

CITY OF DRIPPING SPRINGS

RESOLUTION No. 2025-R07

**A RESOLUTION OF THE CITY OF DRIPPING SPRINGS
CONSENTING TO THE ISSUANCE OF BONDS BY HEADWATERS
MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY**

WHEREAS, Headwaters Municipal Utility District of Hays County (the "District") is a conservation and reclamation district, a body corporate and politic and governmental agency of the State of Texas, created under Article XVI, Sec. 59 of the Texas Constitution by order of the Texas Commission on Environmental Quality, and the District operates under Chapters 49 and 54 of the Texas Water Code, as amended;

WHEREAS, the District, Headwaters Development Company, the Townes Family Trust and the City of Dripping Springs entered into that certain "Agreement Concerning Creation and Operation of Headwaters Municipal Utility District" dated to be effective February 8, 2005, as subsequently amended by that certain "First Amendment to Agreement Concerning Creation and Operation of Headwaters Municipal Utility District" dated June 10, 2008; that certain "Second Amendment to Agreement Concerning Creation and Operation of Headwaters Municipal Utility District" last executed on February 3, 2015; and that certain "Third Amendment to Agreement Concerning Creation and Operation of Headwaters Municipal Utility District" last executed on May 29, 2020 (collectively, the "Consent Agreement");

WHEREAS, among other matters, the Consent Agreement provides that all bonds of the District shall be approved by the City Council of the City of Dripping Springs prior to issuance;

WHEREAS, during the 2015 Regular Legislative Session, the Texas Legislature enacted HB 4185 granting the District the powers of a road district including the power to issue bonds to finance paved roads, and improvements in aid of those roads. The City Council of the City of Dripping Springs adopted Resolution No. 2015-06 in support of such legislation;

WHEREAS, on November 3, 2015, the registered voters within the District authorized the issuance of road bonds by the District in a maximum amount not to exceed \$54,545,000 and the levy of a tax for payment of debt service on such bonds;

WHEREAS, the District has heretofore issued its \$3,000,000 Unlimited Tax Road Bonds, Series 2017 (the "Series 2017 Bonds"), its \$2,685,000 Unlimited Tax Road Bonds, Series 2018 (the "Series 2018 Bonds"), its \$4,500,000 Unlimited Tax Road Bonds, Series 2020 (the "Series 2020 Bonds"), its \$3,740,000 Unlimited Tax Road Bonds, Series 2020A (the "Series 2020A Bonds"), its \$5,805,000 Unlimited Tax Road Bonds, Series 2021 (the "Series 2021 Bonds"), its \$13,900,000 Unlimited Tax Road Bonds, Series 2024 (the "Series 2024 Bonds"), and its \$7,500,000 Unlimited Tax Road

Bonds, Series 2024A (*the “Series 2024A Bonds”*) pursuant to the authority of the election held on November 3, 2015 as described in the paragraph above;

WHEREAS, the District now desires to proceed with the issuance of its eighth series of road bonds in a principal amount not to exceed \$2,000,000 (*the “Road Bonds”*); and

WHEREAS, the Road Bonds will be obligations solely of the District, and the City of Dripping Springs will not be responsible for payment of the Road Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, as follows:

Section 1. This meeting of the City Council of the City of Dripping Springs has been properly posted in accordance with the Texas Open Meetings Act.

Section 2. The City Council of the City of Dripping Springs hereby approves the issuance by the District of the Road Bonds in a par amount not to exceed \$2,000,000.

Section 3. This Resolution shall be effective upon the date of its approval.

PASSED AND APPROVED this 25th day of March, 2025.

CITY OF DRIPPING SPRINGS

Bill Foulds, Jr. Mayor

ATTEST:

Diana Boone, City Secretary

Table of Contents

Table of Contents	1
TX Assessment Roll Grand Totals	3
Comptrollers Audit Report ARB Approved	5
Comptrollers Audit Report ARB Under Review	27
TX Top Taxpayers	47

Assessment Roll Grand Totals Report

HAYSCAD

Tax Year: 2024 As of: Supplement 5

Property Types: N, R, A, M, P

MHDW - HEADWATERS MUD (ARB Approved Totals)

Number of Properties: 1115

Land Totals

Land - Homesite	(+)	\$110,364,617		
Land - Non Homesite	(+)	\$92,514,562		
Land - Ag Market	(+)	\$18,952,600		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$221,831,779	(+)	\$221,831,779

