

Issue Date : 03/27/2025

Certificate Fee : \$93.80

Branch : Accurate Tax Certificate LLC

Remit Certificate Fee To:

Closer :

GF # : 8993-25-56484TB

Version : 1

**ACCURATE TAX
CERTIFICATES, LLC**

Buyer(s) : N/A

Owner(s) / Seller(s) : L&L Shelton Land Investments LLC

Address : Farm To Market 150, Driftwood,TX, 78619

Account# : R195507

Total Taxes Summary for CAD Account(s): R195507

Collector	Tax Year	Base Tax	Base Due	Due By	Due By
				03/31/2025	04/30/2025
HAYS COUNTY					
HAYS COUNTY TAX COLLECTOR	2024	\$16.58	\$0.00	\$0.00	\$0.00
712 S. Stagecoach Trail, Suite 1120 San Marcos, TX 78666	Collector Total :	\$16.58	\$0.00	\$0.00	\$0.00
(512) 393-5545					
Total Taxes :		\$16.58	\$0.00	\$0.00	\$0.00

IMPORTANT CERTIFICATE COMMENTS

Texas taxes are usually billed for the calendar year on or around October 1st. Taxes are delinquent on February 1st. Additional penalties apply to current-year delinquencies on July 1st.

The property address and Mailing address do not match. Should the CAD determine this property does not qualify for the HMS exemption, the exemption may be removed and supplemental taxes may become due

Removal of Agricultural exemption due to the CAD determining non-qualification or owner Porting ("moving") exemption to another property may result in supplemental taxes becoming issued.

2024 taxes are Paid.

Parcel 1 of 1

Geographic ID : 11-1040-0000-001AA-4
 Property ID : R195507
 Situs Address : Farm To Market 150, Driftwood,TX,
 78619
 Assessed Owner(s) : L&L Shelton Land Investments LLC
 Mailing Address(es) : 520 HOLDER LN DRIPPING SPRINGS,
 TX 78620-5379
 Deed Reference : 23010614
 Subdivision : BURKE SUBDIVISION
 Acreage : 7.08

Assessment Data

	2024 Values	2025 Values
Land :	\$624,350	\$0
Improvement:	\$0	\$0
Agricultural:	\$0	\$0
Appraised :	\$624,350	
10% Cap :	\$0	\$0
Assessed :	\$1,060	
Est Taxes w/o:	\$16.58	\$0
Exemptions		
Exemptions:	Agricultural	None

Legal Description

BURKE SUBDIVISION, Lot 1-AA, ACRES 7.08, *REPLAT OF LOT 1-A

Tax Bill Summary

Collector	Tax Year	Base Tax	Base Due	Due By 03/31/2025	Due By 04/30/2025
HAYS COUNTY HAYS COUNTY TAX COLLECTOR 712 S. Stagecoach Trail, Suite 1120 San Marcos, TX 78666 (512) 393-5545	2024	\$16.58	\$0.00	\$0.00	\$0.00
	Collector Total :	\$16.58	\$0.00	\$0.00	\$0.00
Total Taxes :		\$16.58	\$0.00	\$0.00	\$0.00

Taxing Jurisdictions - Total Tax Rate: 1.56407

Collector	Taxing Jurisdiction	Rate Year	Tax Rate	Est Taxes	Bill Year	Base Amount
HAYS COUNTY	Dripping Springs ISD	2024	1.10520000	\$11.72	2024	\$11.72
HAYS COUNTY	Hays County	2024	0.30850000	\$3.27	2024	\$3.27
HAYS COUNTY	Hays County ESD #6-FIRE	2024	0.07780000	\$0.82	2024	\$0.82
HAYS COUNTY	North Hays County ESD #1-E	2024	0.03107000	\$0.33	2024	\$0.33
HAYS COUNTY	Special Road Dist	2024	0.04150000	\$0.44	2024	\$0.44

Bond Information			
Name	Bonds Approved	Bonds Issued	Standby Fees
	\$0	\$0	\$0

Exemptions by Jurisdictions				Disabled Veteran			
Collector	HOM	OV65	DP	10-30%	31-50%	51-70%	71-100%
Dripping Springs ISD		-	-	5K	7.5K	10K	12K
Hays County	1%+5000	\$45,000	\$45,000	5K	7.5K	10K	12K
Hays County ESD #6-FIRE		-	-	5K	7.5K	10K	12K
North Hays County ESD #1-EMS		-	-	5K	7.5K	10K	12K
Hays County Special Road District	1%+5000	\$45,000	\$45,000	5K	7.5K	10K	12K

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-rata shortage or overages based on these Proposed Values.

HOA Certificate

HOA Completed: 03/27/2025

Property Address :	Farm To Market 150
Owner Name :	L&L Shelton Land Investments LLC
Mailing Address :	520 HOLDER LN DRIPPING SPRINGS, TX 78620-5379
Legal Description :	BURKE SUBDIVISION, Lot 1-AA, ACRES 7.08, *REPLAT OF LOT 1-A
Tax Account Number :	R195507
Parcel ID :	R195507
Acreage :	7.08
Subcode :	BURKE SUBDIVISION

General Management Company Notes :

No Mandatory HOA found in our research for this property. Please verify with your listing agent about no mandatory HOA.

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, etcâ, however, Information Not Readily Available to us such as the Sales Contract HOA addendums may need to be forwarded to us for further review.