

APPRAISAL ROLL SUMMARY

TMP - MORGANS POINT RESORT CITY

Effective Rate Assumption

BELL CAD
Appraisal Year: 2026
Data as of 08/01/2026

New Values	
TOTAL New Market Value	9,334,767
TOTAL New Taxable Value	7,931,614
New Ag & Timber Exemptions	
Parcel Count	0
Prior Land Market	0
(-) Current Ag/Timber	0
(=) New Ag/Timber Loss	0

Average & Median Homestead Values	
A & E Category	
Parcel Count	1,525
Averages	
Market Value	336,288
Appraised Value	336,288
Assessed Value	325,785
Exemption Value	0
Taxable Value	282,555

Medians	
Market Value	272,449
Appraised Value	272,449
Assessed Value	268,449
Exemption Value	0
Taxable Value	248,746

New Annexation	
Parcel Count	0
Market Value	0
Appraised Value	0
Assessed Value	0
Taxable Value	0
Lower Value Used	
Count of Protested Properties	164
Market Value	71,715,188
Appraised Value	71,715,188
Assessed Value	68,852,792
TOTAL Value Used	61,865,363

A Category	
Parcel Count	1,522
Averages	
Market Value	335,171
Appraised Value	335,171
Assessed Value	324,726
Exemption Value	0
Taxable Value	281,411

Medians	
Market Value	272,057
Appraised Value	272,057
Assessed Value	267,879
Exemption Value	0
Taxable Value	248,708

New Exemptions	
Absolute Exemptions	
Parcel Count	1
Prior Year Market	3,000

Partial Exemptions	
Parcel Count	184
Current Year Exemption	3,447,902

Increased Exemptions	
Exemption Count	0
Increased Exemption Value	0

APPRAISAL ROLL SUMMARY

TMP - MORGANS POINT RESORT CITY

Grand Totals

Property Count: 4,113

BELL CAD
Appraisal Year: 2026
Data as of 08/01/2026

Improvements	Count	Value
Homesite	1,529	435,136,862
New Homesite	90	2,744,349
Non Homesite	731	114,196,736
New Non Homesite	42	6,217,916
Land 1,222.74 acres	Count	Value
Homesite	1,516	75,071,900
New Homesite	0	0
Non Homesite	2,469	62,710,466
New Non Homesite	0	0
Prod 0.00 acres	Count	Value
Productivity	0	0
Inventory	0	0
Timber	0	0
Other	Count	Value
Personal Property	126	7,259,361
Minerals	0	0
Prod. Use	Count	Value
Productivity	0	0
Inventory	0	0
Timber	0	0
Totals	0	0
Frozen / Non-Frozen		
Taxable Non Frozen		595,007,253
Taxable Frozen		0
Taxable New HS Frozen		0
Tax Non Frozen		3,806,853.18
Tax Frozen		0.00
Tax New HS Frozen		0.00
Total Tax w/o Ceiling		3,831,738.03
Tax Frozen Loss		0.00

(+)	558,295,863	TOTAL IMPROVEMENTS
(+)	137,782,366	TOTAL LAND MARKET
(+)	0	TOTAL PROD MARKET
(+)	7,259,361	TOTAL OTHER
(=)	703,337,590	TOTAL MARKET VALUE
(-)	0	TOTAL PRODUCTION LOSS
(=)	703,337,590	TOTAL APPRAISED VALUE
(-)	15,841,893	CAPPED HOMESTEAD LOSS
(-)	2,819,836	CIRCUIT BREAKER CAP LOSS
(=)	684,675,861	TOTAL ASSESSED
0		TOTAL HOMESTEAD
0		TOTAL OVER 65
0		TOTAL DISABLED
1,397,427		TOTAL DISABLED VETERAN
69,757,331		TOTAL DISABLED VETERAN HS
2,306,865		TOTAL SURV SP
3,766,970		11.145 PERSONAL PROPERTY
187,259		TOTAL OTHER DEDUCTIONS
12,252,756		TOTAL EXEMPT PROPERTY (INCL HB366)
.....		
(-)	89,668,608	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	595,007,253	TOTAL TAXABLE
	3,806,853.18	TOTAL TAX
	0.00639800	TAX RATE

