Code:
 Property Use Description:

Legal Description: BLUE MEDINA WATER SYSTEM
 Zoning:
 Agent Code: ID:64922

Location

Address: RIO RANCHERO RD
 TX

Mapscot:

Neighborhood:
 Neighborhood CD:

Map ID:

Blue Medina
 Water System
 (only includes '09-'19)

Owner

Name: AQUA TEXAS INC
 Mailing Address: 1106 CLAYTON LN STE 400W STE 400
 AUSTIN, TX 78723-2476

Owner ID: 56535
 % Ownership: 100.0000000000%

Exemptions:

Values

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

(=) Market Value: = \$77,250
 (-) Ag or Timber Use Value Reduction: - \$0

(=) Appraised Value: = \$77,250
 (-) HS Cap: - \$0

(=) Assessed Value: = \$77,250

Taxing Jurisdiction

Owner: AQUA TEXAS INC
 % Ownership: 100.0000000000%
 Total Value: \$77,250

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
BC	BANDERA COUNTY	0.568300	\$77,250	\$77,250	\$439.02
BS	BANDERA ISD	1.100000	\$77,250	\$77,250	\$849.76
CAD	CENTRAL APPRAISAL DISTRICT OF BANDERA COUNTY	0.000000	\$77,250	\$77,250	\$0.00
CR	COUNTY ROADS	0.021600	\$77,250	\$77,250	\$16.69
SPC	SPECIAL ROAD	0.087000	\$77,250	\$77,250	\$67.21
SW	BCRAGD	0.042165	\$77,250	\$77,250	\$32.57
	Total Tax Rate:	1.819065			

Taxes w/Current Exemptions: \$1,405.25

12/16/2019

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 Bandera Tax - Property Details

Taxes w/o Exemptions:

\$1,405.23

Improvement / Building

No improvements exist for this property.

Land

No land segments exist for this property.

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$0	0	77,250	\$0	\$77,250
2018	\$0	\$0	0	77,250	\$0	\$77,250
2017	\$0	\$0	0	73,130	\$0	\$73,130
2016	\$0	\$0	0	71,070	\$0	\$71,070
2015	\$0	\$0	0	36,050	\$0	\$36,050
2014	\$0	\$0	0	55,130	\$0	\$55,130
2013	\$0	\$0	0	55,130	\$0	\$55,130
2012	\$0	\$0	0	55,130	\$0	\$55,130
2011	\$0	\$0	0	53,640	\$0	\$53,640
2010	\$0	\$0	0	66,000	\$0	\$66,000
2009	\$0	\$0	0	53,250	\$0	\$53,250

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Tax Due

Property Tax Information as of 12/16/2019

Amount Due If Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2019	BANDERA COUNTY	\$77,250	\$439.02	\$439.02	\$0.00	\$0.00	\$0.00	\$0.00
2019	BANDERA ISD	\$77,250	\$849.76	\$849.76	\$0.00	\$0.00	\$0.00	\$0.00
2019	COUNTY ROADS	\$77,250	\$16.69	\$16.69	\$0.00	\$0.00	\$0.00	\$0.00
2019	SPECIAL ROAD	\$77,250	\$67.21	\$67.21	\$0.00	\$0.00	\$0.00	\$0.00
2019	BCRAGD	\$77,250	\$32.57	\$32.57	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$1405.25	\$1405.25	\$0.00	\$0.00	\$0.00	\$0.00
2018	BCRAGD	\$77,250	\$31.16	\$31.16	\$0.00	\$0.00	\$0.00	\$0.00
2018	COUNTY ROADS	\$77,250	\$16.69	\$16.69	\$0.00	\$0.00	\$0.00	\$0.00
2018	BANDERA ISD	\$77,250	\$903.83	\$903.83	\$0.00	\$0.00	\$0.00	\$0.00
2018	BANDERA COUNTY	\$77,250	\$439.01	\$439.01	\$0.00	\$0.00	\$0.00	\$0.00
2018	SPECIAL ROAD	\$77,250	\$67.21	\$67.21	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$1457.90	\$1457.90	\$0.00	\$0.00	\$0.00	\$0.00
2017	SPECIAL ROAD	\$73,130	\$63.62	\$63.62	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA COUNTY	\$73,130	\$415.59	\$415.59	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA ISD	\$73,130	\$855.62	\$855.62	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY ROADS	\$73,130	\$15.80	\$15.80	\$0.00	\$0.00	\$0.00	\$0.00
2017	BCRAGD	\$73,130	\$28.73	\$28.73	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$1379.36	\$1379.36	\$0.00	\$0.00	\$0.00	\$0.00
2016	BCRAGD	\$71,070	\$26.51	\$26.51	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY ROADS	\$71,070	\$15.35	\$15.35	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA ISD	\$71,070	\$831.52	\$831.52	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA COUNTY	\$71,070	\$401.76	\$401.76	\$0.00	\$0.00	\$0.00	\$0.00
2016	SPECIAL ROAD	\$71,070	\$63.96	\$63.96	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$1339.10	\$1339.10	\$0.00	\$0.00	\$0.00	\$0.00

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Bandera Tax - Property Details

2015	SPECIAL ROAD	\$36,050	\$32.45	\$32.45	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY ROADS	\$36,050	\$7.79	\$7.79	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA COUNTY	\$36,050	\$203.79	\$203.79	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA ISD	\$36,050	\$421.79	\$421.79	\$0.00	\$0.00	\$0.00	\$0.00
2015	BCRAGD	\$36,050	\$12.52	\$12.52	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$678.34	\$678.34	\$0.00	\$0.00	\$0.00	\$0.00
2014	BCRAGD	\$55,130	\$16.45	\$16.45	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA ISD	\$55,130	\$645.02	\$645.02	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA COUNTY	\$55,130	\$311.65	\$311.65	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY ROADS	\$55,130	\$11.91	\$11.91	\$0.00	\$0.00	\$0.00	\$0.00
2014	SPECIAL ROAD	\$55,130	\$49.62	\$49.62	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$1034.65	\$1034.65	\$0.00	\$0.00	\$0.00	\$0.00
2013	SPECIAL ROAD	\$55,130	\$30.21	\$30.21	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY ROADS	\$55,130	\$11.91	\$11.91	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA COUNTY	\$55,130	\$331.06	\$331.06	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA ISD	\$55,130	\$645.02	\$645.02	\$0.00	\$0.00	\$0.00	\$0.00
2013	BCRAGD	\$55,130	\$15.47	\$15.47	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$1033.67	\$1033.67	\$0.00	\$0.00	\$0.00	\$0.00
2012	BCRAGD	\$55,130	\$14.33	\$14.33	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA ISD	\$55,130	\$650.53	\$650.53	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA COUNTY	\$55,130	\$342.08	\$342.08	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY ROADS	\$55,130	\$11.91	\$11.91	\$0.00	\$0.00	\$0.00	\$0.00
2012	SPECIAL ROAD	\$55,130	\$19.19	\$19.19	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$1038.04	\$1038.04	\$0.00	\$0.00	\$0.00	\$0.00
2011	SPECIAL ROAD	\$53,640	\$34.76	\$34.76	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY ROADS	\$53,640	\$11.59	\$11.59	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA COUNTY	\$53,640	\$316.74	\$316.74	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA ISD	\$53,640	\$638.32	\$638.32	\$0.00	\$0.00	\$0.00	\$0.00
2011	BCRAGD	\$53,640	\$13.13	\$13.13	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$1014.54	\$1014.54	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA ISD	\$66,000	\$785.40	\$785.40	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA COUNTY	\$66,000	\$389.73	\$389.73	\$0.00	\$0.00	\$0.00	\$0.00
2010	COUNTY ROADS	\$66,000	\$14.26	\$14.26	\$0.00	\$0.00	\$0.00	\$0.00
2010	SPECIAL ROAD	\$66,000	\$42.77	\$42.77	\$0.00	\$0.00	\$0.00	\$0.00
2010	BCRAGD	\$66,000	\$15.45	\$15.45	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$1247.61	\$1247.61	\$0.00	\$0.00	\$0.00	\$0.00
2009	BCRAGD	\$53,250	\$12.78	\$12.78	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA COUNTY	\$53,250	\$314.44	\$314.44	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA ISD	\$53,250	\$644.33	\$644.33	\$0.00	\$0.00	\$0.00	\$0.00
2009	COUNTY ROADS	\$53,250	\$11.50	\$11.50	\$0.00	\$0.00	\$0.00	\$0.00
2009	SPECIAL ROAD	\$53,250	\$39.83	\$39.83	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$1022.88	\$1022.88	\$0.00	\$0.00	\$0.00	\$0.00

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

Questions Please Call (830) 756-3781

AFFIDAVIT OF ADVERSE POSSESSION AND CLAIM OF OWNERSHIP

Affiant, OJ Erlund, Jr., on oath swears that the following statements are true and are within the personal knowledge of Affiant, or were determined based upon research by Affiant's agents and associates on behalf of Affiant:

Preliminary Information

"My name is OJ Erlund, Jr., and I am the former sole owner of HCUW, Inc. a Texas corporation which formerly owned the Blue Medina System in Bandera County; which includes but is not limited to various real, personal, and intangible properties associated therewith.

"I was also employed by AquaSource Utility, Inc. or affiliates during 1998 and 1999.

"This affidavit concerns the ownership of all real property, personal property, and intangible property used or useful in operating the Blue Medina System, which property is more specifically described in Attachment 1 hereto, incorporated herein by reference.

Blue Medina System Ownership History

"The history of the Blue Medina System is described the narrative below. All statements in the narrative below are true and correct to the best of my actual, cognizant knowledge, and/or based upon information and belief, by me, my associates, or my agents, after due inquiry.

Calvin Vick's Establishment and Ownership of the Blue Medina System

- Calvin Vick and/or entities owned and controlled by him established subdivisions in Bandera County, Texas, as evidenced by Deed Restrictions and Subdivision Plats filed in the Real Property Records of Bandera County, Texas:
 - Volume 3, Page 11, Map and Plat Records of Bandera County; and Volume 163, Page 100, Deed Records of Bandera County; and Volume 190, Page 1057, Deed Records of Bandera County (Rio Vista Ranch Subdivision)
 - Volume 3, Page 14, Map and Plat Records of Bandera County (Medina River Ranch, West Section subdivision)
 - Volume 3, Page 16, Map and Plat Records of Bandera County; Volume 142, Page 1402, Deed Records of Bandera County (Medina River Ranch, West Section subdivision).

- Mr. Vick also established separate small private water systems to serve these subdivisions (collectively the "Blue Medina System"), allegedly to avoid having a single water system which would be considered a public water system under applicable rules of the Texas Water Commission ("TWC").
- In the early 1990s, Calvin Vick dba Rio Vista Water Company applied to the TWC for a Certificate of Convenience and Necessity ("CCN") for the systems under Application No. 9018-C; and CCN 12585 was granted to Calvin Vick dba Rio Vista Water Company on July 10, 1991.
- Subsequently, the TWC began an enforcement action against Calvin Vick dba Rio Vista Water Company, which action ultimately would result in the conveyance of the Blue Medina System to Blue Medina Water Supply Corporation, an entity to be formed by residents of Medina River Ranch, and Rio Vista Ranch to own and operate the Blue Medina System.
- Pursuant to the alleged terms of the enforcement action, Mr. Vick ceased operating the Blue Medina System sometime in the summer of 1991; and he and an entity he controlled conveyed the Blue Medina System and associated assets to Blue Medina Water Supply Corporation via deeds recorded in the Real Property of Bandera County.

