

BEFORE THE FEDERAL ELECTION COMMISSION

CAMPAIGN LEGAL CENTER
1101 14th Street NW, Suite 400
Washington, DC 20005

ROGER G. WIEAND
1101 14th Street NW, Suite 400
Washington, DC 20005

v. MUR No. _____

SHBT, LLC
109 S. Woodrow Lane, #700
Denton, TX 76205

ANY UNKNOWN PERSON(S)
who made a contribution to
Tell It Like It Is PAC
in the name of SHBT, LLC

COMPLAINT

1. On June 30, 2023, SHBT, LLC (“SHBT”), an obscure Texas entity formed exactly one year prior, purported to contribute \$1,000,000 to Tell It Like It Is PAC (“Tell PAC”), a super PAC supporting Chris Christie’s 2024 presidential campaign. During the year between SHBT’s formation and the \$1 million contribution made in its name, SHBT appears to have been used for one purpose: to purchase and hold undeveloped property valued at just over \$7,000. As set forth in this complaint, there is reason to believe SHBT was not the true source of the funds contributed in its name to Tell PAC, but was instead used as a “straw donor” by unknown persons to make a \$1 million contribution — which is by far the single largest contribution that Tell PAC has received — while concealing the identities of the true contributors. This straw donor scheme violated federal campaign finance laws that uphold electoral transparency by requiring that every contribution be made in the true contributor’s name.

2. The available information indicates that SHBT did not have the financial means to contribute \$1 million to a super PAC without another person providing it with funds for that purpose, and thus that one or more unidentified true contributors transferred money to SHBT for the purpose of having it contribute \$1 million to Tell PAC while concealing their identities as the true source of that contribution.
3. Accordingly, there is reason to believe that SHBT and the unknown true contributors violated 52 U.S.C. § 30122, which prohibits making or knowingly permitting one's name to be used to effect a contribution in the name of another.¹
4. This complaint is filed pursuant to 52 U.S.C. § 30109(a)(1) and is based on information and belief that SHBT, and any persons that created, operated, and made contributions in the name of SBHT, violated the Federal Election Campaign Act ("FECA"), 52 U.S.C. § 30101, *et seq.* "If the Commission, upon receiving a complaint . . . has reason to believe that a person has committed, or is about to commit, a violation of [FECA] . . . [t]he Commission *shall make an investigation* of such alleged violation."²

FACTS

5. Tell PAC registered with the Commission as an independent-expenditure only political committee ("IEOPC") — commonly known as a "super PAC" — on May 30, 2023. Dan Geltrude is the committee's treasurer.³
6. Tell PAC reported receiving a \$1,000,000 contribution from SHBT on June 30, 2023.⁴
The address disclosed in connection with the contribution was "109 S Woodrow Lane,

¹ See 52 U.S.C. § 30122.

² 52 U.S.C. § 30109(a)(2) (emphasis added); *see also* 11 C.F.R. § 111.4(a).

³ Tell It Like It Is PAC, Statement of Org. at 1 (May 30, 2023), <https://docquery.fec.gov/pdf/449/202305309581684449/202305309581684449.pdf>.

⁴ Tell It Like It Is PAC, 2023 Mid-Year Report at 22 (July 31, 2023), <https://docquery.fec.gov/pdf/074/202307319584233074/202307319584233074.pdf>.

- #700, Denton, TX, 76205” — which is also the location of “McMurray Law Firm.”⁵ In the memo field for the contribution, Tell PAC reported “LLC taxed as a corporation.”⁶
7. The \$1 million contribution made in SHBT’s name is the largest individual contribution that Tell PAC has reported receiving, and it comprises roughly 17% of the \$5.88 million in total receipts reported by the super PAC to date.⁷
 8. FEC disclosure records indicate that SHBT has made no other federal contributions.⁸
 9. “SHBT, LLC” was organized in Texas as a domestic limited liability company on June 30, 2022.⁹ According to the Texas Comptroller of Public Accounts, SHBT’s registered agent is Thomas M. McMurray.¹⁰
 10. McMurray appears to be the sole proprietor of the McMurray Law Firm, which shares an address with SHBT, per the firm’s website and the Tell PAC report disclosing the \$1 million contribution made in SHBT’s name.¹¹ McMurray is a “real estate development attorney serving Denton, Texas” who “focuses on land development law in North Texas and represents clients throughout the Dallas metro area.”¹²
 11. SHBT appears to have acquired seven undeveloped properties: According to the website for the Collin Central Appraisal District, SHBT owns five pieces of undeveloped

⁵ *Id.* See McMurray Law Firm, <https://tomcmurray.net/> (last visited Aug. 9, 2023) (excerpts attached as Exhibit A).

⁶ Tell It Like It Is PAC, 2023 Mid-Year Report at 22.

⁷ Tell It Like It Is PAC, Receipts, 2023-2024, https://www.fec.gov/data/receipts/?cycle=2024&data_type=processed&committee_id=C00841593&two_year_transaction_period=2024 (last viewed August 9, 2023).

⁸ All Receipts, “SHBT,” https://www.fec.gov/data/receipts/?data_type=processed&contributor_name=SHBT (last visited Aug. 9, 2023).

⁹ “SHBT, LLC,” Franchise Tax Account Status, Texas Comptroller of Public Accounts (attached as Exhibit B).

¹⁰ *Id.*

¹¹ Tell It Like It Is PAC, 2023 Mid-Year Report at 22; McMurray Law Firm, <https://tomcmurray.net/>.

¹² McMurray Law Firm, <https://tomcmurray.net/>.

property in Frisco, Texas, with a collective 2023 market value of just \$7,000.¹³ The deed histories for the five properties show that SHBT purchased all five properties from “TG Ventures LLC” on July 19, 2022 — *i.e.*, within one month of SHBT being organized in Texas.¹⁴ A search of all available public property records indicates that SHBT also purchased an additional two pieces of property — each with an assessed value of just \$1 — from Blue Star Land on July 19, 2022.¹⁵

12. SHBT does not appear to have sold any of the properties it has acquired, as there is no record of a sale transaction in these same property records databases.
13. Apart from the seven real estate purchases documented above, SHBT does not appear to have any discernible public footprint:
 - a. Searches on Google provide no results that originate from SHBT itself or that detail any activity by SHBT; the other relevant results relate solely to the \$1,000,000 Tell PAC contribution at issue.
 - b. SHBT does not appear to have a public website, or any account or page on Facebook, Instagram, or X (formerly known as Twitter).

¹³ Collin Central Appraisal District, Property Search for owner “SHBT,” https://www.collincad.org/propertysearch?owner_name=SHBT_LLC&situs_street_suffix=&isd%5B%5D=any&city%5B%5D=any&prop_type%5B%5D=R&prop_type%5B%5D=P&prop_type%5B%5D=MH&active%5B%5D=1&year=2023&sort=G (last visited Aug. 9, 2023) (attached as Exhibit C).

¹⁴ Collin Central Appraisal District, Property IDs 2630390, 2630393, 2861997, 2644301, 2628552 (attached as Exhibit D).

¹⁵ Real Property Search Results for SHBT LLC, LexisNexis (last visited Aug. 9, 2023) (attached as Exhibit E). The listed sale date for the property with the Accessor’s Parcel Number R216494, December 30, 2005, appears to be mistakenly attributed to SHBT. *See* Deed History, Property Search Results for Property ID 21694, Denton Central Appraisal District (last visited Aug. 9, 2023) (attached as Exhibit F) (showing the property was transferred in error from SHBT LLC to Blue Star Land LP and then sold from Blue Star Land LP to SHBT LLC on June 19, 2022).