APPRAISAL ROLL SUMMARY

TMP - MORGANS POINT RESORT CITY

Grand Totals

Property Count: 4,113

BELL CAD

Appraisal Year: 2026

Data as of 08/01/2026

Exemption Breakdown

Code	State Description	Ex Count	Ex Value	Freeze Ex Count	Freeze Ex Value	NEW Partial Exemption		NEW Total Exemption		Increased Rate	
						Ex Count	Ex Value	Ex Count	Prior Market	Ex Count	Incr Ex Value
HB9	Personal Property First \$125,000	124	3,766,970	0	0	0	0	0	0	0	0
DIS	State-Mandated Disabled Homestead	29	0	0	0	0	0	0	0	0	0
DISLOC	Local Optional Disabled Homestead	29	0	0	0	0	0	0	0	0	0
DV1	Partially Disabled Veteran	12	60,000	0	0	2	10,000	0	0	0	0
DV2	Partially Disabled Veteran	13	97,500	0	0	0	0	0	0	0	0
DV3	Partially Disabled Veteran	22	212,000	0	0	2	20,000	0	0	0	0
DV4	Partially Disabled Veteran	101	594,000	0	0	8	45,000	0	0	0	0
DVO65	Partially Disabled Veteran	61	433,927	0	0	0	0	0	0	0	0
DVHS	100% Disabled Veteran Homestead	166	71,769,375	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	1,532	0	0	0	40	0	0	0	0	0
HSLOC	Local Optional Percentage Homestead	1,532	0	0	0	40	0	0	0	0	0
LVE	Miscellaneous (NOT in EARS)	12	187,259	0	0	0	0	0	0	0	0
O65	State-Mandated Over 65 Homestead	652	0	0	0	32	0	0	0	0	0
O65LOC	Local Optional Over 65 Homestead	652	0	0	0	32	0	0	0	0	0
SO	Solar/ Wind Power	3	0	0	0	0	0	0	0	0	0
SS	ALL Surviving Spouse Exemption	1	294,821	0	0	0	0	0	0	0	0
EX	Absolute	58	12,252,756	0	0	0	0	1	3,000	0	0
EX366	Absolute	17	0	0	0	0	0	0	0	0	0
Totals		5,016	89,668,608	0	0	156	75,000	1	3,000	0	0