Blue Medina Water Supply Corporation's Acquisition and Ownership of the Blue Medina System

- Blue Medina Water Supply Water Corporation was incorporated on June 17, 1991 as a Texas non-profit corporation by Rex A. Homeyer, Bonnie J. Blakemore, Steve P. Langston, Robert Moore, Patricia Huckabee and Denise Hamilton, who were also the initial directors of the corporation. The address of record for the corporation at the time of its formation was Route 1, Box 1204, Pipe Creek, Texas 78063; and the addresses for the directors were listed at various different locations in Pipe Creek, Texas.
- Pursuant to Article II of its Articles of Incorporation, Blue Medina Water Supply Corporation was "organized under Article 1434a of the Revised Civil Statutes of Texas of 1925, as amended, supplemented by the Texas Non-Profit Corporation Act, Article 1.01 et seq. as amended" which is now Chapter 22 of the Texas Business Organizations Code, thereby requiring the Blue Medina Water Supply Corporation to comply with all provisions of the Texas Non-Profit Act.

- Pursuant to Article IV of its Articles of Incorporation, Blue Medina Water Supply Corporation was formed “for the purpose of furnishing a water supply for general farm use and domestic purposes to individuals residing in the rural communities of Medina River Ranch and Rio Vista Ranch, Texas, and the surrounding rural areas” which communities and areas are in the Blue Medina System, thereby making the Blue Medina Water Supply Corporation subject to the terms and provisions of Chapter 67 of the Texas Water Code, concerning Non-Profit Water Supply Corporations.
- On June 17, 1991, Blue Medina Water Supply Corporation filed Sale Transfer, and Merger application number 9184-S with the TWC to transfer the existing CCN from Cal Vick dba Rio Vista Water Company to Blue Medina Water Supply Corporation.
- Blue Medina Water Supply Corporation began operating the Blue Medina System on or about June 17, 1991, including the exclusive possession and control of the real property and personal property assets, and the payment of all property taxes on those assets.
- On August 12, 1991, Mr. Vick and/or entities he controlled conveyed the Blue Medina System and its assets to Blue Medina Water Supply Corporation; however, those conveyances were not recorded until January 24, 1992. The Blue Medina System includes the property described in the following conveyances:
 - Quitclaim Deed recorded at Volume 362, Page 637 (Tracts 313A, 151A, and 63 of Medina River Ranch subdivision and Lot 39 of Rio Vista subdivision, together with all inventory of Blue Medina Water Supply Corporation, inventory listed on attachment to deed also includes all fixed assets of the Blue Medina System)
 - Warranty Deed recorded at Volume 362, Page 641 (Tract 151 A of Medina River Ranch subdivision)
 - Warranty Deed recorded at Volume 362, Page 643 (Tract 313A of Medina River Ranch subdivision)
 - Warranty Deed recorded at Volume 362, Page 645 (Tract 39 of Rio subdivision)
 - Easement recorded at Volume 362, Page 648 (25’ easement along east property line of Tract 63 of Medina River Ranch subdivision)
- On June 16, 1992, the TWC approved the CCN transfer from Calvin Vick dba Rio Vista Water Company to Blue Medina Water Supply Corporation filed in TWC application number 9184-S; and Blue Medina Water Supply Corporation was issued CCN No. 12585.

- Articles of Amendment for Blue Medina Water Supply Corporation were filed July 2, 1992 by Rex Homeyer, Jr., President of the corporation, which provided, among other things, that "in the event of dissolution of the corporation, each member, including former members, shall receive his/her/its proportionate share of the corporations' property and assets based on patronage, insofar as is practical, after paying or providing for the payment of all debts of the corporation."
- Blue Medina Water Supply Corporation was involuntarily dissolved on July 31, 1996 for failure to file required reports with the Texas Secretary of State.
- Blue Medina Water Supply Corporation was reinstated on July 6, 1999 with the filing of the required Article 1396-9.01 Report by Rex Homeyer, Diane Edwards, Bob Moore, Henriette Thurk, Robert Thurk, and Ken Terral. The address of record for the corporation was Route 1, Box 1204, Pipe Creek, Texas 78063; and the address for all directors was listed as c/o AquaSource, 202 Mack Hollimon, Kerrville, Texas, which was the same address previously listed for Mr. Erlund, Jr.'s two Hill Country entities.
- Blue Medina Water Supply Corporation was again involuntarily dissolved on December 31, 2007 for failure to file required reports with the Texas Secretary of State. Blue Medina Water Supply Corporation was never reinstated and remains a defunct corporation.

HCUW's Acquisition, Possession, and Claim of Ownership of the Blue Medina System

- The directors of Blue Medina Water Supply Corporation decided in 1994 to stop operating the Blue Medina System and to sell the Blue Medina System to OJ Erlund, Jr. and/or an entity he owned and controlled.
- Pursuant to Sections 22.252 and 22.164 of the Texas Non-Profit Corporation Act (now the Texas Business Organizations Code) approval by at least two-thirds (2/3) of the members and proxies present at a properly called meeting of the non-profit corporation is required to approve the sale of all or substantially all of the assets of the corporation.
- On or about June 8, 1994, I was present at a properly called meeting of the Board of Directors of Blue Medina Water Supply Corporation and the members of the Blue Medina Water Supply Corporation; and there was a quorum of each body in attendance at the meeting.
- At this meeting, the Board of Directors of Blue Medina Water Supply Corporation and the members of the Blue Medina Water Supply Corporation each unanimously approved the sale and transfer of the assets, the system, the real property, and the CCN to Mr. Erlund, Jr. or an entity to be formed by him for the purpose of owning the Blue Medina System.

- HCUW, Inc. ("HCUW") was incorporated June 8, 1994 by OJ Erlund, Jr., 202 Mack Hollimon, Kerrville, Tx 78028; Mr. Erlund, Jr. was its sole director. HCUW was specifically formed to be the owner of the Blue Medina System.
- No corporate or other records documenting the meeting and vote required by the Texas Non-Profit Corporation Act can be located; and no corporate or other records evidencing board approval of a sale, transfer, merger, or conveyance of the Blue Medina System or its CCN from Blue Medina Water Supply Corporation to OJ Erlund, Jr., to HCUW, or to any other entity can be located.
- No deeds, conveyances, or other documents evidencing the transfer of the real or personal property from Blue Medina Water Supply Corporation to OJ Erlund, Jr., or to HCUW, or to any other entity can be located.
- HCUW took exclusive possession and control of the Blue Medina System on or before June 8, 1994 and simultaneously began operating and maintain the Blue Medina System.
- HCUW's actual and visible possession included placing HCUW's name and contact information on the fences surrounding the Blue Medina System assets, filing state required water quality reports and signing those reports as the owner, changing the appraisal district information to indicate that HCUW was the owner of the Blue Medina System real property and business personal property, paying taxes on the Blue Medina System real property and business personal property, maintaining and repairing the Blue Medina System real property and business personal property, sending out water bills to the customers of the Blue Medina System (who were also members of the Blue Medina Water Supply Corporation), collecting water bill revenue from the customers of the Blue Medina System (who were also members of the Blue Medina Water Supply Corporation).
- When HCUW began its exclusive operations, maintenance, possession and control of the Blue Medina System on or about June 8, 1994, HCUW established its claim of ownership in and to the Blue Medina System, including all associated real property, personal property, and other assets. Such claim was either an unconveyed interest or alternatively an adverse possession claim.
- HCUW, Inc. filed a DBA certificate on September 12, 1995 and began using the name Hill Country Utility Water Company. The DBA certificate was signed by OJ Erlund, Jr. on September 7, 1995.
- When Blue Medina Water Supply Corporation was involuntarily dissolved on July 31, 1996 for failure to file required reports with the Texas Secretary of State, ownership of the Blue Medina System would have inured to each member, including former members, of Blue Medina Water Supply Corporation, but HCUW remained in exclusive adverse possession and control of the Blue Medina System, contrary to the claims of such members and former members. No actions were ever taken by any members or former members to regain possession and control of the Blue Medina System.

- HCUW's continued actual and visible appropriation and adverse possession of the Blue Medina System included HCUW's name and contact information remaining on the fences surrounding the Blue Medina System assets, filing state required water quality reports and signing those reports as the owner, changing the appraisal district information to indicate that HCUW was the owner of the Blue Medina System real property and business personal property, paying taxes on the Blue Medina System real property and business personal property, maintaining and repairing the Blue Medina System real property and business personal property, sending out water bills to the customers of the Blue Medina System (who were also members of the Blue Medina Water Supply Corporation), collecting water bill revenue from the customers of the Blue Medina System (who were also members of the Blue Medina Water Supply Corporation).
- When the Blue Medina Water Supply Corporation was reinstated on July 6, 1999, HCUW remained in exclusive adverse possession and control of the Blue Medina System, contrary to the claims of the Blue Medina Water System. No actions were ever taken by any members or former members to regain possession and control of the Blue Medina System.

AquaSource's Acquisition, Adverse Possession, and Claim of Ownership of the Blue Medina System

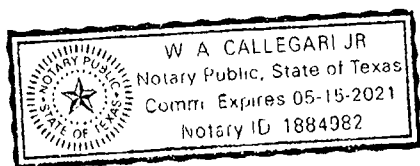
- On or about April 24, 1998, 100% of the stock of HCUW, Inc. dba Hill Country Utility Water Company was purchased from OJ Erland by AquaSource Utility, Inc. HCUW's adverse possession and ownership claims for the Blue Medina System continued following this stock purchase by AquaSource Utility, Inc.
- Articles of Merger were filed on April 24, 1998 merging HCUW, Inc. dba Hill Country Utility Water Company with AquaSource Hill Country, Inc. OJ Erlund, Jr. signed the articles of merger for HCUW, Inc. and Michael Miller signed for AquaSource Hill Country, Inc. HCUW, Inc. was the surviving entity; and the corporation's name changed to AquaSource/HCUW, Inc. HCUW's previous adverse possession and ownership claims for the Blue Medina System inured to AquaSource/HCUW, Inc. because of this merger.
- Articles of Merger were filed on December 27, 2000 merging various corporations, including AquaSource/HCUW, Inc., with Aqua Source Utility, Inc. Frank A. Hoffman signed the articles of merger for both AquaSource/HCUW, Inc. and AquaSource Utility, Inc.; and AquaSource Utility, Inc. was the surviving entity. AquaSource/HCUW's previous adverse possession and ownership claims for the Blue Medina System inured to AquaSource Utility, Inc. because of this merger.

