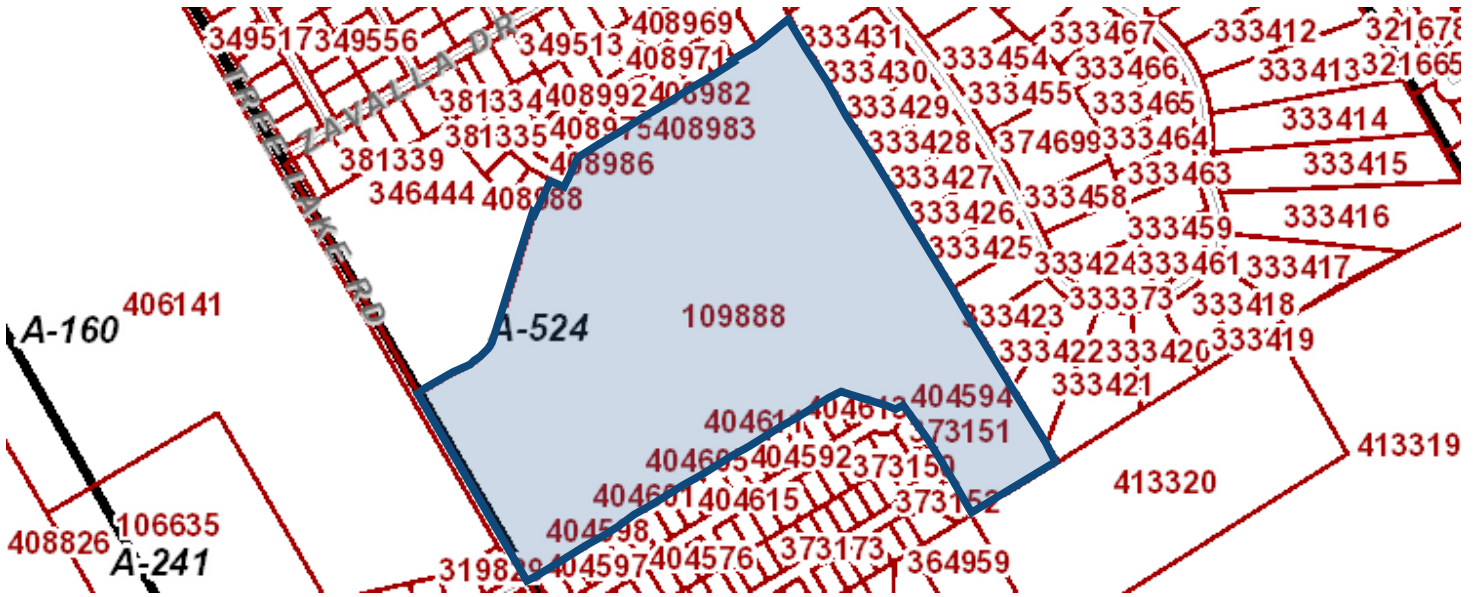


Map

Exhibit A



Property Details

<b>Account</b>		
<b>Property ID:</b>	109888	<b>Geographic ID:</b> 180254050021007
<b>Type:</b>	Real	<b>Zoning:</b> R-1B
<b>Property Use:</b>	100 Residential Vacant Land	
<b>Location</b>		
<b>Situs Address:</b>	TREE LAKE DR WACO, TX 76708	
<b>Map ID:</b>	296	<b>Mapsc0:</b> 267
<b>Legal Description:</b>	KING M Acres 46.1007	
<b>Abstract/Subdivision:</b>	0254.05S18 - KING M	
<b>Neighborhood:</b>	18890.1	
<b>Owner</b>		
<b>Owner ID:</b>	394543	
<b>Name:</b>	CHS PARTNERS LP	
<b>Agent:</b>		
<b>Mailing Address:</b>	126 MECCA RD WACO, TX 76710-7233	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$315,550 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$315,550 (=)
<b>Agricultural Value Loss: ⓘ</b>	\$0 (-)
<b>Appraised Value:</b>	\$315,550 (=)
<b>Homestead Cap Loss: ⓘ</b>	\$0 (-)
<b>Assessed Value:</b>	\$315,550
<b>Ag Use Value:</b>	\$0

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: CHS PARTNERS LP %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$315,550	\$315,550	\$1,040.70	
18	CHINA SPRING ISD	1.021380	\$315,550	\$315,550	\$3,222.96	
80	WACO, CITY OF	0.755000	\$315,550	\$315,550	\$2,382.40	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$315,550	\$315,550	\$405.51	

Total Tax Rate: 2.234694

Estimated Taxes With Exemptions: \$7,051.57

Estimated Taxes Without Exemptions: \$7,051.57

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
AC	Acres	40.0000	1,742,400.00	0.00	0.00	\$313,160	\$0
AC	Acres	6.1007	265,746.49	0.00	0.00	\$2,390	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$315,550	\$0	\$315,550	\$0	\$315,550
2022	\$0	\$315,550	\$0	\$315,550	\$0	\$315,550
2021	\$0	\$413,590	\$0	\$413,590	\$0	\$413,590
2020	\$0	\$471,400	\$0	\$471,400	\$0	\$471,400
2019	\$0	\$471,400	\$0	\$471,400	\$0	\$471,400
2018	\$0	\$402,850	\$0	\$402,850	\$0	\$402,850
2017	\$0	\$351,150	\$0	\$351,150	\$0	\$351,150
2016	\$0	\$344,760	\$0	\$344,760	\$0	\$344,760
2015	\$0	\$382,750	\$0	\$382,750	\$0	\$382,750
2014	\$0	\$158,430	\$0	\$158,430	\$0	\$158,430
2013	\$0	\$176,800	\$0	\$176,800	\$0	\$176,800