- c. There is no record of SHBT in searches with the Better Business Bureau,¹⁶ Bloomberg,¹⁷ EDGAR,¹⁸ the Denton Chamber of Commerce,¹⁹ or the Frisco Chamber of Commerce.²⁰

SUMMARY OF THE LAW

14. FECA provides that “[n]o person shall make a contribution in the name of another person or knowingly permit his name to be used to effect such a contribution and no person shall knowingly accept a contribution made by one person in the name of another person.”²¹
15. The Commission regulation implementing the statutory prohibition provides the following examples of contributions in the name of another:
 - a. “Giving money or anything of value, all or part of which was provided to the contributor by another person (the true contributor) without disclosing the source of money or the thing of value to the recipient candidate or committee at the time the contribution is made.”
 - b. “Making a contribution of money or anything of value and attributing as the source of the money or thing of value another person when in fact the contributor is the source.”²²
16. The requirement that a contribution be made in the name of its true source promotes Congress’s objective of ensuring the complete and accurate disclosure by candidates and

¹⁶ See Better Business Bureau, <https://www.bbb.org/search/> (last visited Aug. 9, 2023).

¹⁷ See Bloomberg, Company Search, <https://www.bloomberg.com/> (last visited Aug. 9, 2023).

¹⁸ U.S. Securities and Exchange Commission, EDGAR, <https://www.sec.gov/edgar/search/> (last visited Aug. 9, 2023).

¹⁹ Denton Chamber of Commerce, Business Directory Search for SHBT, <https://business.denton-chamber.org/list/search?q=shbt&c=&sa=False> (last visited Aug. 9, 2023).

²⁰ Frisco Chamber of Commerce, Search Results for SHBT, <https://external.friscochamber.com/members/results?keywords=SHBT&adkeyword=SHBT> (last visited Aug. 9, 2023).

²¹ 52 U.S.C. § 30122.

²² 11 C.F.R. § 110.4(b)(2)(i)-(ii).

committees of the political contributions they receive,²³ and ensures that the public and complainants are fully informed about the true sources of political contributions and expenditures. Such transparency also enables voters, including complainant Wieand, to have the information necessary to evaluate candidates for office, “make informed decisions[,] and give proper weight to different speakers and messages.”²⁴

17. FECA and Commission regulations provide that a person who furnishes another with funds for the purpose of contributing to a candidate or committee “makes” the resulting contribution, whether funds are advanced to another person to make a contribution in that person’s name or promised as reimbursement of a solicited contribution.²⁵ Moreover, the “key issue . . . is the source of the funds” and, therefore, the legal status of the funds when conveyed from a conduit to the ultimate recipient is “irrelevant to a determination of who ‘made’ the contribution for the purposes of [Section 30122].”²⁶
18. On April 1, 2016, then-Chair Petersen and then-Commissioners Hunter and Goodman issued a Statement of Reasons explaining their view regarding “the appropriate standard” to apply “in future matters” raising the allegation that an LLC was used to facilitate a

²³ *United States v. O’Donnell*, 608 F.3d 546, 553 (9th Cir. 2010) (“[T]he congressional purpose behind [Section 30122]—to ensure the complete and accurate disclosure of the contributors who finance federal elections—is plain.”); *Mariani v. United States*, 212 F.3d 761, 775 (3d Cir. 2000) (rejecting constitutional challenge to section 30122 in light of the compelling governmental interest in disclosure).

²⁴ *Citizens United v. FEC*, 558 U.S. 310, 369-71 (2010).

²⁵ See *United States v. Boender*, 649 F.3d 650, 660 (7th Cir. 2011) (holding that to determine who made a contribution “we consider the giver to be the source of the gift, not any intermediary who simply conveys the gift from the donor to the donee.”); *O’Donnell*, 608 F.3d at 550, 555; *Goland v. United States*, 903 F.2d 1247, 1251 (9th Cir. 1990) (“[FECA] prohibits the use of ‘conduits’ to circumvent . . . [reporting] restrictions.”).

²⁶ *United States v. Whittemore*, 776 F.3d 1074, 1080 (9th Cir. 2015) (holding that defendant’s “unconditional gifts” to relatives and employees, along with the suggestion they contribute the funds to a specific political committee, violated Section 30122 because the source of the funds remained the individual who provided them to the putative contributors).

contribution in the name of another.²⁷ The Commissioners explained that in their view, “the proper focus in these matters is whether the funds used to make a contribution were intentionally funneled through a closely held corporation or corporate LLC for the purpose of making a contribution that evades the Act’s reporting requirements, making the individual, not the corporation or corporate LLC, the true source of the funds.”²⁸ The relevant factors that these Commissioners indicated they would consider included:

[whether] there is evidence indicating that the corporate entity did not have income from assets, investment earnings, business revenues, or bona fide capital investments, or was created and operated for the sole purpose of making political contributions. These facts would suggest the corporate entity is a straw donor and not the true source of the contribution.²⁹

19. An April 15, 2022, Statement of Reasons by then-Chairman Allen Dickerson, then-Vice Chair Steven T. Walther, and Commissioners Shana M. Broussard and Ellen L.

Weintraub reiterated that the public is now on notice that FECA’s straw donor ban and Commission regulations implementing that provision — *i.e.*, the “conduit contribution rules” — apply when LLCs purport to make contributions to IEOPCs:

[T]he Commission [previously] did not agree whether, following *Citizens United* and *SpeechNow.org v. FEC*, respondent committees had received adequate notice that the Commission’s LLC reporting rules and conduit contribution rules applied to contributions made to the newly formed IEOPCs authorized by those judicial rulings. With the passage of time, IEOPCs have become a regular part of the campaign finance landscape, and adequate notice to the public now exists. Consequently, there is *no longer a lack of clarity* concerning the application of LLC

²⁷ Statement of Reasons of Chairman Matthew S. Petersen and Commissioners Caroline C. Hunter and Lee E. Goodman at 2, MURs 6485, 6487, 6488, 6711, 6930 (Apr. 1, 2016), <https://www.fec.gov/files/legal/murs/6487/16044391129.pdf>.

²⁸ *Id.*

²⁹ *Id.* at 12.

reporting rules and conduit contribution rules in these circumstances.³⁰

Accordingly, the FEC has made clear that the public is “on notice” that the straw donor ban applies in such circumstances, and thus prohibits any person from funneling a contribution to an IEOPC through an LLC.

20. In MUR 7903, the Commission found reason to believe that “Tomfoolery LLC” and its single member, Thomas Chavez, violated Section 30122 when Chavez provided funds to the LLC for it to make contributions in its name to a super PAC; the Commission found that “Tomfoolery was not the true source of the combined \$75,000 that it facially appeared to give to [the super PAC], but instead served as an instrument to convey Chavez’s funds to [the super PAC] without publicly disclosing his identity.”³¹ The Commission subsequently entered into a conciliation agreement with Tomfoolery LLC and Chavez, which included a \$25,000 civil penalty.³²
21. Straw donor contributions like those alleged here are serious violations of federal campaign finance law that have led to criminal indictments and convictions in recent years.³³ As explained in one such indictment, the straw donor ban works in tandem with

³⁰ Statement of Reasons of Chairman Allen Dickerson, Vice Chair Steven T. Walther, Commissioner Shana M. Broussard, and Commissioner Ellen L. Weintraub at 2, MUR 7454 (Apr. 15, 2022) (emphases added), https://www.fec.gov/files/legal/murs/7454/7454_36.pdf.

³¹ Factual and Legal Analysis at 7, MUR 7903 (Tomfoolery LLC, *et al.*), https://www.fec.gov/files/legal/murs/7903/7903_13.pdf.

³² See Conciliation Agreement ¶ VI, MUR 7903 (Tomfoolery LLC, *et al.*), https://www.fec.gov/files/legal/murs/7903/7903_16.pdf.

³³ See Colin Moynihan, *Lev Parnas, Ex-Giuliani Ally, Is Convicted of Campaign Finance Charges*, N.Y. Times (Oct. 22, 2021), <https://www.nytimes.com/2021/10/22/nyregion/lev-parnas-guilty-giuliani.html>; Dep’t of Justice, *Lev Parnas and Igor Fruman Charged with Conspiring to Violate Straw and Foreign Donor Bans* (Oct. 10, 2019), <https://www.justice.gov/usao-sdny/pr/lev-parnas-and-igor-fruman-charged-conspiring-violate-straw-and-foreign-donor-bans>; Dep’t of Justice, *Entertainer/Businessman and Malaysian Financier Indicted for Conspiring to Make and Conceal Foreign and Conduit Contributions During 2012 U.S. Presidential Election* (May 10, 2019), <https://www.justice.gov/opa/pr/entertainerbusinessman-and-malaysian-financier-indicted-conspiring-make-and-conceal-foreign>.

other campaign finance laws to protect the integrity of our electoral system and to ensure that all candidates, campaign committees, federal regulators, and the public are informed of the true sources of money spent to influence federal elections.³⁴ Another recent indictment highlighted how straw donor schemes have been used to skirt FECA's source prohibitions, such as the ban on contributions by government contractors.³⁵

22. Even for contributions that would otherwise be legal — *i.e.*, contributions that would not be prohibited or excessive, if made in the true contributor's own name — the prohibition of contributions in the name of another serves FECA's core transparency purposes by ensuring that voters have access to complete and accurate information regarding the sources of electoral contributions.