- The corporation, initially known as HCUW, remained an active corporate entity through the various mergers described above, in existence continually through such mergers, operating under the name "AquaSource" or a variation thereof from April 24, 1998 forward.
- AquaSource's exclusive possession and control of the Blue Medina System, which commenced under the name HCUW on the original acquisition date of June 8, 1994, continued forward from the AquaSource acquisition date of April 24, 1998, such that the same corporate entity continued adversely possessing the Blue Medina System, including all associated real property, personal property, and other assets, in an unbroken chain, and/or by tacking the claims of HCUW to the claims of AquaSource.
- AquaSource's actual and visible appropriation and adverse possession continued and included changing name and contact information on the fences surrounding the Blue Medina System assets, filing state required water quality reports and signing those reports as the owner, changing the appraisal district information to indicate that AquaSource was the owner of the Blue Medina System real property and business personal property, paying taxes on the Blue Medina System real property and business personal property, maintaining and repairing the Blue Medina System real property and business personal property, sending out water bills to the customers of the Blue Medina System (who were also members of the Blue Medina Water Supply Corporation), collecting water bill revenue from the customers of the Blue Medina System (who were also members of the Blue Medina Water Supply Corporation).

"This affidavit is made in support of Aqua Utilities, Inc.'s ownership of the Blue Medina System and all associated real and personal property used and useful in providing water utility services in connection with the CCN numbers.

OJ Erlund Jr
OJ Erlund, Jr.

Sworn and subscribed to on December 9, 2019 by
OJ Erlund, Jr., who swears and affirms that the foregoing statements are true and correct, to the best of his personal, actual, cognizant knowledge and recollection.



WAC
Notary Public, in and for the
State of Texas

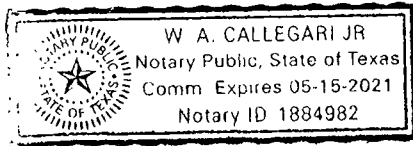
ACKNOWLEDGMENT

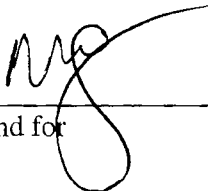
STATE OF TEXAS

COUNTY OF

BEFORE ME, the undersigned Notary Public, on this day personally appeared OJ Erlund, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same based upon his personal actual, cognizant knowledge and recollection .

GIVEN under my hand and seal of office this December 9, 2019.





Notary Public, in and for
State of Texas

ATTACHMENT ONE (1)**PROPERTY INTERESTS OWNED**

WELL TRACT NO. ONE (1): Lot 39, of Rio Vista Ranch, a subdivision in Bandera County, Texas recorded in Volume 3, Page 11, of Map and Plat Records of Bandera County, Texas; such tract commonly referred to as Blue Medina Well #1; being the same property described in the warranty deed dated August 12, 1991 from Helotes Land Company to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 645 of the Real Property Records of Bandera County, Texas; also described in the quitclaim deed dated January 22, 1992 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 637 of the Real Property Records of Bandera County, Texas.

WELL TRACT NO. TWO (2): Easement Interest in a portion of the S.E. corner of Lot 313A, a subdivision of Lot 37 of Medina River Ranch, a subdivision of record in Bandera County, Texas, recorded in Volume 3, Page 14, of the Map and Plat Records of Bandera County, Texas; such tract commonly referred to as Blue Medina Well #2; being the same property described in the quitclaim deed dated January 22, 1992 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 637 of the Real Property Records of Bandera County, Texas.

WELL TRACT NO. THREE (3): Being 0.014 acres of land, more or less as shown on the plat for Medina River Ranch, a subdivision in Bandera County, Texas recorded in Volume 3, Page 14, of the Map and Plat Records of Bandera County, Texas; such tract commonly referred to as Blue Medina Well #3; being the same Lot 63 described in the plat of Medina River Ranch, LESS and EXCEPT the 3.242 acres of land, more or less more particularly described on Exhibit "A" attached hereto; being a portion of the 3.242 acre tract described as Lot 63 in the quitclaim deed dated January 22, 1992 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 637 of the Real Property Records of Bandera County, Texas.

WELL #3 EASTERN EASEMENT: A 25 ft. Easement across a portion of Lot 63, Medina River Ranch, a subdivision in Bandera County, Texas recorded in Volume 3, Page 14, of the Map and Plat Records of Bandera County, Texas; said easement reserved in a deed dated October 1, 1971 from Calvin Vick et al to Irma N. Paul recorded at Vol. 144, Sec. 500 of the Deed Records of Bandera County, Texas; and also described in an easement dated August 26, 1991 from Calvin Vick et al to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 648 of the deed records of Bandera County, Texas; such easement more particularly described in Exhibit "B" attached hereto.

WELL #3 NORTHERN EASEMENT: A 25 ft. Easement across a portion of Lot 63, Medina River Ranch, a subdivision in Bandera County, Texas recorded in Volume 3, Page 14, of the Map and Plat Records of Bandera County, Texas; said easement reserved in a deed dated October 1, 1971 from Calvin Vick et al to Irma N. Paul recorded at Vol. 144, Sec. 500 of the Deed Records of Bandera County, Texas; and also described in an easement dated August 26, 1991 from Calvin Vick et al to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 648 of the deed records of Bandera County, Texas; such easement more particularly described in Exhibit "B" attached hereto.

WELL TRACT NO. FOUR (4): Lot 151A, Medina River Ranch, a subdivision in Bandera County, Texas recorded in Volume 3, page 14, of the Map and Plat Records of Bandera County Texas; commonly referred to as Blue Medina Well #4; being the same property described in the warranty deed dated August 12, 1991 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 641 of the Real Property Records of Bandera County, Texas. And being the same property described in the quitclaim deed dated January 22, 1992 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 637 of the Real Property Records of Bandera County, Texas.

EXHIBIT "A"

Field Notes for 3.242 acres of land out of Sur. No. 25, San Geronimo Irr. Co., and being Tract No. 63, Medina River Ranch, Bandera County, Texas.

Beginning at the S.W. corner of Tract No. 64, on the North line of River Trail.
Thence N $1^{\circ}17'$ E 259.7' along the west line of Tract No. 64 to the S.E. cor. of
Water Well Tract 0.014 acre.

Thence with 3 lines of well tract as follows:

N $88^{\circ}43'$ W 25.00'; N $28^{\circ}43'$ W 9.68'; N $31^{\circ}21'$ E 25.00' to the North cor. of
said Water Well Tract on the S.W. line of Tract No. 77.

Thence N $58^{\circ}39'$ W 266.55' along the S.W. line of Tract No. 77 to its West cor.
on the S.E. line of Oak Ridge Road.

Thence along the S.E. line of said Road as follows:

S $31^{\circ}20'$ W 60.60'; S $47^{\circ}13'$ W 302.44' to the North line of River Trail.

Thence along the north line of River Trail as follows:

S $40^{\circ}06'$ E 112.10'; S $69^{\circ}01'$ E 291.40'; N $82^{\circ}46'$ E 148.67' to place of
beginning.

EXHIBIT "B"

Field Notes for 25.00' easement along the East side of Tract No. 63, Medina River Ranch, Bandera County, Texas.

Beginning at the S.E. cor. Of Tract No. 63, on the North line of River Trail.

Thence N $1^{\circ}17'$ E 259.70' with the East line of Tract No. 63 to the S.E. corner of Water Well Tract.

Thence N $88^{\circ}43'$ W 25.00' to the S.W. cor. of Water Well Tract.

Thence S $1^{\circ}17'$ W 263.44' to the North line of River Trail.

Thence N $82^{\circ}46'$ E 25.28' with the North line of River Trail to place of beginning.

EXHIBIT "C"

Field Notes for a 25.00' easement along the N.E. line of Tract No. 63, Medina River Ranch.

Beginning at the North cor. of Tract No. 63, on the S.E. line of Oak Ridge Road.

Thence S 31°20' W 25.00' along the S.E. line of said Road to a point.

Thence S 58°39' E 266.55' to the west cor. of Water Well Tract.

Thence N 31°21' E 25.00' to the North cor. of Water Well Tract, on the S.W. line of Tract No. 77.

Thence N 58°39' W 266.55' with the S.W. line of Tract No. 77 and N.E. line of Tract No. 63 to place of beginning.

ATTACHMENT TWO (2)

PROPERTY TAXES PAID BY AQUA UTILITIES

WELL TRACT NO. ONE (1): Lot 39, of Rio Vista Ranch, a subdivision in Bandera County, Texas recorded in Volume 3, Page 11, of Map and Plat Records of Bandera County, Texas; such tract commonly referred to as Blue Medina Well #1; being the same property described in the warranty deed dated August 12, 1991 from Helotes Land Company to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 645 of the Real Property Records of Bandera County, Texas; also described in the quitclaim deed dated January 22, 1992 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 637 of the Real Property Records of Bandera County, Texas.

12/16/2019

Bandera Tax Property Search

Bandera Tax

Property Search > 171753 AQUA TEXAS INC for Year 2019

Tax Year 2019

Property

Account

Property ID: 171753 Legal Description: RIO VISTA LT 39 ***WATER SYSTEM***0.28 ACRES
 Geographic ID: 16300-00000-0390 Zoning:
 Type: Real Agent Code: ID:64922
 Property Use Code:
 Property Use Description:

Location

Address: 2042 RIO RANCHERO Mapsco:
 Neighborhood: YR1 LKEFRST/RIOCHRO/RIOVSTA/TESORO Map ID: 393
 Neighborhood CD: LF/RR/RV/T

Owner

Name: AQUA TEXAS INC Owner ID: 16992
 Mailing Address: 1106 CLAYTON LN STE 400W STE 400 % Ownership: 100.000000000000%
 AUSTIN, TX 78723-2476

Exemptions:

Well #1

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$15,000	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$4,780	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$19,780	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$19,780	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$19,780	

Taxing Jurisdiction

Owner: AQUA TEXAS INC
 % Ownership: 100.000000000000%
 Total Value: \$19,780

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
BC	BANDERA COUNTY	0.568300	\$19,780	\$19,780	\$112.41
BS	BANDERA ISD	1.100000	\$19,780	\$19,780	\$217.58
CAD	CENTRAL APPRAISAL DISTRICT OF BANDERA COUNTY	0.000000	\$19,780	\$19,780	\$0.00
CR	COUNTY ROADS	0.021600	\$19,780	\$19,780	\$4.27
P	PIPE CREEK VFD	0.000000	\$19,780	\$19,780	\$0.00
SPC	SPECIAL ROAD	0.087000	\$19,780	\$19,780	\$17.21
SW	BCRAGD	0.042165	\$19,780	\$19,780	\$8.34
	Total Tax Rate:	1.819065			

Taxes w/Current Exemptions: \$359.81

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DOC 00234854 VOL 1163 PG 558

Bandera Tax - Property Details

Taxes w/o Exemptions: \$359.81

Improvement / Building

Improvement #1: RESIDENTIAL State Code: J1 Living Area: sqft Value: \$15,000

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ADD-BLDG	ZDO NOT USE	FLT			0.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COM	COMMERCIAL	0.2800	12197.00	0.00	0.00	\$4,780	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$15,000	\$4,780	0	19,780	\$0	\$19,780
2018	\$15,000	\$4,550	0	19,550	\$0	\$19,550
2017	\$15,000	\$4,550	0	19,550	\$0	\$19,550
2016	\$15,000	\$4,550	0	19,550	\$0	\$19,550
2015	\$15,000	\$4,550	0	19,550	\$0	\$19,550
2014	\$15,000	\$4,550	0	19,550	\$0	\$19,550
2013	\$15,000	\$4,520	0	19,520	\$0	\$19,520
2012	\$15,000	\$4,520	0	19,520	\$0	\$19,520
2011	\$15,000	\$4,520	0	19,520	\$0	\$19,520
2010	\$15,000	\$4,520	0	19,520	\$0	\$19,520
2009	\$15,000	\$3,200	0	18,200	\$0	\$18,200
2008	\$15,000	\$3,200	0	18,200	\$0	\$18,200
2007	\$15,000	\$3,200	0	18,200	\$0	\$18,200
2006	\$15,000	\$3,200	0	18,200	\$0	\$18,200