APPRAISAL ROLL SUMMARY

TMP - MORGANS POINT RESORT CITY

Grand Totals

Property Count: 4,113

BELL CAD

Appraisal Year: 2026

Data as of 08/01/2026

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	REAL-RES/SINGLE FAMIL'	1,998	633,678,026	92,227,913	0	541,450,113	2,717,240	0	0	73,289,736
A2	REAL-RES/MOBILE HOME	245	9,000,648	4,192,500	0	4,808,148	27,109	0	0	102,387
A3	IMPROVEMENTS ONLY-RI	10	239,343	169,744	0	69,599	0	0	0	0
C1	VACANT LOT	1,568	24,195,837	24,163,300	0	32,537	0	0	0	69,500
C2	VACANT COMMERCIAL LC	14	1,014,580	1,003,283	0	11,297	0	0	0	0
E	NON QUALIFIED AG LAND	7	865,893	783,640	0	82,253	0	0	0	0
E1	FARM & RANCH IMPROVE	2	2,270,000	1,414,078	0	855,922	0	0	0	0
F1	COMMERCIAL IMPROVEM	16	6,525,931	874,438	0	5,651,493	0	0	0	0
F2	INDUSTRIAL IMPROVEME	1	21,129	0	0	21,129	0	0	0	0
J3	UTILITIES/ELECTRIC CO	1	2,691,276	0	0	0	0	2,691,276	0	125,000
J4	UTILITIES/TELEPHONE C	2	164,071	60,000	0	0	0	104,071	0	104,071
L1	BUSINESS PERSONAL	117	4,411,063	0	0	0	0	4,411,063	0	3,693,791
L2	INDUSTRIAL PERSONAL	1	11,919	0	0	0	0	11,919	0	11,919
M1	MOBILE HOME (PERSONA	13	311,514	0	0	311,514	0	0	0	0
O1	BLDRS/DEVELOPERS VAC	56	3,993,198	3,993,198	0	0	0	0	0	0
X	TOTAL EXEMPT PROPER	4	2,764	0	0	0	0	2,764	0	0
XJ	11.21 Private schools	1	568,020	137,279	0	430,741	0	0	0	568,020
XR	11.30 Nonprofit water or wa	1	88,312	88,312	0	0	0	0	0	88,312
XV	Other Exemptions (includin	2	38,268	0	0	0	0	38,268	0	38,268
XV	Other Exemptions (includin	54	13,245,798	8,674,681	0	4,571,117	0	0	0	11,577,604
SUBTOTAL		4,113	703,337,590	137,782,366	0	558,295,863	2,744,349	7,259,361	0	89,668,608
TOTAL		4,113	703,337,590	137,782,366	0	558,295,863	2,744,349	7,259,361	0	89,668,608

APPRAISAL ROLL SUMMARY

TMP - MORGANS POINT RESORT CITY

Grand Totals

Property Count: 4,113

BELL CAD

Appraisal Year: 2026

Data as of 08/01/2026

Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	2,253	642,918,017	96,590,157	0	546,327,860	2,744,349	0	0	73,392,123
C1	Vacant Lots and Tracts	1,582	25,210,417	25,166,583	0	43,834	0	0	0	69,500
E	Rural Land, Not Qualified fo	9	3,135,893	2,197,718	0	938,175	0	0	0	0
F1	Commercial Real Property	16	6,525,931	874,438	0	5,651,493	0	0	0	0
F2	Industrial Real Property	1	21,129	0	0	21,129	0	0	0	0
J3	Electric Companies (includi	1	2,691,276	0	0	0	0	2,691,276	0	125,000
J4	Telephone Companies (incl	2	164,071	60,000	0	0	0	104,071	0	104,071
L1	Commercial Personal Prop	117	4,411,063	0	0	0	0	4,411,063	0	3,693,791
L2	Industrial and Manufacturin	1	11,919	0	0	0	0	11,919	0	11,919
M1	Mobile Homes	13	311,514	0	0	311,514	0	0	0	0
O	Residential Inventory	56	3,993,198	3,993,198	0	0	0	0	0	0
X		4	2,764	0	0	0	0	2,764	0	0
XJ	Private Schools (\$11.21)	1	568,020	137,279	0	430,741	0	0	0	568,020
XR	Nonprofit Water or Wastew	1	88,312	88,312	0	0	0	0	0	88,312
XV	Other Totally Exempt Prope	56	13,284,066	8,674,681	0	4,571,117	0	38,268	0	11,615,872
SUBTOTAL		4,113	703,337,590	137,782,366	0	558,295,863	2,744,349	7,259,361	0	89,668,608
TOTAL		4,113	703,337,590	137,782,366	0	558,295,863	2,744,349	7,259,361	0	89,668,608

APPRAISAL ROLL SUMMARY

TMP - MORGANS POINT RESORT CITY

Grand Totals

Property Count: 4,113

BELL CAD

Appraisal Year: 2026

Data as of 08/01/2026

Ag, Timber, & Wildlife Acreage Detail Report

Texas Category	Land Type	Acres	ALL Ag, Timber, & Wildlife Exemptions				NEW Ag & Timber Exemptions			
			Land Market	Prod Market	Prod Value	Avg. Prod Value/Acre	Prod Loss	Acres	Prior Land Market	Current Ag /Timber
Totals										