CAUSES OF ACTION

COUNT I:

SHBT AND THE UNKNOWN PERSON(S) WHO CONTRIBUTED TO TELL PAC IN THE NAME OF SHBT, LLC VIOLATED 52 U.S.C. § 30122

23. The available information indicates that SHBT did not have the means to contribute \$1 million to Tell PAC without other persons providing funds to the LLC for that purpose, such that these unknown other persons were, in fact, the true source of the contribution.

³⁴ Grand Jury Indictment, *United States v. Lev Parnas, et al.*, Cr. No. 19-725 (S.D.N.Y. Oct. 10, 2019), <https://www.justice.gov/usao-sdny/press-release/file/1208281/download>.

³⁵ Dep't of Justice, *Former Government Contractor Executives Indicted for Unlawful Campaign Contributions* (Feb. 10, 2022), <https://www.justice.gov/opa/pr/former-government-contractor-executives-indicted-unlawful-campaign-contributions>; see Dep't of Justice, *Former Government Contractor Executive Pleads Guilty to Unlawful Campaign Contributions* (Sept. 27, 2022), <https://www.justice.gov/opa/pr/former-government-contractor-executive-pleads-guilty-unlawful-campaign-contributions>.

24. SHBT was registered as a Texas limited liability company on June 30, 2022,³⁶ and purported to contribute \$1 million to Tell PAC exactly one year later, on June 30, 2023.³⁷
25. Between the date of its formation and the date of the \$1 million contribution made in its name, SHBT's only known purpose was to act as a real estate holding entity: SHBT's registered agent, Thomas McMurray, is a real estate development lawyer, and several weeks after being organized, SHBT was used to purchase seven undeveloped properties collectively worth \$7,002.³⁸ But there is no indication that SHBT ever sold any property that it purchased or otherwise acquired, or that the LLC engaged in any other income-generating activity from which it could have made any political contributions, much less a contribution of this magnitude.³⁹
26. As such, it is implausible that SHBT garnered sufficient funds from its use as a real estate holding entity to enable the LLC to make a \$1 million political contribution. Indeed, even if SHBT had sold the properties it had previously acquired, those properties' collective assessed value was just \$7,002, an amount dwarfed by the seven-figure political contribution made in its name. It is therefore virtually inconceivable that SHBT could have been the true source of a \$1 million contribution to a super PAC, thus supporting reason to believe that other persons — the true contributors — funneled money into SHBT to make a \$1 million contribution to Tell PAC without disclosing their identities.
27. Even if SHBT is a bona fide real estate holding entity, an LLC can be used to illegally funnel a straw donor contribution while also being used to engage in other, nonpolitical

³⁶ See *supra* note 9.

³⁷ See *supra* note 4.

³⁸ See *supra* notes 11–15.

³⁹ See *supra* notes 16–20.

activity; the two are not mutually exclusive.⁴⁰ Indeed, as a relatively recent case illustrates, a veneer of legitimacy through other activity can be used to cover up an illegal straw donor scheme.

28. In a recent criminal matter prosecuted by the Department of Justice, Martin Kao, the chief executive of Navatek, a federal contractor, was convicted of orchestrating a straw donor scheme in which Kao funneled \$150,000 to a super PAC using a straw donor company — the Society of Young Women Scientists and Engineers LLC (“SYWSE”) — that he organized and later used to provide educational grants at several universities.⁴¹ Kao reportedly used SYWSE to issue these educational grants to make the LLC look like a bona fide charitable organization, in an attempt to conceal the fact that SYWSE was also used as a straw donor to conceal the true source of the \$150,000 super PAC contribution.⁴²
29. While SHBT, like SYWSE, appears to have served a non-electoral purpose — to purchase and hold title to real property — the overall record indicates that SHBT, like SYWSE, was also used as a straw donor to conceal the true source of the funds contributed to Tell PAC in its name. The available information supports the conclusion that SHBT could not have generated sufficient income from its real property holdings,

⁴⁰ See First Gen. Counsel’s Report at 16, MUR 6711 (Specialty Investment Group, *et al.*) (“Even if [the alleged conduit companies] may have engaged in legitimate real estate transactions before their dissolution, that fact does not answer the allegation that the organizations were mere intermediaries for these particular contributions.”).

⁴¹ Dep’t of Justice, *Former Government Contractor Executive Pleads Guilty to Unlawful Campaign Contributions* (Sept. 27, 2022), <https://www.justice.gov/opa/pr/former-government-contractor-executive-pleads-guilty-unlawful-campaign-contributions>.

⁴² See Nick Grube, *Rigging The System: The Martin Kao Case Offers An Inside View Of Pay-To-Play Politics*, Honolulu Civil Beat (June 20, 2023), <https://www.civilbeat.org/2023/06/rigging-the-system-the-martin-kao-case-offers-an-inside-view-of-pay-to-play-politics/> (“According to [a recent civil] lawsuit, the CLC complaint [regarding the \$150,000 contribution] spooked Kao and others at Navatek, and they “immediately hatched a plan to cover up the unlawful conduct and obstruct the federal investigation.” The new course, which they later discussed with their lawyers and other hired political consultants, was to turn the SYWSE into a legitimate charity organization that gave scholarships to women pursuing careers in engineering and science.”).

and did not have sufficient assets, investment earnings, business revenues, or bona fide capital investments to make a \$1 million contribution. As such, there is reason to believe SHBT “was not the true source” of the \$1 million that it “facially appeared to give” to Tell PAC, “but instead served as an instrument to convey” those funds to the super PAC “without publicly disclosing [the true contributor’s] identity.”⁴³

30. Accordingly, there is reason to believe that the unidentified person(s) who contributed \$1,000,000 to Tell PAC through SHBT violated 52 U.S.C. § 30122 by making a contribution in the name of another, and that SHBT violated 52 U.S.C. § 30122 when it knowingly permitted its name to be used to effect a contribution of one or more other persons in its own name.

⁴³ Factual and Legal Analysis at 7, MUR 7903 (Tomfoolery LLC, *et al.*).

PRAYER FOR RELIEF

31. Wherefore, the Commission should find reason to believe that SHBT, LLC, and any person(s) who created, operated, and made contributions to or in the name of this entity have violated 52 U.S.C. § 30101 *et seq.*, and conduct an immediate investigation under 52 U.S.C. § 30109(a)(2).
32. Further, the Commission should seek appropriate sanctions for any and all violations, including civil penalties sufficient to deter future violations and an injunction prohibiting the respondents from any and all violations in the future, and should seek such additional remedies as are necessary and appropriate to ensure compliance with FECA.

Respectfully submitted,

/s/ Saurav Ghosh
Campaign Legal Center, by
Saurav Ghosh, Esq.
1101 14th Street NW, Suite 400
Washington, DC 20005
(202) 736-2200

/s/ Roger G. Wieand
Roger G. Wieand
1101 14th Street NW, Suite 400
Washington, DC 20005
(202) 736-2200

Saurav Ghosh, Esq.
Campaign Legal Center
1101 14th Street NW, Suite 400
Washington, DC 20005
Counsel to the Campaign Legal Center,
Roger G. Wieand

August 10, 2023

VERIFICATION

The complainants listed below hereby verify that the statements made in the attached Complaint are, upon their information and belief, true.

Sworn pursuant to 18 U.S.C. § 1001.