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/24/1992	OT	OWNER TRANSFER	BLUE MEDINA WATER	BLUE MEDINA WATER SUPPLY CORP	362	645	0
2	1/24/1992	OT	OWNER TRANSFER	BLUE MEDINA WATER SUPPLY CORP	AQUA SOURCE	362	645	0

Tax Due

Property Tax Information as of 12/16/2019

Amount Due If Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2019	BANDERA COUNTY	\$19,780	\$112.41	\$112.41	\$0.00		\$0.00	\$0.00
2019	BANDERA ISD	\$19,780	\$217.58	\$217.58	\$0.00		\$0.00	\$0.00
2019	COUNTY ROADS	\$19,780	\$4.27	\$4.27	\$0.00		\$0.00	\$0.00
2019	SPECIAL ROAD	\$19,780	\$17.21	\$17.21	\$0.00		\$0.00	\$0.00
2019	BCRAGD	\$19,780	\$8.34	\$8.34	\$0.00		\$0.00	\$0.00
	2019 TOTAL:		\$359.81	\$359.81	\$0.00		\$0.00	\$0.00
2018	BCRAGD	\$19,550	\$7.89	\$7.89	\$0.00		\$0.00	\$0.00
2018	COUNTY ROADS	\$19,550	\$4.22	\$4.22	\$0.00		\$0.00	\$0.00
2018	SPECIAL ROAD	\$19,550	\$17.01	\$17.01	\$0.00		\$0.00	\$0.00
2018	BANDERA COUNTY	\$19,550	\$111.10	\$111.10	\$0.00		\$0.00	\$0.00

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Bandera Tax - Property Details

2018	BANDERA ISD	\$19,550	\$228.74	\$228.74	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$368.96	\$368.96	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA ISD	\$19,550	\$228.74	\$228.74	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA COUNTY	\$19,550	\$111.10	\$111.10	\$0.00	\$0.00	\$0.00	\$0.00
2017	SPECIAL ROAD	\$19,550	\$17.01	\$17.01	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY ROADS	\$19,550	\$4.22	\$4.22	\$0.00	\$0.00	\$0.00	\$0.00
2017	BCRAGD	\$19,550	\$7.68	\$7.68	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$368.75	\$368.75	\$0.00	\$0.00	\$0.00	\$0.00
2016	BCRAGD	\$19,550	\$7.29	\$7.29	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY ROADS	\$19,550	\$4.22	\$4.22	\$0.00	\$0.00	\$0.00	\$0.00
2016	SPECIAL ROAD	\$19,550	\$17.60	\$17.60	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA ISD	\$19,550	\$228.74	\$228.74	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA COUNTY	\$19,550	\$110.51	\$110.51	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$368.36	\$368.36	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA COUNTY	\$19,550	\$110.51	\$110.51	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA ISD	\$19,550	\$228.74	\$228.74	\$0.00	\$0.00	\$0.00	\$0.00
2015	SPECIAL ROAD	\$19,550	\$17.60	\$17.60	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY ROADS	\$19,550	\$4.22	\$4.22	\$0.00	\$0.00	\$0.00	\$0.00
2015	BCRAGD	\$19,550	\$6.79	\$6.79	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$367.86	\$367.86	\$0.00	\$0.00	\$0.00	\$0.00
2014	BCRAGD	\$19,550	\$5.83	\$5.83	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY ROADS	\$19,550	\$4.22	\$4.22	\$0.00	\$0.00	\$0.00	\$0.00
2014	SPECIAL ROAD	\$19,550	\$17.60	\$17.60	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA ISD	\$19,550	\$228.74	\$228.74	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA COUNTY	\$19,550	\$110.51	\$110.51	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$366.90	\$366.90	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA COUNTY	\$19,520	\$117.22	\$117.22	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA ISD	\$19,520	\$228.39	\$228.39	\$0.00	\$0.00	\$0.00	\$0.00
2013	SPECIAL ROAD	\$19,520	\$10.70	\$10.70	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY ROADS	\$19,520	\$4.22	\$4.22	\$0.00	\$0.00	\$0.00	\$0.00
2013	BCRAGD	\$19,520	\$5.48	\$5.48	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$366.01	\$366.01	\$0.00	\$0.00	\$0.00	\$0.00
2012	BCRAGD	\$19,520	\$5.08	\$5.08	\$0.00	\$0.00	\$0.00	\$0.00
2012	SPECIAL ROAD	\$19,520	\$6.79	\$6.79	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY ROADS	\$19,520	\$4.22	\$4.22	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA ISD	\$19,520	\$230.34	\$230.34	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA COUNTY	\$19,520	\$121.12	\$121.12	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$367.55	\$367.55	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA COUNTY	\$19,520	\$115.27	\$115.27	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA ISD	\$19,520	\$232.29	\$232.29	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY ROADS	\$19,520	\$4.22	\$4.22	\$0.00	\$0.00	\$0.00	\$0.00
2011	SPECIAL ROAD	\$19,520	\$12.65	\$12.65	\$0.00	\$0.00	\$0.00	\$0.00
2011	BCRAGD	\$19,520	\$4.78	\$4.78	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$369.21	\$369.21	\$0.00	\$0.00	\$0.00	\$0.00
2010	BCRAGD	\$19,520	\$4.57	\$4.57	\$0.00	\$0.00	\$0.00	\$0.00
2010	SPECIAL ROAD	\$19,520	\$12.65	\$12.65	\$0.00	\$0.00	\$0.00	\$0.00
2010	COUNTY ROADS	\$19,520	\$4.22	\$4.22	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA ISD	\$19,520	\$232.29	\$232.29	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA COUNTY	\$19,520	\$115.26	\$115.26	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$368.99	\$368.99	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA COUNTY	\$18,200	\$107.47	\$107.47	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA ISD	\$18,200	\$220.22	\$220.22	\$0.00	\$0.00	\$0.00	\$0.00
2009	COUNTY ROADS	\$18,200	\$3.93	\$3.93	\$0.00	\$0.00	\$0.00	\$0.00
2009	SPECIAL ROAD	\$18,200	\$13.61	\$13.61	\$0.00	\$0.00	\$0.00	\$0.00
2009	BCRAGD	\$18,200	\$4.37	\$4.37	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$349.60	\$349.60	\$0.00	\$0.00	\$0.00	\$0.00
2008	BCRAGD	\$18,200	\$4.89	\$4.89	\$0.00	\$0.00	\$0.00	\$0.00

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Bandera Tax - Property Details

2008	SPECIAL ROAD	\$18,200	\$17.25	\$17.25	\$0.00	\$0.00	\$0.00	\$0.00
2008	COUNTY ROADS	\$18,200	\$3.93	\$3.93	\$0.00	\$0.00	\$0.00	\$0.00
2008	BANDERA ISD	\$18,200	\$223.86	\$223.86	\$0.00	\$0.00	\$0.00	\$0.00
2008	BANDERA COUNTY	\$18,200	\$103.84	\$103.84	\$0.00	\$0.00	\$0.00	\$0.00
	2008 TOTAL:		\$353.77	\$353.77	\$0.00	\$0.00	\$0.00	\$0.00
2007	BANDERA COUNTY	\$18,200	\$98.35	\$98.22	\$0.00	\$0.00	\$0.00	\$0.00
2007	BANDERA ISD	\$18,200	\$223.86	\$223.57	\$0.00	\$0.00	\$0.00	\$0.00
2007	COUNTY ROADS	\$18,200	\$3.93	\$3.92	\$0.00	\$0.00	\$0.00	\$0.00
2007	SPECIAL ROAD	\$18,200	\$22.73	\$22.70	\$0.00	\$0.00	\$0.00	\$0.00
2007	BCRAGD	\$18,200	\$5.28	\$5.27	\$0.00	\$0.00	\$0.00	\$0.00
	2007 TOTAL:		\$354.15	\$353.68	\$0.00	\$0.00	\$0.00	\$0.00
2006	BCRAGD	\$18,200	\$5.33	\$5.33	\$0.00	\$0.00	\$0.00	\$0.00
2006	SPECIAL ROAD	\$18,200	\$22.73	\$22.73	\$0.00	\$0.00	\$0.00	\$0.00
2006	COUNTY ROADS	\$18,200	\$3.93	\$3.93	\$0.00	\$0.00	\$0.00	\$0.00
2006	BANDERA ISD	\$18,200	\$274.82	\$274.82	\$0.00	\$0.00	\$0.00	\$0.00
2006	BANDERA COUNTY	\$18,200	\$90.42	\$90.42	\$0.00	\$0.00	\$0.00	\$0.00
	2006 TOTAL:		\$397.23	\$397.23	\$0.00	\$0.00	\$0.00	\$0.00
2005	BANDERA COUNTY	\$18,200	\$92.64	\$92.64	\$0.00	\$0.00	\$0.00	\$0.00
2005	COUNTY ROADS	\$18,200	\$3.93	\$3.93	\$0.00	\$0.00	\$0.00	\$0.00
2005	BANDERA ISD	\$18,200	\$296.66	\$296.66	\$0.00	\$0.00	\$0.00	\$0.00
2005	SPECIAL ROAD	\$18,200	\$22.73	\$22.73	\$0.00	\$0.00	\$0.00	\$0.00
2005	BCRAGD	\$18,200	\$5.46	\$5.46	\$0.00	\$0.00	\$0.00	\$0.00
	2005 TOTAL:		\$421.42	\$421.42	\$0.00	\$0.00	\$0.00	\$0.00
2004	BCRAGD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2004 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	BCRAGD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2003 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	BCRAGD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2002 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001	BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001	BCRAGD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

Questions Please Call (830) 756-5731

ATTACHMENT TWO (2)

PROPERTY TAXES PAID BY AQUA UTILITIES

WELL TRACT NO. TWO (2): Easement Interest in a portion of the S.E. corner of Lot 313A, a subdivision of Lot 37 of Medina River Ranch, a subdivision of record in Bandera County, Texas, recorded in Volume 3, Page 14, of the Map and Plat Records of Bandera County, Texas; such tract commonly referred to as Blue Medina Well #2; being the same property described in the quitclaim deed dated January 22, 1992 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 637 of the Real Property Records of Bandera County, Texas.