APPRAISAL ROLL SUMMARY

TMP - MORGANS POINT RESORT CITY

ARB Approved Totals

Property Count: 3,949

BELL CAD
Appraisal Year: 2026
Data as of 08/01/2026

Improvements	Count	Value
Homesite	1,413	388,676,726
New Homesite	82	1,950,906
Non Homesite	683	101,453,648
New Non Homesite	41	5,831,733

Land	Count	Value
1,148.11 acres		
Homesite	1,400	66,385,589
New Homesite	0	0
Non Homesite	2,415	60,064,439
New Non Homesite	0	0

Prod	Count	Value
0.00 acres		
Productivity	0	0
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	126	7,259,361
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	0	0	0
Inventory	0	0	0
Timber	0	0	0
Totals	0	0	0

Frozen / Non-Frozen	
Taxable Non Frozen	526,267,961
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	3,367,059.16
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	3,391,944.01
Tax Frozen Loss	0.00

(+)	497,913,013	TOTAL IMPROVEMENTS
(+)	126,450,028	TOTAL LAND MARKET
(+)	0	TOTAL PROD MARKET
(+)	7,259,361	TOTAL OTHER
(=)	631,622,402	TOTAL MARKET VALUE

(-)	0	TOTAL PRODUCTION LOSS
(=)	631,622,402	TOTAL APPRAISED VALUE
(-)	13,151,248	CAPPED HOMESTEAD LOSS
(-)	2,648,085	CIRCUIT BREAKER CAP LOSS
(=)	615,823,069	TOTAL ASSESSED

0	TOTAL HOMESTEAD
0	TOTAL OVER 65
0	TOTAL DISABLED
1,283,927	TOTAL DISABLED VETERAN
69,757,331	TOTAL DISABLED VETERAN HS
2,306,865	TOTAL SURV SP
3,766,970	11.145 PERSONAL PROPERTY
187,259	TOTAL OTHER DEDUCTIONS
12,252,756	TOTAL EXEMPT PROPERTY (INCL HB366)

.....		
(-)	89,555,108	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	526,267,961	TOTAL TAXABLE
	3,367,059.16	TOTAL TAX
	0.00639800	TAX RATE

APPRAISAL ROLL SUMMARY

TMP - MORGANS POINT RESORT CITY

ARB Approved Totals

Property Count: 3,949

BELL CAD

Appraisal Year: 2026

Data as of 08/01/2026

Exemption Breakdown

Code	State Description	Ex Count	Ex Value	Freeze Ex Count	Freeze Ex Value	NEW Partial Exemption		NEW Total Exemption		Increased Rate	
						Ex Count	Ex Value	Ex Count	Prior Market	Ex Count	Incr Ex Value
HB9	Personal Property First \$125,000	124	3,766,970	0	0	0	0	0	0	0	0
DIS	State-Mandated Disabled Homestead	28	0	0	0	0	0	0	0	0	0
DISLOC	Local Optional Disabled Homestead	28	0	0	0	0	0	0	0	0	0
DV1	Partially Disabled Veteran	12	60,000	0	0	2	10,000	0	0	0	0
DV2	Partially Disabled Veteran	12	90,000	0	0	0	0	0	0	0	0
DV3	Partially Disabled Veteran	21	202,000	0	0	2	20,000	0	0	0	0
DV4	Partially Disabled Veteran	97	546,000	0	0	8	45,000	0	0	0	0
DVO65	Partially Disabled Veteran	57	385,927	0	0	0	0	0	0	0	0
DVHS	100% Disabled Veteran Homestead	166	71,769,375	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	1,415	0	0	0	38	0	0	0	0	0
HSLOC	Local Optional Percentage Homestead	1,415	0	0	0	38	0	0	0	0	0
LVE	Miscellaneous (NOT in EARS)	12	187,259	0	0	0	0	0	0	0	0
O65	State-Mandated Over 65 Homestead	607	0	0	0	27	0	0	0	0	0
O65LOC	Local Optional Over 65 Homestead	607	0	0	0	27	0	0	0	0	0
SO	Solar/ Wind Power	3	0	0	0	0	0	0	0	0	0
SS	ALL Surviving Spouse Exemption	1	294,821	0	0	0	0	0	0	0	0
EX	Absolute	58	12,252,756	0	0	0	0	1	3,000	0	0
EX366	Absolute	17	0	0	0	0	0	0	0	0	0
Totals		4,680	89,555,108	0	0	142	75,000	1	3,000	0	0