Improvement Totals

Improvements - Homesite	(+)	\$379,574,762		
Improvements - Non Homesite	(+)	\$35,059,668		
Total Improvements	(=)	\$414,634,430	(+)	\$414,634,430

Other Totals

Personal Property (25)		\$1,796,617	(+)	\$1,796,617
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$638,262,826
Total Homestead Cap Adjustment (207)			(-)	\$10,785,559
Total Circuit Breaker Limit Cap Adjustment (0)			(-)	\$0
Total Exempt Property (64)			(-)	\$49,215,960

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$18,952,600		
Ag Use (5)	(-)	\$34,380		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$18,918,220	(-)	\$18,918,220
Total Assessed			(=)	\$559,343,087

Exemptions

(HS Assd 413,922,281)

(HS) Homestead Local (615)	(+)	\$0		
(HS) Homestead State (615)	(+)	\$0		
(O65) Over 65 Local (75)	(+)	\$0		
(O65) Over 65 State (75)	(+)	\$0		
(DP) Disabled Persons Local (5)	(+)	\$0		
(DP) Disabled Persons State (5)	(+)	\$0		
(DV) Disabled Vet (16)	(+)	\$153,000		
(DVX) Disabled Vet 100% (16)	(+)	\$10,982,942		
(PRO) Prorated Exempt Property (1)	(+)	\$187,834		
(AUTO) Lease Vehicles Ex (1)	(+)	\$962,775		
(SOL) Solar (4)	(+)	\$32,669		
Total Exemptions	(=)	\$12,319,220	(-)	\$12,319,220
Net Taxable (Before Freeze)			(=)	\$547,023,867

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Approved)

As Of: Supplement 5

1/15/2025

Page: 1
HAYSCAD

PROPERTY USE CATEGORY	BREAKDOWN OF APPRAISED VALUE		NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	APPRAISED VALUE
	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS		
A: REAL, RESIDENTIAL, SINGLE-FAMILY	724	724	\$497,026,354	\$497,026,354
B: REAL, RESIDENTIAL, MULTI-FAMILY	1	1	\$27,089,562	\$27,089,562
C: REAL, VACANT PLATTED LOTS/TRACTS	143	112	\$18,245,573	\$17,448,203
D: REAL, ACREAGE (LAND ONLY)	230.53 (ACRES)	230.53 (ACRES)	\$18,952,600	\$18,952,600
E: REAL, FARM AND RANCH IMPROVEMENT	1	1	\$258,130	\$258,130
F: REAL, COMMERCIAL AND INDUSTRIAL	4	4	\$4,689,250	\$4,689,250
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	24	24	\$833,842	\$833,842
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	180	180	\$21,786,150	\$21,786,150
X: EXEMPT	1	1	\$962,775	\$962,775
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE			\$589,844,236	\$589,046,866
TOTAL EXEMPT PROPERTY	33	64	\$48,418,590	\$49,215,960
TOTAL MARKET VALUE ON ROLL TOTALS PAGE				\$638,262,826

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

As Of: Supplement 5

1/15/2025

Page: 2

HAYSCAD

Taxing Units: MHDW(ARB Approved)

CATEGORY A: REAL, RESIDENTIAL, SINGLE-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
A1	724	724	A1-Residential (sf, 5 Ac Or Less)	\$497,026,354	\$497,026,354
	-----	-----		-----	-----
	724	724		\$497,026,354	\$497,026,354

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

As Of: Supplement 5

1/15/2025

Page: 3

HAYSCAD

Taxing Units: MHDW(ARB Approved)

CATEGORY B: REAL, RESIDENTIAL, MULTI-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
B1	1	1	B1-Multi Family (> 4-plex)	\$27,089,562	\$27,089,562
	-----	-----		-----	-----
	1	1		\$27,089,562	\$27,089,562

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

As Of: Supplement 5

1/15/2025

Page: 4

HAYSCAD

Taxing Units: MHDW(ARB Approved)

CATEGORY C: REAL, VACANT PLATTED LOTS / TRACTS

SPTB CODE	Type	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
C1	C1	130	104	C1-Vac Platted - 5.00 Ac Or Less	\$13,903,513	\$13,185,073
C1A	C1A	9	8	C1A - Vac Platted - Commercial	\$4,266,590	\$4,263,130
C3	C3	4	0	C3-Vac Platted > 5 Ac	\$75,470	\$0
-----					\$18,245,573	\$17,448,203
143					112	

