



COMMERCIAL PROPERTY CONDITION STATEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2022

CONCERNING THE PROPERTY AT: 902 Highway 181, Portland, TX 78374

THIS IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT. THE TERM "LANDLORD" INCLUDES SUBLESSORS.

PART I - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of:	Aware	Not Aware
(1) any of the following environmental conditions on or affecting the Property:		
(a) radon gas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) asbestos components:		
(i) friable components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) non-friable components?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) urea-formaldehyde insulation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) endangered species or their habitat?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) wetlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) underground storage tanks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) leaks in any storage tanks (underground or above-ground)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) hazardous materials or toxic waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) open or closed landfills on or under the surface of the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(l) any activity relating to drilling or excavation sites for oil, gas, or other minerals? ..	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) any improper drainage onto or away from the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) any fault line at or near the Property that materially and adversely affects the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) air space restrictions or easements on or affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(TXR-1408) 07-08-22 Initialed by Seller or Landlord: RA , _____ and Buyer or Tenant: _____ , _____

Commercial Property Condition Statement concerning **902 Highway 181, Portland, TX 78374**

- | | Aware | Not
Aware |
|--|--------------------------|-------------------------------------|
| (7) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (8) pending changes in zoning, restrictions, or in physical use of the Property?
The current zoning of the Property is: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (9) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (10) lawsuits affecting title to or use or enjoyment of the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (11) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (12) common areas or facilities affiliated with the Property co-owned with others? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (13) an owners' or tenants' association or maintenance fee or assessment affecting the Property?
If aware, name of association: _____
Name of manager: _____
Amount of fee or assessment: \$ _____ per _____
Are fees current through the date of this notice? [<input type="checkbox"/>] yes [<input type="checkbox"/>] no [<input type="checkbox"/>] unknown | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (14) subsurface structures, hydraulic lifts, or pits on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (15) intermittent or wet weather springs that affect the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (16) any material defect in any irrigation system, fences, or signs on the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (17) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (18) any of the following rights vested in others: | | |
| (a) outstanding mineral rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) timber rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) water rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) other rights? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (19) any personal property or equipment or similar items subject to financing, liens, or lease(s)?
If aware, list items: _____
_____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.) _____

(TXR-140807-08-22 Initialed by Seller or Landlord: RA , _____ and Buyer or Tenant: _____ , _____ Page 2 of 5

PART 2 - Complete if Property is Improved or Unimproved

- | Are you (Seller or Landlord) aware of any of the following conditions*: | Aware | Not
Aware |
|---|--------------------------|-------------------------------------|
| (1) Present flood insurance coverage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (2) Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (3) Previous flooding due to a natural flood event?) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (4) Previous water penetration into a structure on the Property due to a natural flood event? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (5) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (6) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (7) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a floodway? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (8) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a flood pool? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (9) Located <input type="checkbox"/> wholly <input type="checkbox"/> partly in a reservoir? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If the answer to any of the above is "aware," explain: *(attach additional sheets as necessary)*

***If Buyer or Tenant is concerned about these matters, Buyer or Tenant may consult Information About Flood Hazards (TXR 1414)**

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

(10) Have you (Seller or Landlord) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? yes no
If yes, explain: *(attach additional sheets as necessary)*

(11) Have you (Seller or Landlord) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes no
If yes, explain: *(attach additional sheets as necessary)*

(TXR-1408) 07-08-22 Initialed by Seller or Landlord: RA , _____ and Buyer or Tenant: _____ , _____ Page 3 of 5

Commercial Property Condition Statement concerning **902 Highway 181, Portland, TX 78374**

PART 3 - Complete only if Property is Improved

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

	Aware	Not Aware	Not Appl.
(1) <u>Structural Items:</u>			
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) exterior walls?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) fireplaces and chimneys?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) windows, doors, plate glass, or canopies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) <u>Plumbing Systems:</u>			
(a) water heaters or water softeners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) supply or drain lines?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) faucets, fixtures, or commodes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) private sewage systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) pools or spas and equipment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(f) fire sprinkler systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(g) landscape sprinkler system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) water coolers?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) private water wells?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) pumps or sump pumps?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) gas lines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) <u>HVAC Systems:</u> any cooling, heating, or ventilation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) <u>Electrical Systems:</u> service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) <u>Other Systems or Items:</u>			
(a) security or fire detection systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) fire detection systems?			
(b) porches or decks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) garage doors and door operators?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) loading doors or docks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) rails or overhead cranes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) elevators or escalators?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) parking areas, drives, steps, walkways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) appliances or built-in kitchen equipment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.) _____