For Complainant Roger G. Wieand

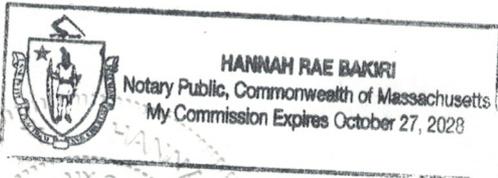


Roger G. Wieand

Sworn to and subscribed before me this 10 day of August 2023.



Notary Public



VERIFICATION

The complainants listed below hereby verify that the statements made in the attached Complaint are, upon their information and belief, true.

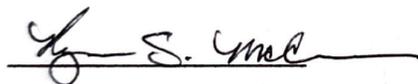
Sworn pursuant to 18 U.S.C. § 1001.

For Complainant Campaign Legal Center



Saurav Ghosh, Esq.

Sworn to and subscribed before me this 16 day of August 2023.



Notary Public



EXHIBIT A

Forming Creative Solutions

TO REAL ESTATE DEVELOPMENT ISSUES

Through Whatever Means Necessary

REAL ESTATE DEVELOPMENT ATTORNEY SERVING DENTON, TEXAS

Real estate development law can be difficult to navigate without the guidance of a seasoned professional. Developing raw land, as well as other real estate transactions, requires strategic thinking to mitigate or solve the various difficulties that may arise. In the face of adversity, no attorney can creatively problem solve quite like Thomas McMurray. Whether he is litigating in the courtroom or working toward a settlement, attorney McMurray will never hesitate to use his extreme will and veracity to seek the outcomes his clients deserve.

FOR MORE INFORMATION

[CONTACT THE FIRM](#)



Thomas McMurray

Attorney at Law

Attorney Thomas McMurray began practicing law in 1992 and started his own firm just a year later. He has tried over 350 jury trials and comes from a long line of attorneys, giving him a unique perspective to pull from in each case he represents. As a member of the Million Dollar Advocates Forum—a recognition awarded to less than 1% of U.S. lawyers—Thomas McMurray has a track record of success securing million-dollar outcomes for his clients. His years of dedication and hard work have given him an instinct for how to maximize a transaction's value. His firm, Thomas McMurray, P.C., focuses on land development law in North Texas and represents clients throughout the Dallas metro area, including residents of Fort Worth, Denton, McKinney, and Weatherford.

[MORE ABOUT THOMAS](#)



LEGAL COUNSEL BACKED BY PROVEN SUCCESS

Reach out to Attorney Thomas McMurray today.

<input type="text"/>	<input type="text"/>	<input type="text"/>	
<input type="text"/>			<input type="submit" value="SUBMIT"/>

CONTACT

Thomas McMurray, P.C.

109 S Woodrow Ln
Ste 700
Denton, TX
76205

(940) 383-0783

Sun	Closed
Mon	9:00 AM - 5:00 PM
Tue	9:00 AM - 5:00 PM
Wed	9:00 AM - 5:00 PM
Thu	9:00 AM - 5:00 PM
Fri	9:00 AM - 5:00 PM
Sat	Closed

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EXHIBIT B



Franchise Tax Account Status

As of : 08/04/2023 10:04:06

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

SHBT, LLC	
Texas Taxpayer Number	32085390774
Mailing Address	109 S WOODROW LN STE 700 DENTON, TX 76205-6331
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	06/30/2022
Texas SOS File Number	0804644215
Registered Agent Name	THOMAS M. MCMURRAY
Registered Office Street Address	109 S. WOODROW LANE SUITE 700 DENTON, TX 76205

EXHIBIT C



250 Eldorado Pkwy • McKinney, Texas 75069

- Home
- Property Search
- Maps
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- Forms
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The official website of the Collin Central Appraisal District

Property Search

- New Search
- ← Revise Current Search
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Legend	
	Business Personal Property
	Mineral
	Mobile Home
	Real

Matching properties 5 properties
Displaying all 5 results

	Property ID <small>↓ Geographic ID ↓</small>	Owner Name	Property Address	Legal Description	2023 Market Value
1	2630390 R-3386-00E-001X-1	SHBT LLC	Starwood Dr Frisco, TX 75034	Starwood Phase One Villas Of Star Creek (Village 2), Blk E, Lot 1x; Drainage, floodway & Utility Easement Replat	\$2,000
2	2630393 R-4952-00J-001X-1	SHBT LLC	Texas Dr Frisco, TX 75034	Starwood Phase Four Village No 17, Blk J, Lot 1x; Access Drainage & Floodway Easementreplat	\$1,000
3	2861997 R-5062-00J-037R-1	SHBT LLC	Frisco, TX 75034	Starwood Phase Four Village No 18, Blk J, Lot 37r; (Replat) (Greenbelt Area)	\$2,000
4	2644301 R-8543-00C-045X-1	SHBT LLC	Stonebrook Pkwy Frisco, TX 75034	Starwood Phase 6 Villages 19 & 20, Blk C, Lot 45x; Replat Open Space Access Drainage & Floodway Easement	\$1,000
5	2628552 R-9356-00A-001X-1	SHBT LLC	Texas Dr Frisco, TX 75034	Starwood Phase Seven, Blk A, Lot 1x; Common Area	\$1,000

Site Navigation

Home

Property Search

Maps

- Interactive Map

Downloads

- Forms
- Reports

Entities, Exemptions, & Rates

How Is Your Property Appraised?

Calendar

Key Annual Cycles

Press Releases

Training & CE

District Information

Careers

Boards

- Board of Directors

EXHIBIT D

Property Search

Property ID: 2630390 - Tax Year: 2023 ▼

General Information

Property ID	2630390
Property Status	Active
Geographic ID	R-3386-00E-001X-1
Property Type	Real
Property Address	Starwood Dr Frisco, TX 75034
Total Land Area	n/a
Total Improvement Main Area	n/a
Abstract/Subdivision	 Starwood Phase One Villas Of Star Creek (Village 2)
Primary State Code	C1 (Non-hoa Common Area)
Legal Description	STARWOOD PHASE ONE VILLAS OF STAR CREEK (VILLAGE 2), BLK E, LOT 1X; DRAINAGE,FLOODWAY & UTILITY EASEMENT REPLAT

Owner Information

Owner ID	1251878
Owner Name(s)	 Shbt LLC
Exemptions	None
Percent Ownership	100.00%
Mailing Address	109 S Woodrow Ln Ste 700 Denton, TX 76205-6331

2023 Value Information

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$2,000
Land Agricultural Market Value	\$0
Total Land Market Value	\$2,000
Total Market Value	\$2,000
Agricultural Use Loss	\$0
Total Appraised Value	\$2,000
Homestead Cap Loss	\$0
Total Assessed Value	\$2,000

Entities

Taxing Entity	Tax Rate	Collected By
CFR (Frisco City)	0.446600 (2022 Rate)	Collin County Tax Office

Taxing Entity	Tax Rate	Collected By
GCN (Collin County)	0.152443 (2022 Rate)	Collin County Tax Office
JCN (Collin College)	0.081220 (2022 Rate)	Collin County Tax Office
SFR (Frisco ISD)	1.212900 (2022 Rate)	Collin County Tax Office

Improvements

Our records don't show any improvement data for Property ID 2630390 in the year 2023.

Land Segments

Land Segment #1	Miscellaneous
State Code	C1 (Non-hoa Common Area)
Homesite	No
Market Value	\$2,000
Ag Use Value	n/a
Land Size	n/a

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2023	\$0	\$2,000	\$2,000	\$0	\$2,000	\$0	\$2,000
2022	\$0	\$2,000	\$2,000	\$0	\$2,000	\$0	\$2,000
2021	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$1,000
2020	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$1,000
2019	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$1,000

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
07/19/2022	TG VENTURES LLC	SHBT LLC	2022000140200	
07/19/2022	TG VENTURES LLC	SHBT LLC	2022000111580	
01/01/2020	BLUE STAR LAND LP	TG VENTURES LLC	2022000140199	

SB 541 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2005

RESTRICTION ON POSTING DETAILED IMPROVEMENT INFORMATION ON INTERNET WEBSITE:

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Information in appraisal records may not be posted on the Internet if the information indicates the age of a property owner, including information indicating that a property owner is 65 years of age or older.