12/16/2019

DOC 00234854
Bandera Tax - Property Details

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Bandera Tax

Property Search > 171752 AQUA TEXAS INC for Year 2019

Tax Year: 2019

Property

Account

Property ID: 171752 Legal Description: MEDINA RIVER RANCH LT 313A ***WATER SYSTEM***0.12 ACRES
 Geographic ID: 15200-00000-3131 Zoning:
 Type: Real Agent Code: ID:64922
 Property Use Code:
 Property Use Description:

Location

Address: 142 RIO OAK TX Mapsco:
 Neighborhood: YR1 MEDINA RIVER RANCH INTERIOR Map ID: 393
 Neighborhood CD: MRRINT

Owner

Name: AQUA TEXAS INC Owner ID: 16992
 Mailing Address: 1106 CLAYTON LN STE 400W STE 400 % Ownership: 100.000000000000%
 AUSTIN, TX 78723-2476

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$11,500	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$3,640	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$15,140	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$15,140	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$15,140	

Taxing Jurisdiction

Owner: AQUA TEXAS INC
 % Ownership: 100.000000000000%
 Total Value: \$15,140

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
BC	BANDERA COUNTY	0.568300	\$15,140	\$15,140	\$86.04
BS	BANDERA ISD	1.100000	\$15,140	\$15,140	\$166.54
CAD	CENTRAL APPRAISAL DISTRICT OF BANDERA COUNTY	0.000000	\$15,140	\$15,140	\$0.00
CR	COUNTY ROADS	0.021600	\$15,140	\$15,140	\$3.27
P	PIPE CREEK VFD	0.000000	\$15,140	\$15,140	\$0.00
SPC	SPECIAL ROAD	0.087000	\$15,140	\$15,140	\$13.17
SW	BCRAGD	0.042165	\$15,140	\$15,140	\$6.38

Well #2
313A

12/16/2019

Bandera Tax - Property Details

Total Tax Rate:

1.819065

Taxes w/Current Exemptions: \$275.40

Taxes w/o Exemptions: \$275.41

Improvement / Building

Improvement #1: RESIDENTIAL State Code: F1 Living Area: sqft Value: \$11,500

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
ADD-BLDG	ZDO NOT USE	FLT			0.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COM	COMMERCIAL	0.1200	5227.00	0.00	0.00	\$3,640	\$0

Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$11,500	\$3,640	0	15,140	\$0	\$15,140
2018	\$11,500	\$3,460	0	14,960	\$0	\$14,960
2017	\$10,000	\$3,310	0	13,310	\$0	\$13,310
2016	\$10,000	\$3,310	0	13,310	\$0	\$13,310
2015	\$10,000	\$3,010	0	13,010	\$0	\$13,010
2014	\$10,000	\$3,010	0	13,010	\$0	\$13,010
2013	\$10,000	\$2,870	0	12,870	\$0	\$12,870
2012	\$10,000	\$2,870	0	12,870	\$0	\$12,870
2011	\$10,000	\$2,870	0	12,870	\$0	\$12,870
2010	\$10,000	\$2,870	0	12,870	\$0	\$12,870
2009	\$10,000	\$1,020	0	11,020	\$0	\$11,020
2008	\$10,000	\$1,020	0	11,020	\$0	\$11,020
2007	\$10,000	\$1,020	0	11,020	\$0	\$11,020
2006	\$10,000	\$1,020	0	11,020	\$0	\$11,020

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/24/1992	OT	OWNER TRANSFER	BLUE MEDINA WATER	BLUE MEDINA WATER SUPPLY CORP	362	643	0
2	1/24/1992	OT	OWNER TRANSFER	BLUE MEDINA WATER SUPPLY CORP	AQUA SOURCE	362	643	0

Tax Due

Property Tax Information as of 12/16/2019

Amount Due If Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2019	BANDERA COUNTY	\$15,140	\$86.04	\$86.04	\$0.00		\$0.00	\$0.00
2019	BANDERA ISD	\$15,140	\$166.54	\$166.54	\$0.00		\$0.00	\$0.00
2019	COUNTY ROADS	\$15,140	\$3.27	\$3.27	\$0.00		\$0.00	\$0.00
2019	SPECIAL ROAD	\$15,140	\$13.17	\$13.17	\$0.00		\$0.00	\$0.00
2019	BCRAGD	\$15,140	\$6.38	\$6.38	\$0.00		\$0.00	\$0.00
	2019 TOTAL:		\$275.40	\$275.40	\$0.00		\$0.00	\$0.00
2018	BCRAGD	\$14,960	\$6.03	\$6.03	\$0.00		\$0.00	\$0.00
2018	COUNTY ROADS	\$14,960	\$3.23	\$3.23	\$0.00		\$0.00	\$0.00

12/16/2019

DOC 00234854

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Bandera Tax - Property Details

2018	SPECIAL ROAD	\$14,960	\$13.02	\$13.02	\$0.00	\$0.00	\$0.00	\$0.00
2018	BANDERA COUNTY	\$14,960	\$85.02	\$85.02	\$0.00	\$0.00	\$0.00	\$0.00
2018	BANDERA ISD	\$14,960	\$175.03	\$175.03	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$282.33	\$282.33	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA ISD	\$13,310	\$155.72	\$155.72	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA COUNTY	\$13,310	\$75.64	\$75.64	\$0.00	\$0.00	\$0.00	\$0.00
2017	SPECIAL ROAD	\$13,310	\$11.58	\$11.58	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY ROADS	\$13,310	\$2.87	\$2.87	\$0.00	\$0.00	\$0.00	\$0.00
2017	BCRAGD	\$13,310	\$5.23	\$5.23	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$251.04	\$251.04	\$0.00	\$0.00	\$0.00	\$0.00
2016	BCRAGD	\$13,310	\$4.96	\$4.96	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY ROADS	\$13,310	\$2.87	\$2.87	\$0.00	\$0.00	\$0.00	\$0.00
2016	SPECIAL ROAD	\$13,310	\$11.98	\$11.98	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA ISD	\$13,310	\$155.72	\$155.72	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA COUNTY	\$13,310	\$75.24	\$75.24	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$250.77	\$250.77	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA COUNTY	\$13,010	\$73.54	\$73.54	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA ISD	\$13,010	\$152.21	\$152.21	\$0.00	\$0.00	\$0.00	\$0.00
2015	SPECIAL ROAD	\$13,010	\$11.71	\$11.71	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY ROADS	\$13,010	\$2.81	\$2.81	\$0.00	\$0.00	\$0.00	\$0.00
2015	BCRAGD	\$13,010	\$4.52	\$4.52	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$244.79	\$244.79	\$0.00	\$0.00	\$0.00	\$0.00
2014	BCRAGD	\$13,010	\$3.88	\$3.88	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY ROADS	\$13,010	\$2.81	\$2.81	\$0.00	\$0.00	\$0.00	\$0.00
2014	SPECIAL ROAD	\$13,010	\$11.71	\$11.71	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA ISD	\$13,010	\$152.21	\$152.21	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA COUNTY	\$13,010	\$73.54	\$73.54	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$244.15	\$244.15	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA COUNTY	\$12,870	\$77.29	\$77.29	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA ISD	\$12,870	\$150.58	\$150.58	\$0.00	\$0.00	\$0.00	\$0.00
2013	SPECIAL ROAD	\$12,870	\$7.05	\$7.05	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY ROADS	\$12,870	\$2.78	\$2.78	\$0.00	\$0.00	\$0.00	\$0.00
2013	BCRAGD	\$12,870	\$3.61	\$3.61	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$241.31	\$241.31	\$0.00	\$0.00	\$0.00	\$0.00
2012	BCRAGD	\$12,870	\$3.35	\$3.35	\$0.00	\$0.00	\$0.00	\$0.00
2012	SPECIAL ROAD	\$12,870	\$4.48	\$4.48	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY ROADS	\$12,870	\$2.78	\$2.78	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA ISD	\$12,870	\$151.87	\$151.87	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA COUNTY	\$12,870	\$79.86	\$79.86	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$242.34	\$242.34	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA COUNTY	\$12,870	\$75.99	\$75.99	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA ISD	\$12,870	\$153.16	\$153.16	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY ROADS	\$12,870	\$2.78	\$2.78	\$0.00	\$0.00	\$0.00	\$0.00
2011	SPECIAL ROAD	\$12,870	\$8.34	\$8.34	\$0.00	\$0.00	\$0.00	\$0.00
2011	BCRAGD	\$12,870	\$3.15	\$3.15	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$243.42	\$243.42	\$0.00	\$0.00	\$0.00	\$0.00
2010	BCRAGD	\$12,870	\$3.01	\$3.01	\$0.00	\$0.00	\$0.00	\$0.00
2010	SPECIAL ROAD	\$12,870	\$8.34	\$8.34	\$0.00	\$0.00	\$0.00	\$0.00
2010	COUNTY ROADS	\$12,870	\$2.78	\$2.78	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA ISD	\$12,870	\$153.16	\$153.16	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA COUNTY	\$12,870	\$76.00	\$76.00	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$243.29	\$243.29	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA COUNTY	\$11,020	\$65.07	\$65.07	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA ISD	\$11,020	\$133.34	\$133.34	\$0.00	\$0.00	\$0.00	\$0.00
2009	COUNTY ROADS	\$11,020	\$2.38	\$2.38	\$0.00	\$0.00	\$0.00	\$0.00
2009	SPECIAL ROAD	\$11,020	\$8.24	\$8.24	\$0.00	\$0.00	\$0.00	\$0.00
2009	BCRAGD	\$11,020	\$2.64	\$2.64	\$0.00	\$0.00	\$0.00	\$0.00

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2009 TOTAL:		\$211.67	\$211.67	\$0.00	\$0.00	\$0.00	\$0.00
2008 BCRA GD	\$11,020	\$2.96	\$2.96	\$0.00	\$0.00	\$0.00	\$0.00
2008 SPECIAL ROAD	\$11,020	\$10.45	\$10.45	\$0.00	\$0.00	\$0.00	\$0.00
2008 COUNTY ROADS	\$11,020	\$2.38	\$2.38	\$0.00	\$0.00	\$0.00	\$0.00
2008 BANDERA ISD	\$11,020	\$135.55	\$135.55	\$0.00	\$0.00	\$0.00	\$0.00
2008 BANDERA COUNTY	\$11,020	\$62.87	\$62.87	\$0.00	\$0.00	\$0.00	\$0.00
2008 TOTAL:		\$214.21	\$214.21	\$0.00	\$0.00	\$0.00	\$0.00
2007 BANDERA COUNTY	\$11,020	\$59.56	\$59.56	\$0.00	\$0.00	\$0.00	\$0.00
2007 BANDERA ISD	\$11,020	\$135.55	\$135.55	\$0.00	\$0.00	\$0.00	\$0.00
2007 COUNTY ROADS	\$11,020	\$2.38	\$2.38	\$0.00	\$0.00	\$0.00	\$0.00
2007 SPECIAL ROAD	\$11,020	\$13.76	\$13.76	\$0.00	\$0.00	\$0.00	\$0.00
2007 BCRA GD	\$11,020	\$3.20	\$3.20	\$0.00	\$0.00	\$0.00	\$0.00
2007 TOTAL:		\$214.45	\$214.45	\$0.00	\$0.00	\$0.00	\$0.00
AQUA TEXAS INC TOTAL:		\$3159.17	\$3159.17	\$0.00	\$0.00	\$0.00	\$0.00
2006 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
AQUA SOURCE TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):		\$3159.17	\$3159.17	\$0.00	\$0.00	\$0.00	\$0.00

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

Questions Please Call (530) 796-2731

ATTACHMENT TWO (2)

PROPERTY TAXES PAID BY AQUA UTILITIES

WELL TRACT NO. THREE (3): Being 0.014 acres of land, more or less as shown on the plat for Medina River Ranch, a subdivision in Bandera County, Texas recorded in Volume 3, Page 14, of the Map and Plat Records of Bandera County, Texas; such tract commonly referred to as Blue Medina Well #3; being the same Lot 63 described in the plat of Medina River Ranch, LESS and EXCEPT the 3.242 acres of land, more or less more particularly described on Exhibit "A" attached hereto; being a portion of the 3.242 acre tract described as Lot 63 in the quitclaim deed dated January 22, 1992 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 637 of the Real Property Records of Bandera County, Texas.

