

**CITY OF PFLUGERVILLE**  
**Parcel ID 788577**  
**Vesting Deed 2017194178**  
**30 foot wide easement**  
**TX-TR-122**

A strip of land 30 feet in width being located within 15 feet on each side of, adjacent to, parallel with, and measured at right angles with continuations from, the following described centerline being situated in the Theophilus Ellison One-Third League, Abstract No. 260 in a called 62.74 acre parcel, as deeded and recorded to City of Pflugerville in Document 2017194178 of the Real Property Records of Travis County, Texas and being more particularly described by metes and bounds as follows:

(BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE)

**Commencing** at the 1 inch square bolt found marking the Northeast corner of said 62.74 acre parcel, as recorded in Document 2017194178 of the Real Property Records of Travis County, Texas; Run thence,

North 62 degrees 19 minutes 10 seconds West along the North line of said 62.74 acre parcel as recorded in Document 2017194178 of the Real Property Records of Travis County, Texas a distance of 82.64 feet to the **Point of Beginning** of the centerline description of the herein described easement; Thence,

Continue along the centerline description of this 30 foot wide easement as follows:

South 27 degrees 52 minutes 41 seconds West a distance of 87.45 feet;

South 86 degrees 52 minutes 53 seconds West a distance of 1,508.67 feet to the apparent West line of said 62.74 acre tract as recorded in Document 2017194178 of the Real Property Records of Travis County, Texas and the **Point of Terminus** of the centerline description of this easement from which the 1/2 inch iron pin found marking the Southwest corner of said 62.74 acre tract as recorded in Document 2017194178 of the Real Property Records of Travis County, Texas bears (South 27 degrees 52 minutes 03 seconds West a distance of 2,283.69 feet).

INSET N.T.S.

30' WIDE EASEMENT  
30' T.W.S.

EXHIBIT "A"

CITY OF PFLUGERVILLE  
PROPOSED 30' WIDE EASEMENT  
LOCATED IN A CALLED 62.74 ACRE TRACT,  
THEOPHILUS ELLISON ONE-THIRD LEAGUE, A-260,  
TRAVIS COUNTY, TEXAS

N/F PFLUGERVILLE ISD  
CALLED 12.22 ACRES  
DOCUMENT # 2006218663

N/F GRAHAM MORTGAGE CORP.  
CALLED 95.5 ACRES (TRACT 2)  
DOCUMENT # 2010007674

N/F CITY OF PFLUGERVILLE  
CALLED 62.74 ACRES  
DOCUMENT # 2017194178

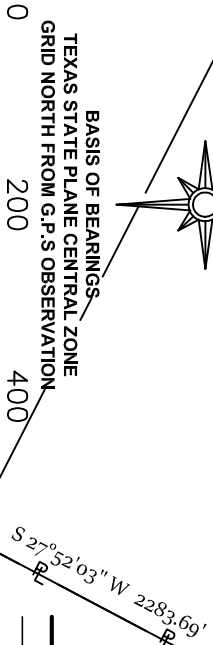
N/F GRAHAM MORTGAGE CORP.  
CALLED 9.30 ACRES (TRACT 3)  
DOCUMENT # 2010007674

PROPOSED EASEMENT LENGTH - (+/- 1,596.12') OR (+/- 96.73 RODS)  
PROPOSED EASEMENT AREA - (+/- 1,0993 ACRES)  
PROPOSED 30' WIDE TEMPORARY WORK SPACE - (49,445 SQ. FT) OR (+/- 1.1351 ACRES)

N/F KERMIT & LYDIA HEES  
CALLED 37.408 ACRES  
DOCUMENT # 2009202183TR

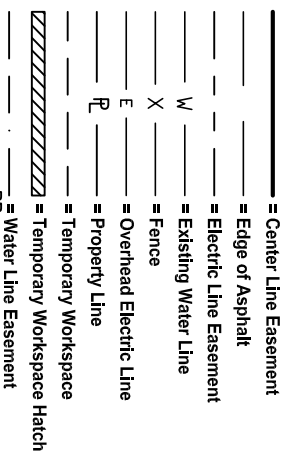
FIND 1" SQUARE BOLT  
NE CORNER CITY OF  
PFLUGERVILLE  
CALLED 62.74 ACRES  
DOCUMENT # 2017194178

N/F LENNAR HOMES OF TEXAS  
LAND AND CONSTRUCTION, LTD.  
CALLED 25.722 ACRES  
DOCUMENT # 202117678



N/F DOUGLAS T. MIKUS  
& DONALD R. MIKUS  
CALLED 69.11 ACRES  
DOCUMENT # 2009148839

FIND 1/2" IRON PIN  
SW CORNER CITY  
OF PFLUGERVILLE  
CALLED 62.74 ACRES  
DOCUMENT # 2017194178




CERTIFICATION

In my professional opinion, this plat represents the facts found on the ground during the course of a Easement Survey conducted under my supervision and that this plat substantially complies with the current standards as adopted by the Texas Board of Professional Land Surveying and that there are no encroachments or protrusions except as shown.

KEITH ZIMMERMAN, R.P.L.S. NO. 6723  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR  
PAGE 1 OF 2

CITY OF PFLUGERVILLE PROPOSED 30' EASEMENT LOCATED IN A CALLED 62.74 ACRE TRACT, THEOPHILUS ELLISON ONE-THIRD LEAGUE, A-260, TRAVIS COUNTY, TEXAS		<p>INNOVATIVE APPROACH - PROVEN RESULTS</p> <p>4234 BOONVILLE RD BRYAN, TX 77802 979.314.7590</p>
DRAWN BY: TMD DATE: 05/03/23 SCALE: 1" = 200'	SURVEYED BY: KEITH ZIMMERMAN TEXAS SURVEY FIRM #: 10194212 CERTIFICATE EXPIRATION DATE: 12/31/23	

 <b>Allen, Williford and Seale, Inc.</b> Right of Way Valuations Form 100.07	<b>Client File #</b> TX-TV-122.000	<b>AWS File/Project #</b> TXU147
	<h1>Appraisal Report - Land</h1>	
Allen, Williford and Seale, Inc. 11999 Katy Freeway, Suite 400, Houston, Texas, 77079 Phone (281) 493-4444 • Fax (281) 493-6845 • www.appraiser.com		
<b>Appraiser (1):</b> J. Brandon Hodge, MAI		<b>Appraiser (2):</b> David R. Bethel, MAI
<b>Appraiser (3):</b> Stephen D. Kovar, Jr., MAI		<b>Appraiser (4):</b> Aaron M. Romero
<b>Client:</b> Manville Water Supply Corporation		
<b>Contact:</b> Blake T. Allen (Energy Access Solutions)		
<b>Address:</b> 4234 Boonville Road Suite 300, Bryan, TX 77802		
<b>SUBJECT PROPERTY IDENTIFICATION</b>		
<b>Owner of Record:</b> City of Pflugerville		
<b>Location:</b> Northeast line of New Sweden Church Road, southeast of FM 973		
<b>Address:</b> N/A		
<b>City (or Nearest Town):</b> Manor	<b>County:</b> Travis	<b>State:</b> TX <b>Zip:</b> 78653
<b>Legal Description:</b> 72.74 acres of land, more or less, situated in the Theophilus Ellison One-Third League, Abstract No. 260, Travis County, Texas		
<b>Present Use of Whole Property:</b> Agricultural		
<b>Use Reflected in Appraisal:</b> Vacant Land		
<b>ASSIGNMENT PARAMETERS</b>		
<b>Intended User(s):</b> This report is intended for use only by Manville Water Supply Corporation and Energy Access Solutions, and their affiliates, representatives, and others involved with the acquisition of easements for right of way purposes associated with the Manville Water Supply Corporation 36" Transmission Line Project.		
<b>Intended Use:</b> This report is intended only for use in conjunction with the partial acquisition of the proposed Manville Water Supply Corporation water pipeline easement.		
<b>THIS REPORT IS NOT INTENDED BY THE APPRAISER FOR ANY OTHER USE OR BY ANY OTHER USER.</b>		
<b>Effective Date of Value:</b> February 17, 2023		
<b>Real Property Rights Appraised:</b> <input checked="" type="checkbox"/> Fee-Simple Estate <input checked="" type="checkbox"/> Easement		
<b>Definition of Property Rights Appraised:</b>		
<p>"Fee Simple Estate" is defined in <i>The Dictionary of Real Estate Appraisal</i>, Seventh Edition, 2022, page 73, by the Appraisal Institute, as:          "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."</p> <p>"Easement" is defined in <i>The Dictionary of Real Estate Appraisal</i>, Seventh Edition, 2022, page 58, by the Appraisal Institute, as:          "The right to use another's land for a stated purpose."</p>		
<b>In accordance with the real property appraisal reporting requirements as set forth by Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP), this is an Appraisal Report.</b>		
<b>RECONCILIATION AND CONCLUSIONS</b>		
<b>Final Reconciliation of the Methods and Approaches to Value:</b>		
The before and after methodology was used to estimate the fair market value of and just compensation due for the partial acquisition that is the subject of this report. In our analysis, the sales comparison approach to value was the only applicable approach necessary for credible results in both the before and after scenarios.		
<b>Opinion of Total Compensation as of: February 17, 2023</b>		<b>\$74,506</b>

**VALUE DEFINITION**

Market value is defined by City of Austin v. Cannizzo, 267 S.W. 2d 808 (Tex. 1954) as being:

"The price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

**SCOPE OF WORK**

**Definition:** The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

**Scope of Subject Property Inspection (Site Visit)****Approaches to Value Developed**

Appraiser Name:	Property Inspection:	Date of Inspection:
J. Brandon Hodge, MAI	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1/17/2023
David R. Bethel, MAI	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	9/13/2022
Stephen D. Kovar, Jr., MAI	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	9/7/2022
Aaron M. Romero	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A

**Cost Approach:**

- Is necessary for credible results and is developed in this analysis  
 Is not necessary for credible results; not developed in this analysis  
 Is not necessary for credible results but is developed in this analysis

**Sales Comparison Approach:**

- Is necessary for credible results and is developed in this analysis  
 Is not necessary for credible results; not developed in this analysis  
 Is not necessary for credible results but is developed in this analysis

**Income Approach:**

- Is necessary for credible results and is developed in this analysis  
 Is not necessary for credible results; not developed in this analysis  
 Is not necessary for credible results but is developed in this analysis

**Describe Scope of Property Inspection(s):**

Stephen D. Kovar, Jr., MAI viewed the subject property on September 7, 2022, from the public roadway. David R. Bethel, MAI viewed the subject property on September 13, 2022, from the public roadway. J. Brandon Hodge, MAI most recently viewed the subject property on January 17, 2023, from the public roadway.

**Source of Area Calculations:** We were provided with title work, deeds, tax records, and a survey exhibit of the partial acquisition.

We have relied upon the survey exhibit for the size and shape of the partial acquisition.

We have relied upon the subject's deed records and tax records for the size and shape of the subject property. The subject whole property consists of 72.74 acres of land (62.74 acres plus 10.00 acres).

**Data Sources Consulted:** This investigation included the collection of sales, offerings, and other developments that have occurred in this market. The sources of our data included our own database, multiple listing services (MLS), CoStar, Lands of Texas, and other real estate appraisers and brokers.

**Significant Real Property Appraisal Assistance:**  None  **Disclose Name(s) and Contribution:** Chandler G. Barton assisted in the research of the subject property. Barrett A. Haby and Blane W. Agnew assisted in the research of market data. Travis M. Munsey assisted in the research of the subject property, inspection of the subject property, and compilation of this report.

### Additional Scope of Work Comments:

In order to estimate compensation, the "before and after" technique has been used. In this technique, total compensation due to the owner arises from two sources: the actual acquisition (both land and improvements), plus diminution (damages) and cost to cure items, if any, to the remainder as a result of the acquisition and/or the project. This is called the before and after scenario. In order to estimate compensation an appraisal of the whole property and the remainder is necessary. This valuation involves a hypothetical condition in both cases. When appraising the whole property, the impact of the project is ignored. When appraising the remainder after the acquisition, a forecast is being made. These hypothetical conditions are accepted appraisal procedures when valuing eminent domain situations.

We have not discussed the subject property or project with the landowner.

In the event there are improvements on the subject property, an analysis of the project's impact on the improvements will be examined. If the improvements are not adversely affected by the proposed acquisition/project, then the valuation of the improvements is not necessary to produce credible valuation results. In this case, there are no major improvements on the subject property.

The client has indicated any improvements such as fencing, gates, roads, or personal property items that are impacted by the proposed partial acquisition will be restored or replaced to equal or better condition as before. Accordingly, we have not included any compensation for their repair or replacement. Additionally, we have not included any crop or pasture replacement costs as these items will be addressed by the client. It is our understanding the surface will be restored to as near original condition as is reasonably practicable by the client.

This appraisal does not include or consider the mineral estate.

Engineering studies, ADA determinations, surveys, title reports, flood plain determinations, and environmental audits are beyond the scope of this appraisal.

We have also utilized aerials and topographical maps of the subject whole property and surrounding areas to obtain additional detail regarding the property and partial acquisition.

### HYPOTHETICAL CONDITIONS & EXTRAORDINARY ASSUMPTIONS

**Hypothetical Conditions:** (A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. The use of hypothetical conditions may affect the assignment results.)

**This valuation involves a hypothetical condition in both the before and after scenarios. When appraising the subject whole property, the impact of the project is ignored. When appraising the remainder property after the acquisition, a forecast is being made. These hypothetical conditions are accepted appraisal procedures when valuing eminent domain situations.**

**Extraordinary Assumptions:** (An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. The use of extraordinary assumptions may affect the assignment results.)

None

**SUBJECT PROPERTY HISTORY****Owner of Record:** City of Pflugerville**Source of Subject Property Ownership:**  Client  Limited Title Report  Tax Records  Appraiser Research  
 Other Description of (other): Vesting Deed**Subject Property Sale Within Prior Three (3) Years:**  Yes  No

Description and analysis of sales within 3 years (minimum) prior to effective date of value or other pertinent subject property history: There are no known market transactions involving the subject property within the past three years.