(TXR-1408) 07-08-22 Initialed by Seller or Landlord: RA, _____ and Buyer or Tenant: _____, _____ Page 4 of 5

Commercial Property Condition Statement concerning **902 Highway 181, Portland, TX 78374**

B. Are you (Seller or Landlord) aware of:	Aware	Not Aware
(1) any of the following water or drainage conditions materially and adversely affecting the Property:		
(a) ground water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) water penetration?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) previous flooding or water drainage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) soil erosion or water ponding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) previous structural repair to the foundation systems on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(3) settling or soil movement materially and adversely affecting the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(4) pest infestation from rodents, insects, or other organisms on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(5) termite or wood rot damage on the Property needing repair?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(6) mold to the extent that it materially and adversely affects the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(7) mold remediation certificate issued for the Property in the previous 5 years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>if aware, attach a copy of the mold remediation certificate.</i>		
(8) previous termite treatment on the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(9) previous fires that materially affected the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(11) any part, system, or component in or on the Property not in compliance with the Americans with Disabilities Act or the Texas Architectural Barrier Statute?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If you are aware of any conditions described under Paragraph B, explain. *(Attach additional information, if needed.)* _____

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: _____

Buyer or Tenant: _____

By: _____

By (signature):  07/20/2024

Printed Name: _____

Title: _____

By: _____

By (signature): _____

Printed Name: _____

Title: _____

By: _____

By (signature): _____

Printed Name: _____

Title: _____

By: _____

By (signature): _____

Printed Name: _____

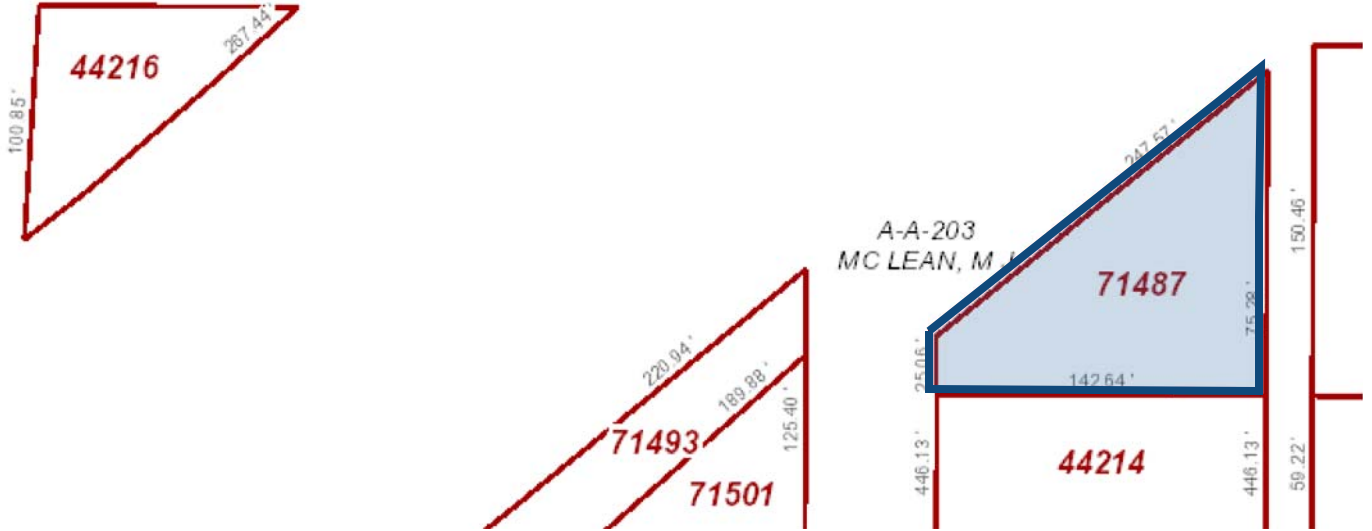
Title: _____

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

San Patricio CAD Property Search

Property ID: 71487 For Year 2024

Map



Property Details

Account		
Property ID:	71487	Geographic ID: 1406-0005-0019-006
Type:	Real	Zoning:
Property Use:	344 Office Buildings	Condo:
Location		
Situs Address:	902 US HWY PORTLAND, TX 78374	