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Bandera Tax - Property Details

Bandera Tax

Property Search > 171754 AQUA TEXAS INC for Year 2019

Tax Year: 2019

Property

Account

Property ID: 171754 Legal Description: MEDINA RIVER RANCH LT 63 IMP ONLY ON PID 154153
 Geographic ID: 31520-00000-0630 Zoning:
 Type: Real Agent Code: ID:64922
 Property Use Code:
 Property Use Description:

Location

Address: OAK RIDGE TX Mapsco:
 Neighborhood: YR1 MEDINA RIVER RANCH WF Map ID: 393
 Neighborhood CD: MRRW

Owner

Name: AQUA TEXAS INC Owner ID: 16992
 Mailing Address: 1106 CLAYTON LN STE 400W STE 400 % Ownership: 100.000000000000%
 AUSTIN, TX 78723-2476

Exemptions:

Well #3
(Improvements)

Values

(+) Improvement Homesite Value: + \$5,000
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

(=) Market Value: = \$5,000
 (-) Ag or Timber Use Value Reduction: - \$0

(=) Appraised Value: = \$5,000
 (-) HS Cap: - \$0

(=) Assessed Value: = \$5,000

Taxing Jurisdiction

Owner: AQUA TEXAS INC
 % Ownership: 100.000000000000%
 Total Value: \$5,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
BC	BANDERA COUNTY	0.568300	\$5,000	\$5,000	\$28.42
BS	BANDERA ISD	1.100000	\$5,000	\$5,000	\$55.00
CAD	CENTRAL APPRAISAL DISTRICT OF BANDERA COUNTY	0.000000	\$5,000	\$5,000	\$0.00
CR	COUNTY ROADS	0.021600	\$5,000	\$5,000	\$1.08
P	PIPE CREEK VFD	0.000000	\$5,000	\$5,000	\$0.00
SPC	SPECIAL ROAD	0.087000	\$5,000	\$5,000	\$4.35
SW	BCRAGD	0.042165	\$5,000	\$5,000	\$2.11
	Total Tax Rate:	1.819065			

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Bandera Tax - Property Details

Taxes w/Current Exemptions: \$90.96

Taxes w/o Exemptions: \$90.95

Improvement / Building

Improvement #1:	MISC IMPROVEMENT	State Code:	J1 Living Area:	sqft	Value: \$5,000
Type	Description	Class CD	Exterior Wall	Year Built	SQFT
WELL	WELL	*		0	0.0
PHSE	UTIL/PUMP HOUSE	*		0	64.0

Land

No land segments exist for this property.

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$5,000	\$0	0	5,000	\$0	\$5,000
2018	\$5,000	\$0	0	5,000	\$0	\$5,000
2017	\$5,000	\$0	0	5,000	\$0	\$5,000
2016	\$5,000	\$0	0	5,000	\$0	\$5,000
2015	\$5,000	\$0	0	5,000	\$0	\$5,000
2014	\$5,000	\$0	0	5,000	\$0	\$5,000
2013	\$5,000	\$0	0	5,000	\$0	\$5,000
2012	\$5,000	\$0	0	5,000	\$0	\$5,000
2011	\$5,000	\$0	0	5,000	\$0	\$5,000
2010	\$5,000	\$0	0	5,000	\$0	\$5,000
2009	\$5,000	\$0	0	5,000	\$0	\$5,000
2008	\$2,500	\$0	0	2,500	\$0	\$2,500
2007	\$2,500	\$0	0	2,500	\$0	\$2,500
2006	\$2,500	\$0	0	2,500	\$0	\$2,500

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Tax Due

Property Tax Information as of 12/16/2019

Amount Due If Paid on: 12/16/2019

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2019	BANDERA COUNTY	\$5,000	\$28.42	\$28.42	\$0.00	\$0.00	\$0.00	\$0.00
2019	BANDERA ISD	\$5,000	\$55.00	\$55.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00	\$0.00
2019	SPECIAL ROAD	\$5,000	\$4.35	\$4.35	\$0.00	\$0.00	\$0.00	\$0.00
2019	BCRAGD	\$5,000	\$2.11	\$2.11	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$90.96	\$90.96	\$0.00	\$0.00	\$0.00	\$0.00
2018	BCRAGD	\$5,000	\$2.02	\$2.02	\$0.00	\$0.00	\$0.00	\$0.00
2018	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00	\$0.00
2018	SPECIAL ROAD	\$5,000	\$4.35	\$4.35	\$0.00	\$0.00	\$0.00	\$0.00
2018	BANDERA COUNTY	\$5,000	\$28.42	\$28.42	\$0.00	\$0.00	\$0.00	\$0.00
2018	BANDERA ISD	\$5,000	\$58.50	\$58.50	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$94.37	\$94.37	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA ISD	\$5,000	\$58.50	\$58.50	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA COUNTY	\$5,000	\$28.42	\$28.42	\$0.00	\$0.00	\$0.00	\$0.00

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2017	SPECIAL ROAD	\$5,000	\$4.35	\$4.35	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00	\$0.00
2017	BCRAGD	\$5,000	\$1.96	\$1.96	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$94.31	\$94.31	\$0.00	\$0.00	\$0.00	\$0.00
2016	BCRAGD	\$5,000	\$1.87	\$1.87	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00	\$0.00
2016	SPECIAL ROAD	\$5,000	\$4.50	\$4.50	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA ISD	\$5,000	\$58.50	\$58.50	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA COUNTY	\$5,000	\$28.27	\$28.27	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$94.22	\$94.22	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA COUNTY	\$5,000	\$28.27	\$28.27	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA ISD	\$5,000	\$58.50	\$58.50	\$0.00	\$0.00	\$0.00	\$0.00
2015	SPECIAL ROAD	\$5,000	\$4.50	\$4.50	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00	\$0.00
2015	BCRAGD	\$5,000	\$1.74	\$1.74	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$94.09	\$94.09	\$0.00	\$0.00	\$0.00	\$0.00
2014	BCRAGD	\$5,000	\$1.49	\$1.49	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00	\$0.00
2014	SPECIAL ROAD	\$5,000	\$4.50	\$4.50	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA ISD	\$5,000	\$58.50	\$58.50	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA COUNTY	\$5,000	\$28.27	\$28.27	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$93.84	\$93.84	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA COUNTY	\$5,000	\$30.03	\$30.03	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA ISD	\$5,000	\$58.50	\$58.50	\$0.00	\$0.00	\$0.00	\$0.00
2013	SPECIAL ROAD	\$5,000	\$2.74	\$2.74	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00	\$0.00
2013	BCRAGD	\$5,000	\$1.40	\$1.40	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$93.75	\$93.75	\$0.00	\$0.00	\$0.00	\$0.00
2012	BCRAGD	\$5,000	\$1.30	\$1.30	\$0.00	\$0.00	\$0.00	\$0.00
2012	SPECIAL ROAD	\$5,000	\$1.74	\$1.74	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA ISD	\$5,000	\$59.00	\$59.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA COUNTY	\$5,000	\$31.03	\$31.03	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$94.15	\$94.15	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA COUNTY	\$5,000	\$29.53	\$29.53	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA ISD	\$5,000	\$59.50	\$59.50	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00	\$0.00
2011	SPECIAL ROAD	\$5,000	\$3.24	\$3.24	\$0.00	\$0.00	\$0.00	\$0.00
2011	BCRAGD	\$5,000	\$1.22	\$1.22	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$94.57	\$94.57	\$0.00	\$0.00	\$0.00	\$0.00
2010	BCRAGD	\$5,000	\$1.17	\$1.17	\$0.00	\$0.00	\$0.00	\$0.00
2010	SPECIAL ROAD	\$5,000	\$3.24	\$3.24	\$0.00	\$0.00	\$0.00	\$0.00
2010	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA ISD	\$5,000	\$59.50	\$59.50	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA COUNTY	\$5,000	\$29.53	\$29.53	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$94.52	\$94.52	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA COUNTY	\$5,000	\$29.53	\$29.53	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA ISD	\$5,000	\$60.50	\$60.50	\$0.00	\$0.00	\$0.00	\$0.00
2009	COUNTY ROADS	\$5,000	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00	\$0.00
2009	SPECIAL ROAD	\$5,000	\$3.74	\$3.74	\$0.00	\$0.00	\$0.00	\$0.00
2009	BCRAGD	\$5,000	\$1.20	\$1.20	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$96.05	\$96.05	\$0.00	\$0.00	\$0.00	\$0.00
2008	BCRAGD	\$2,500	\$0.67	\$0.67	\$0.00	\$0.00	\$0.00	\$0.00
2008	SPECIAL ROAD	\$2,500	\$2.37	\$2.37	\$0.00	\$0.00	\$0.00	\$0.00
2008	COUNTY ROADS	\$2,500	\$0.54	\$0.54	\$0.00	\$0.00	\$0.00	\$0.00
2008	BANDERA ISD	\$2,500	\$30.75	\$30.75	\$0.00	\$0.00	\$0.00	\$0.00
2008	BANDERA COUNTY	\$2,500	\$14.26	\$14.26	\$0.00	\$0.00	\$0.00	\$0.00

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Bandera Tax - Property Details

2008 TOTAL:		\$48.59	\$48.59	\$0.00	\$0.00	\$0.00	\$0.00
2007 BANDERA COUNTY	\$2,500	\$13.51	\$13.51	\$0.00	\$0.00	\$0.00	\$0.00
2007 BANDERA ISD	\$2,500	\$30.75	\$30.75	\$0.00	\$0.00	\$0.00	\$0.00
2007 COUNTY ROADS	\$2,500	\$0.54	\$0.54	\$0.00	\$0.00	\$0.00	\$0.00
2007 SPECIAL ROAD	\$2,500	\$3.12	\$3.12	\$0.00	\$0.00	\$0.00	\$0.00
2007 BCRA GD	\$2,500	\$0.73	\$0.73	\$0.00	\$0.00	\$0.00	\$0.00
2007 TOTAL:		\$48.65	\$48.65	\$0.00	\$0.00	\$0.00	\$0.00
AQUA TEXAS INC TOTAL:		\$1132.07	\$1132.07	\$0.00	\$0.00	\$0.00	\$0.00
2006 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
AQUA SOURCE TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):		\$1132.07	\$1132.07	\$0.00	\$0.00	\$0.00	\$0.00

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

Questions Please Call (830) 796-3731

ATTACHMENT TWO (2)

PROPERTY TAXES PAID BY AQUA UTILITIES

WELL TRACT NO. FOUR (4): Lot 151A, Medina River Ranch, a subdivision in Bandera County, Texas recorded in Volume 3, page 14, of the Map and Plat Records of Bandera County Texas; commonly referred to as Blue Medina Well #4; being the same property described in the warranty deed dated August 12, 1991 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 641 of the Real Property Records of Bandera County, Texas. And being the same property described in the quitclaim deed dated January 22, 1992 from Calvin Vick to Blue Medina Water Supply Corporation recorded at Vol. 362, Pg. 637 of the Real Property Records of Bandera County, Texas.