**Subject Property Currently Listed for Sale:**  Yes  Not believed to be

Description and analysis of agreements of sale (contracts), listings, and options:

**SUBJECT PROPERTY TAX INFORMATION****Tax Account ID Number(s):** 788577 & 723826**Total Land Size as Indicated by Appraisal District:** 72.740 Acres**Tax Year:** 2022**Total Value:** \$2,127,573**Land Value:** \$2,127,573**Improvement Value:** \$0**Indicated Per Unit Value of Land:** \$29,249 per acre**MARKET AREA ANALYSIS****Location:**  Urban  Suburban  Rural**Market Area:** Northeastern Travis County**Market area description and characteristics:** Travis County is part of the Austin-Round Rock MSA and also referred to as (Greater Austin). The Austin-Round Rock MSA includes Bastrop County, Caldwell County, Hays County, Travis County, and Williamson County. The total area of the Austin-Round Rock MSA area is 4,279 square miles and the estimated 2021 population was approximately 2,352,426 persons.

The total area of Travis County is approximately 1,023 square miles. The 2021 population estimate for Travis County was 1,305,154 residents, a 27.4% increase from the 2010 population of 1,024,266 residents. There were 593,195 housing units in Travis County in 2021 with an average household size of approximately 2.49 people. The 2020 median household income in Travis County was \$80,668, which is approximately 26.4% higher than the state's median household income of \$63,826. The per capita income of Travis County was \$45,453 as of 2020. The county seat of Travis County is Austin with a 2021 population estimate of 964,177. Other cities and communities in Travis County include Pflugerville, Manor, Bee Cave, Lakeway, and Lago Vista.

The major highways in Travis County include the following: Interstate Highway 35, U.S. Highway 290, U.S. Highway 183, State Highway 1 (MoPac), State Highway 71, and State Highway 130. The major arterial of the area is Interstate Highway 35. This highway runs through the central portion of Austin in a generally north/south direction and connects three of Texas' four most heavily populated metropolitan areas, Dallas/Fort Worth, Austin, and San Antonio. Interstate Highway 35 also provides access to Laredo and the U.S./Mexico border. U.S. Highway 290 traverses the county in a generally east/west direction and connects Austin to Houston to the east and Johnson City/Fredericksburg to the west. U.S. Highway 183 traverses the county in a generally north/south direction and connects Austin to Cedar Park, Leander, and Liberty Hill to the north and Lockhart to the south. State Highway 130, which is located east of Austin, traverses the county in a generally north/south direction. Lastly, numerous FM roads, city roads, and county roads provide interior access throughout the county.

The subject property is located in northeastern Travis County, within the City of Pflugerville ETJ, northwest of the City of Elgin and northeast of the City of Manor. The area is transitioning from a historical agricultural area to an outlying suburb of Austin with many large tracts being subdivided for residential development. Land uses in the area predominately consist of vacant land, agricultural use, and rural residential use. The subject neighborhood is considered to be the northeastern portion of Travis County.

SITE ANALYSIS	
<b>Area (Size):</b>	72.740 Acres
<b>Shape:</b>	Irregular
<b>Dimensions:</b>	Maximum Northeast/Southwest: ±3,146' and Maximum Northwest/Southeast: ±1,390'
<b>Access:</b>	New Sweden Church Road
<b>Road Frontage (ft):</b>	±651 FF: New Sweden Church Road
<b>Road Frontage Type:</b>	Two-lane asphalt paved roadway with open ditch drainage
<b>Topography:</b>	Slightly Rolling
<b>Water Features:</b>	Wet weather creek and ponds
<b>Drainage:</b>	Adequate drainage
<b>Flood Plain:</b>	Yes – ±20% Zone A, an area within the 100-year flood plain
<b>Utilities:</b>	Electric, telephone, rural water available
<b>Adjacent Land Use:</b>	Agricultural and rural residential uses
<b>City Limits/ETJ:</b>	City of Pflugerville ETJ
<b>Zoning/Restrictions:</b>	None
<b>School District:</b>	Pflugerville ISD
<b>Existing Easements:</b>	High voltage transmission line easement, waterline easement, and typical utility easements
<p><b>Site Description and Other Characteristics:</b> The subject property is located on the northeast line of New Sweden Church Road, southeast of FM 973. The property is irregular shaped with an approximate 230' wide strip of land and 275' wide strip of land that extends to New Sweden Church Road. The property has a slightly rolling topography and consists of a mixture of pastureland with scattered trees/brush and dry cropland. A wet weather creek and two ponds are located on the property. Approximately 20% of the subject property is located in Zone A, an area within the 100-year flood plain. A high voltage transmission line and waterline easement traverse the northern portion of the property in an east/west direction. The property is located within Elgin ISD and the City of Pflugerville ETJ.</p>	
IMPROVEMENT ANALYSIS	
<p><b>Description of Improvements:</b> There are no major improvements on the subject property.</p>	
HIGHEST AND BEST USE ANALYSIS	
<p>Highest and Best Use is defined in <i>The Dictionary of Real Estate Appraisal</i>, Seventh Edition, 2022, page 88, by the Appraisal Institute as "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."</p>	
<p><b>Summary of Highest and Best Use Analysis:</b> The subject property has a slightly rolling topography and consists of a mixture of pastureland with scattered trees/brush and dry cropland. Surrounding properties uses primarily consist of agricultural and rural residential uses. The subject's area is transitioning from historical agricultural uses to residential uses with many large agricultural tracts being subdivided for residential subdivisions. The highest and best use of the subject whole property, as vacant, is for interim agricultural use and hold for residential development.</p>	

**SUBJECT WHOLE PROPERTY VALUATION**

**Site Valuation Methodology**

**Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.

**Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.

**Alternative Method:** (Describe methodology and rationale)

Sale Date	Location	Size (Acre)	Per (Acre) Price
3/10/2021	Northeast line of Gregg Lane, northwest of FM 973	90.345	\$44,407
10/12/2021	Southeast line of Fulchs Grove Road, northeast of Gregg Lane	86.753	\$50,000
11/15/2021	Southwest line of Anderson Road, southeast of Fuchs Grove Road	67.302	\$58,245
3/2/2022	Northwest line of Fuchs Grove Road, east of State Highway 130	100.840	\$48,096
6/17/2022	West corner of Jacobson Road and Banner Lane	51.001	\$64,705
<b>Subject</b>	<b>Northeast line of New Sweden Church Road, southeast of FM 973</b>	<b>62.74</b>	

These sales are indicators of value for the subject whole property. When comparing these sales to the subject, the factors considered the most critical were: conditions of sale, market conditions (time), location, size, physical characteristics. Physical characteristics may include, but is not limited to: shape, frontage, flood hazards, access, and topography. Other adjustment factors may include, but is not limited to: improvements, utilities, zoning/restrictions, minerals, use, or any other factor which may have influenced the sales price. Each sale was compared to the subject and adjusted based on these factors. The following is a summary of the adjustments for the comparable sales.

Sale Date	Price Per Ac	Adjustments						Overall Comparison
		Conditions of Sale	Market Conditions	Location	Size	Physical Characteristics	Other Adjustments	
3/10/2021	\$44,407	Similar	Inferior	Similar	Slightly Inferior	Slightly Superior	Similar	Inferior
10/12/2021	\$50,000	Similar	Slightly Inferior	Similar	Similar	Slightly Superior	Similar	Similar
11/15/2021	\$58,245	Similar	Slightly Inferior	Similar	Similar	Slightly Superior	Similar	Similar
3/2/2022	\$48,096	Similar	Similar	Similar	Slightly Inferior	Similar	Similar	Slightly Inferior
6/17/2022	\$64,705	Similar	Similar	Similar	Similar	Slightly Superior	Similar	Slightly Superior

**Site Valuation Comments:** The comparable sales range in sale date from March 2021 to June 2022, range in size from 51.001 acres to 100.840 acres, and range in sale price from \$44,407 per acre to \$64,705 per acre.

**Site Valuation Reconciliation:** In addition to the sales listed above, we have also considered several other transactions that occurred in the area as well as tracts actively listed for sale. Based on this information, other sales and sale offerings, and conversations with knowledgeable individuals in the real estate market, it is our opinion that the subject whole property (land only) has a market value as follows:

<b>Subject Whole Property</b> <sup>1</sup>	<b>72.74 Acres</b>	<b>@</b>	<b>\$55,000</b>	<b>per Acre =</b>	<b>\$4,000,700</b>
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**VALUATION OF PART TO BE ACQUIRED**

**Description of Partial Acquisition:** The proposed acquisition consists of a permanent water pipeline easement containing two water pipelines. The permanent water pipeline easement has a centerline length of 1,634.61 feet, has a width of 30 feet, and contains approximately 1.1258 acres of land. The proposed water pipeline easement traverses the northern portion of the property paralleling an existing high voltage transmission line and abutting an existing waterline easement. Please refer to the survey exhibit in the addenda for further details on the location of the proposed permanent easement.

**Improvements Located Within the Partial Acquisition That Require Valuation:** None

**Highest and Best Use of Part to be Acquired:** The partial acquisition's use is limited to use in conjunction with the subject whole property. As such, the highest and best use of the partial acquisition, as vacant, is for use in conjunction with the subject whole property.

**Valuation of Partial Acquisition: (Land Only)**

In this instance, the partial acquisition consists of a permanent water pipeline easement. Acquiring all rights to the easement area will not be necessary. Based on the use to which the easement will be put and the property rights imposed by the taking of the proposed easement, an appropriate percentage deduction to the previously concluded fee simple value of the property is necessary. We have estimated the value of the acquisition based on the impact on the subsurface, surface, and air right estates for the subject property. The rights being acquired by the proposed easement is considered less than the total underlying land value. The value of the partial acquisition, land only, is calculated as follows:

Partial Acquisition:	Area		Per Unit Value		% of Value Acquired			
Water Pipeline Easement	1.1258 Acres	@	\$55,000 per Acre	@	90%	=	\$	55,727
<b>Land Total</b>							<b>\$</b>	<b>55,727</b>

**Contributory Value of Improvements Within Partial Acquisition (If Required):**

Itemized Improvements		
	\$	
	\$	
	\$	
	\$	
<b>Total Value of Improvements Within Partial Acquisition</b>	<b>\$</b>	<b>0</b>

**Total Valuation of Partial Acquisition**

The value of the partial acquisition consists of the value of the land and any improvements located within the partial acquisition that require valuation. The total value of the partial acquisition, land and improvements is calculated as follows:

Partial Acquisition (Land Value)	\$	55,727
Partial Acquisition (Improvements)	\$	0
<b>Total Value of Partial Acquisition <sup>2</sup></b>	<b>\$</b>	<b>55,727</b>

**VALUATION OF REMAINDER PROPERTY**

**Description of Remainder Property:** The remainder before and after the acquisition will contain approximately 72.74 acres of land, of which 1.1258 acres will be encumbered by the proposed permanent water pipeline easement. The remainder unencumbered by the proposed easement will consist of 71.6142 acres.

**Value of Remainder Before the Acquisition:**

The value of the remainder before the acquisition is merely a mathematical process by which the value of the partial acquisition is subtracted from the subject whole property. This value is calculated as follows:

Value of Subject Whole Property	\$	4,000,700
Less: Value of Partial Acquisition	\$	<u>55,727</u>
<b>Value of Remainder Before Acquisition</b> <sup>3</sup>	\$	<b>3,944,973</b>

**Value of Remainder Property After the Acquisition**

**Effect on Remainder Property After the Acquisition:** The proposed water pipeline easement traverses the northern portion of the property paralleling an existing high voltage transmission line and abutting an existing waterline easement. The remainder after the acquisition will maintain the same physical characteristics and highest and best use as the subject whole property. After analysis, the remainder after is not adversely impacted by the proposed acquisition and the per-acre value of the remainder after is the same as the per-acre value of the whole property. In the remainder after scenario, the landowner will retain 10 percent of the fee-simple value in the area encumbered by the proposed water pipeline easement.

**Highest and Best Use of Remainder After Property:** The highest and best use of the remainder after property is the same as the whole property. The highest and best use of the subject does not change as a result of the partial acquisition.

The value of the remainder property after the acquisition considers the impact of the project and is estimated as follows:

Remainder After Property	Area		Per Unit Value		% of Value Remaining			
Land – Unencumbered	71.6142 Acres	@	\$55,000 per Acre	@	100%	=	\$	3,938,781
Water Pipeline Easement	1.1258 Acres	@	\$55,000 per Acre	@	10%	=	\$	6,192
Less: Cost to Cure*							\$	<u>0</u>
<b>Total Value of Remainder After</b> <sup>4</sup>							\$	<b>3,944,973</b>

\*In this instance there are no cost to cure items.

**CALCULATION OF DAMAGES**

If there is any difference between the value of the remainder property before and after the acquisition, the result will be reflected as damages or enhancements to the remainder, as the case may be. The damages, if any, are calculated as follows:

Value of Remainder Before the Acquisition <sup>3</sup>	\$	3,944,973
Less: Value of Remainder After the Acquisition <sup>4</sup>	\$	<u>3,944,973</u>
<b>Indicated Value of Damages</b> <sup>5</sup>	\$	<b>0</b>

Explanation of Damages (if any): The remainder before and after the acquisition are the same and there are no damages.

## VALUATION OF TEMPORARY WORKSPACES

The temporary easement is similar to a land lease over a period of time. The components needed in valuing temporary workspace include a per-unit land value, a land capitalization rate, and a duration period.

**Description of Temporary Workspaces:** The temporary workspace is located adjacent to the south side of the proposed permanent water pipeline easement, has a width of 30 feet, and contains a total of 1.1381 acres of land. Please refer to the survey exhibit in the addenda for further details of the temporary workspace.

**Term of Workspaces (Time):** 3 Years

**Temporary Workspace Capitalization Rate (Rental Rate):** 10%

Workspace:	Area		Per Unit Value		Rental Rate		Term			
Temporary Workspace	1.1381 Acres	X	\$55,000 per Acre	@	10%	X	3 Years	=	\$	18,779
<b>Total Temp. Workspace <sup>6</sup></b>									<b>\$</b>	<b>18,779</b>

## COMPENSATION SUMMARY

The before and after scenario methodology was utilized to estimate the fair market value of and just compensation due for the partial acquisition. This involves appraising the whole property, the acquisition and the remainder property. The valuation of the whole property does not take into consideration project influence. The acquisition is valued as a pro rata part of the whole. The remainder property is appraised as impacted by the acquisition and project. A forecast is being made when appraising the remainder after property. This forecast is a hypothetical condition. The compensation includes the value of the acquisition and any damages to the remainder which may arise. The general steps of the before and after methodology are as follows:

1. Valuation of the whole property without consideration to any project influence.
2. Valuation of the partial acquisition.
3. Valuation of that portion of the subject remaining, not considering project influence. The valuation of the remainder before is merely a mathematical process by which the value of the partial acquisition is subtracted from the whole property.
4. Valuation of the remainder after the acquisition, considering the effect of the project. In this analysis, the remainder must stand alone as a separate unit.
5. Indication of damages; if there is any difference between the value of the remainder before and after acquisition, the result will be reflected as damages or enhancement to the remainder, as the case may be.
6. Lastly, the valuation of the temporary workspaces, if any, is estimated and added to the compensation.