APPRAISAL ROLL SUMMARY

TMP - MORGANS POINT RESORT CITY

ARB Approved Totals

Property Count: 3,949

BELL CAD

Appraisal Year: 2026

Data as of 08/01/2026

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	REAL-RES/SINGLE FAMIL'	1,843	562,470,190	81,261,689	0	481,208,501	1,923,797	0	0	73,176,236
A2	REAL-RES/MOBILE HOME	240	8,737,410	4,070,500	0	4,666,910	27,109	0	0	102,387
A3	IMPROVEMENTS ONLY-RI	10	239,343	169,744	0	69,599	0	0	0	0
C1	VACANT LOT	1,565	23,965,885	23,933,348	0	32,537	0	0	0	69,500
C2	VACANT COMMERCIAL LC	14	1,014,580	1,003,283	0	11,297	0	0	0	0
E	NON QUALIFIED AG LAND	6	851,731	769,478	0	82,253	0	0	0	0
E1	FARM & RANCH IMPROVE	2	2,270,000	1,414,078	0	855,922	0	0	0	0
F1	COMMERCIAL IMPROVEM	16	6,525,931	874,438	0	5,651,493	0	0	0	0
F2	INDUSTRIAL IMPROVEME	1	21,129	0	0	21,129	0	0	0	0
J3	UTILITIES/ELECTRIC CO	1	2,691,276	0	0	0	0	2,691,276	0	125,000
J4	UTILITIES/TELEPHONE C	2	164,071	60,000	0	0	0	104,071	0	104,071
L1	BUSINESS PERSONAL	117	4,411,063	0	0	0	0	4,411,063	0	3,693,791
L2	INDUSTRIAL PERSONAL	1	11,919	0	0	0	0	11,919	0	11,919
M1	MOBILE HOME (PERSONA	13	311,514	0	0	311,514	0	0	0	0
O1	BLDRS/DEVELOPERS VAC	56	3,993,198	3,993,198	0	0	0	0	0	0
X	TOTAL EXEMPT PROPER	4	2,764	0	0	0	0	2,764	0	0
XJ	11.21 Private schools	1	568,020	137,279	0	430,741	0	0	0	568,020
XR	11.30 Nonprofit water or wa	1	88,312	88,312	0	0	0	0	0	88,312
XV	Other Exemptions (includin	2	38,268	0	0	0	0	38,268	0	38,268
XV	Other Exemptions (includin	54	13,245,798	8,674,681	0	4,571,117	0	0	0	11,577,604
SUBTOTAL		3,949	631,622,402	126,450,028	0	497,913,013	1,950,906	7,259,361	0	89,555,108
TOTAL		3,949	631,622,402	126,450,028	0	497,913,013	1,950,906	7,259,361	0	89,555,108