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Bandera Tax - Property Details

Bandera Tax

Property Search Results > 171763 AQUA TEXAS INC for Year 2019

Tax Year: 2019

Property

Account

Property ID: 171763 Legal Description: MEDINA RIVER RANCH LT 151A ***WATER SYSTEM***0.09 ACRES
 Geographic ID: 15200-00000-1511 Zoning:
 Type: Real Agent Code: ID:64922
 Property Use Code:
 Property Use Description:

Well #4

Location

Address: 880 OAKRIDGE TRAIL TX Mapsco:
 Neighborhood: YR1 MEDINA RIVER RANCH INTERIOR Map ID: 393
 Neighborhood CD: MRRINT

Owner

Name: AQUA TEXAS INC Owner ID: 16992
 Mailing Address: 1106 CLAYTON LN STE 400W STE 400 % Ownership: 100.000000000000%
 AUSTIN, TX 78723-2476

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$11,500	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$2,730	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$14,230	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$14,230	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$14,230	

Taxing Jurisdiction

Owner: AQUA TEXAS INC
 % Ownership: 100.000000000000%
 Total Value: \$14,230

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
BC	BANDERA COUNTY	0.568300	\$14,230	\$14,230	\$80.87
BS	BANDERA ISD	1.100000	\$14,230	\$14,230	\$156.53
CAD	CENTRAL APPRAISAL DISTRICT OF BANDERA COUNTY	0.000000	\$14,230	\$14,230	\$0.00
CR	COUNTY ROADS	0.021600	\$14,230	\$14,230	\$3.07
P	PIPE CREEK VFD	0.000000	\$14,230	\$14,230	\$0.00
SPC	SPECIAL ROAD	0.087000	\$14,230	\$14,230	\$12.38
SW	BCRAGD	0.042165	\$14,230	\$14,230	\$6.00

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Bandera Tax - Property Details

Total Tax Rate:

1.819065

Taxes w/Current Exemptions: \$258.85

Taxes w/o Exemptions: \$258.85

Improvement / Building

Improvement #1: RESIDENTIAL State Code: F1 Living Area: sqft Value: \$11,500

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
WELL	WELL	FLT		0	0.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COM	COMMERCIAL	0.0900	3920.00	0.00	0.00	\$2,730	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$11,500	\$2,730	0	14,230	\$0	\$14,230
2018	\$11,500	\$2,600	0	14,100	\$0	\$14,100
2017	\$10,000	\$2,490	0	12,490	\$0	\$12,490
2016	\$10,000	\$2,490	0	12,490	\$0	\$12,490
2015	\$10,000	\$2,260	0	12,260	\$0	\$12,260
2014	\$10,000	\$2,260	0	12,260	\$0	\$12,260
2013	\$10,000	\$2,150	0	12,150	\$0	\$12,150
2012	\$10,000	\$2,150	0	12,150	\$0	\$12,150
2011	\$10,000	\$2,150	0	12,150	\$0	\$12,150
2010	\$10,000	\$2,150	0	12,150	\$0	\$12,150
2009	\$10,000	\$770	0	10,770	\$0	\$10,770
2008	\$10,000	\$770	0	10,770	\$0	\$10,770
2007	\$10,000	\$770	0	10,770	\$0	\$10,770
2006	\$10,000	\$770	0	10,770	\$0	\$10,770

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/24/1992	OT	OWNER TRANSFER	BLUE MEDINA WATER	BLUE MEDINA WATER SUPPLY CORP	362	641	0
2	1/24/1992	OT	OWNER TRANSFER	BLUE MEDINA WATER SUPPLY CORP	AQUA SOURCE	362	641	0

Tax Due

Property Tax Information as of 12/16/2019

Amount Due if Paid on: 12/16/2019

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2019	BANDERA COUNTY	\$14,230	\$80.87	\$80.87	\$0.00	\$0.00	\$0.00	\$0.00
2019	BANDERA ISD	\$14,230	\$156.53	\$156.53	\$0.00	\$0.00	\$0.00	\$0.00
2019	COUNTY ROADS	\$14,230	\$3.07	\$3.07	\$0.00	\$0.00	\$0.00	\$0.00
2019	SPECIAL ROAD	\$14,230	\$12.38	\$12.38	\$0.00	\$0.00	\$0.00	\$0.00
2019	BCRAGD	\$14,230	\$6.00	\$6.00	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$258.85	\$258.85	\$0.00	\$0.00	\$0.00	\$0.00
2018	BCRAGD	\$14,100	\$5.69	\$5.69	\$0.00	\$0.00	\$0.00	\$0.00

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2018	SPECIAL ROAD	\$14,100	\$12.27	\$12.27	\$0.00	\$0.00	\$0.00	\$0.00
2018	BANDERA COUNTY	\$14,100	\$80.13	\$80.13	\$0.00	\$0.00	\$0.00	\$0.00
2018	BANDERA ISD	\$14,100	\$164.97	\$164.97	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$266.11	\$266.11	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA ISD	\$12,490	\$146.14	\$146.14	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA COUNTY	\$12,490	\$70.98	\$70.98	\$0.00	\$0.00	\$0.00	\$0.00
2017	SPECIAL ROAD	\$12,490	\$10.87	\$10.87	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY ROADS	\$12,490	\$2.70	\$2.70	\$0.00	\$0.00	\$0.00	\$0.00
2017	BCRAGD	\$12,490	\$4.91	\$4.91	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$235.60	\$235.60	\$0.00	\$0.00	\$0.00	\$0.00
2016	BCRAGD	\$12,490	\$4.66	\$4.66	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY ROADS	\$12,490	\$2.70	\$2.70	\$0.00	\$0.00	\$0.00	\$0.00
2016	SPECIAL ROAD	\$12,490	\$11.24	\$11.24	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA ISD	\$12,490	\$146.14	\$146.14	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA COUNTY	\$12,490	\$70.60	\$70.60	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$235.34	\$235.34	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA COUNTY	\$12,260	\$69.30	\$69.30	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA ISD	\$12,260	\$143.44	\$143.44	\$0.00	\$0.00	\$0.00	\$0.00
2015	SPECIAL ROAD	\$12,260	\$11.03	\$11.03	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY ROADS	\$12,260	\$2.65	\$2.65	\$0.00	\$0.00	\$0.00	\$0.00
2015	BCRAGD	\$12,260	\$4.26	\$4.26	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$230.68	\$230.68	\$0.00	\$0.00	\$0.00	\$0.00
2014	BCRAGD	\$12,260	\$3.66	\$3.66	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY ROADS	\$12,260	\$2.65	\$2.65	\$0.00	\$0.00	\$0.00	\$0.00
2014	SPECIAL ROAD	\$12,260	\$11.03	\$11.03	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA ISD	\$12,260	\$143.44	\$143.44	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA COUNTY	\$12,260	\$69.31	\$69.31	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$230.09	\$230.09	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA COUNTY	\$12,150	\$72.96	\$72.96	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA ISD	\$12,150	\$142.16	\$142.16	\$0.00	\$0.00	\$0.00	\$0.00
2013	SPECIAL ROAD	\$12,150	\$6.66	\$6.66	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY ROADS	\$12,150	\$2.62	\$2.62	\$0.00	\$0.00	\$0.00	\$0.00
2013	BCRAGD	\$12,150	\$3.41	\$3.41	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$227.81	\$227.81	\$0.00	\$0.00	\$0.00	\$0.00
2012	BCRAGD	\$12,150	\$3.16	\$3.16	\$0.00	\$0.00	\$0.00	\$0.00
2012	SPECIAL ROAD	\$12,150	\$4.23	\$4.23	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY ROADS	\$12,150	\$2.62	\$2.62	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA ISD	\$12,150	\$143.37	\$143.37	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA COUNTY	\$12,150	\$75.39	\$75.39	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$228.77	\$228.77	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA COUNTY	\$12,150	\$71.74	\$71.74	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA ISD	\$12,150	\$144.59	\$144.59	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY ROADS	\$12,150	\$2.62	\$2.62	\$0.00	\$0.00	\$0.00	\$0.00
2011	SPECIAL ROAD	\$12,150	\$7.87	\$7.87	\$0.00	\$0.00	\$0.00	\$0.00
2011	BCRAGD	\$12,150	\$2.97	\$2.97	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$229.79	\$229.79	\$0.00	\$0.00	\$0.00	\$0.00
2010	BCRAGD	\$12,150	\$2.84	\$2.84	\$0.00	\$0.00	\$0.00	\$0.00
2010	SPECIAL ROAD	\$12,150	\$7.87	\$7.87	\$0.00	\$0.00	\$0.00	\$0.00
2010	COUNTY ROADS	\$12,150	\$2.62	\$2.62	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA ISD	\$12,150	\$144.59	\$144.59	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA COUNTY	\$12,150	\$71.75	\$71.75	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$229.67	\$229.67	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA COUNTY	\$10,770	\$63.60	\$63.60	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA ISD	\$10,770	\$130.32	\$130.32	\$0.00	\$0.00	\$0.00	\$0.00
2009	COUNTY ROADS	\$10,770	\$2.33	\$2.33	\$0.00	\$0.00	\$0.00	\$0.00
2009	SPECIAL ROAD	\$10,770	\$8.06	\$8.06	\$0.00	\$0.00	\$0.00	\$0.00
2009	BCRAGD	\$10,770	\$2.58	\$2.58	\$0.00	\$0.00	\$0.00	\$0.00

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2009 TOTAL:		\$206.89	\$206.89	\$0.00	\$0.00	\$0.00	\$0.00
2008 BCRA GD	\$10,770	\$2.89	\$2.89	\$0.00	\$0.00	\$0.00	\$0.00
2008 SPECIAL ROAD	\$10,770	\$10.21	\$10.21	\$0.00	\$0.00	\$0.00	\$0.00
2008 COUNTY ROADS	\$10,770	\$2.33	\$2.33	\$0.00	\$0.00	\$0.00	\$0.00
2008 BANDERA ISD	\$10,770	\$132.47	\$132.47	\$0.00	\$0.00	\$0.00	\$0.00
2008 BANDERA COUNTY	\$10,770	\$61.45	\$61.45	\$0.00	\$0.00	\$0.00	\$0.00
2008 TOTAL:		\$209.35	\$209.35	\$0.00	\$0.00	\$0.00	\$0.00
2007 BANDERA COUNTY	\$10,770	\$58.20	\$58.20	\$0.00	\$0.00	\$0.00	\$0.00
2007 BANDERA ISD	\$10,770	\$132.47	\$132.47	\$0.00	\$0.00	\$0.00	\$0.00
2007 COUNTY ROADS	\$10,770	\$2.33	\$2.33	\$0.00	\$0.00	\$0.00	\$0.00
2007 SPECIAL ROAD	\$10,770	\$13.45	\$13.45	\$0.00	\$0.00	\$0.00	\$0.00
2007 BCRA GD	\$10,770	\$3.12	\$3.12	\$0.00	\$0.00	\$0.00	\$0.00
2007 TOTAL:		\$209.57	\$209.57	\$0.00	\$0.00	\$0.00	\$0.00
AQUA TEXAS INC TOTAL:		\$2998.52	\$2998.52	\$0.00	\$0.00	\$0.00	\$0.00
2006 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 COUNTY ROADS	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 SPECIAL ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 BANDERA ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2002 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001 BANDERA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001 BCRA GD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2001 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
AQUA SOURCE TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GRAND TOTAL (ALL OWNERS):		\$2998.52	\$2998.52	\$0.00	\$0.00	\$0.00	\$0.00