To summarize, the total compensation due the property owner is the value of the acquisition, plus any damages resulting from the acquisition and/or project, plus the value of the temporary workspace. These components of the before and after methodology were previously estimated and the total compensation is computed as follows:

Whole Property <sup>1</sup>	\$	4,000,700
Less: Value of Partial Acquisition <sup>2</sup>	\$	<u>55,727</u>
Indicated Value of Remainder Before Acquisition <sup>3</sup>	\$	3,944,973
Value of Remainder After Acquisition <sup>4</sup>	\$	<u>3,944,973</u>
Indicated Damages (Before minus After) <sup>5</sup>	\$	0
Value Temporary Workspace <sup>6</sup>	\$	18,779
<b>Total Compensation <sup>(2+5+6)</sup></b>	<b>\$</b>	<b>74,506</b>

**APPRAISER'S CERTIFICATION**



I certify that, to the best of my knowledge and belief:



- the statements of the facts contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Foundation and the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.  
 None    Name(s) Travis M. Munsey, Chandler G. Barton, Barrett A. Haby, and Blane W. Agnew
- as previously identified in the Scope of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:
  - Property Inspected by Appraiser (1):    Yes    No
  - Property Inspected by Appraiser (2):    Yes    No
  - Property Inspected by Appraiser (3):    Yes    No
  - Property Inspected by Appraiser (4):    Yes    No

**ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE**

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

**APPRAISER'S SIGNATURE**

<b>APPRAISER (1):</b>	<b>APPRAISER (2):</b>
<b>Signature</b> 	<b>Signature</b> 
<b>Name:</b> J. Brandon Hodge, MAI	<b>Name:</b> David R. Bethel, MAI
<b>Date of Report:</b> February 17, 2023	<b>Date of Report:</b> February 17, 2023
<b>Certified General Real Estate Appraiser</b> <b>License #</b> TX-1336611-G <b>State:</b> Texas	<b>Certified General Real Estate Appraiser</b> <b>License #</b> TX-1330545-G <b>State:</b> Texas
<b>Designated Member of the Appraisal Institute</b> As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.	<b>Designated Member of the Appraisal Institute</b> As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

APPRAISER (3):	APPRAISER (4):
<b>Signature</b> 	<b>Signature</b> 
<b>Name:</b> Stephen D. Kovar, Jr., MAI	<b>Name:</b> Aaron M. Romero
<b>Date of Report:</b> February 17, 2023	<b>Date of Report:</b> February 17, 2023
<b>Certified General Real Estate Appraiser</b> <b>License #</b> TX-1338762-G <b>State:</b> Texas	<b>Certified General Real Estate Appraiser</b> <b>License #</b> TX-1380044-G <b>State:</b> Texas
<b>Designated Member of the Appraisal Institute</b> As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.	<b>Candidate for Designation in the Appraisal Institute</b> As of the date of this report, I have completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.

## STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- That the date of value to which the opinions expressed in this report apply is set forth on the first page of this report. The appraiser assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinions herein stated.
- That no opinions are intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in this report.
- That no opinion as to title is rendered. Name of ownership and the legal description were obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements, and restrictions except those specifically discussed in this report. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
- That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable and no encroachment or real property improvement is assumed to exist.
- That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within this report. They should not be considered as surveys or relied upon for any other purpose.
- In the event that we appraise any improvements in this report, our inspection deals only with valuation issues. We are not engineers and are not qualified to assess structural integrity or the adequacy and condition of their mechanical, electrical, or plumbing components. This appraisal is not a property condition report and should not be relied upon to disclose any conditions present in the property, and it does not guarantee the property to be free of defects. We are not licensed inspectors and we did not make an "inspection" of the improvements or land as defined by any state or federal regulations for real estate inspections.
- That no detailed soil studies covering the subject property were available to the appraiser. Therefore, premises as to soil qualities employed in this report are not conclusive, but have been considered consistent with information available to the appraiser.
- The property is appraised as though free and clear, under responsible ownership, and competent management. All existing liens and encumbrances have been disregarded.
- Unless otherwise stated herein, all of the improvements previously described were considered operational and in good condition.
- Unless stated otherwise in this report, no presence of hazardous materials on or in the property was observed by the appraiser. The appraiser has no information on the existence of such materials and is not qualified to detect same. The presence of such materials on or in the property could affect the appraiser's opinion of market value. However, the value estimate stated herein is based on the assumption that no hazardous materials are present on or in the property, and the appraiser accepts no responsibility for determining such condition. The client is urged to retain an expert in this field if there is any question as to the existence of hazardous material.
- Any information furnished to us by others is believed to be reliable, but we assume no responsibility for its accuracy.
- Possession of this report, or a copy thereof, does not carry with it the right to publication, nor may it be used for any purpose, by any but the applicant, without the previous written consent of the appraiser or the applicant and, in any event, only in its entirety.
- This appraisal does not require us to give testimony in court or attend on its behalf unless arrangements have been previously made therefore.
- The distribution of the total valuation in this report between land and improvements applied only under the existing programs of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
- The value is reported in dollars on the basis of the currency prevailing at the date of this appraisal.
- We have no present or contemplated interest in the property appraised.
- Our compensation for making this appraisal is in no manner contingent upon the value reported.
- That the appraiser assumes no responsibility for determining if the property lies within a flood hazard area and its consequences to the property. It is advised that a Topographic Survey be obtained and local officials be contacted.
- That our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Foundation and the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- The appraisal of the subject whole property considered all factors willing, knowledgeable buyers and sellers would consider in negotiating the purchase price of the property except the influence of the proposed project.
- The appraisal of the remainder property considered all factors willing knowledgeable buyers and sellers would consider in negotiating the purchase price of the property including the use to which the part taken is to be put and the effects of the condemnation but excluded the effects of all non-compensable elements.
- We have been provided ownership information for the subject property and a plat for the easements by the client. The size of the subject property and easements are based on information provided by the client.
- We assume no changes to the subject property have occurred between the most recent date of inspection and the effective date of value.

**There are no other limiting conditions contained in this report other than the ones listed above.**

Addenda

Right of Way Survey



INSET N.T.S.

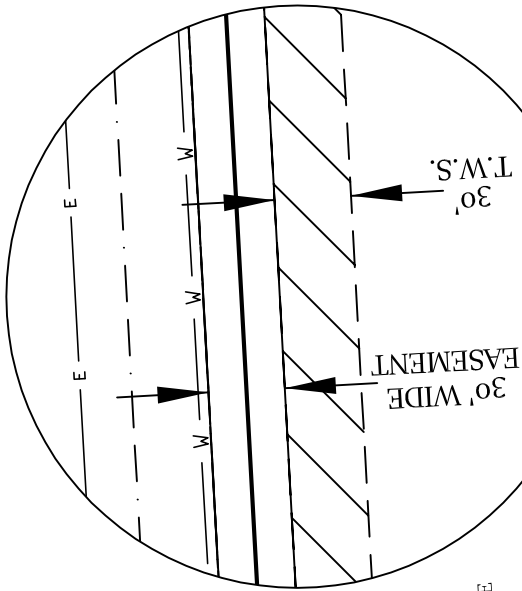


EXHIBIT "A"

CITY OF PFLUGERVILLE  
 PROPOSED 30' WIDE EASEMENT  
 LOCATED IN A CALLED 62.74 ACRE TRACT,  
 THEOPHILUS ELLISON ONE-THIRD LEAGUE, A-260,  
 TRAVIS COUNTY, TEXAS

N/F GRAHAM MORTGAGE CORP.  
 CALLED 95.5 ACRES (TRACT 2)  
 VOLUME #2010007674

N/F PFLUGERVILLE ISD  
 CALLED 12.22 ACRES  
 VOLUME #2006218663

100' WIDE ELECTRIC LINE EASEMENT

T.W.S.

30' WIDE EASEMENT

30' WIDE EASEMENT

T.W.S.

30' WIDE EASEMENT

T.W.S.

P.O.B.

N 62° 19' 10" W  
 15.00' E

P.O.C.

FND 1" SQUARE BOLT  
 NE CORNER CITY OF  
 PFLUGERVILLE  
 CALLED 62.74 ACRES  
 VOLUME #2017194178

N/F GRAHAM MORTGAGE CORP.  
 CALLED 9.30 ACRES (TRACT 3)  
 VOLUME #2010007674

N/F KERMIT & LYDIA HEES  
 CALLED 37.468 ACRES  
 VOLUME #2009202183TR

N/F CITY OF PFLUGERVILLE  
 CALLED 62.74 ACRES  
 VOLUME #2017194178

CROSS CO. WATER SUPPLY CORP.  
 30' WIDE WATERLINE EASEMENT  
 VOLUME #2010174712

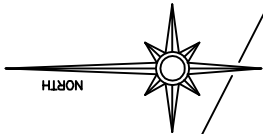
PROPOSED EASEMENT LENGTH - (+/- 1,634.61') OR (+/- 99.07 RODS)  
 PROPOSED EASEMENT AREA - (+/- 1.1258 ACRES)  
 PROPOSED 30' WIDE TEMPORARY WORK SPACE - (49,578 SQ. FT) OR (+/- 1.1381 ACRES)

N/F LENNAR HOMES OF TEXAS  
 LAND AND CONSTRUCTION, LTD.  
 CALLED 25.722 ACRES  
 VOLUME #2021177678

S 27° 32' 03" W 2283.69'

N/F DOUGLAS T. MIKUS  
 & DONALD R. MIKUS  
 CALLED 69.11 ACRES  
 VOLUME #2009148839

FND 1/2" IRON PIN  
 SW CORNER CITY  
 OF PFLUGERVILLE  
 CALLED 62.74 ACRES  
 VOLUME #2017194178



BASIS OF BEARINGS  
 TEXAS STATE PLANE CENTRAL ZONE  
 GRID NORTH FROM G.P.S OBSERVATION



- LEGEND:**
- = Center Line Easement
  - = Edge of Asphalt
  - = Electric Line Easement
  - W = Existing Water Line
  - X = Fence
  - E = Overhead Electric Line
  - = Property Line
  - = Temporary Workspace
  - = Temporary Workspace Hatch
  - = Water Line Easement
  - ⊙ = Power Pole
  - ⊗ = Water Marker
  - ⊠ = Found R/W Marker
  - = Found Iron Rod
  - ⊙ = Set 1/2" Iron
  - (M) = Measured
  - (R) = Record

**CERTIFICATION**  
 In my professional opinion, this plat represents the facts found on the ground during the course of a Easement Survey conducted under my supervision and that this plat substantially complies with the current standards as adopted by the Texas Board of Professional Land Surveying and that there are no encroachments or protrusions except as shown.

KEITH ZIMMERMAN, R.P.L.S. NO. 6723  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR

CITY OF PFLUGERVILLE PROPOSED 30' EASEMENT LOCATED IN A CALLED 62.74 ACRE TRACT, THEOPHILUS ELLISON ONE-THIRD LEAGUE, A-260, TRAVIS COUNTY, TEXAS	
DRAWN BY: TB	DATE: 11/16/22 SCALE: 1" = 200'
REV:	DESCRIPTION: DWN: DATE:
DRAWING NO: 21-107TX	
SURVEYED BY: KEITH ZIMMERMAN	
TEXAS SURVEY FIRM #: 10194212	
CERTIFICATE EXPIRATION DATE: 12/31/23	

INNOVATIVE APPROACH - PROVEN RESULTS



4234 BOONVILLE RD  
 BRYAN, TX  
 77802  
 979.314.7590

**CITY OF PFLUGERVILLE**  
**Parcel ID 788577**  
**Vesting Deed 2017194178**  
**30 foot wide easement**  
**TX-TR-122**

A strip of land 30 feet in width being located within 15 feet on each side of, adjacent to, parallel with, and measured at right angles with continuations from, the following described centerline being situated in the 62.74 acre tract as recorded in Volume 2017194178 of the Real Property Records of Travis County, Texas and being more particularly described by metes and bounds as follows:

(BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE)

**Commencing** at the 1 inch square bolt found marking the Northeast corner of the 62.74 acre tract as recorded in Volume 2017194178 of the Real Property Records of Travis County, Texas; Run thence,

North 62 degrees 19 minutes 10 seconds West along the North line of said 62.74 acre tract as recorded in Volume 2017194178 of the Real Property Records of Travis County, Texas a distance of 15.00 feet to the **Point of Beginning** of the centerline description of the herein described easement; Thence,

Continue along the centerline description of this easement as follows:

South 27 degrees 52 minutes 41 seconds West a distance of 47.05 feet;  
South 86 degrees 52 minutes 53 seconds West a distance of 1,587.56 feet to the **Point of Terminus** of the centerline description of this easement, which is located on the apparent West line of said 62.74 acre tract as recorded in Volume 2017194178 of the Real Property Records of Travis County, Texas from which the ½ inch iron pin found marking the Southwest corner of said 62.74 acre tract as recorded in Volume 2017194178 of the Real Property Records of Travis County, Texas bears (South 27 degrees 52 minutes 03 seconds West a distance of 2,283.69 feet).