Map ID:	R-10-	Mapsco:
Legal Description:	PORTLAND TIER H BLK 5 LOT 19R	
Abstract/Subdivision:	1406 - PORTLAND TIER H	
Neighborhood:		
Owner		
Owner ID:	97126	
Name:	RCAM ENTERPRISES LLC	
Agent:		
Mailing Address:	4122 AZALI DR CORPUS CHRISTI, TX 78414	

% Ownership:	100.00%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$264,889 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$103,797 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$368,686 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$368,686 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$368,672
Ag Use Value:	\$0

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

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

Property Taxing Jurisdiction

Owner: RCAM ENTERPRISES LLC **%Ownership:** 100.00%

Entity	Description	Tax Rate	M&O Rate	I&S Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CAD San Patricio	0.000000	0.000000	0.000000	\$368,686	\$368,672	\$0.00	
CPO	City of Portland	0.638789	0.410000	0.220000	\$368,686	\$368,672	\$2,355.04	

GSP	San Patricio County	0.352374	0.310000	0.030000	\$368,686	\$368,672	\$1,299.10	
MUD	San Patricio Co Drain Dist	0.050000	0.050000	0.000000	\$368,686	\$368,672	\$184.34	
RSP	San Patricio County Road	0.089231	0.080000	0.000000	\$368,686	\$368,672	\$328.97	
SGP	ISD Gregory-Portland	1.112600	0.810000	0.300000	\$368,686	\$368,672	\$4,101.84	

Total Tax Rate: 2.242994

Estimated Taxes With Exemptions: \$8,269.29

Estimated Taxes Without Exemptions: \$8,269.60

Property Improvement - Building

Description: OFFICE SUITES **Type:** Commercial **State Code:** F1 **Living Area:** 1,575.00 sqft **Value:** \$0

Type	Description	Class CD	Year Built	SQFT
S15OF344	ORIG CODE: S15OF344	D4	2001	1,575.00
POR	PORCH	RF3	2001	315.00
S66PL	DRIVE WAY / PARKING LOT	SC	2001	3,775.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
PE500S	PORTLAND OLD SECTION	0.3070	13,358.77	163.51	81.70	\$0	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$264,889	\$103,797	\$0	\$368,686	\$0	\$368,672
2023	\$203,430	\$103,797	\$0	\$307,227	\$0	\$307,227
2022	\$196,653	\$72,680	\$0	\$269,333	\$0	\$269,333
2021	\$166,911	\$51,914	\$0	\$218,825	\$0	\$218,825

2020	\$156,984	\$51,914	\$0	\$208,898	\$0	\$208,898
2019	\$131,097	\$51,914	\$0	\$183,011	\$0	\$183,011
2018	\$134,968	\$33,744	\$0	\$168,712	\$0	\$168,712
2017	\$134,968	\$33,744	\$0	\$168,712	\$0	\$168,712
2016	\$134,968	\$33,744	\$0	\$168,712	\$0	\$168,712
2015	\$134,967	\$33,744	\$0	\$168,711	\$0	\$168,711
2014	\$90,447	\$33,744	\$0	\$124,191	\$0	\$124,191

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/30/2021	SWDVL	SPECIAL WD VL	NUECES TEXAS LAND TRAIL LP	RCAM ENTERPRISES LLC	712159		712159

ARB Data

Data will be available in October 2024.