APPRAISAL ROLL SUMMARY

TMP - MORGANS POINT RESORT CITY

ARB Approved Totals

Property Count: 3,949

BELL CAD

Appraisal Year: 2026

Data as of 08/01/2026

Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	2,093	571,446,943	85,501,933	0	485,945,010	1,950,906	0	0	73,278,623
C1	Vacant Lots and Tracts	1,579	24,980,465	24,936,631	0	43,834	0	0	0	69,500
E	Rural Land, Not Qualified fo	8	3,121,731	2,183,556	0	938,175	0	0	0	0
F1	Commercial Real Property	16	6,525,931	874,438	0	5,651,493	0	0	0	0
F2	Industrial Real Property	1	21,129	0	0	21,129	0	0	0	0
J3	Electric Companies (includi	1	2,691,276	0	0	0	0	2,691,276	0	125,000
J4	Telephone Companies (incl	2	164,071	60,000	0	0	0	104,071	0	104,071
L1	Commercial Personal Prop	117	4,411,063	0	0	0	0	4,411,063	0	3,693,791
L2	Industrial and Manufacturin	1	11,919	0	0	0	0	11,919	0	11,919
M1	Mobile Homes	13	311,514	0	0	311,514	0	0	0	0
O	Residential Inventory	56	3,993,198	3,993,198	0	0	0	0	0	0
X		4	2,764	0	0	0	0	2,764	0	0
XJ	Private Schools (\$11.21)	1	568,020	137,279	0	430,741	0	0	0	568,020
XR	Nonprofit Water or Wastew	1	88,312	88,312	0	0	0	0	0	88,312
XV	Other Totally Exempt Prope	56	13,284,066	8,674,681	0	4,571,117	0	38,268	0	11,615,872
SUBTOTAL		3,949	631,622,402	126,450,028	0	497,913,013	1,950,906	7,259,361	0	89,555,108
TOTAL		3,949	631,622,402	126,450,028	0	497,913,013	1,950,906	7,259,361	0	89,555,108

APPRAISAL ROLL SUMMARY

TMP - MORGANS POINT RESORT CITY

ARB Approved Totals

Property Count: 3,949

BELL CAD

Appraisal Year: 2026

Data as of 08/01/2026

Ag, Timber, & Wildlife Acreage Detail Report

Texas Category	Land Type	Acres	ALL Ag, Timber, & Wildlife Exemptions				NEW Ag & Timber Exemptions			
			Land Market	Prod Market	Prod Value	Avg. Prod Value/Acre	Prod Loss	Acres	Prior Land Market	Current Ag /Timber
Totals										

APPRAISAL ROLL SUMMARY

TMP - MORGANS POINT RESORT CITY

Under ARB Review Totals

Property Count: 164

BELL CAD
Appraisal Year: 2026
Data as of 08/01/2026

Improvements	Count	Value
Homesite	116	46,460,136
New Homesite	8	793,443
Non Homesite	48	12,743,088
New Non Homesite	1	386,183
Land 74.63 acres	Count	Value
Homesite	116	8,686,311
New Homesite	0	0
Non Homesite	54	2,646,027
New Non Homesite	0	0
Prod 0.00 acres	Count	Value
Productivity	0	0
Inventory	0	0
Timber	0	0
Other	Count	Value
Personal Property	0	0
Minerals	0	0
Prod. Use	Count	Value
Productivity	0	0
Inventory	0	0
Timber	0	0
Totals	0	0
Frozen / Non-Frozen		
Taxable Non Frozen		68,739,292
Taxable Frozen		0
Taxable New HS Frozen		0
Tax Non Frozen		439,794.02
Tax Frozen		0.00
Tax New HS Frozen		0.00
Total Tax w/o Ceiling		439,794.02
Tax Frozen Loss		0.00

(+)	60,382,850	TOTAL IMPROVEMENTS
(+)	11,332,338	TOTAL LAND MARKET
(+)	0	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	71,715,188	TOTAL MARKET VALUE
(-)	0	TOTAL PRODUCTION LOSS
(=)	71,715,188	TOTAL APPRAISED VALUE
(-)	2,690,645	CAPPED HOMESTEAD LOSS
(-)	171,751	CIRCUIT BREAKER CAP LOSS
(=)	68,852,792	TOTAL ASSESSED
0		TOTAL HOMESTEAD
0		TOTAL OVER 65
0		TOTAL DISABLED
113,500		TOTAL DISABLED VETERAN
0		TOTAL DISABLED VETERAN HS
0		TOTAL SURV SP
0		11.145 PERSONAL PROPERTY
0		TOTAL OTHER DEDUCTIONS
0		TOTAL EXEMPT PROPERTY (INCL HB366)
.....		
(-)	113,500	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	68,739,292	TOTAL TAXABLE
	439,794.02	TOTAL TAX
	0.00639800	TAX RATE