Property Search

Property ID: 2630393 - Tax Year: 2023 ▾

General Information

Property ID	2630393
Property Status	Active
Geographic ID	R-4952-00J-001X-1
Property Type	Real
Property Address	Texas Dr Frisco, TX 75034
Total Land Area	n/a
Total Improvement Main Area	n/a
Abstract/Subdivision	 Starwood Phase Four Village No 17
Primary State Code	C1 (Non-hoa Common Area)
Legal Description	STARWOOD PHASE FOUR VILLAGE NO 17, BLK J, LOT 1X; ACCESS DRAINAGE & FLOODWAY EASEMENTREPLAT

Owner Information

Owner ID	1251878
Owner Name(s)	 Shbt LLC
Exemptions	None
Percent Ownership	100.00%
Mailing Address	109 S Woodrow Ln Ste 700 Denton, TX 76205-6331

2023 Value Information

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$1,000
Land Agricultural Market Value	\$0
Total Land Market Value	\$1,000
Total Market Value	\$1,000
Agricultural Use Loss	\$0
Total Appraised Value	\$1,000
Homestead Cap Loss	\$0
Total Assessed Value	\$1,000

Entities

Taxing Entity	Tax Rate	Collected By
CFR (Frisco City)	0.446600 (2022 Rate)	Collin County Tax Office

Taxing Entity	Tax Rate	Collected By
GCN (Collin County)	0.152443 (2022 Rate)	Collin County Tax Office
JCN (Collin College)	0.081220 (2022 Rate)	Collin County Tax Office
SFR (Frisco ISD)	1.212900 (2022 Rate)	Collin County Tax Office

Improvements

Our records don't show any improvement data for Property ID 2630393 in the year 2023.

Land Segments

Land Segment #1	Miscellaneous
State Code	C1 (Non-hoa Common Area)
Homesite	No
Market Value	\$1,000
Ag Use Value	n/a
Land Size	n/a

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2023	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$1,000
2022	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$1,000
2021	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$1,000
2020	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$1,000
2019	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$1,000

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
07/19/2022	TG VENTURES LLC	SHBT LLC	2022000140200	
07/19/2022	TG VENTURES LLC	SHBT LLC	2022000111580	
01/01/2020	BLUE STAR LAND LP	TG VENTURES LLC	2022000140199	

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Property Search

Property ID: 2861997 - Tax Year: 2023 ▼

General Information

Property ID	2861997
Property Status	Active
Geographic ID	R-5062-00J-037R-1
Property Type	Real
Property Address	Frisco, TX 75034
Total Land Area	371,218 sq. ft.
Total Improvement Main Area	n/a
Abstract/Subdivision	 Starwood Phase Four Village No 18
Primary State Code	C1 (Non-hoa Common Area)
Legal Description	STARWOOD PHASE FOUR VILLAGE NO 18, BLK J, LOT 37R; (REPLAT) (GREENBELT AREA)

Owner Information

Owner ID	1251878
Owner Name(s)	 Shbt LLC
Exemptions	None
Percent Ownership	100.00%
Mailing Address	109 S Woodrow Ln Ste 700 Denton, TX 76205-6331

2023 Value Information

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$2,000
Land Agricultural Market Value	\$0
Total Land Market Value	\$2,000
Total Market Value	\$2,000
Agricultural Use Loss	\$0
Total Appraised Value	\$2,000
Homestead Cap Loss	\$0
Total Assessed Value	\$2,000

Entities

Taxing Entity	Tax Rate	Collected By
CFR (Frisco City)	0.446600 (2022 Rate)	Collin County Tax Office

Taxing Entity	Tax Rate	Collected By
GCN (Collin County)	0.152443 (2022 Rate)	Collin County Tax Office
JCN (Collin College)	0.081220 (2022 Rate)	Collin County Tax Office
SFR (Frisco ISD)	1.212900 (2022 Rate)	Collin County Tax Office

Improvements

Our records don't show any improvement data for Property ID 2861997 in the year 2023.

Land Segments

Land Segment #1	Miscellaneous
State Code	C1 (Non-hoa Common Area)
Homesite	No
Market Value	\$2,000
Ag Use Value	n/a
Land Size	8.5220 acres 371,218 sq. ft.

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2023	\$0	\$2,000	\$2,000	\$0	\$2,000	\$0	\$2,000

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
07/19/2022	TG VENTURES LLC	SHBT LLC	2022000140200	
07/19/2022	TG VENTURES LLC	SHBT LLC	2022000111580	
01/01/2020	BLUE STAR LAND LP	TG VENTURES LLC	2022000140199	

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Property Search

Property ID: 2644301 - Tax Year: 2023 ▼

General Information

Property ID	2644301
Property Status	Active
Geographic ID	R-8543-00C-045X-1
Property Type	Real
Property Address	Stonebrook Pkwy Frisco, TX 75034
Total Land Area	486,783 sq. ft.
Total Improvement Main Area	n/a
Abstract/Subdivision	 Starwood Phase 6 Villages 19 & 20
Primary State Code	C1 (Non-hoa Common Area)
Legal Description	STARWOOD PHASE 6 VILLAGES 19 & 20, BLK C, LOT 45X; REPLAT OPEN SPACE ACCESS DRAINAGE & FLOODWAY EASEMENT

Owner Information

Owner ID	1251878
Owner Name(s)	 Shbt LLC
Exemptions	None
Percent Ownership	100.00%
Mailing Address	109 S Woodrow Ln Ste 700 Denton, TX 76205-6331

2023 Value Information

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$1,000
Land Agricultural Market Value	\$0
Total Land Market Value	\$1,000
Total Market Value	\$1,000
Agricultural Use Loss	\$0
Total Appraised Value	\$1,000
Homestead Cap Loss	\$0
Total Assessed Value	\$1,000

Entities

Taxing Entity	Tax Rate	Collected By
CFR (Frisco City)	0.446600 (2022 Rate)	Collin County Tax Office

Taxing Entity	Tax Rate	Collected By
GCN (Collin County)	0.152443 (2022 Rate)	Collin County Tax Office
JCN (Collin College)	0.081220 (2022 Rate)	Collin County Tax Office
SFR (Frisco ISD)	1.212900 (2022 Rate)	Collin County Tax Office

Improvements

Our records don't show any improvement data for Property ID 2644301 in the year 2023.

Land Segments

Land Segment #1	Miscellaneous
State Code	C1 (Non-hoa Common Area)
Homesite	No
Market Value	\$1,000
Ag Use Value	n/a
Land Size	11.1750 acres 486,783 sq. ft.

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2023	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$1,000
2022	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$1,000
2021	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$1,000
2020	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$1,000
2019	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$1,000

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
07/19/2022	TG VENTURES LLC	SHBT LLC	2022000140200	
07/19/2022	TG VENTURES LLC	SHBT LLC	2022000111580	
01/01/2020	BLUE STAR LAND LP	TG VENTURES LLC	2022000140199	

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Property Search

Property ID: 2628552 - Tax Year: 2023 ▼

General Information

Property ID	2628552
Property Status	Active
Geographic ID	R-9356-00A-001X-1
Property Type	Real
Property Address	Texas Dr Frisco, TX 75034
Total Land Area	421,225 sq. ft.
Total Improvement Main Area	n/a
Abstract/Subdivision	 Starwood Phase Seven
Primary State Code	C1 (Non-hoa Common Area)
Legal Description	STARWOOD PHASE SEVEN, BLK A, LOT 1X; COMMON AREA

Owner Information

Owner ID	1251878
Owner Name(s)	 Shbt LLC
Exemptions	None
Percent Ownership	100.00%
Mailing Address	109 S Woodrow Ln Ste 700 Denton, TX 76205-6331

2023 Value Information

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$1,000
Land Agricultural Market Value	\$0
Total Land Market Value	\$1,000
Total Market Value	\$1,000
Agricultural Use Loss	\$0
Total Appraised Value	\$1,000
Homestead Cap Loss	\$0
Total Assessed Value	\$1,000

Entities

Taxing Entity	Tax Rate	Collected By
CFR (Frisco City)	0.446600 (2022 Rate)	Collin County Tax Office

Taxing Entity	Tax Rate	Collected By
GCN (Collin County)	0.152443 (2022 Rate)	Collin County Tax Office
JCN (Collin College)	0.081220 (2022 Rate)	Collin County Tax Office
SFR (Frisco ISD)	1.212900 (2022 Rate)	Collin County Tax Office

Improvements

Our records don't show any improvement data for Property ID 2628552 in the year 2023.