2023 TAX STATEMENT



**MARCELA G. THORMAEHLEN, PCC
SAN PATRICIO COUNTY TAX-ASSESSOR COLLECTOR
P.O. BOX 280
SINTON, TEXAS 78387**

Certified Owner:
RCAM ENTERPRISES LLC
4122 AZALI DR
CORPUS CHRISTI, TX 78414

Legal Description:
PORTLAND TIER H BLK 5 LOT 19R

Account No: 71487

Appr. Dist. No.: 140600050019006

Legal Acres: .3070
Parcel Address: 902 W HWY 181

As of Date: 07/02/2024

Print Date: 07/02/2024 **Print By:** ACT_INQ

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$103,797	\$203,430	\$307,227	\$307,227	\$0	\$0	\$0	\$307,227

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
SAN PATRICIO COUNTY	\$307,227		\$0.00	\$307,227	0.3523740	\$1,082.59
COUNTY SPECIAL (ROAD & BR)	\$307,227		\$0.00	\$307,227	0.0892310	\$274.14
GREGORY PORTLAND ISD	\$307,227		\$0.00	\$307,227	1.1126000	\$3,418.21
CITY OF PORTLAND	\$307,227		\$0.00	\$307,227	0.6387890	\$1,962.53
SAN PATRICIO DRAINAGE DIS	\$307,227		\$0.00	\$307,227	0.0500000	\$153.61

Total Tax: \$6,891.08
Total Tax Paid to date: \$6,891.08
Total Tax Remaining: \$0.00

Exemptions:

AMOUNT DUE IF PAID BY:

07/31/2024 18 + up to 20%	09/02/2024 19 + up to 20%	09/30/2024 20 + up to 20%	10/31/2024 21 + up to 20%	12/02/2024 22 + up to 20%	12/31/2024 23 + up to 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/31/2025 24 + up to 20%	02/28/2025 25 + up to 20%	03/31/2025 26 + up to 20%	04/30/2025 27 + up to 20%	06/02/2025 28 + up to 20%	06/30/2025 29 + up to 20%
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

School Information:

GREGORY PORTLAND ISD 2023 M&O .81260000 I&S .30000000 Total 1.1126000 2022 M&O .96030000 I&S .25000000 Total 1.2103000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.75 ✂

Print Date: 07/02/2024

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

**MARCELA G. THORMAEHLEN, PCC
SAN PATRICIO COUNTY TAX-ASSESSOR COLLECTOR
P.O. BOX 280
SINTON, TEXAS 78387
(361) 364-9373**



71487
RCAM ENTERPRISES LLC
4122 AZALI DR
CORPUS CHRISTI, TX 78414

AMOUNT PAID:
\$ _____

**Certificate of Compliance
WPI-8**

Location of Property to be Insured

Street: 902 WEST HWY 181

Lot: 19

Block: 5

Tract or Addition: PORTLAND TOWNSITE

City: PORTLAND

County: SAN PATRICIO

Inside City Limits

Inland I - INLAND I - ASCE 7-93

Date of Construction: 09-01-2001

Certificate Number: 220455

Application ID: 271088

Occupancy Type: Commercial

Building Type: Commercial Building

New New (Entire Building) May 9, 2002 Appointed Qualified Inspector

REVISED CERTIFICATE

This Certificate of Compliance, Form WPI-8, is issued by the Texas Department of Insurance under Insurance Code § 2210.251 and § 2210.2515 and demonstrates that the improvement identified in the certificate complies with the applicable windstorm building code under 28 Texas Administrative Code §§ 5.4007 – 5.4011.

**Certificate of Compliance
WPI-8**

Location of Property to be Insured

Street: 902 WEST HWY 181

Lot: 19

Block: 5

Tract or Addition: PORTLAND TOWNSITE

City: PORTLAND

County: SAN PATRICIO

Inside City Limits

Inland I - INLAND I - 2006 IBC Intl Building Code

Date of Construction: 07-27-2011

Certificate Number: 597795

Application ID: 662999

Occupancy Type: Religious

Building Type: Church

Roof Entire Re-Roof August 18, 2011 Appointed Qualified Inspector

This Certificate of Compliance, Form WPI-8, is issued by the Texas Department of Insurance under Insurance Code § 2210.251 and § 2210.2515 and demonstrates that the improvement identified in the certificate complies with the applicable windstorm building code under 28 Texas Administrative Code §§ 5.4007 – 5.4011.