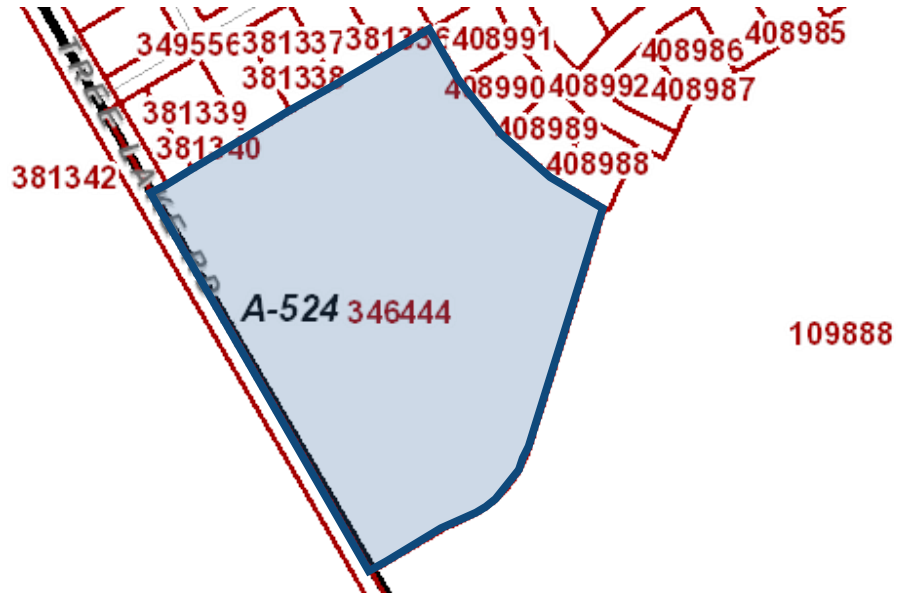
## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/15/2009	DL	Warranty Deed /w Vendors Lien	STARCREST DEVELOPMENT PARTNERS LTD	CHS PARTNERS LP			2009038086
10/3/2001	WD	Warranty Deed	TREE LAKE INC	STARCREST DEVELOPMENT PARTNERS LTD			2001032474
3/4/1998	OT	"Not in Use" OT		TREE LAKE INC	257	807	0



Map

Exhibit B



Property Details

<b>Account</b>		
<b>Property ID:</b>	346444	<b>Geographic ID:</b> 180254050021070
<b>Type:</b>	Real	<b>Zoning:</b> R-1B
<b>Property Use:</b>	100 Residential Vacant Land	
<b>Location</b>		
<b>Situs Address:</b>	TREE LAKE DR WACO, TX 76708	
<b>Map ID:</b>	296	<b>Mapsco:</b> 267
<b>Legal Description:</b>	KING M Acres 8.938	
<b>Abstract/Subdivision:</b>	0254.05S18 - KING M	
<b>Neighborhood:</b>	18890.1	
<b>Owner</b>		
<b>Owner ID:</b>	394543	
<b>Name:</b>	CHS PARTNERS LP	
<b>Agent:</b>		
<b>Mailing Address:</b>	126 MECCA RD WACO, TX 76710-7233	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$61,150 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$61,150 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b>	\$61,150 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$61,150
<b>Ag Use Value:</b>	\$0

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.

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## Property Taxing Jurisdiction

**Owner:** CHS PARTNERS LP **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
00	McLENNAN COUNTY	0.329805	\$61,150	\$61,150	\$201.68	
18	CHINA SPRING ISD	1.021380	\$61,150	\$61,150	\$624.57	
80	WACO, CITY OF	0.755000	\$61,150	\$61,150	\$461.68	
86	McLENNAN COMMUNITY COLLEGE	0.128509	\$61,150	\$61,150	\$78.58	

**Total Tax Rate:** 2.234694

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**Estimated Taxes With Exemptions:** \$1,366.51

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**Estimated Taxes Without Exemptions:** \$1,366.51

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## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
AC	Acres	8.9380	389,339.28	0.00	0.00	\$61,150	\$0



## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$61,150	\$0	\$61,150	\$0	\$61,150
2022	\$0	\$61,150	\$0	\$61,150	\$0	\$61,150
2021	\$0	\$60,000	\$0	\$60,000	\$0	\$60,000
2020	\$0	\$96,170	\$0	\$96,170	\$0	\$96,170
2019	\$0	\$90,310	\$0	\$90,310	\$0	\$90,310
2018	\$0	\$88,150	\$0	\$88,150	\$0	\$88,150
2017	\$0	\$77,400	\$0	\$77,400	\$0	\$77,400
2016	\$0	\$77,400	\$0	\$77,400	\$0	\$77,400
2015	\$0	\$74,420	\$0	\$74,420	\$0	\$74,420
2014	\$0	\$74,420	\$0	\$74,420	\$0	\$74,420
2013	\$0	\$74,420	\$0	\$74,420	\$0	\$74,420

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/3/2017	WD	Warranty Deed	CHINA SPRING IND SCHOOL DISTRICT	CHS PARTNERS LP			2017003826
9/26/2007	WD	Warranty Deed	STARCREST DEVELOPMENT PARTNERS LTD	CHINA SPRING IND SCHOOL DISTRICT			2007035642

