

Don Holtkamp



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## LOOSE COW LLC RESTRICTIONS

Restrictions for 55.867 acres Loose Cow LLC, Colorado County, Texas.

1. The property shall be used for residential agricultural or wildlife management purposes only. No commercial business.
2. No manufactured, mobile, modular or RV homes allowed.
3. Minimum tract size 11 acres.
4. All water wells and septic systems must be permitted and in compliance with all county and state ordinances, permits and licensing.
5. No junk, trash or debris. All waste must be removed from property in a lawful manner.
6. These restrictions shall run with the land for a period of 10 years from the date of first tract being sold and will automatically renew for 10 year periods unless amended by 67% vote of property owners of the 55.867 acres.

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# Colorado CAD

## Property Search > 24680 LOOSE COW LLC for Year 2023 Tax Year: 2023

### Property

#### Account

Property ID:	24680	Legal Description:	A-48 N WHITING & W OSBORNE 55.867 AC & FARM BLDG (ALTAIR SOUTH)
Geographic ID:	200480270000	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

#### Location

Address:	Mapsco:
Neighborhood:	Map ID: 70R
Neighborhood CD:	

#### Owner

Name:	LOOSE COW LLC	Owner ID:	92848
Mailing Address:	2201 BECKER DRIVE BRENHAM, TX 77833	% Ownership:	50.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$150	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$153,635	\$2,850
(+) Timber Market Valuation:	+	\$0	\$0
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(=) Market Value:	=	\$153,785	
(-) Ag or Timber Use Value Reduction:	-	\$150,785	
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(=) Appraised Value:	=	\$3,000	
(-) HS Cap:	-	\$0	
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(=) Assessed Value:	=	\$3,000	

### Taxing Jurisdiction

Owner: LOOSE COW LLC  
 % Ownership: 50.0000000000%  
 Total Value: \$153,785

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
C	COLORADO COUNTY	0.496951	\$3,000	\$3,000	\$14.91

CAD	COLORADO APPRAISAL DISTRICT	0.000000	\$3,000	\$3,000	\$0.00
GCD	COLORADO CO GCD	0.008250	\$3,000	\$3,000	\$0.25
RH	RICE HOSPITAL DISTRICT	0.269000	\$3,000	\$3,000	\$8.07
RS	RICE CISD	1.059300	\$3,000	\$3,000	\$31.78
Total Tax Rate:		1.833501			
				Taxes w/Current Exemptions:	\$55.01
				Taxes w/o Exemptions:	\$55.01

### Improvement / Building

**Improvement #1:** Residential **State Code:** E1 **Living Area:** sqft **Value:** \$300

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
SHED	FARM SHED	F205		0	320.0

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	WDLFNP	Wildlife Managed Native pasture	55.8670	2433566.52	0.00	0.00	\$307,270	\$5,700

### Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2023	\$150	\$153,635	2,850	3,000	\$0	\$3,000
2022	\$105	\$155,650	2,885	2,990	\$0	\$2,990
2021	\$105	\$155,650	2,715	2,820	\$0	\$2,820

### Deed History - (Last 4 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/25/2022	WD	WARRANTY DEED	TUCKER, DIANNE DUNCAN	LOOSE COW LLC	1017	314	5222
2	5/24/2006	WD	WARRANTY DEED	DUNCAN, ANN WELLS TRUST EST	TUCKER, DIANNE DUNCAN			

### Tax Due

Property Tax Information as of 08/07/2023

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2022	RICE CISD	\$2,990	\$31.67	\$31.67	\$0.00	\$0.00	\$0.00	\$0.00
2022	COLORADO COUNTY	\$2,990	\$14.86	\$14.86	\$0.00	\$0.00	\$0.00	\$0.00
2022	RICE HOSPITAL DISTRICT	\$2,990	\$8.04	\$8.04	\$0.00	\$0.00	\$0.00	\$0.00
2022	COLORADO CO GCD	\$2,990	\$0.25	\$0.25	\$0.00	\$0.00	\$0.00	\$0.00
<b>2022 TOTAL:</b>			<b>\$54.82</b>	<b>\$54.82</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2021	RICE CISD	\$2,820	\$30.17	\$30.17	\$0.00	\$0.00	\$0.00	\$0.00



## INFORMATION ABOUT SPECIAL FLOOD HAZARD AREAS

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**Loose Cow Road  
Altair, TX**

### CONCERNING THE PROPERTY AT

#### A. FLOOD AREAS:

- (1) The Federal Emergency Management Agency (FEMA) designates areas that have a high risk of flooding as special flood hazard areas.
- (2) A property that is in a special flood hazard area is designated on flood insurance rate maps with a zone beginning in a "V" or "A". Both V-Zone and A-Zone areas indicate a high risk of flooding.
- (3) Some properties may also lie in the "floodway" which is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge a flood under FEMA rules. Communities must regulate development in these floodways.