GRAPHIC SCALE: 1"=600'

0 300' 600' 900' 1200'

CITY OF PORTLAND

POINT OF BEGINNING

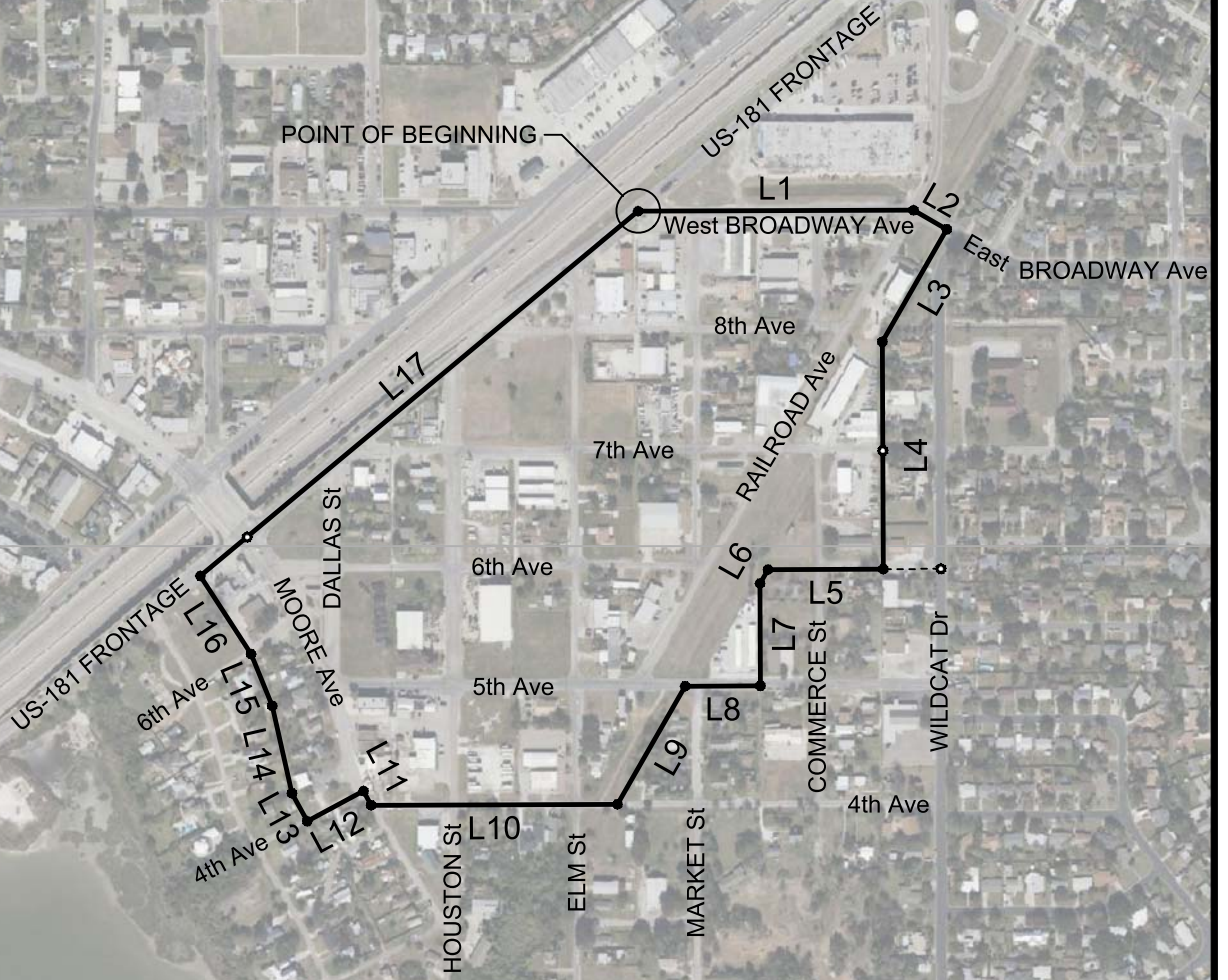


EXHIBIT 'B' CITY OF PORTLAND LEISURE AND ENTERTAINMENT DISTRICT BOUNDARY DESCRIPTION