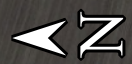
Aerial Photography



Existing Waterline Easement

Existing High Voltage Transmission Line

Proposed Water Pipeline Easement



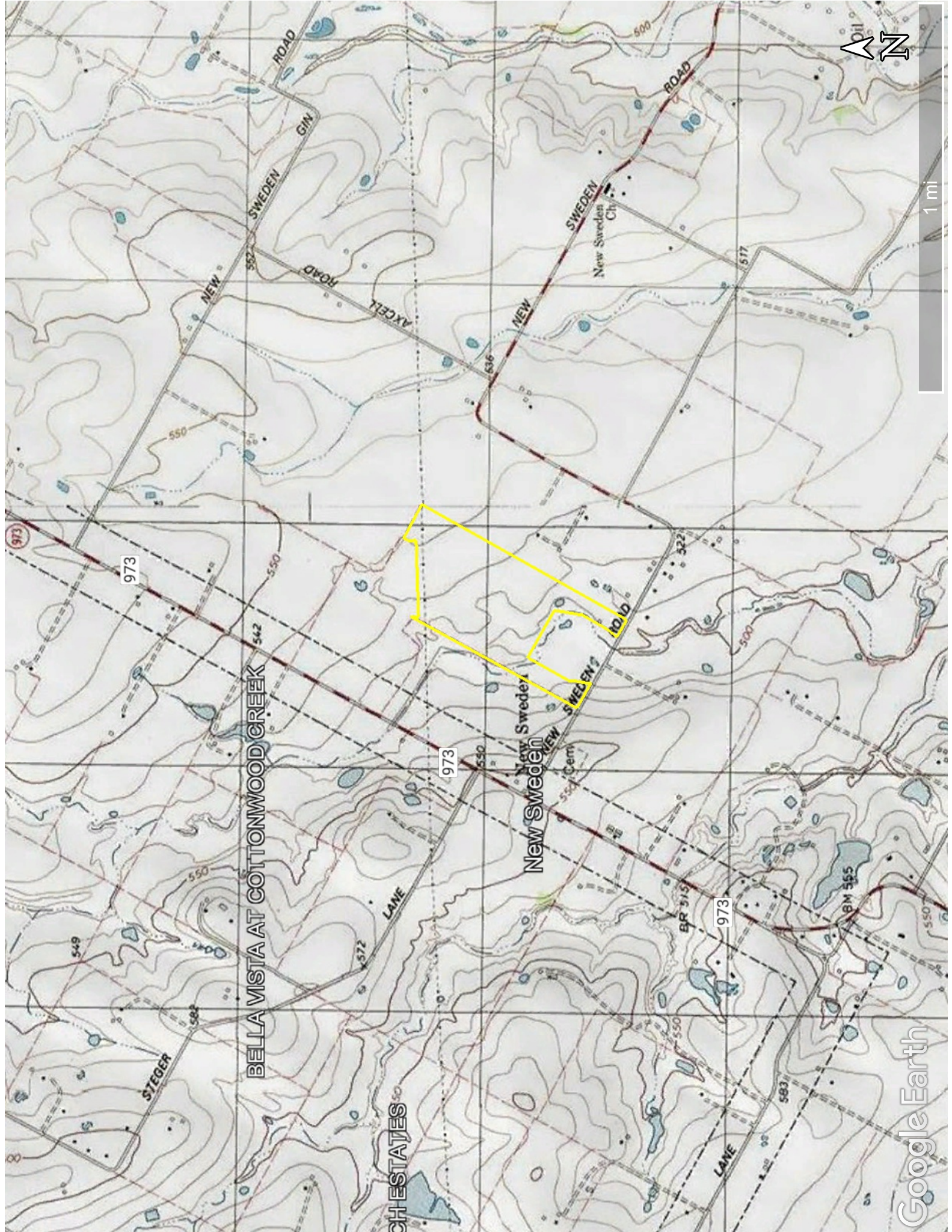
1000 ft

New Sweden Church Rd

New Sweden Church Rd

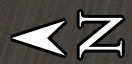
Google Earth

Topographical Map



Flood Map

REFERENCE LAYERS	
	NFHL Data Available
	FRM Panel Boundary
	LOMR Boundary
SPECIAL FLOOD HAZARD AREAS	
	1% Annual Chance Flood Hazard Zone A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	
	0.2% Annual Chance Flood Hazard
	Other Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee Zone X
	Area Outside the 0.2% Annual Chance Floodplain Zone X
	Area of Undetermined Flood Hazard Zone C
CROSS SECTIONS & BFES	
	0.5% Cross Sections with 1% Annual Chance Water Surface Elevation
	0.2% Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transsect
	Profile Baseline
	Base Flood Elevation
SUPPORTING INFORMATION	
	Limit of Study
	Jurisdictional Boundary



1000 ft

**PANEL**  
**48491C0675F**  
**eff. 12/20/2019**

**PANEL**  
**48453C0295F**  
**Zone A**  
**Travis County**  
**Unincorporated Areas**  
**eff. 9/26/2008**  
**481026**

New Sweden Church Rd

New Sweden Church Rd



Photographs

PHOTOGRAPHS



**Point from which taken:** New Sweden Church Road, southwest property line

**Looking:** Northeast at subject property



**Point from which taken:** New Sweden Church Road, southwest property line

**Looking:** Northeast at subject property

PHOTOGRAPHS



**Point from which taken:** New Sweden Church Road, southwest property line

**Looking:** Northeast at subject property (zoomed in)



**Point from which taken:** FM 973, west of subject property

**Looking:** East towards subject property along the proposed water pipeline easement and existing easements

PHOTOGRAPHS



**Point from which taken:** New Sweden Church Road, southwest property line

**Looking:** Northwest along New Sweden Church Road frontage (subject on right)



**Point from which taken:** New Sweden Church Road, southwest property line

**Looking:** Southeast along New Sweden Church Road frontage (subject on left)

Deeds of Record

15/ 173354-KFO/CW

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**General Warranty Deed**

**Date:** December 6, 2017

**Grantor:** Joyce Hees Carlin Stuewe, Margaret Hees Jones, Kenneth Raymond Hees, and Deborah Hees Huffman

**Grantee:** City of Pflugerville, a Texas home-rule municipality

**Grantee's Mailing Address:** New Sweden Church Road, Manor, TX 78653

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Being a 62.74 acre tract of land, more or less, situated in the THEOPHILUS ELLISON ONE-THIRD LEAGUE, ABSTRACT NO. 260, in Travis County, Texas, being all of a called 86.96 acre tract of land as described in a General Warranty Deed to New Sweden MPC, L.P. and recorded in Document No. 2006201489, Official Public Records, Travis County, Texas, SAVE AND EXCEPT a portion of a called 12.22 acre tract of land as described in a Special Warranty Deed to Pflugerville Independent School District and recorded in Document No. 2006218663, Official Public Records, Travis County, Texas, and all of a called 15.04 acre tract of land as described in a Deed in Lieu of Foreclosure to Graham Mortgage Corporation and recorded as Tract 5 in Document No. 2010007674, Official Public Records, Travis County, Texas. Said 62.74 acre tract being more particularly described by a metes and bounds description on EXHIBIT "A" attached hereto and made a part hereof.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Subject to the easements, assessments, restrictions, mineral interests, and covenants of record against the hereinbefore described property, if any.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property,

together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

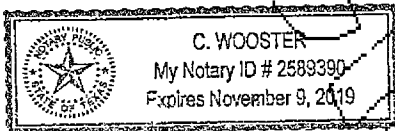
When the context requires, singular nouns and pronouns include the plural.

Joyce Hees Carlin Stuewe  
Joyce Hees Carlin Stuewe

STATE OF TEXAS )

COUNTY OF TRAVIS )

This instrument was acknowledged before me on December 6, 2017, by Joyce Hees Carlin Stuewe.



C. Wooster

Notary Public, State of Texas  
My commission expires:

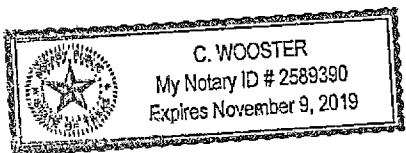
\_\_\_\_\_

Margaret Hees Jones  
Margaret Hees Jones

STATE OF TEXAS )

COUNTY OF TRAVIS )

This instrument was acknowledged before me on December 6, 2017, by Margaret Hees Jones.



C. Wooster

Notary Public, State of Texas  
My commission expires:

\_\_\_\_\_

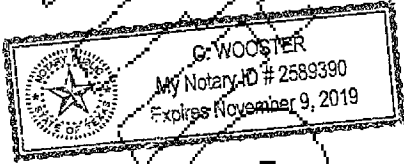
Deborah Hees Huffman

Deborah Hees Huffman

STATE OF TEXAS )

COUNTY OF TRAVIS )

This instrument was acknowledged before me on December 6, 2017, by Deborah Hees Huffman.



[Signature]

Notary Public, State of Texas  
My commission expires:

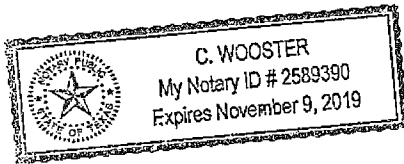
Kenneth Raymond Hees

Kenneth Raymond Hees

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on December 6, 2017, by Kenneth Raymond Hees.



[Signature]

Notary Public, State of Texas  
My commission expires:

DUPLICATE



ACCEPTED ON BEHALF OF  
THE CITY OF PFLUGERVILLE, TEXAS,  
A Texas home rule municipality:

By: [Signature]  
Brandon Wade, City Manager

ATTEST

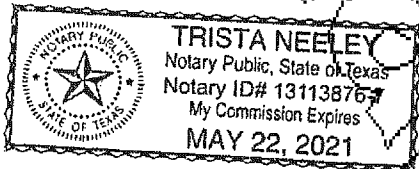
[Signature]  
Karen Thompson, City Secretary

STATE OF TEXAS )

COUNTY OF TRAVIS )

This instrument was acknowledged before me on December 6, 2017, by Brandon Wade, in his capacity as City Manager of the City of Pflugerville, Texas a Texas home rule municipality, on behalf of said municipality.

[Signature]  
Notary Public, State of Texas  
My commission expires:  
5-22-21



AFTER RECORDING RETURN TO:

Independence Title  
203 W. Main, Suite A  
Pflugerville, Texas 78660

UNRECORDED

"Exhibit A"

FOR A 62.74 ACRE TRACT OF LAND SITUATED IN THE THEOPHILUS ELKISON SURVEY, ABSTRACT NO. 260, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 86.96 ACRE TRACT OF LAND AS DESCRIBED IN A GENERAL WARRANTY DEED TO NEW SWEDEN MPC, L.P. AND RECORDED IN DOCUMENT NO. 2006201489 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAVE AND EXCEPT A PORTION OF A CALLED 12.22 ACRE TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED TO PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT AND RECORDED IN DOCUMENT NO. 2006218663 OF THE O.P.R.T.C.T. AND ALL OF A CALLED 15.04 ACRE TRACT OF LAND AS DESCRIBED IN A DEED (IN LIEU OF FORECLOSURE) TO GRAHAM MORTGAGE CORPORATION AND RECORDED AS TRACT 5 IN DOCUMENT NO. 2010007674 OF THE O.P.R.T.C.T., IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD 83) WHICH IS BASED ON LEICA'S CENTRAL TEXAS GPS COOPERATIVE CORS RTK NETWORK:

**BEGINNING** at a bolt with 1-inch x 1-inch head found for the common east corner of said 86.96 acre tract, the south corner of a called 95.2 acre tract of land as described in a Deed (In Lieu of Foreclosure) to Graham Mortgage Corporation and recorded as Tract 2 in Document No. 2010007674 of the O.P.R.T.C.T., the west corner of a called 16.62 acre tract of land as described in a Deed (In Lieu of Foreclosure) to Graham Mortgage Corporation and recorded as Tract 4 in Document No. 2010007674 of the O.P.R.T.C.T., and the north corner of a called 9.300 acre tract of land as described in a Deed (In Lieu of Foreclosure) to Graham Mortgage Company and recorded as Tract 3 in Document No. 2010007674 of the O.P.R.T.C.T., for the east corner and **POINT OF BEGINNING** hereof;

**THENCE, South 27° 52' 49" West**, with the common southeast line of said 86.96 acre tract and in part with the northwest line of said 9.300 acre tract and a called 37.408 acre tract of land as described in a Foreclosure Sale Deed to Kermit Hees and Lydia Hees and recorded in Document No. 2009202183 O.P.R.T.C.T., a distance of 1519.18 feet to a 1/2-inch iron rod with red plastic cap stamped "RPLS 4758" found for the common west corner of said 37.408 acre tract and the north corner of a called 5.352 acre tract of land as described in a Warranty Deed to Phillip Arellano and Rebecca Ann Lopez-Arellano and recorded in Document No. 2000100100 of the O.P.R.T.C.T., for an angle point hereof;

**THENCE, South 28° 03' 26" West** with the common southeast line of said 86.96 acre tract and in part with the northwest line of said 5.352 acre tract and a called 7.21 acre tract of land as described in a Special Warranty Deed to Phillip Arellano and Rebecca Ann Lopez-

Page 1 of 4

Aréllano and recorded as Tract I in Volume 12863, Page 3181 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), a distance of 1627.23 feet to a 1/2-inch iron rod with illegible cap found for the common south corner of said 86.96 acre tract and the west corner of said 7.21 acre tract, lying on the northeast right-of-way line of New Sweden Church Road (right-of-way width varies), for the south corner hereof, from which a 1/2-inch iron pipe found for the south corner of said 7.21 acre tract bears, South 62°20' 47" East, a distance of 324.56 feet;

**THENCE, North 62°22' 42" West** with the common southwest line of said 86.96 acre tract and the northeast right-of-way line of said New Sweden Church Road, a distance of 182.69 feet, to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for a common angle point of said 86.96 acre tract and the south corner of a called 10.00 acre tract of land as described in a Special Warranty Deed to the City of Pflugerville, Texas and recorded in Document No. 2008032050 of the O.P.R.T.C.T., for an angle point hereof;

**THENCE** with the common interior line of said 86.96 acre tract and the southeast, northeast, and northwest lines of said 10.00 acre tract, the following six (6) courses and distances:

- 1) **North 28° 04' 02" East**, a distance of 489.89 feet to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for a point of curvature hereof;
- 2) With the arc of a curve to the left, having a radius of 350.00 feet, an arc length of 104.33 feet, a central angle of 017° 04' 46", and chord which bears, **North 19° 18' 29" East**, a distance of 103.95 feet to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for a point of tangency hereof;
- 3) **North 11° 01' 52" East**, a distance of 312.68 feet to a calculated point in a pond for an angle point hereof;
- 4) **North 28° 04' 01" East**, a distance of 516.34 feet to a 1/2-inch iron rod found for the east corner of said 10.00 acre tract, for an angle point hereof;
- 5) **North 61° 55' 58" West**, a distance of 768.40 feet to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for the north corner of said 10.00 acre tract, for an angle point hereof;
- 6) **South 28° 04' 13" West**, a distance of 504.03 feet to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for the most westerly corner of said 10.00 acre tract, lying on the northeast line of said 15.04 acre tract, for an angle point hereof;