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

As Of: Supplement 5

1/15/2025

Page: 5

HAYSCAD

Taxing Units: MHDW(ARB Approved)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

As Of: Supplement 5

1/15/2025

Page: 6

HAYSCAD

Taxing Units: MHDW(ARB Approved)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D-1

SPTB CODE	TYPE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR ACRES	ACRES	PRIOR MARKET VALUE	MARKET VALUE	PRIOR PROD. VALUE	PROD. VALUE
D1	WLM-NPG	5	5	WILDLIFE MGMT-NATIVE PASTURE GOOD	230.53	230.53	\$18,952,600	\$18,952,600	\$34,380	\$34,380
					-----	-----	-----	-----	-----	-----
					5	5	\$18,952,600	\$18,952,600	\$34,380	\$34,380

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Approved)

As Of: Supplement 5

1/15/2025

Page: 7

HAYSCAD

CATEGORY D: OTHER LAND IN CATEGORY D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Approved)

As Of: Supplement 5

1/15/2025

Page: 8

HAYSCAD

CATEGORY E: REAL, FARM AND RANCH IMPROVEMENTS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
E5	1	1	E5-Rural Land Not Qualified for Open-space Appraisal > 5 AC	\$258,130	\$258,130
				-----	-----
				\$258,130	\$258,130

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

As Of: Supplement 5

1/15/2025

Page: 9

HAYSCAD

Taxing Units: MHDW(ARB Approved)

CATEGORY F: REAL, COMMERCIAL, AND INDUSTRIAL

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
F1	4	4	F1-Commercial - Real Property	\$4,689,250	\$4,689,250
				-----	-----
		4		\$4,689,250	\$4,689,250

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

As Of: Supplement 5

1/15/2025

Page: 10

HAYSCAD

Taxing Units: MHDW(ARB Approved)

CATEGORY G: REAL, GAS, AND OTHER MINERALS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

As Of: Supplement 5

1/15/2025

Page: 11

HAYSCAD

Taxing Units: MHDW(ARB Approved)

CATEGORY H: TANGIBLE PERSONAL, VEHICLES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

As Of: Supplement 5

1/15/2025

Page: 12

HAYSCAD

Taxing Units: MHDW(ARB Approved)

CATEGORY I: REAL & INTANGIBLE PERSONAL, BANKS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

As Of: Supplement 5

1/15/2025

Page: 13

HAYSCAD

Taxing Units: MHDW(ARB Approved)

CATEGORY J: REAL & INTANGIBLE PERSONAL, UTILITIES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Approved)

As Of: Supplement 5

1/15/2025

Page: 14

HAYSCAD

CATEGORY L: TANGIBLE PERSONAL, BUSINESS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
L1	4	4	L1-Commercial - Personal Property	\$288,390	\$288,390
L3	20	20	L3-Comm - Pp (lease Equip & Autos)	\$545,452	\$545,452
		-----		-----	-----
	24	24		\$833,842	\$833,842

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

As Of: Supplement 5

1/15/2025

Page: 15

HAYSCAD

Taxing Units: MHDW(ARB Approved)

CATEGORY M: TANGIBLE PERSONAL, OTHER

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Approved)

As Of: Supplement 5

1/15/2025

Page: 16

HAYSCAD

CATEGORY N: INTANGIBLE PERSONAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Approved)

As Of: Supplement 5

1/15/2025

Page: 17

HAYSCAD

CATEGORY O: REAL, INVENTORY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
O1	179	179	O1-REAL INVENTORY - VAC 5.00 AC OR LESS	\$21,267,885	\$21,267,885
O2	1	1	O2-REAL INVENTORY - IMPT 5.00 AC OR LESS	\$518,265	\$518,265
		-----		-----	-----
		180		\$21,786,150	\$21,786,150

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Approved)

As Of: Supplement 5

1/15/2025

Page: 18

HAYSCAD

CATEGORY S: SPECIAL INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Page: 19

1/15/2025

HAYSCAD

As Of: Supplement 5

Taxing Units: MHDW(ARB Approved)

CATEGORY X: EXEMPT

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
XN-11.252	1	1	XN-11.252 - Motor Vehicles leased for personal use	\$962,775	\$962,775
-----				\$962,775	\$962,775