APPRAISAL ROLL SUMMARY

TMP - MORGANS POINT RESORT CITY

Under ARB Review Totals

Property Count: 164

BELL CAD

Appraisal Year: 2026

Data as of 08/01/2026

Exemption Breakdown

Code	State Description	Ex Count	Ex Value	Freeze Ex Count	Freeze Ex Value	NEW Partial Exemption		NEW Total Exemption		Increased Rate	
						Ex Count	Ex Value	Ex Count	Prior Market	Ex Count	Incr Ex Value
DIS	State-Mandated Disabled Homestead	1	0	0	0	0	0	0	0	0	0
DISLOC	Local Optional Disabled Homestead	1	0	0	0	0	0	0	0	0	0
DV2	Partially Disabled Veteran	1	7,500	0	0	0	0	0	0	0	0
DV3	Partially Disabled Veteran	1	10,000	0	0	0	0	0	0	0	0
DV4	Partially Disabled Veteran	4	48,000	0	0	0	0	0	0	0	0
DVO65	Partially Disabled Veteran	4	48,000	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	117	0	0	0	2	0	0	0	0	0
HSLOC	Local Optional Percentage Homestead	117	0	0	0	2	0	0	0	0	0
O65	State-Mandated Over 65 Homestead	45	0	0	0	5	0	0	0	0	0
O65LOC	Local Optional Over 65 Homestead	45	0	0	0	5	0	0	0	0	0
Totals		336	113,500	0	0	14	0	0	0	0	0

APPRAISAL ROLL SUMMARY

TMP - MORGANS POINT RESORT CITY

Under ARB Review Totals

Property Count: 164

BELL CAD

Appraisal Year: 2026

Data as of 08/01/2026

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	REAL-RES/SINGLE FAMIL'	155	71,207,836	10,966,224	0	60,241,612	793,443	0	0	113,500
A2	REAL-RES/MOBILE HOME	5	263,238	122,000	0	141,238	0	0	0	0
C1	VACANT LOT	3	229,952	229,952	0	0	0	0	0	0
E	NON QUALIFIED AG LAND	1	14,162	14,162	0	0	0	0	0	0
SUBTOTAL		164	71,715,188	11,332,338	0	60,382,850	793,443	0	0	113,500
TOTAL		164	71,715,188	11,332,338	0	60,382,850	793,443	0	0	113,500

APPRAISAL ROLL SUMMARY

TMP - MORGANS POINT RESORT CITY

Under ARB Review Totals

Property Count: 164

BELL CAD

Appraisal Year: 2026

Data as of 08/01/2026

Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	160	71,471,074	11,088,224	0	60,382,850	793,443	0	0	113,500
C1	Vacant Lots and Tracts	3	229,952	229,952	0	0	0	0	0	0
E	Rural Land, Not Qualified fo	1	14,162	14,162	0	0	0	0	0	0
SUBTOTAL		164	71,715,188	11,332,338	0	60,382,850	793,443	0	0	113,500
TOTAL		164	71,715,188	11,332,338	0	60,382,850	793,443	0	0	113,500

APPRAISAL ROLL SUMMARY

TMP - MORGANS POINT RESORT CITY

Under ARB Review Totals

Property Count: 164

BELL CAD

Appraisal Year: 2026

Data as of 08/01/2026

Ag, Timber, & Wildlife Acreage Detail Report

Texas Category	Land Type	Acres	ALL Ag, Timber, & Wildlife Exemptions				NEW Ag & Timber Exemptions			
			Land Market	Prod Market	Prod Value	Avg. Prod Value/Acre	Prod Loss	Acres	Prior Land Market	Current Ag /Timber
Totals										