**THENCE, North 62° 00' 11" West**, with the northeast line of said 15.04 acre tract, a distance of 34.22 feet to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for the north corner of said 15.04 acre tract, for an angle point hereof;

**THENCE** with the west line of said 15.04 acre tract, the following thirteen (13) courses and distances:

- 1) **South 28° 03' 31" West**, a distance of **640.30** feet to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for an angle point hereof;
- 2) **South 02° 26' 37" East**, a distance of **15.58** feet to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for an angle point hereof;
- 3) **South 02° 23' 40" East**, a distance of **14.52** feet to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for an angle point hereof;
- 4) **South 03° 38' 21" West**, a distance of **31.51** feet to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for an angle point hereof;
- 5) **South 05° 38' 15" West**, a distance of **20.98** feet to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for an angle point hereof;
- 6) **South 10° 34' 30" West**, a distance of **38.12** feet to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for an angle point hereof;
- 7) **South 10° 56' 57" West**, a distance of **44.96** feet to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for an angle point hereof;
- 8) **South 12° 57' 37" West**, a distance of **22.00** feet to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for an angle point hereof;
- 9) **South 10° 10' 18" West**, a distance of **41.78** feet to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for an angle point hereof;
- 10) **South 09° 16' 13" West**, a distance of **22.36** feet to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for an angle point hereof;
- 11) **South 09° 06' 39" West**, a distance of **16.47** feet to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for an angle point hereof;
- 12) **South 13° 16' 33" East**, a distance of **14.96** feet to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for an angle point hereof;
- 13) **South 31° 31' 08" East**, a distance of **12.60** feet to a 1/2-inch iron rod with red cap stamped "Capital Surveying Co. Inc." found on the southwest line of said 86.96 acre tract and the northeast right-of-way line of said New Sweden Church Road, for an angle point hereof;

**THENCE, North 61°59' 56" West** with the common southwest line of said 86.96 acre tract and the northeast right-of-way line of said New Sweden Church Road a distance of **390.57 feet** to a 1/2-inch iron rod found for the common west corner of said 86.96 acre tract and the south corner of a called 9.99 acre tract of land as described in a Warranty Deed with Vendor's Lien to Michael Porter, and wife and Jackie Porter and recorded in Document No. 2006152408 of the O.P.R.T.C.T. for the west corner hereof, from which a 6-inch metal fence post found for the west corner of said 9.99 acre tract bears, North 62° 28' 15" West, a distance of 1094.66 feet;

**THENCE, North 28° 35' 31" East**, with the common northwest line of said 86.96 acre tract and the southeast line of said 9.99 acre tract, a distance of **431.08 feet** to a calculated point for the common east corner of said 9.99 acre tract and the south corner of a called 69.11 acre tract of land as described in a Foreclosure Sale Deed to Douglas T. Mikus and Donald R. Mikus and recorded in Document No. 2009148839 of the O.P.R.T.C.T., for an angle point hereof;

**THENCE, North 27° 43' 25" East**, with the common northwest line of said 86.96 acre tract and the southeast line of said 69.11 acre tract, a distance of **2090.67 feet** to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found on the west line of said 12.22 acre tract, for an angle point hereof;

**THENCE**, with the south line of said 12.22 acre tract, the following five (5) courses and distances:

- 1) **South 03° 27' 02" East**, a distance of **88.02 feet** to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for an angle point hereof;
- 2) **North 86° 52' 53" East**, a distance of **1029.08 feet** to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for an angle point hereof;
- 3) **North 03° 07' 02" West**, a distance of **44.01 feet** to a 1/2-inch iron rod with orange cap stamped "Wallace Group" set for a point of curvature hereof;
- 4) With the arc of a curve to the right, having a radius of **325.00 feet**, an arc length of **134.77 feet**, a central angle of **023° 45' 35"**, and a chord which bears, **North 08° 45' 06" East**, a distance of **133.81 feet** to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found for of tangency hereof;
- 5) **North 20° 11' 12" East**, a distance of **6.48 feet** to a 1/2-inch iron rod with orange cap stamped "Pate Surveyors" found on the common northeast line of said 86.96 acre tract and the southwest line of said 95.2 acre tract, for an angle point hereof;

**THENCE, South 62° 19' 36" East** with the northeast line of said 86.96 acre tract and the southwest line of said 95.2 acre tract, a distance of **515.29 feet** to the **POINT OF BEGINNING** hereof and containing 62.74 acres of land.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

December 08 2017 12:19 PM

FEE: \$ 54.00 2017194178

16/ITC/GMT/0802823-COM

6

RET. INDEPENDENCE TITLE CO.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §



LD 2008032050  
6 PGS

KNOW ALL MEN BY THESE PRESENTS: That **RMD CONSTRUCTION, INC.** d/b/a **973 WASTEWATER COMPANY**, a Texas corporation ("Grantor"), for a full valuable consideration to Grantor in hand paid by the **CITY OF PFLUGERVILLE, TEXAS**, a Texas home-rule city ("Grantee"), whose mailing address is P.O. Box 589, Pflugerville, Texas 78691, and for the further consideration of the execution of a Promissory Note in the original principal amount of One Million Seven Hundred and Fifty Thousand and no/100 Dollars (\$1,750,000.00) (the "Note"), executed by Grantee, payable to the order of Grantor, the payment of the Note being secured by the vendor's lien retained herein and being additionally secured by a Deed of Trust of even date herewith to Robin A. Melvin, Trustee, and encumbering the Property, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the following described property:

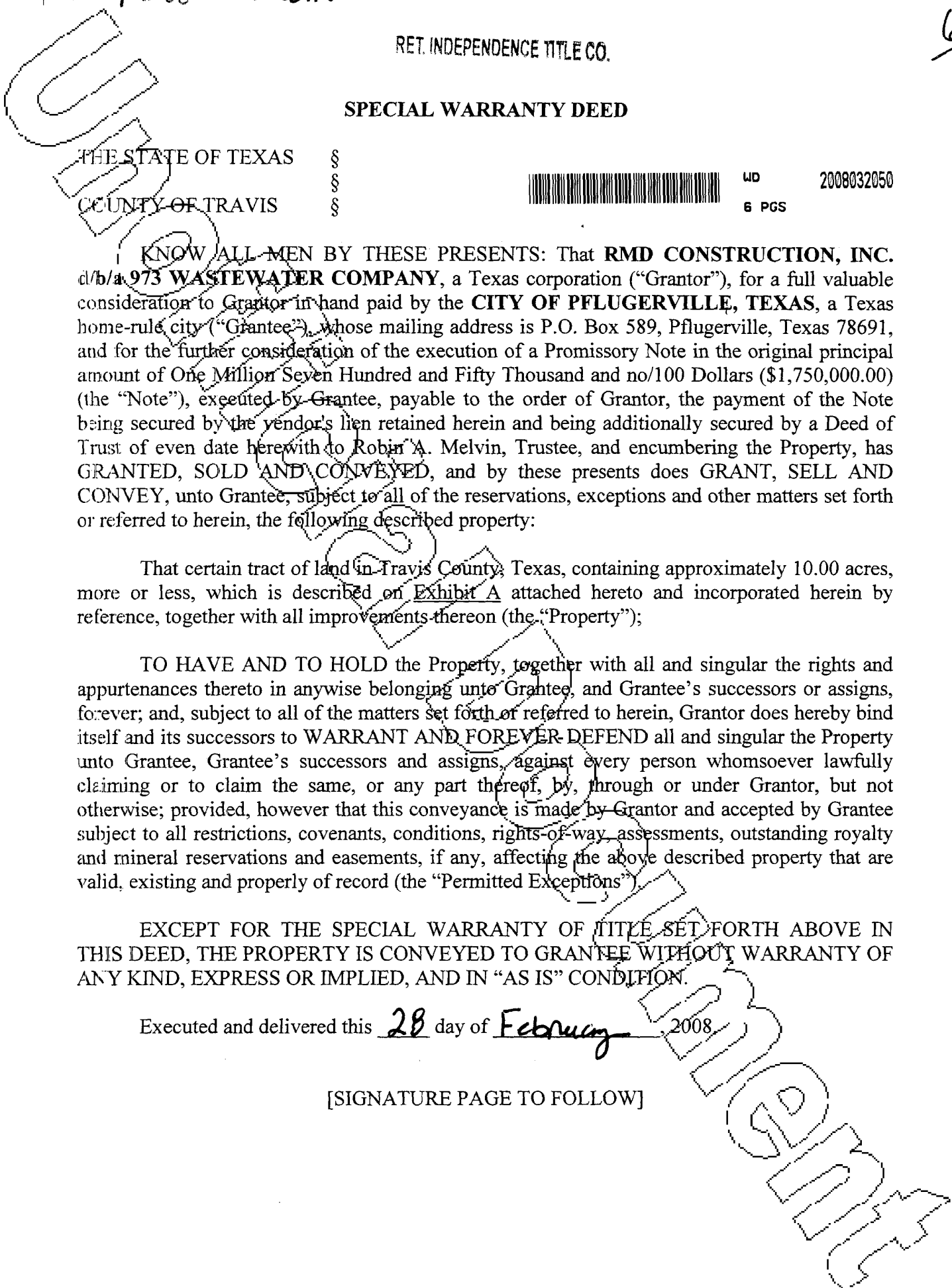
That certain tract of land in Travis County, Texas, containing approximately 10.00 acres, more or less, which is described on Exhibit A attached hereto and incorporated herein by reference, together with all improvements thereon (the "Property");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise; provided, however that this conveyance is made by Grantor and accepted by Grantee subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record (the "Permitted Exceptions");

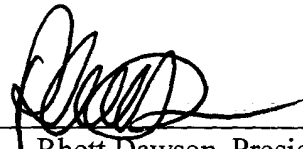
EXCEPT FOR THE SPECIAL WARRANTY OF TITLE SET FORTH ABOVE IN THIS DEED, THE PROPERTY IS CONVEYED TO GRANTEE WITHOUT WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, AND IN "AS IS" CONDITION.

Executed and delivered this 28 day of February, 2008.

[SIGNATURE PAGE TO FOLLOW]

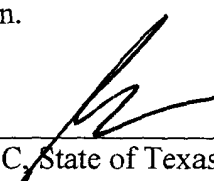


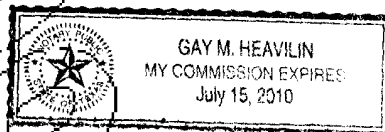
**RMD CONSTRUCTION, INC.,**  
a Texas corporation, d/b/a  
**973 WASTEWATER COMPANY**

By:   
Rhett Dawson, President

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 28 day of February, 2008,  
by RHETT DAWSON, President of RMD CONSTRUCTION, INC. d/b/a 973 WASTEWATER  
COMPANY, a Texas corporation, on behalf of such corporation.

  
NOTARY PUBLIC, State of Texas



After recording, please return to:  
Independence Title Company  
9442 Capital of TX Hwy., Bldg. 2, Ste. 100  
Austin, TX 78759

SEAL

**EXHIBIT A**

**METES AND BOUNDS DESCRIPTION  
OF 10.00 ACRES OF LAND  
IN THE THEOPHILUS ELLISON SURVEY, A-260  
TRAVIS COUNTY, TEXAS**

All that certain 10.00 acres of land, out of the 100 acre tract described in the deed from Herman Hees, et ux to Raymond Hees, et ux recorded under Volume 1851, Page 271, in the Deed Records of Travis County, Texas, in the Theophilus Ellison Survey, A-260, Travis County, Texas, and more particularly described by metes and bounds as follows: (All bearings are based on the Texas State Plane Coordinate System, Central Zone)

**COMMENCING** at a ½" iron rod found for the northwest corner of the 5.352 acre tract described in the deed from Joe Arellano, et ux to Phillip Arellano and Rebecca Ann Lopez-Arellano recorded under Document No. 2000100100, in the Official Public Records of Travis County, Texas, from which a square bolt found for the northwest corner of the 49.49 acre tract described in the deed from George Ralph Green, et ux to Kermit Hees, et ux recorded under Volume 3824, Page 590, in the Deed Records of Travis County, Texas, common to the northeast corner of aforesaid 100 acre tract bears North 27°53'16" East - 1518.91'; **THENCE** South 28°03'24" West - 1627.61' along the west line of said 5.352 acre tract and the west line of the 7.21 acre tract described in the deed from James Phillip Covey, et ux to Leon R. Ortega and Joe Arellano recorded under Volume 3903, Page 2054, in the Deed Records of Travis County, Texas, to the southwest corner of said 7.21 acre tract, in the north right-of-way line of New Sweden Church Road; **THENCE** North 62°19'26" West - 129.11', along said north right-of-way line, to a ½" iron rod set for the southeast corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE** North 62°19'26" West - 77.86', continuing along said north right-of-way line, to a ½" iron rod set for the most southerly southwest corner of the herein described tract;

**THENCE** North 28°03'24" East - 26.74' to a ½" iron rod set for an angle corner of the herein described tract;

**THENCE** North 41°00'20" East - 124.33' to a ½" iron rod set for an angle corner of the herein described tract;

**THENCE** North 28°03'24" East - 342.29' to a ½" iron rod set for the Point of Curvature of a curve to the left, having a central angle of 17°05'48", and a radius of 300.00';

**THENCE** along said curve to the left, in a northerly direction, an arc distance of 89.52' to a ½" iron rod set for the end of curve;

**THENCE** North 10°57'36" East - 341.13' to a ½" iron rod set for an angle corner of the herein described tract;

**THENCE** North 61°56'36" West - 712.03' to a ½" iron rod set for the most westerly southwest corner of the herein described tract;



Page 2 - 10.00 Acres

THENCE North 28°03'24" East - 504.00' to a ½" iron rod set for the northwest corner of the herein described tract;

THENCE South 61°56'36" East - 768.14' to a ½" iron rod set for the northeast corner of the herein described tract;

THENCE South 28°03'24" West - 516.34' to a ½" iron rod set for an angle corner of the herein described tract;

THENCE South 10°57'36" West - 312.84' to a ½" iron rod set for the Point of Curvature of a curve to the right, having a central angle of 17°05'48", and a radius of 350.00';

THENCE along said curve to the right, in a southerly direction, an arc distance of 104.44' to a ½" iron rod set for the end of curve;

THENCE South 28°03'24" West - 489.69' to the POINT OF BEGINNING of the herein described tract and containing 10.00 acres of land.