Land Segments

Land Segment #1	Miscellaneous
State Code	C1 (Non-hoa Common Area)
Homesite	No
Market Value	\$1,000
Ag Use Value	n/a
Land Size	9.6700 acres 421,225 sq. ft.

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2023	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$1,000
2022	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$1,000
2021	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$1,000
2020	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$1,000
2019	\$0	\$1,000	\$1,000	\$0	\$1,000	\$0	\$1,000

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
07/19/2022	TG VENTURES LLC	SHBT LLC	2022000140200	
07/19/2022	TG VENTURES LLC	SHBT LLC	2022000111580	
01/01/2020	BLUE STAR LAND LP	TG VENTURES LLC	2022000140199	

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EXHIBIT E



1 OF 11 RECORD(S)

Assessment Record For COLLIN County

Owner Information

Original Name: SHBT LLC

Standardized Name: SHBT LLC

Ownership Rights: CORPORATION

Original Address:: 109 S WOODROW LN
DENTON, TX 76205-6331

Seller Information

Original Name: TG VENTURES LLC

Standardized Name: TG VENTURES LLC

Property Information

Original Property Address: FRISCO, TX 75034
Standardized Property Address: FRISCO, TX 75034
DENTON COUNTY

Land Use: MISCELLANEOUS

County: COLLIN

Data Source: A

Legal Information

Assessor's Parcel Number: R-5062-00J-0370-1

Tax Account Number: 2508451

Subdivision Name: STARWOOD PH FOUR VILLAGE 18

Recording Date: 07/19/2022

Lot Number: 37

Brief Description: STARWOOD PHASE FOUR VILLAGE NO 18 (CFR), BLK J, LOT 37; GREENBELT AREA

Legal Description: LOT NUMBER: 37; SUBDIVISION: STARWOOD PH FOUR VILLAGE 18; BLOCK: J; CITY/MUNI/TWNSP: FRISCO; TRACT: 030407

Sale Information

Recording Date: 07/19/2022

Sale Date: 07/19/2022

Document Number: 111580

Assessment Information

Market Land Value:: \$1,000

Total Market Value: \$1,000

Calculated Land Value: \$1,000

Total Calculated Value: \$1,000

Assessment Record For COLLIN County

Assessed Land Value: \$1,000
Total Assessed Value: \$1,000
Land Use: MISCELLANEOUS

Tax Information

Tax Amount: \$19.63
Tax Year: 2022

Property Characteristics

School Tax District: GCN

Lot Size: J
Acres: 8.541
Square Footage: 372,046

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Your DMF Permissible Use: I have no permissible use

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2 OF 11 RECORD(S)

Assessment Record For COLLIN County**Owner Information****Original Name:** SHBT LLC**Standardized Name:** SHBT LLC**Ownership Rights:** CORPORATION**Original Address::** 109 S WOODROW LN
DENTON, TX 76205-6331**Seller Information****Original Name:** TG VENTURES LLC**Standardized Name:** TG VENTURES LLC**Property Information****Original Property Address:** TEXAS DR
FRISCO, TX 75034**Standardized Property Address:** TEXAS DR
FRISCO, TX 75034
DENTON COUNTY**Land Use:** TAX EXEMPT**County:** COLLIN**Data Source:** A**Legal Information****Assessor's Parcel Number:** R-4952-00J-001X-1**Tax Account Number:** 2630393**Subdivision Name:** STARWOOD PH FOUR VILLAGE 17**Recording Date:** 07/19/2022**Lot Number:** 1X**Brief Description:** STARWOOD PHASE FOUR VILLAGE NO 17 (CFR), BLK J, LOT 1X; ACCESS
DRAINAGE & FLOODWAY EASEMENTREPLAT**Legal Description:** LOT NUMBER: 1X; SUBDIVISION: STARWOOD PH FOUR VILLAGE 17; BLOCK:
J; CITY/MUNI/TWNSP: FRISCO; TRACT: 030407**Sale Information****Recording Date:** 07/19/2022**Prior Recording Date:** 05/19/2020**Sale Date:** 07/19/2022**Document Number:** 111580**Assessment Information****Market Land Value::** \$1,000**Total Market Value:** \$1,000**Calculated Land Value:** \$1,000**Total Calculated Value:** \$1,000

Assessment Record For COLLIN County

Assessed Land Value: \$1,000
Total Assessed Value: \$1,000
Land Use: TAX EXEMPT

Tax Information

Tax Amount: \$19.63
Tax Year: 2022

Property Characteristics

School Tax District: GCN

Lot Size: J
Acres: 8.974399999999999
Square Footage: 390,923

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3 OF 11 RECORD(S)

Assessment Record For COLLIN County**Owner Information****Original Name:** SHBT LLC**Standardized Name:** SHBT LLC**Ownership Rights:** CORPORATION**Original Address::** 109 S WOODROW LN
DENTON, TX 76205-6331**Seller Information****Original Name:** TG VENTURES LLC**Standardized Name:** TG VENTURES LLC**Property Information****Original Property Address:** TEXAS DR
FRISCO, TX 75035**Standardized Property Address:** TEXAS DR
FRISCO, TX 75035
COLLIN COUNTY**Land Use:** TAX EXEMPT**County:** COLLIN**Data Source:** A**Legal Information****Assessor's Parcel Number:** R-9356-00A-001X-1**Tax Account Number:** 2628552**Subdivision Name:** STARWOOD PH SEVEN**Recording Date:** 07/19/2022**Lot Number:** 1X**Brief Description:** STARWOOD PHASE SEVEN (CFR), BLK A, LOT 1X; COMMON AREA**Legal Description:** LOT NUMBER: 1X; SUBDIVISION: STARWOOD PH SEVEN; BLOCK: A;
CITY/MUNI/TWNSP: FRISCO; TRACT: 030511**Sale Information****Recording Date:** 07/19/2022**Prior Recording Date:** 05/19/2020**Sale Date:** 07/19/2022**Document Number:** 111580**Assessment Information****Market Land Value::** \$1,000**Total Market Value:** \$1,000**Calculated Land Value:** \$1,000**Total Calculated Value:** \$1,000**Assessed Land Value:** \$1,000

Assessment Record For COLLIN County

Total Assessed Value: \$1,000
Land Use: TAX EXEMPT

Tax Information

Tax Amount: \$19.63
Tax Year: 2022

Property Characteristics

School Tax District: GCN

Lot Size: A
Acres: 9.67
Square Footage: 421,225

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4 OF 11 RECORD(S)

Assessment Record For COLLIN County**Owner Information****Original Name:** SHBT LLC**Standardized Name:** SHBT LLC**Ownership Rights:** CORPORATION**Original Address::** 109 S WOODROW LN
DENTON, TX 76205-6331**Seller Information****Original Name:** TG VENTURES LLC**Standardized Name:** TG VENTURES LLC**Property Information****Original Property Address:** STONEBROOK PKWY
FRISCO, TX 75034**Standardized Property Address:** STONEBROOK PKWY
FRISCO, TX 75034
DENTON COUNTY**Land Use:** TAX EXEMPT**County:** COLLIN**Data Source:** A**Legal Information****Assessor's Parcel Number:** R-8543-00C-045X-1**Tax Account Number:** 2644301**Subdivision Name:** STARWOOD PH 6 VILLAGES 19 & 20**Recording Date:** 07/19/2022**Lot Number:** 45X**Brief Description:** STARWOOD PHASE 6 VILLAGES 19 & 20 (CFR), BLK C, LOT 45X; REPLAT
OPEN SPACE ACCESS DRAINAGE & FLOODWAY EASEMENT**Legal Description:** LOT NUMBER: 45X; SUBDIVISION: STARWOOD PH 6 VILLAGES 19 & 20;
BLOCK: C; CITY/MUNI/TWNSP: FRISCO; TRACT: 030407**Sale Information****Recording Date:** 07/19/2022**Prior Recording Date:** 05/19/2020**Sale Date:** 07/19/2022**Document Number:** 111580**Assessment Information****Market Land Value::** \$1,000**Total Market Value:** \$1,000**Calculated Land Value:** \$1,000**Total Calculated Value:** \$1,000

