

Issue Date : 2/8/2022

Certificate Fee : \$44.38

Customer : Inland Title of Texas, LLC
Branch : Main
Closer : System Integration
GF # : 22-746-SC
Version : 1

Remit Certificate Fee To :
CERTSIMPLE, INC
P.O. Box 340787
Austin, TX 78734
(800) 806-3639
taxcerts@certsimpleusa.com

Buyer(s) : Cathy Taylor, Keith Gilchrist

Owner(s) / Seller(s) : LSLP Twisted Creek Ranch, LLC

Address : Lot 5 and 6, Mystic Mountain Ranch, 20.02 Acres, Energy, TX

Account # : 9559

Total Taxes Summary for CAD Account(s): 9559

Collector	Tax Year	Base Tax	Base Due	Due By 2/28/2022	Due By 3/31/2022
Comanche County	2021	\$1,352.60	\$0.00	\$0.00	\$0.00
101 West Central Av, Ste 109	Collector Total :	\$1,352.60	\$0.00	\$0.00	\$0.00
Comanche, TX 76442					
(325) 356-3101					
Total Taxes :		\$1,352.60	\$0.00	\$0.00	\$0.00

IMPORTANT CERTIFICATE COMMENTS

Per request, legal description ordered as:
Lot 5 and 6, Mystic Mountain Ranch, 20.02 Acres, Energy, TX

This Subdivision is new for Tax Year 2023.
Proposed Values for New Lot/Block accounts may be available in May.
Tax Bills for New Lot/Block accounts will be issued in October 2023.

2021 Subdivision Parent Account(s) being Reported for the Current Year Tax Roll.
Please refer to notes in Important Tax Account Comments section.

Parcel 1 of 1		Assessment Data		
Geographic ID	: SGU-07-010		2020 Values	2021 Values
Property ID	: 9559	Land	: \$1,089,060	\$1,285,030
Situs Address	: FM 1702	Improvement	: \$28,760	\$33,760
	: TX	Agricultural	: \$31,440	\$32,460
Assessed Owner(s)	: COLLIER, ROBERT DON ESTATE (100%)	Appraised	: \$65,720	\$69,470
Mailing Address(es)	: PO BOX 15 ENERGY, TX 76452-0015	10% Cap	: \$0	\$0
		Assessed	: \$65,720	\$69,470
Deed Reference	:	Est Taxes w/o	: \$21,764	\$25,677
Subdivision	: A00171	Exemptions		
Acreage	: 375.57	Exemptions	: Agricultural Use	Agricultural Use

Legal Description
A00171 CHIQUEN, JOHN, ACRES 375.57

IMPORTANT PROPERTY COMMENTS
2021 Parent Account for Mystic Mountain per plat filed Vol B, Page 87 in the Official Public Records of Comanche County.
This property currently holds a 1-D-1 Agricultural Exemption. Any changes, such as a change in ownership, change in use, land development, etc... may result in a request for reapplication by the Appraisal District and/or may initiate agricultural rollback taxes being issued based on a 3 year value history.
Ag Rollbacks have not been issued as of 1/24/2022

Tax Bill Summary					
Collector	Tax Year	Base Tax	Base Due	Due By 2/28/2022	Due By 3/31/2022
Comanche County	2021	\$1,352.60	\$0.00	\$0.00	\$0.00
101 West Central Av, Ste 109	Collector Total :	\$1,352.60	\$0.00	\$0.00	\$0.00
Comanche, TX 76442					
(325) 356-3101					
Total Taxes :		\$1,352.60	\$0.00	\$0.00	\$0.00

Taxing Jurisdictions - Total Tax Rate: 1.94702200						
Collector	Taxing Jurisdiction	Rate Year	Tax Rate	Est Taxes	Bill Year	Base Amount
Comanche County	Comanche County	2021	0.44319500	\$5,845	2021	\$307.89
Comanche County	County Road & Bridge	2021	0.18253400	\$2,407	2021	\$126.81
Comanche County	Gustine ISD	2021	1.03410000	\$13,638	2021	\$718.39
Comanche County	Hospital Comanche County	2021	0.27869300	\$3,675	2021	\$193.61
Comanche County	Middle Trinty GWCD	2021	0.00850000	\$112	2021	\$5.90

Tax Certificate Disclaimer:

All applicable ad valorem taxes on the above referenced property have been checked and are found to have the status provided except: Status does not cover any changes made to the tax records of the agencies listed after the "Order completed" date hereof. Does not include and is not a certification of any mineral taxes, personal property taxes(including mobile homes), or any other non-ad valorem taxes.

In the event a parcel or tract of real property covered in a request had been previously re-subdivided, whereas previous tax account was assigned, and/or is to be split, creating a new tax account, and specific tax information is not readily available, The Property Tax Service shall only be required to, and claims limited to, furnish Appraisal and Tax Information for the parcel or tract as shown on the Current Records of the Appraisal and Taxing Authority.

Proposed Values are strictly preliminary and may change. Proposed Values are obtained directly from the appraisal districts and are provided for informational purposes only. The Property Tax Services is not liable for any pro-ration shortage or overages based on these Proposed Values.

HOA Certificate

HOA Completed: 2/8/2022

Property Address:	FM 1702, TX
Owner Name:	COLLIER, ROBERT DON ESTATE
Mailing Address:	PO BOX 15 ENERGY, TX 76452-0015
Legal Description:	A00171 CHIQUEN, JOHN, ACRES 375.57
Tax Account Number:	
Parcel ID:	9559
Acreage:	375.57
Subcode:	A00171

HOA:	Mystic Mountain Ranch Property Owners Association (New Sub)
Date Verified:	1/27/2022
Collection Cycle:	

Contact:	Direct Contact
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HOA Notes:

HOA is still under the control of the Developer. Please contact them directly for HOA Assessment information.**HOA Certificate Disclaimer:**

HOA Assessments being reported are good for 30 days OR through the end of HOA Billing Cycle. Please Request an Update Prior to Closing.
Please Review All Comments and Statements furnished on this Certificate.

Research is conducted through various resources such as Deed Restrictions, online information, etc.. however, Information Not Readily Available to Certsimple, such as Sales Contract HOA addendums, may need to be forwarded to CertSimple for further review.