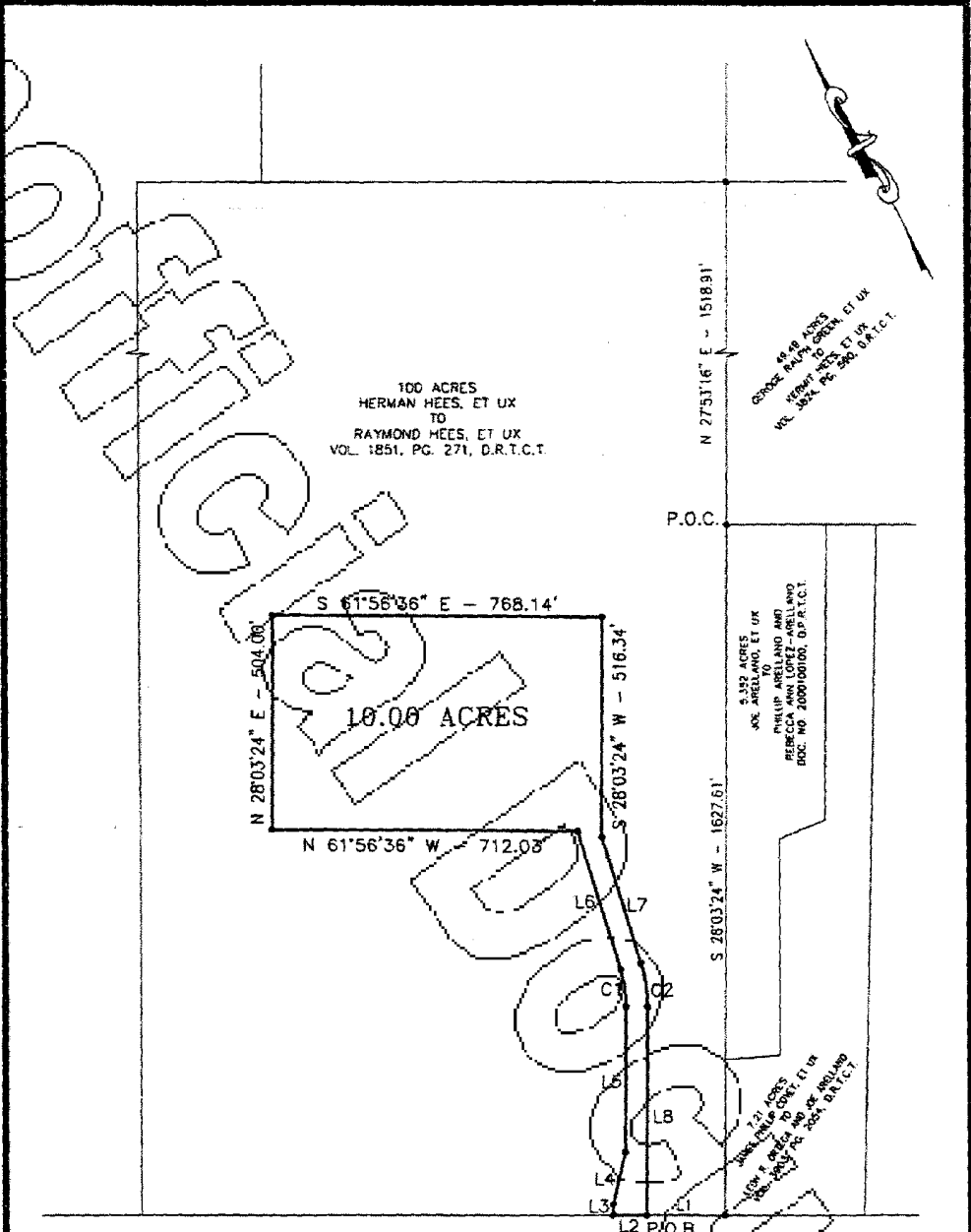
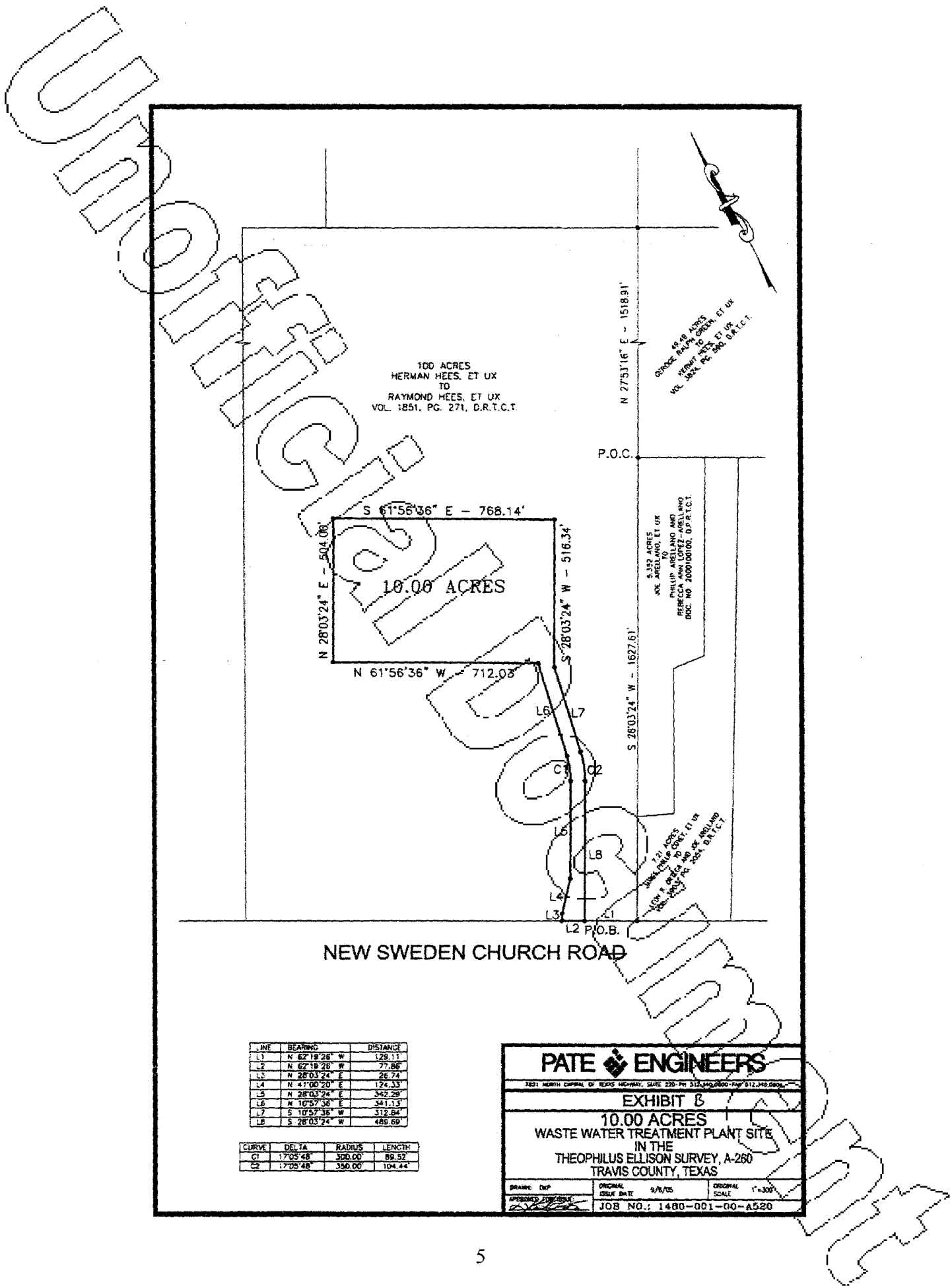
Prepared by:  
PATE SURVEYORS  
a division of  
Pate Engineers, Inc.  
Job No. 1480-001-00-A520  
Revised: September 21, 2005



*NEIL HINES*

Certification Date  
September 8, 2005

THIS LEGAL DESCRIPTION IS ISSUED IN CONJUNCTION WITH THE SURVEY CONDUCTED BY PATE SURVEYORS ON SEPTEMBER 8, 2005.



100 ACRES  
HERMAN HEES, ET UX  
TO  
RAYMOND HEES, ET UX  
VOL. 1851, PG. 271, D.R.T.C.T.

19.49 ACRES  
GRACE PAUL, DEEM, ET UX  
HERMAN HEES, ET UX  
VOL. 3024, PG. 560, D.R.T.C.T.

N 28°03'24" E - 504.06'  
S 61°56'36" E - 768.14'  
10.00 ACRES  
N 61°56'36" W - 712.03'  
S 28°03'24" W - 516.34'

N 27°51'6" E - 1518.91'

P.O.C.

5.332 ACRES  
JOE ARELLANO, ET UX  
PHILIP ARELLANO AND  
BERNICE ANN LOPEZ-ARELLANO  
DOC. NO. 200001003, D.P.T.C.T.

S 28°03'24" W - 1627.61'

1.71 ACRES  
JAMES EARL COOK, ET UX  
103 F. 0702, 100 AC, 0.000000  
200-00017, PG. 2004, D.R.T.C.T.

NEW SWEDEN CHURCH ROAD

LINE	BEARING	DISTANCE
L1	N 62°18'28" W	129.11
L2	N 62°18'28" W	77.86
L3	N 28°03'24" E	26.74
L4	N 41°00'20" E	174.33
L5	N 28°03'24" E	342.28
L6	N 10°57'36" E	341.13
L7	S 10°57'36" W	312.84
L8	S 28°03'24" W	486.69

CURVE	DELTA	RADIUS	LENGTH
C1	17°05'48"	350.00	89.52
C2	17°05'48"	350.00	104.44

**PATE ENGINEERS**

2821 NORTH CAPITAL OF TEXAS HIGHWAY, SUITE 220-FM 312, 140,000-FM 912, 140,000

**EXHIBIT B**

**10.00 ACRES**  
WASTE WATER TREATMENT PLANT SITE  
IN THE  
THEOPHILUS ELLISON SURVEY, A-260  
TRAVIS COUNTY, TEXAS

DRAWN BY DJP	ORIGINAL ISSUE DATE 9/5/05	ORIGINAL SCALE 1"=300'
APPROVED BY [Signature]	JOB NO.: 1480-001-00-A520	

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2008 Feb 29 04:26 PM 2008032050

DAVISD \$36.00

DANA DEBEAUVOIR COUNTY CLERK  
TRAVIS COUNTY TEXAS

**Recorders Memorandum**-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Unofficial Document

Tax Information

### GENERAL INFO

#### ACCOUNT

Property ID: 788577  
 Geographic ID: 0259700320  
 Type: R  
 Zoning:  
 Agent:  
 Legal Description: ABS 260 SUR 22 ELISON T ACR  
 62.7400  
 Property Use:

#### OWNER

Name: PFLUGERVILLE ISD  
 Secondary Name:  
 Mailing Address: PO BOX 589 PFLUGERVILLE TX 78691-0589  
 Owner ID: 244029  
 % Ownership: 100.00  
 Exemptions: EX-XV - Other Exemptions (including

#### LOCATION

Address: NEW SWEDEN CHURCH RD TX 78653  
 Market Area:  
 Market Area CD: \_RGN317  
 Map ID: 025970

#### PROTEST

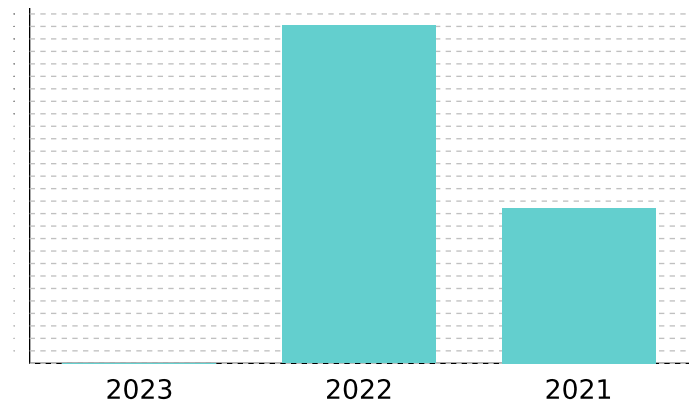
Protest Status:  
 Informal Date:  
 Formal Date:

### VALUES

#### CURRENT VALUES

Land Homesite: \$0  
 Land Non-Homesite: \$1,353,523  
 Special Use Land Market: \$0  
 Total Land: \$1,353,523  
 Improvement Homesite: \$0  
 Improvement Non-Homesite: \$0  
 Total Improvement: \$0  
 Market: \$1,353,523  
 Special Use Exclusion (-): \$0  
 Appraised: \$1,353,523  
 Value Limitation Adjustment (-): \$0  
 Net Appraised: \$1,353,523

#### VALUE HISTORY



Values for the current year are preliminary and are subject to change.

#### VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$1,353,523	\$0	\$0	\$1,353,523	\$0	\$1,353,523
2021	\$621,167	\$0	\$0	\$621,167	\$0	\$621,167

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
03	TRAVIS COUNTY	0.318239	\$1,353,523	\$0
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,353,523	\$0
19	PFLUGERVILLE ISD	1.264600	\$1,353,523	\$0
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.098684	\$1,353,523	\$0
9B	TRAVIS CO ESD NO 2	0.080000	\$1,353,523	\$0
9T	NEW SWEDEN MUD NO 1	0.000000	\$1,258,776	\$0

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

### LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	47.7400	2,079,554	\$0.50	\$1,029,920	\$0
LAND	Land	15.0000	653,400	\$0.50	\$323,603	\$0

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
12/6/17	WD	WARRANTY DEED	PFLUGERVILLE ISD	CITY OF PFLUGERVILLE				2017194178
12/6/17	WD	WARRANTY DEED	HEES KENNETH RAYMOND ETALS	PFLUGERVILLE ISD				2017194178
12/1/09	ST	SUBSTITUTE TRUSTEE	WILSON FAMILY COMMUNITIES INC	HEES KENNETH RAYMOND ETALS				2009198665 TR

**GENERAL INFO**

**ACCOUNT**

Property ID: 723826  
 Geographic ID: 0259700316  
 Type: R  
 Zoning:  
 Agent:  
 Legal Description: ABS 260 SUR 22 ELISON T ACR  
 10.0000  
 Property Use:

**OWNER**

Name: PFLUGERVILLE ISD  
 Secondary Name:  
 Mailing Address: PO BOX 589 PFLUGERVILLE TX 78691-0589  
 Owner ID: 244029  
 % Ownership: 100.00  
 Exemptions: EX-XV - Other Exemptions (including

**LOCATION**

Address: NEW SWEDEN CHURCH RD TX 78653  
 Market Area:  
 Market Area CD: \_RGN317  
 Map ID: 025970

**PROTEST**

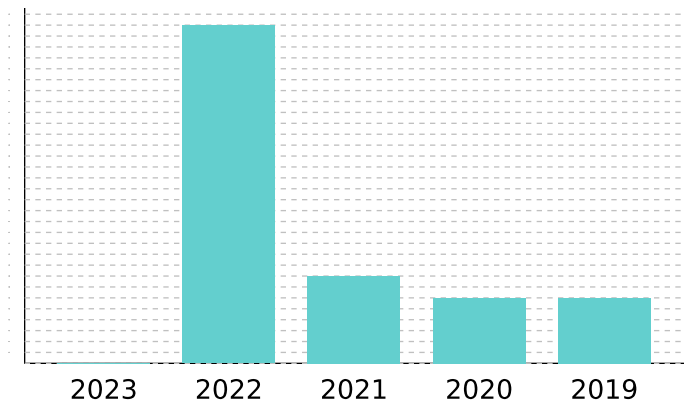
Protest Status:  
 Informal Date:  
 Formal Date:

**VALUES**

**CURRENT VALUES**

Land Homesite: \$0  
 Land Non-Homesite: \$774,050  
 Special Use Land Market: \$0  
 Total Land: \$774,050  
 Improvement Homesite: \$0  
 Improvement Non-Homesite: \$0  
 Total Improvement: \$0  
 Market: \$774,050  
 Special Use Exclusion (-): \$0  
 Appraised: \$774,050  
 Value Limitation Adjustment (-): \$0  
 Net Appraised: \$774,050

**VALUE HISTORY**



Values for the current year are preliminary and are subject to change.

**VALUE HISTORY**

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$774,050	\$0	\$0	\$774,050	\$0	\$774,050
2021	\$199,950	\$0	\$0	\$199,950	\$0	\$199,950
2020	\$149,965	\$0	\$0	\$149,965	\$0	\$149,965
2019	\$149,965	\$0	\$0	\$149,965	\$0	\$149,965

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
03	TRAVIS COUNTY	0.318239	\$774,050	\$0
0A	TRAVIS CENTRAL APP DIST	0.000000	\$774,050	\$0
19	PFLUGERVILLE ISD	1.264600	\$774,050	\$0
20	CITY OF PFLUGERVILLE	0.481300	\$774,050	\$0
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.098684	\$774,050	\$0
9B	TRAVIS CO ESD NO 2	0.080000	\$774,050	\$0

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

### LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	10.0000	435,600	\$1.78	\$774,050	\$0

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/28/08	SW	SPECIAL WARRANTY	PFLUGERVILLE ISD	CITY OF PFLUGERVILLE				2008032050 TR
2/28/08	SW	SPECIAL WARRANTY	RMD CONSTRUCTION	PFLUGERVILLE ISD				2008032050 TR
10/23/05	WD	WARRANTY DEED	HEES RAYMOND & LILLIAN	RMD CONSTRUCTION				2005200275 TR





ARTERY

NEW SWEDEN CHURCH RD

New Sw

Jacob

789644

789646

789645

702880

702886

913514

264023

745150

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LUSON, T

786577

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263951

264001

263953

263997

662754

787665

787660

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263952

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263959

FM 973 N  
FM 923 RD

FM 973 N  
FM 923 RD

NEW SWEDEN CHURCH RD

STEGER LN

STEGER LN 3er Ln

97

FM 923 RD

263891

263931

263935

957788

263909

905720

776964

847267

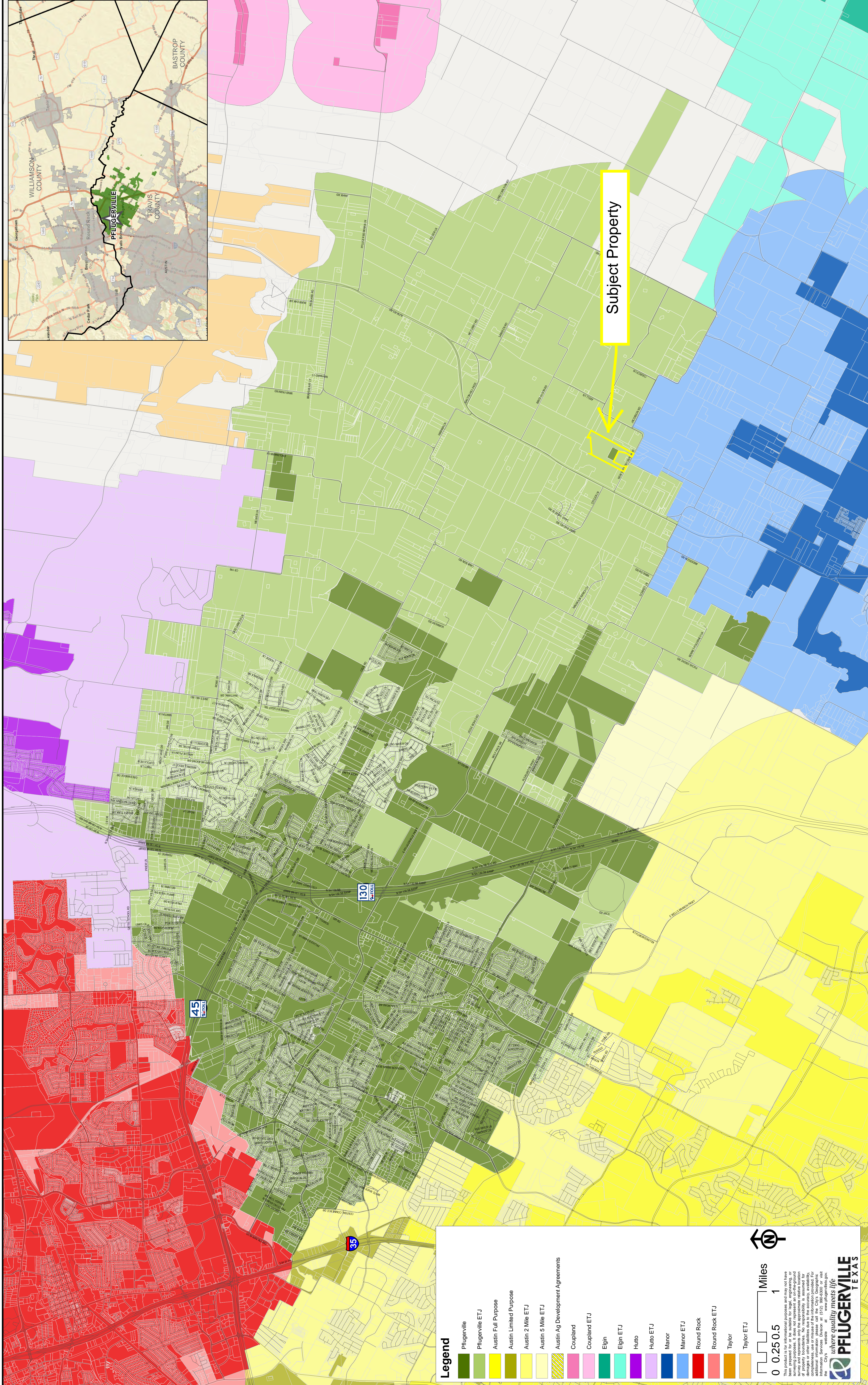
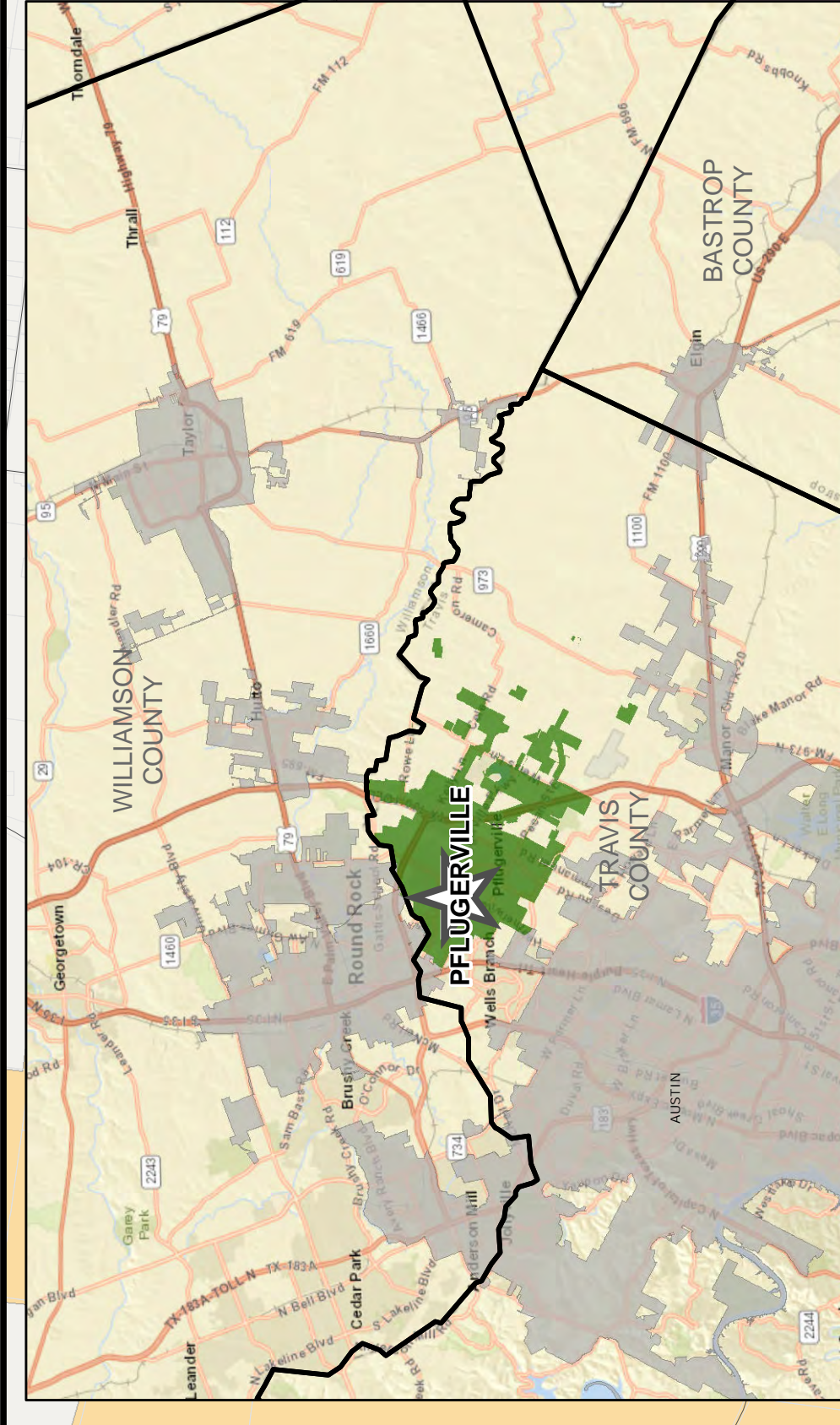
263959

664952

City Limits and ETJ Map

# City Limits

September 2018



Subject Property

**Legend**

- Pflugerville
- Pflugerville ETJ
- Austin Full Purpose
- Austin Limited Purpose
- Austin 2 Mile ETJ
- Austin 5 Mile ETJ
- Austin Ag Development Agreements
- Coupland
- Coupland ETJ
- Egin
- Egin ETJ
- Hutto
- Hutto ETJ
- Manor
- Manor ETJ
- Round Rock
- Round Rock ETJ
- Taylor
- Taylor ETJ

0 0.25 0.5 1 Miles

This product is for informational purposes only and may not have been updated to reflect the most current information. It does not represent an on-the-ground surveying or engineering project. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, or completeness of the information. For more information, please call the City's Geographic Information Systems Department at (512) 251-2200 or visit the City's website at [www.pflugerville.gov](http://www.pflugerville.gov).

**PFLUGERVILLE**  
TEXAS

*where quality meets life*

Comparable Sales and Map

# Comparable Land Sales Map



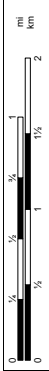
Data use subject to license.

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www.delorme.com



Scale 1 : 50,000



1" = 4,166.7 ft Data Zoom 12-0

## Land Sale - 03/10/2021

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<b>Location</b>	Northeast line of Gregg Lane, northwest of FM 973
<b>Date of Sale</b>	03/10/2021
<b>County</b>	TRAVIS
<b>Grantor</b>	James Terence Lutz, et al
<b>Grantee</b>	Gregg Lane Dev LLC
<b>Recording Data</b>	Document Nos. 2021051168 and 2021051166
<b>Legal Description</b>	Being 90.345 acres of land, more or less, situated in the Sumner Bacon Survey No. 62, Abstract No. 63, Travis County, Texas
<b>Frontage</b>	±2,133 FF: Gregg Lane
<b>Land Size</b>	90.345 Acres
<b>Sale Price</b>	\$4,011,988 (\$44,407 per acre)
<b>Financing</b>	Cash to seller
<b>Flood Plain</b>	Yes - ±15% in Zone A, an area within the 100-year flood plain
<b>Sewer</b>	None
<b>Water</b>	Available
<b>Zoning</b>	None
<b>Use at Date of Sale</b>	Agricultural/Recreational
<b>Easements</b>	Typical utility easements
<b>Comments</b>	The property consists of a generally level to gently rolling cropland and wooded land. Wilbarger Creek borders the property's western property line. Based on FEMA flood maps, approximately 15% of the property is located in Zone A, an area within the 100-year flood plain. According to the City of Manor ETJ map, the property is planned to be annexed into the City of Manor in the future. The property is partially located in Manor ISD and Pflugerville ISD. The property is within the City of Manor ETJ. Manor High School is located adjacent to the east of the property.