Assessment Record For COLLIN County

Assessed Land Value: \$1,000
Total Assessed Value: \$1,000
Land Use: TAX EXEMPT

Tax Information

Tax Amount: \$19.63
Tax Year: 2022

Property Characteristics

School Tax District: GCN

Lot Size: C
Acres: 11.175
Square Footage: 486,783

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5 OF 11 RECORD(S)

Assessment Record For COLLIN County**Owner Information****Original Name:** SHBT LLC**Standardized Name:** SHBT LLC**Ownership Rights:** CORPORATION**Original Address::** 109 S WOODROW LN
DENTON, TX 76205-6331**Seller Information****Original Name:** TG VENTURES LLC**Standardized Name:** TG VENTURES LLC**Property Information****Original Property Address:** STARWOOD DR
FRISCO, TX 75034**Standardized Property Address:** STARWOOD DR
FRISCO, TX 75034
DENTON COUNTY**Land Use:** TAX EXEMPT**County:** COLLIN**Data Source:** A**Legal Information****Assessor's Parcel Number:** R-3386-00E-001X-1**Tax Account Number:** 2630390**Subdivision Name:** STARWOOD PH ONE VILLAS OF STAR**Recording Date:** 07/19/2022**Lot Number:** 1X**Brief Description:** STARWOOD PHASE ONE VILLAS OF STAR CREEK (VILLAGE 2) (CFR), BLK E,
LOT 1X; DRAINAGE,FLOODWAY & UTILITY EASEMENT REPLAT**Legal Description:** LOT NUMBER: 1X; SUBDIVISION: STARWOOD PH ONE VILLAS OF STAR;
BLOCK: E; CITY/MUNI/TWNSP: FRISCO; TRACT: 030407**Sale Information****Recording Date:** 07/19/2022**Prior Recording Date:** 05/19/2020**Sale Date:** 07/19/2022**Document Number:** 111580**Assessment Information****Market Land Value::** \$1,000**Total Market Value:** \$1,000**Calculated Land Value:** \$1,000**Total Calculated Value:** \$1,000

Assessment Record For COLLIN County

Assessed Land Value: \$1,000
Total Assessed Value: \$1,000
Land Use: TAX EXEMPT

Tax Information

Tax Amount: \$19.63
Tax Year: 2022

Property Characteristics

School Tax District: GCN

Lot Size: E
Acres: 4.6917
Square Footage: 204,370

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6 OF 11 RECORD(S)

Assessment Record For DENTON County**Owner Information****Original Name:** SHBT LLC**Standardized Name:** SHBT LLC**Ownership Rights:** CORPORATION**Original Address::** 109 S WOODROW LN
DENTON, TX 76205-6331**Seller Information****Original Name:** BLUE STAR LAND LP**Standardized Name:** BLUE STAR LAND LP**Property Information****Original Property Address:** FRISCO, TX 75034**Standardized Property Address:** FRISCO, TX 75034
DENTON COUNTY**Land Use:** RESIDENTIAL ACREAGE**County:** DENTON**Data Source:** A**Legal Information****Assessor's Parcel Number:** R227803**Tax Account Number:** 1799225**Subdivision Name:** STARWOOD VILLAGE PH 3 12**Recording Date:** 07/19/2022**Lot Number:** 6**Brief Description:** STARWOOD VILLAGE PH 3 NO 12 BLK D LOT 6 (OPEN SPACE) LOT 6 (OPEN SPACE)**Legal Description:** LOT NUMBER: 6; SUBDIVISION: STARWOOD VILLAGE PH 3 12; BLOCK: D;
CITY/MUNI/TWNSP: FRISCO; TRACT: 0219002024**Sale Information****Recording Date:** 07/19/2022**Prior Recording Date:** 01/24/2006**Sale Date:** 07/19/2022**Document Number:** 105318**Assessment Information****Market Land Value::** \$1**Total Market Value:** \$1**Calculated Land Value:** \$1**Total Calculated Value:** \$1**Assessed Land Value:** \$1**Total Assessed Value:** \$1

Assessment Record For DENTON County

Land Use: RESIDENTIAL ACREAGE

Tax Information

Tax Year: 2022

Property Characteristics

School Tax District: G01

Lot Size: D

Acres: 6.5669

Square Footage: 286,054

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7 OF 11 RECORD(S)

Assessment Record For DENTON County**Owner Information****Original Name:** SHBT LLC**Standardized Name:** SHBT LLC**Original Address::** 109 S WOODROW LN
DENTON, TX 76205-6331**Seller Information****Original Name:** BLUE STAR LAND**Standardized Name:** BLUE, STAR LAND**Property Information****Original Property Address:** FRISCO, TX 75034
Standardized Property Address: FRISCO, TX 75034
DENTON COUNTY
Land Use: RESIDENTIAL ACREAGE
County: DENTON
Data Source: A**Legal Information****Assessor's Parcel Number:** R216494
Tax Account Number: 1799225
Subdivision Name: STARWOOD VILLAGE PH 3 11
Recording Date: 01/24/2006
Brief Description: STARWOOD VILLAGE PH 3 NO 11 BLK C
Legal Description: SUBDIVISION: STARWOOD VILLAGE PH 3 11; BLOCK: C; CITY/MUNI/TWNSP:
FRISCO; TRACT: 0219002024**Sale Information****Recording Date:** 01/24/2006
Prior Recording Date: 09/07/2000
Sale Date: 12/30/2005
Document Number: 8694**Assessment Information****Market Land Value::** \$1
Total Market Value: \$1
Calculated Land Value: \$1
Total Calculated Value: \$1
Assessed Land Value: \$1
Total Assessed Value: \$1
Land Use: RESIDENTIAL ACREAGE**Tax Information****Tax Year:** 2022

Assessment Record For DENTON County

Property Characteristics

School Tax District: G01

Lot Size: C

Acres: 3.6174

Square Footage: 157,575

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8 OF 11 RECORD(S)

Deed Record For WAYNE County**Buyer Information****Original Name:** SHBT HOLDING LLC(LIMITED LIABILITY COMPANY)**Standardized Name:** SHBT HOLDING LLC**Original Address:** 17200 W 10 MILE RD STE
SOUTHFIELD, MI 48075-0000**Standardized Address:** 17200 W 10 MILE RD STE 201
SOUTHFIELD, MI 48075-8200
OAKLAND COUNTY**Seller Information****Original Name:** AAM HOLDINGS LLC(LIMITED LIABILITY COMPANY)**Standardized Name:** AAM HOLDINGS LLC**Original Address::** -0000**Property Information****Original Property Address:** 8276 VAUGHAN
DETROIT, MI 48228**Standardized Property Address:** 8276 VAUGHAN ST
DETROIT, MI 48228-2953
WAYNE COUNTY**Data Source:** B**Lender Information****Address::** 00000**Legal Information****Assessor's Parcel Number:** 22-097394.**Recording Date:** 12/01/2017**Contract Date:** 10/27/2017**Document Number:** 2017376035**Deed Type:** QUIT CLAIM DEED**Book/Page:** 54098/79**Legal Description:** LOT NUMBER: 410; SUBDIVISION: WARRENDALE PARKSIDE SUBDIVISION NO
1; CITY/MUNI/TWNSP: DETROIT; MAP: LB46 PG75**Sales Information****Sales Price Description:** TRANSFER TAX ON DOCUMENT INDICATED AS EXEMPT**Mortgage Information****Mortgage Type:** PURCHASE MONEY**Title Company:** NONE AVAILABLE

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9 OF 11 RECORD(S)