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

Questions Please Call (830) 796-3731

12/16/2019

Bandera Tax - Property Details

Bandera Tax

Property Search > 181662 AQUA TEXAS INC for Year 2019

Tax Year: 2019

Property

Account

Property ID: 181662 Legal Description: BLUE MEDINA WATER SYSTEM
 Geographic ID: 82300-02008-0009 Zoning:
 Type: Personal Agent Code: ID:64922
 Property Use Code:
 Property Use Description:

Location

Address: RIO RANCHERO RD TX Mapsco:
 Neighborhood:
 Neighborhood CD: Map ID:

Owner

Name: AQUA TEXAS INC Owner ID: 56535
 Mailing Address: 1106 CLAYTON LN STE 400W STE 400 % Ownership: 100.0000000000%
 AUSTIN, TX 78723-2476
 Exemptions:

Blue Medina
 Water System
 (Only includes '09-'19)

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$77,250	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$77,250	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$77,250	

Taxing Jurisdiction

Owner: AQUA TEXAS INC
 % Ownership: 100.0000000000%
 Total Value: \$77,250

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
BC	BANDERA COUNTY	0.568300	\$77,250	\$77,250	\$439.02
BS	BANDERA ISD	1.100000	\$77,250	\$77,250	\$849.76
CAD	CENTRAL APPRAISAL DISTRICT OF BANDERA COUNTY	0.000000	\$77,250	\$77,250	\$0.00
CR	COUNTY ROADS	0.021600	\$77,250	\$77,250	\$16.69
SPC	SPECIAL ROAD	0.087000	\$77,250	\$77,250	\$67.21
SW	BCRAGD	0.042165	\$77,250	\$77,250	\$32.57
	Total Tax Rate:	1.819065			

Taxes w/Current Exemptions: \$1,405.25

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DOC 00234854
Bandera Tax - Property Details

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Taxes w/o Exemptions:

\$1,405.23

Improvement / Building

No improvements exist for this property.

Land

No land segments exist for this property.

Ref Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$0	0	77,250	\$0	\$77,250
2018	\$0	\$0	0	77,250	\$0	\$77,250
2017	\$0	\$0	0	73,130	\$0	\$73,130
2016	\$0	\$0	0	71,070	\$0	\$71,070
2015	\$0	\$0	0	36,050	\$0	\$36,050
2014	\$0	\$0	0	55,130	\$0	\$55,130
2013	\$0	\$0	0	55,130	\$0	\$55,130
2012	\$0	\$0	0	55,130	\$0	\$55,130
2011	\$0	\$0	0	53,640	\$0	\$53,640
2010	\$0	\$0	0	66,000	\$0	\$66,000
2009	\$0	\$0	0	53,250	\$0	\$53,250

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Tax Due

Property Tax Information as of 12/16/2019

Amount Due If Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2019	BANDERA COUNTY	\$77,250	\$439.02	\$439.02	\$0.00	\$0.00	\$0.00	\$0.00
2019	BANDERA ISD	\$77,250	\$849.76	\$849.76	\$0.00	\$0.00	\$0.00	\$0.00
2019	COUNTY ROADS	\$77,250	\$16.69	\$16.69	\$0.00	\$0.00	\$0.00	\$0.00
2019	SPECIAL ROAD	\$77,250	\$67.21	\$67.21	\$0.00	\$0.00	\$0.00	\$0.00
2019	BCRAGD	\$77,250	\$32.57	\$32.57	\$0.00	\$0.00	\$0.00	\$0.00
	2019 TOTAL:		\$1405.25	\$1405.25	\$0.00	\$0.00	\$0.00	\$0.00
2018	BCRAGD	\$77,250	\$31.16	\$31.16	\$0.00	\$0.00	\$0.00	\$0.00
2018	COUNTY ROADS	\$77,250	\$16.69	\$16.69	\$0.00	\$0.00	\$0.00	\$0.00
2018	BANDERA ISD	\$77,250	\$903.83	\$903.83	\$0.00	\$0.00	\$0.00	\$0.00
2018	BANDERA COUNTY	\$77,250	\$439.01	\$439.01	\$0.00	\$0.00	\$0.00	\$0.00
2018	SPECIAL ROAD	\$77,250	\$67.21	\$67.21	\$0.00	\$0.00	\$0.00	\$0.00
	2018 TOTAL:		\$1457.90	\$1457.90	\$0.00	\$0.00	\$0.00	\$0.00
2017	SPECIAL ROAD	\$73,130	\$63.62	\$63.62	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA COUNTY	\$73,130	\$415.59	\$415.59	\$0.00	\$0.00	\$0.00	\$0.00
2017	BANDERA ISD	\$73,130	\$855.62	\$855.62	\$0.00	\$0.00	\$0.00	\$0.00
2017	COUNTY ROADS	\$73,130	\$15.80	\$15.80	\$0.00	\$0.00	\$0.00	\$0.00
2017	BCRAGD	\$73,130	\$28.73	\$28.73	\$0.00	\$0.00	\$0.00	\$0.00
	2017 TOTAL:		\$1379.36	\$1379.36	\$0.00	\$0.00	\$0.00	\$0.00
2016	BCRAGD	\$71,070	\$26.51	\$26.51	\$0.00	\$0.00	\$0.00	\$0.00
2016	COUNTY ROADS	\$71,070	\$15.35	\$15.35	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA ISD	\$71,070	\$831.52	\$831.52	\$0.00	\$0.00	\$0.00	\$0.00
2016	BANDERA COUNTY	\$71,070	\$401.76	\$401.76	\$0.00	\$0.00	\$0.00	\$0.00
2016	SPECIAL ROAD	\$71,070	\$63.96	\$63.96	\$0.00	\$0.00	\$0.00	\$0.00
	2016 TOTAL:		\$1339.10	\$1339.10	\$0.00	\$0.00	\$0.00	\$0.00

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Bandera Tax - Property Details

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2015	SPECIAL ROAD	\$36,050	\$32.45	\$32.45	\$0.00	\$0.00	\$0.00	\$0.00
2015	COUNTY ROADS	\$36,050	\$7.79	\$7.79	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA COUNTY	\$36,050	\$203.79	\$203.79	\$0.00	\$0.00	\$0.00	\$0.00
2015	BANDERA ISD	\$36,050	\$421.79	\$421.79	\$0.00	\$0.00	\$0.00	\$0.00
2015	BCRAGD	\$36,050	\$12.52	\$12.52	\$0.00	\$0.00	\$0.00	\$0.00
	2015 TOTAL:		\$678.34	\$678.34	\$0.00	\$0.00	\$0.00	\$0.00
2014	BCRAGD	\$55,130	\$16.45	\$16.45	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA ISD	\$55,130	\$645.02	\$645.02	\$0.00	\$0.00	\$0.00	\$0.00
2014	BANDERA COUNTY	\$55,130	\$311.65	\$311.65	\$0.00	\$0.00	\$0.00	\$0.00
2014	COUNTY ROADS	\$55,130	\$11.91	\$11.91	\$0.00	\$0.00	\$0.00	\$0.00
2014	SPECIAL ROAD	\$55,130	\$49.62	\$49.62	\$0.00	\$0.00	\$0.00	\$0.00
	2014 TOTAL:		\$1034.65	\$1034.65	\$0.00	\$0.00	\$0.00	\$0.00
2013	SPECIAL ROAD	\$55,130	\$30.21	\$30.21	\$0.00	\$0.00	\$0.00	\$0.00
2013	COUNTY ROADS	\$55,130	\$11.91	\$11.91	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA COUNTY	\$55,130	\$331.06	\$331.06	\$0.00	\$0.00	\$0.00	\$0.00
2013	BANDERA ISD	\$55,130	\$645.02	\$645.02	\$0.00	\$0.00	\$0.00	\$0.00
2013	BCRAGD	\$55,130	\$15.47	\$15.47	\$0.00	\$0.00	\$0.00	\$0.00
	2013 TOTAL:		\$1033.67	\$1033.67	\$0.00	\$0.00	\$0.00	\$0.00
2012	BCRAGD	\$55,130	\$14.33	\$14.33	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA ISD	\$55,130	\$650.53	\$650.53	\$0.00	\$0.00	\$0.00	\$0.00
2012	BANDERA COUNTY	\$55,130	\$342.08	\$342.08	\$0.00	\$0.00	\$0.00	\$0.00
2012	COUNTY ROADS	\$55,130	\$11.91	\$11.91	\$0.00	\$0.00	\$0.00	\$0.00
2012	SPECIAL ROAD	\$55,130	\$19.19	\$19.19	\$0.00	\$0.00	\$0.00	\$0.00
	2012 TOTAL:		\$1038.04	\$1038.04	\$0.00	\$0.00	\$0.00	\$0.00
2011	SPECIAL ROAD	\$53,640	\$34.76	\$34.76	\$0.00	\$0.00	\$0.00	\$0.00
2011	COUNTY ROADS	\$53,640	\$11.59	\$11.59	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA COUNTY	\$53,640	\$316.74	\$316.74	\$0.00	\$0.00	\$0.00	\$0.00
2011	BANDERA ISD	\$53,640	\$638.32	\$638.32	\$0.00	\$0.00	\$0.00	\$0.00
2011	BCRAGD	\$53,640	\$13.13	\$13.13	\$0.00	\$0.00	\$0.00	\$0.00
	2011 TOTAL:		\$1014.54	\$1014.54	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA ISD	\$66,000	\$785.40	\$785.40	\$0.00	\$0.00	\$0.00	\$0.00
2010	BANDERA COUNTY	\$66,000	\$389.73	\$389.73	\$0.00	\$0.00	\$0.00	\$0.00
2010	COUNTY ROADS	\$66,000	\$14.26	\$14.26	\$0.00	\$0.00	\$0.00	\$0.00
2010	SPECIAL ROAD	\$66,000	\$42.77	\$42.77	\$0.00	\$0.00	\$0.00	\$0.00
2010	BCRAGD	\$66,000	\$15.45	\$15.45	\$0.00	\$0.00	\$0.00	\$0.00
	2010 TOTAL:		\$1247.61	\$1247.61	\$0.00	\$0.00	\$0.00	\$0.00
2009	BCRAGD	\$53,250	\$12.78	\$12.78	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA COUNTY	\$53,250	\$314.44	\$314.44	\$0.00	\$0.00	\$0.00	\$0.00
2009	BANDERA ISD	\$53,250	\$644.33	\$644.33	\$0.00	\$0.00	\$0.00	\$0.00
2009	COUNTY ROADS	\$53,250	\$11.50	\$11.50	\$0.00	\$0.00	\$0.00	\$0.00
2009	SPECIAL ROAD	\$53,250	\$39.83	\$39.83	\$0.00	\$0.00	\$0.00	\$0.00
	2009 TOTAL:		\$1022.88	\$1022.88	\$0.00	\$0.00	\$0.00	\$0.00

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

Questions Please Call (836) 796-3731

Version: 000001.0000

Database last updated on 12/15/2019 4:43 PM

City of Bandera, Texas