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Approved)

As Of: Supplement 5

1/15/2025

Page: 20

HAYSCAD

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	BREAKDOWN OF EXEMPT VALUE NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	1	\$18,880	\$18,880
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	\$0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	\$0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	\$0	\$0
M: TANGIBLE PERSONAL, OTHER	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	\$0	\$0
O: REAL, INVENTORY	0	\$0	\$0
X: EXEMPT	32	\$48,399,710	\$49,197,080
S: SPECIAL INVENTORY	0	\$0	\$0
ERROR:	0	\$0	\$0
TOTAL APPRAISED VALUE	33	\$48,418,590	\$49,215,960
TOTAL EXEMPT PROPERTY VALUE ON ROLL TOTALS PAGE	64		\$49,215,960

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Approved)

Page: 21

1/15/2025

As Of: Supplement 5

HAYSCAD

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Approved)

As Of: Supplement 5

1/15/2025

Page: 22

HAYSCAD

CATEGORY X: EXEMPT

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
XJ-11.21	1	1	XJ-11.21 - Private schools	\$5,657,200	\$5,657,200
XV	31	62	XV - Other Exemptions, Public prop., Religious, Charitable Org	\$42,742,510	\$43,539,880
				-----	-----
				32	63
				-----	-----
				\$48,399,710	\$49,197,080

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Supplement 5

1/15/2025

Page: 1

HAYSCAD

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	0	\$0
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	0	\$0
M: TANGIBLE PERSONAL, OTHER	0	0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0
O: REAL, INVENTORY	0	0	\$0
X: EXEMPT	0	0	\$0
S: SPECIAL INVENTORY	0	0	\$0
ERROR:	0	0	\$0
TOTAL APPRAISED VALUE			\$0
TOTAL EXEMPT PROPERTY	0	0	\$0
TOTAL MARKET VALUE ON ROLL TOTALS PAGE			\$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Supplement 5

1/15/2025

Page: 2

HAYSCAD

CATEGORY A: REAL, RESIDENTIAL, SINGLE-FAMILY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Supplement 5

1/15/2025

Page: 3

HAYSCAD

CATEGORY B: REAL, RESIDENTIAL, MULTI-FAMILY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Supplement 5

1/15/2025

Page: 4

HAYSCAD

CATEGORY C: REAL, VACANT PLATTED LOTS / TRACTS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Supplement 5

1/15/2025

Page: 5

HAYSCAD

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

As Of: Supplement 5

1/15/2025

Page: 6

HAYSCAD

Taxing Units: MHDW(ARB Under Review)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D-1

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Supplement 5

1/15/2025

Page: 7

HAYSCAD

CATEGORY D: OTHER LAND IN CATEGORY D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Supplement 5

1/15/2025

Page: 8

HAYSCAD

CATEGORY E: REAL, FARM AND RANCH IMPROVEMENTS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Supplement 5

1/15/2025

Page: 9

HAYSCAD

CATEGORY F: REAL, COMMERCIAL, AND INDUSTRIAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

As Of: Supplement 5

1/15/2025

Page: 10

HAYSCAD

Taxing Units: MHDW(ARB Under Review)

CATEGORY G: REAL, GAS, AND OTHER MINERALS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Supplement 5

1/15/2025

Page: 11

HAYSCAD

CATEGORY H: TANGIBLE PERSONAL, VEHICLES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Supplement 5

1/15/2025

Page: 12

HAYSCAD

CATEGORY I: REAL & INTANGIBLE PERSONAL, BANKS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Supplement 5

1/15/2025

Page: 13

HAYSCAD

CATEGORY J: REAL & INTANGIBLE PERSONAL, UTILITIES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Supplement 5

1/15/2025

Page: 14

HAYSCAD

CATEGORY L: TANGIBLE PERSONAL, BUSINESS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Supplement 5

1/15/2025

Page: 15

HAYSCAD

CATEGORY M: TANGIBLE PERSONAL, OTHER

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Supplement 5

1/15/2025

Page: 16

HAYSCAD

CATEGORY N: INTANGIBLE PERSONAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Supplement 5

1/15/2025

Page: 17

HAYSCAD

CATEGORY O: REAL, INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Supplement 5

1/15/2025

Page: 18

HAYSCAD

CATEGORY S: SPECIAL INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Supplement 5