Assessment Record For WAYNE County**Owner Information****Original Name:** SHBT HOLDING LLC**Standardized Name:** SHBT HOLDING LLC**Ownership Rights:** CORPORATION**Original Address::** 17200 W 10 MILE RD
SOUTHFIELD, MI 48075-8200**Seller Information****Original Name:** MILLEN REALTY INC**Standardized Name:** MILLEN REALTY INC**Property Information****Original Property Address:** 8276 VAUGHAN ST
DETROIT, MI 48228-2953**Standardized Property Address:** 8276 VAUGHAN ST
DETROIT, MI 48228-2953
WAYNE COUNTY**Land Use:** SINGLE FAMILY RESIDENTIAL**County:** WAYNE**Data Source:** A**Legal Information****Assessor's Parcel Number:** 22097394.**Subdivision Name:** WARRENDALE PARKSIDE 1**Recording Date:** 06/01/1994**Lot Number:** 410**Brief Description:** E VAUGHAN 410 & W 10 FT OF VAC ALLEY ADJ WARRENDALE-PARKSIDE
SUB #1 L46 P75 PLATS, W C R 22/280 35 X 137**Legal Description:** LOT NUMBER: 410; SUBDIVISION: WARRENDALE PARKSIDE 1;
CITY/MUNI/TWNSP: DETROIT; TRACT: 5461001006**Sale Information****Recording Date:** 06/01/1994**Prior Recording Date:** 03/29/1994**Sale Price:** \$13,500**Prior Sale Price:** \$6,000**Assessment Information****Total Market Value:** \$14,200**Total Calculated Value:** \$7,100**Total Assessed Value:** \$7,100**Land Use:** SFR**Tax Information**

Assessment Record For WAYNE County

Tax Amount: \$795.55

Tax Year: 2017

Property Characteristics

Year Built: 1950

Stories: 1

Baths: 1

Roof: ASPHALT

Garage Type: DETACHED

Building Area: 710 LIVING

No. of Buildings: 1

Heating: FORCED AIR NOT DUCTED;GAS

Exterior Walls: ASBESTOS

Acres: 0.11

Land Dimensions: 35X137

Square Footage: 4,792

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10 OF 11 RECORD(S)

Deed Record For WAYNE County**Buyer Information**

Original Name: KOLAS PROPERTIES LLC(LIMITED LIABILITY COMPANY)

Standardized Name: KOLAS PROPERTIES LLC

Original Address: 2222 W GRAND RIVER AVE
OKEMOS, MI 48864

Standardized Address: 2222 W GRAND RIVER AVE A
OKEMOS, MI 48864-1604
INGHAM COUNTY

Seller Information

Original Name: SHBT HOLDINGS LLC(LIMITED LIABILITY COMPANY)

Standardized Name: SHBT HOLDINGS LLC

Original Address:: 3 DIK ST
TEL AVIV,

Property Information

Original Property Address: 10031 SORRENTO
DETROIT, MI 48227

Standardized Property Address: 10031 SORRENTO ST
DETROIT, MI 48227-3728
WAYNE COUNTY

Data Source: B

Legal Information

Assessor's Parcel Number: 22024340.

Recording Date: 01/06/2020

Contract Date: 12/20/2019

Document Number: 2020004790

Deed Type: WARRANTY DEED

Book/Page: 55500/1066

Legal Description: LOT NUMBER: 608; SUBDIVISION: BUCKINGHAM PARK SUBDIVISION;
CITY/MUNI/TWNSP: DETROIT; MAP: LB 34 PG 20

Sales Information

Sales Price: \$25,000

Sales Price Description: FULL AMOUNT

Mortgage Information

Mortgage Type: PURCHASE MONEY

Title Company: TRI COUNTY TITLE AGENCY INC

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11 OF 11 RECORD(S)

Assessment Record For WAYNE County**Owner Information****Original Name:** SHBT HOLDINGS LLC**Standardized Name:** SHBT HOLDINGS LLC**Ownership Rights:** CORPORATION**Original Address::** 17200 W 10 MILE RD
SOUTHFIELD, MI 48075-2928**Seller Information****Original Name:** BINDER & YAN HOLDINGS LLC**Standardized Name:** BINDER & YAN HOLDINGS LLC**Property Information****Original Property Address:** 10031 SORRENTO ST
DETROIT, MI 48227-3728**Standardized Property Address:** 10031 SORRENTO ST
DETROIT, MI 48227-3728
WAYNE COUNTY**Land Use:** SINGLE FAMILY RESIDENTIAL**County:** WAYNE**Data Source:** A**Legal Information****Assessor's Parcel Number:** 22024340.**Subdivision Name:** BUCKINGHAM PARK**Recording Date:** 01/25/2018**Lot Number:** 608**Book/Page:** 54187/1106**Brief Description:** W SORRENTO 608 BUCKINGHAM PK SUB L34 P20 PLATS, W C R 22/572 40 X
125**Legal Description:** LOT NUMBER: 608; SUBDIVISION: BUCKINGHAM PARK; CITY/MUNI/TWNSP:
DETROIT; TRACT: 5351001004**Sale Information****Recording Date:** 01/25/2018**Prior Recording Date:** 12/21/2016**Sale Date:** 12/15/2017**Sale Price:** \$55,000**Prior Sale Price:** \$5,350**Document Number:** 22124**Assessment Information****Total Market Value:** \$17,000**Total Calculated Value:** \$8,500

Assessment Record For WAYNE County

Total Assessed Value: \$8,500

Land Use: SFR

Tax Information

Tax Amount: \$894.43

Tax Year: 2018

Property Characteristics

Year Built: 1947

Stories: 1

Baths: 1

Roof: ASPHALT

Garage Type: DETACHED

Building Area: 1,625 LIVING

No. of Buildings: 1

Heating: FORCED AIR;GAS

Exterior Walls: BRICK

Acres: 0.12

Land Dimensions: 40X125

Square Footage: 5,227

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EXHIBIT F

Denton CAD

2024 - Values not available

Property

Account

Property ID:	216494	Legal Description:	STARWOOD VILLAGE PH 3 NO 11 BLK C LOT 1 (OPEN SPACE)
Geographic ID:	SF0014A-00000C-0000-0000-0000	Zoning:	Residential
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	FRISCO, TX 75034	Map ID:	FR01
Neighborhood:	HOA Home Owner Association		
Neighborhood CD:	EX23.18		

Owner

Name:	STARWOOD HOMEOWNERS ASSOCIATION INC	Owner ID:	1831993
Mailing Address:	3811 TURTLE CREEK BLVD STE 1050 DALLAS, TX 75219-4476	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A
(+) Improvement Non-Homesite Value:	+	N/A

(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: STARWOOD HOMEOWNERS ASSOCIATION INC
 % Ownership: 100.000000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
C32	FRISCO CITY OF	N/A	N/A	N/A	N/A
CAD	DENTON CENTRAL APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
G01	DENTON COUNTY	N/A	N/A	N/A	N/A
S06	FRISCO ISD	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
Taxes w/Current Exemptions:					N/A
Taxes w/o Exemptions:					N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	CA	COMMON AREA	3.6174	157575.00	157575.00	1.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$0	0	0	\$0	\$0
2022	\$0	\$1	0	1	\$0	\$1
2021	\$0	\$0	0	0	\$0	\$0
2020	\$0	\$0	0	0	\$0	\$0
2019	\$0	\$0	0	0	\$0	\$0
2018	\$0	\$0	0	0	\$0	\$0
2017	\$0	\$0	0	0	\$0	\$0
2016	\$0	\$0	0	0	\$0	\$0
2015	\$0	\$0	0	0	\$0	\$0
2014	\$0	\$0	0	0	\$0	\$0
2013	\$0	\$0	0	0	\$0	\$0
2012	\$0	\$0	0	0	\$0	\$0
2011	\$0	\$0	0	0	\$0	\$0
2010	\$0	\$0	0	0	\$0	\$0

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/30/2005	SW	SPECIAL WD	BLUE STAR LAND LP	STARWOOD HOMEOWNERS ASSOCIATION INC			2006-8694

2	7/19/2022	ER	TRANSFERRED IN ERROR	SHBT LLC	BLUE STAR LAND LP	TRANS IN ERROR
3	7/19/2022	SW	SPECIAL WD	BLUE STAR LAND LP	SHBT LLC	2022-105318