## Land Sale - 10/12/2021

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<b>Location</b>	Southeast line of Fulchs Grove Road, northeast of Gregg Lane
<b>Date of Sale</b>	10/12/2021
<b>County</b>	TRAVIS
<b>Grantor</b>	Billy Snell Bennett Jr., Successor Trustee of the Billy Snell Bennett Exempt Bypass Trust
<b>Grantee</b>	Fortune Land Investments, LLC
<b>Recording Data</b>	Document No. 2021228022
<b>Legal Description</b>	Being 86.753 acres of land, more or less, situated in the Sumner Bacon Survey, Abstract No. 63, Travis County, Texas
<b>Frontage</b>	±958 FF: Fuchs Grove Road
<b>Land Size</b>	86.753 Acres
<b>Sale Price</b>	\$4,337,650 (\$50,000 per acre)
<b>Financing</b>	Cash to seller
<b>Flood Plain</b>	Yes - ±30% in Zone A, an area within the 100-year flood plain
<b>Sewer</b>	None
<b>Water</b>	Available
<b>Zoning</b>	None
<b>Use at Date of Sale</b>	Agricultural/Recreational
<b>Easements</b>	Waterline easement and typical utility easements
<b>Comments</b>	The northwestern and central portions of the property consist of dry cropland, and the southeastern portion of the property consists of pastureland with wooded areas. Wilbarger Creek traverses the southeastern portion of the property. Based on FEMA flood maps, approximately 30% of the property is located in Zone A, an area within the 100-year flood plain. A waterline easement traverses the central portion of the property in a northeast/southwest direction. The property is located in the City of Pflugerville ETJ and Pflugerville ISD.

## Land Sale - 11/15/2021

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<b>Location</b>	Southwest line of Anderson Road, southeast of Fuchs Grove Road
<b>Date of Sale</b>	11/15/2021
<b>County</b>	TRAVIS
<b>Grantor</b>	Helen Lucille Pearce, et al
<b>Grantee</b>	15701 Anderson Road Manor LLC
<b>Recording Data</b>	Document No. 2021252115
<b>Legal Description</b>	Being 67.3023 acres of land, more or less, situated in the Sumner Bacon Survey No. 62, Abstract No. 63, Travis County, Texas
<b>Frontage</b>	±409 FF: Anderson Road
<b>Land Size</b>	67.302 Acres
<b>Sale Price</b>	\$3,920,000 (\$58,245 per acre)
<b>Financing</b>	Cash to seller
<b>Flood Plain</b>	Yes - ±15% in Zone A, an area within the 100-year flood plain
<b>Sewer</b>	Private septic
<b>Water</b>	Rural water available
<b>Zoning</b>	None
<b>Use at Date of Sale</b>	Agricultural/Rural Residential
<b>Easements</b>	Typical utility easements
<b>Comments</b>	<p>The property has a generally level topography and consists of pastureland with a wooded area on the northwestern portion of the property. There are two ponds on the property and Wilbarger Creek crosses the northwestern portion of the property. Based on FEMA flood maps, approximately 15% of the property is in Zone A, an area within the 100-year flood plain. The property is partially located in Manor ISD and Pflugerville ISD. The property is within the City of Manor ETJ. There is a two-story farmhouse, barn/shed, and supporting site improvements on the property.</p>



## Land Sale - 03/02/2022

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<b>Location</b>	Northwest line of Fuchs Grove Road, east of State Highway 130
<b>Date of Sale</b>	03/02/2022
<b>County</b>	TRAVIS
<b>Grantor</b>	Kahl Consolidated, LTD.
<b>Grantee</b>	Manor 100 LLC
<b>Recording Data</b>	Document No. 2022039376
<b>Legal Description</b>	100.84 acres of land, more or less, situated in the R.G. Sanders Survey, Abstract No. 51, the W. Caldwell Survey, Abstract No. 66, and the S. Bacon Survey, Abstract No. 62, Travis County, Texas.
<b>Frontage</b>	±930 FF: Fuchs Grove Road
<b>Land Size</b>	100.840 Acres
<b>Sale Price</b>	\$4,850,000 (\$48,096 per acre)
<b>Financing</b>	Cash to Seller
<b>Flood Plain</b>	Yes - ±10% Zone A, an area within the 100-year flood plain
<b>Sewer</b>	None
<b>Water</b>	Available
<b>Zoning</b>	None
<b>Use at Date of Sale</b>	Agricultural
<b>Easements</b>	Pipeline easement, access easement, and typical utility easements
<b>Comments</b>	This property consists of a tract of generally level to gently rolling pastureland with scattered trees/brush. A wet weather creek traverses the eastern portion of the property and two ponds are located on the property. Approximately 10% of the property is located in Zone A, an area within the 100-year flood plain. According to the Texas Railroad Commission, a pipeline travels along Fuchs Grove Road on the southeastern portion of the property. The property is located within the City of Austin ETJ and is in Manor ISD. The property has access to public water and no access to public sewer. The listing agent indicated the wet weather creek limited the developable acreage on the property. A 30-foot access easement is located along the property's northeast property line.

## Land Sale - 06/17/2022

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<b>Location</b>	West corner of Jacobson Road and Banner Lane
<b>Date of Sale</b>	06/17/2022
<b>County</b>	TRAVIS
<b>Grantor</b>	Netria Carr
<b>Grantee</b>	Manor Jacobson, LLC
<b>Recording Data</b>	Document No. 2022112465
<b>Legal Description</b>	51.001 acres of land, more or less, situated in the Theophilus Elison Survey, Abstract No. 260, the Thomas Smith Survey, Abstract No. 737, the Lemuel Kimbro Survey, Abstract No. 456, the D. Bergen Survey, Abstract No. 2308, and the J.G. White Survey, Abstract No. 828, Travis County, Texas.
<b>Frontage</b>	±1,461 FF: Jacobson Road; ±524 FF: Banner Lane
<b>Land Size</b>	51.001 Acres
<b>Sale Price</b>	\$3,300,000 (\$64,705 per acre)
<b>Financing</b>	Cash to Seller
<b>Flood Plain</b>	No - Zone X
<b>Sewer</b>	None
<b>Water</b>	Available
<b>Zoning</b>	None
<b>Use at Date of Sale</b>	Vacant land
<b>Easements</b>	Typical utility easements
<b>Comments</b>	This property consists of native pastureland with some scattered trees. A wet weather creek traverses the property and a pond is situated on the central portion of the property. The property is located within the City of Manor ETJ and is in Elgin ISD and Manor ISD.

Qualifications

## **QUALIFICATIONS OF J. BRANDON HODGE, MAI**

J. Brandon Hodge, MAI, is a principal associated with Allen, Williford & Seale, Inc. AWS is a real estate appraisal firm with a national right of way valuation and litigation support practice. AWS maintains corporate offices in Houston, Texas and project offices throughout the country. Mr. Hodge oversees appraisals, appraisal reviews, and market studies on a variety of right of way projects to include oil & gas pipelines, electric transmission lines, highways, light rail, and corridor projects. He is a Certified General Real Estate Appraiser in multiple states and has performed appraisals and appraisal reviews of virtually all types of real estate including: agricultural, recreational, residential, commercial, and industrial. Mr. Hodge has extensive litigation experience, being relied upon as an expert valuation witness in multiple court proceedings, including special commissioner hearings and trial court.

## **BIOGRAPHICAL DATA**

Mr. Hodge was born in Dallas, Texas, and he graduated from Texas A&M University in 2003 with a Bachelor of Science Degree in Economics. Mr. Hodge is married and has three children.

## **EDUCATION**

Texas A&M University

Bachelor of Science in Economics (2003)

Minor in Business Administration (2003)

Appraisal Institute:

Appraisal Procedures

Advanced Income Capitalization

Highest & Best Use and Market Analysis

Advanced Sales Comparison and Cost Approach

Advanced Report Writing

Uniform Standards of Professional Appraisal Practice

Fundamentals of UASFLA– Yellow Book

Business Practices and Ethics

Eminent Domain and Condemnation

Appraisal Curriculum Overview

Subdivision Valuation

Analyzing Operating Expenses

Advanced Applications

Comparative Analysis

## **PROFESSIONAL AFFILIATIONS**

Appraisal Institute – MAI Member No. 458436

State Certified General Real Estate Appraiser:

Texas Certificate No. TX-1336611-G

Arizona Certificate No. 31515

Colorado License No. CG.200003009

Georgia No. 358272

Illinois License No. 553.002445

Iowa Certification No. CG03914

Kentucky License No. 004785

Louisiana License No. G4936

Minnesota License No. 40329012

Nebraska Certificate No. CG2021019R

Nevada Certificate No. A.0208612-CG

North Carolina Certificate No. A8269

North Dakota No. CG-21375

Oklahoma Certificate No. 12967CGA

Pennsylvania License No. GA004293

South Dakota Certificate No. 1329CG

Washington No. 1102435

West Virginia Certificate No. CG514

Wyoming License No. AP-1544

International Right of Way Association (IRWA) Chapter 8

Board of Directors & Past President (2019)

Professional of the Year (2020)

## **QUALIFICATIONS OF DAVID R. BETHEL, MAI**

David R. Bethel is a principal associated with Allen, Williford & Seale, Inc. AWS is a real estate appraisal firm with a national right of way valuation practice. AWS maintains corporate offices in Houston, Texas and project offices throughout the country. Mr. Bethel oversees appraisals, appraisal reviews, and market studies on a variety of right of way projects to include oil & gas pipelines, electric transmission lines, highways, and corridor projects. He is a Certified General Real Estate Appraiser in multiple states and has performed appraisals and appraisal reviews of virtually all types of real estate including: agricultural, recreational, residential, commercial, and industrial. Mr. Bethel has extensive litigation experience, being relied upon as an expert valuation witness in multiple court proceedings, including special commissioner hearings and trial court.

## **BIOGRAPHICAL DATA**

Mr. Bethel was born in Lubbock, Texas in 1976. He graduated from the public schools in Lamesa, Texas, prior to attending Texas A & M University.

## **EDUCATION**

Bachelor of Business Administration Degree (Finance):  
Texas A & M University (1998)

Appraisal Institute:

Appraisal Procedures  
Basic Income Capitalization  
Standards of Professional Practice Part A  
Standards of Professional Practice Part B  
Advanced Income Capitalization  
Advanced Sales Comparison  
Advanced Applications  
Report Writing  
(Numerous Continuing Education Courses)

## **PROFESSIONAL AFFILIATIONS**

Appraisal Institute (MAI No. 12420)  
International Right of Way Association (Member)  
State Certified General Real Estate Appraiser:  
Texas Certificate No. TX-1330545-G  
Oklahoma Certificate No. 12719-CGA  
Virginia Certificate No. 4001 013508-G  
Tennessee Certificate No. 00004925  
Missouri License No. 2016019599  
Minnesota License No. 40327509  
Iowa Certification No. CG03912

Georgia Certificate No. CG358055  
New Mexico Certification No. 03368-G  
Illinois License No. 553.002444  
West Virginia License No. CG397  
North Carolina Certificate No. A8268  
Colorado License No. CG200003006

## **ACTIVITIES**

International Right of Way Association  
Past President – Chapter 8  
2014 Chapter 8 Professional of the Year  
Appraisal Institute Chapter 33

## **QUALIFICATIONS OF STEPHEN D. KOVAR, JR., MAI**

Stephen Kovar is a real estate appraiser with Allen, Williford & Seale Inc. AWS is a real estate appraisal firm with corporate offices in Houston, Texas. Field offices are maintained throughout the nation. Mr. Kovar's responsibilities include appraisal and appraisal review of all types of right of way and commercial properties.

## **BIOGRAPHICAL DATA**

Mr. Kovar was born in Wharton, Texas. He grew up in Houston and attended public schools in Cypress Fairbanks ISD prior to attending Texas A & M University in College Station, Texas where he earned a Bachelor of Science Degree in Agribusiness. Mr. Kovar is married and has three children.

## **EDUCATION**

Bachelor of Science (Agribusiness)  
Texas A&M University

Appraisal Institute:

- Appraisal Principles
- Appraisal Procedures
- Uniform Standards of Professional Practice
- Basic Income Capitalization
- General Report Writing
- Advanced Income Capitalization
- Advanced Sales Comparison and Cost Approaches
- Advanced Concepts and Case Studies
- Advanced Market Analysis and Highest and Best Use
- Real Estate Finance, Statistics, and Valuating Modeling
- Eminent Domain and Condemnation

## **PROFESSIONAL AFFILIATIONS**

Appraisal Institute – MAI  
State Certified General Real Estate Appraiser:  
Texas Certificate No. TX-1338762-G  
Mississippi Certificate No. GA-982

International Right of Way Association (Member)

## **ACTIVITIES**

Young Professionals group of the International Right of Way Association

## **QUALIFICATIONS OF AARON M. ROMERO**

Aaron M. Romero is a real estate appraiser associated with Allen, Williford, & Seale, Inc. AWS is a real estate appraisal firm with a national right of way valuation and litigation support practice. AWS maintains corporate offices in Houston, Texas. Mr. Romero's responsibilities include appraisal of all types of right of way projects to include highways, oil & gas pipelines, and electric transmission lines. Mr. Romero has performed appraisals on numerous types of real estate to include agricultural, recreational, residential, commercial, and industrial properties. Mr. Romero has provided expert witness testimony in numerous court proceedings.

## **BIOGRAPHICAL DATA**

Mr. Romero was born in Galveston, Texas. He attended public school in West Columbia, Texas prior to attending Texas A&M University. Mr. Romero is married and has two children.

## **EDUCATION**

Bachelor of Business Administration (Finance)  
Texas A&M University (2008)

Appraisal Institute:

Appraisal Principles  
Appraisal Procedures  
Uniform Standards of Professional Appraisal Practice  
General Appraiser Income Approach Part I/II  
Real Estate Finance, Statistics, and Valuation  
General Appraiser Sales Comparison Approach  
General Appraiser Site Valuation and Cost Approach  
General Appraiser Market Analysis and Highest & Best Use  
General Appraiser Report Writing and Case Studies  
Advanced Income Capitalization  
Quantitative Analysis  
Advanced Market Analysis and Highest & Best Use  
Advanced Concepts and Case Studies  
Eminent Domain and Condemnation  
Other Various Courses

## **PROFESSIONAL AFFILIATIONS**

State Certified General Real Estate Appraiser:

Texas Certificate No. TX-1380044-G  
California Appraiser I.D. No. 3003297  
Pennsylvania Certificate No. GA004171  
Oklahoma License No. 13287CGA

Missouri Certificate No. 2021019598  
Kansas Certificate No. 3437  
Iowa Certificate No. CG03913  
Colorado License No. CG200003046

International Right of Way Association (Member)

Candidate for Designation in the Appraisal Institute