#### B. AVAILABILITY OF FLOOD INSURANCE:

- (1) Generally, flood insurance is available regardless of whether the property is located in or out of a special flood hazard area. Contact your insurance agent to determine if any limitations or restrictions apply to the property in which you are interested.
- (2) FEMA encourages every property owner to purchase flood insurance regardless of whether the property is in a high, moderate, or low risk flood area.
- (3) A homeowner may obtain flood insurance coverage (up to certain limits) through the National Flood Insurance Program. Supplemental coverage is available through private insurance carriers.
- (4) A mortgage lender making a federally related mortgage will require the borrower to maintain flood insurance if the property is in a special flood hazard area.

#### C. GROUND FLOOR REQUIREMENTS:

- (1) Many homes in special flood hazard areas are built-up or are elevated. In elevated homes the ground floor typically lies below the base flood elevation and the first floor is elevated on piers, columns, posts, or piles. The base flood elevation is the highest level at which a flood is likely to occur as shown on flood insurance rate maps.
- (2) Federal, state, county, and city regulations:
  - (a) restrict the use and construction of any ground floor enclosures in elevated homes that are in special flood hazard areas.
  - (b) may prohibit or restrict the remodeling, rebuilding, and redevelopment of property and improvements in the floodway.
- (3) The first floor of all homes must now be built above the base flood elevation.
  - (a) Older homes may have been built in compliance with applicable regulations at the time of construction and may have first floors that lie below the base flood elevation, but flood insurance rates for such homes may be significant.

Information about Special Flood Hazard Areas concerning \_\_\_\_\_

- (b) It is possible that modifications were made to a ground floor enclosure after a home was first built. The modifications may or may not comply with applicable regulations and may or may not affect flood insurance rates.
  - (c) It is important for a buyer to determine if the first floor of a home is elevated at or above the base flood elevation. It is also important for a buyer to determine if the property lies in a floodway.
- (4) Ground floor enclosures that lie below the base flood elevation may be used only for: (i) parking; (ii) storage; and (iii) building access. Plumbing, mechanical, or electrical items in ground floor enclosures that lie below the base flood elevation may be prohibited or restricted and may not be eligible for flood insurance coverage. Additionally:
- (a) in A-Zones, the ground floor enclosures below the base flood elevation must have flow-through vents or openings that permit the automatic entry and exit of floodwaters:
  - (b) in V-Zones, the ground floor enclosures must have break-away walls, screening, or lattice walls; and
  - (c) in floodways, the remodeling or reconstruction of any improvements may be prohibited or otherwise restricted.

**D. COMPLIANCE:**

- (1) The above-referenced property may or may not comply with regulations affecting ground floor enclosures below the base flood elevation.
- (2) A property owner's eligibility to purchase or maintain flood insurance, as well as the cost of the flood insurance, is dependent on whether the property complies with the regulations affecting ground floor enclosures.
- (3) A purchaser or property owner may be required to remove or modify a ground floor enclosure that is not in compliance with city or county building requirements or is not entitled to an exemption from such requirements.
- (4) A flood insurance policy maintained by the current property owner does not mean that the property is in compliance with the regulations affecting ground floor enclosures or that the buyer will be able to continue to maintain flood insurance at the same rate.
- (5) Insurance carriers calculate the cost of flood insurance using a rate that is based on the elevation of the lowest floor.
  - (a) If the ground floor lies below the base flood elevation and does not meet federal, state, county, and city requirements, the ground floor will be the lowest floor for the purpose of computing the rate.
  - (b) If the property is in compliance, the first elevated floor will be the lowest floor and the insurance rate will be significantly less than the rate for a property that is not in compliance.
  - (c) If the property lies in a V-Zone the flood insurance rate will be impacted if a ground floor enclosure below the base flood elevation exceeds 299 square feet (even if constructed with break-away walls).

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**E. ELEVATION CERTIFICATE:**

The elevation certificate is an important tool in determining flood insurance rates. It is used to provide elevation information that is necessary to ensure compliance with floodplain management laws. To determine the proper insurance premium rate, insurers rely on an elevation certificate to certify building elevations at an acceptable level above flood map levels. If available in your area, it is recommended that you obtain an elevation certificate for the property as soon as possible to accurately determine future flood insurance rates.

**You are encouraged to: (1) inspect the property for all purposes, including compliance with any ground floor enclosure requirement; (2) review the flood insurance policy (costs and coverage) with your insurance agent; and (3) contact the building permitting authority if you have any questions about building requirements or compliance issues.**

Receipt acknowledged by:

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date