1/15/2025

Page: 19

HAYSCAD

CATEGORY X: EXEMPT

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Supplement 5

1/15/2025

Page: 20

HAYSCAD

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	BREAKDOWN OF EXEMPT VALUE NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	0	\$0
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	0	\$0
M: TANGIBLE PERSONAL, OTHER	0	0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0
O: REAL, INVENTORY	0	0	\$0
X: EXEMPT	0	0	\$0
S: SPECIAL INVENTORY	0	0	\$0
ERROR:	0	0	\$0
TOTAL APPRAISED VALUE	0	0	\$0
TOTAL EXEMPT PROPERTY VALUE ON ROLL TOTALS PAGE			\$0

Top Taxpayers Report

HAYSCAD

TaxYear: 2024 Taxing Units: MHDW

Appraisal

Top Taxpayer Calculations Performed as of 01/15/2025

HEADWATERS MUD: Total Taxable Value

	Taxpayer Name	Total Market	Total Assessed
1	REGENCY RIDGE AT HEADWATERS APARTMENTS LLC	\$28,222,282	\$28,222,282
2	AG EHC II TOL MULTISTATE 4 LLC	\$10,812,165	\$10,812,165
3	NEWMARK HOMES AUSTIN LLC	\$7,998,589	\$7,998,589
4	CND-RESOURCES LLC	\$7,366,530	\$7,366,530
5	WEEKLEY HOMES LLC	\$4,370,283	\$4,370,283
6	ORYX HW OFFICE INC	\$2,844,860	\$2,844,860
7	ASHTON AUSTIN RESIDENTIAL LLC	\$2,520,893	\$2,520,893
8	WFC HEADWATERS OWNER VII LP	\$10,319,200	\$2,175,460
9	RADICHI LLC	\$1,980,960	\$1,980,960
10	GG HEADWATERS LIMITED PARTNERSHIP	\$1,663,410	\$1,663,410

HEADWATERS MUD: Commercial - Real & Personal (F1 & L1)

	Taxpayer Name	Total Assessed
1	REGENCY RIDGE AT HEADWATERS APARTMENTS LLC	\$28,222,282
2	ORYX HW OFFICE INC	\$2,844,860
3	OAKWOOD LAND HOLDINGS LLC	\$464,280
4	FOREST SPRINGS DENTAL PLLC	\$249,743
5	HEADWATERS RESIDENTIAL MASTER COMMUNITY INC	\$247,390
6	ASHTON AUSTIN RESIDENTIAL LLC	\$14,000
7	WEEKLEY HOMES LLC	\$13,733
8	NEWMARK HOMES AUSTIN LLC	\$10,914

HEADWATERS MUD: Commercial - Real (F1)

	Taxpayer Name	Total Assessed
1	REGENCY RIDGE AT HEADWATERS APARTMENTS LLC	\$28,222,282
2	ORYX HW OFFICE INC	\$2,844,860
3	OAKWOOD LAND HOLDINGS LLC	\$464,280
4	HEADWATERS RESIDENTIAL MASTER COMMUNITY INC	\$247,390

HEADWATERS MUD: Commercial - Business Personal (L1)

	Taxpayer Name	Total Assessed
1	FOREST SPRINGS DENTAL PLLC	\$249,743
2	ASHTON AUSTIN RESIDENTIAL LLC	\$14,000
3	WEEKLEY HOMES LLC	\$13,733
4	NEWMARK HOMES AUSTIN LLC	\$10,914

HEADWATERS MUD: Real Estate - Inventory (O)

	Subd Code	Subdivision Name	No. of Lots	Total Assessed
1	S3747	HEADWATERS AT BARTON CREEK PHASE 3	158	\$18,772,770
2	S3744	HEADWATERS AT BARTON CREEK PHASE 5 SECTION 2	16	\$1,901,040
3	S3740	HEADWATERS AT BARTON CREEK PHASE 4 SEC 4	3	\$356,445
4	S3722	HEADWATERS AT BARTON CREEK PHASE 1	2	\$237,630

Top Taxpayers Report

HAYSCAD

TaxYear: 2024 Taxing Units: MHDW

Appraisal

Top Taxpayer Calculations Performed as of 01/15/2025

HEADWATERS MUD: Real Estate - Multifamily Residential (B)

	Taxpayer Name	Total Assessed
1	REGENCY RIDGE AT HEADWATERS APARTMENTS LLC	\$28,222,282