



PAUL HORNSBY & COMPANY

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October 26, 2016

Brandon Wade, City Manager
City of Pflugerville
P.O. Box 589
Pflugerville, Texas 78691

Re: Appraisal of a proposed ± 2.9095 acre fee acquisition from a parcel of land located at 16314 Weiss Ln. (northwest corner of Weiss Lane and E Pecan Street) for the Weiss Lane Widening Project.

Dear Mr. Wade:

Pursuant to your request, we have undertaken an appraisal of the above-referenced property, the conclusions of which are set forth in this appraisal report. This report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) for an appraisal report. It presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop our opinions of value. Detailed supporting documentation concerning the data, reasoning, and analyses is retained in our workfile. The depth of reporting is specific to the needs of the client and for the intended use stated below. We are not responsible for unauthorized use of this report.

The purpose of our assignment was to provide market value opinions of: (1) the fee simple interest in the whole property; (2) proposed acquisition; (3) remainder before and after the acquisition; and, (4) damages or enhancements, if any, to the remainder.

The intended use of this report is to assist the client in establishing a basis for adequate compensation. The effective date of our appraisal is September 2, 2016.

Based upon the data and analyses summarized herein, the market value opinions are as follows:

Value Conclusion and Just Compensation Summary		
	<u>Market Value</u>	<u>Just and Adequate Compensation</u>
Value of the Whole Property	\$2,482,320	
Fee Acquisition	\$199,959	\$199,959
Remainder Before the Acquisition	\$2,282,361	
Remainder After the Acquisition	\$2,277,418	
Damages/(Enhancements) to the Remainder	\$4,943	\$4,943
Improvements within the Acquisition		\$50,139
Cost to Cure		\$34,264
Total Compensation		\$289,305

Based on our analyses, it is our opinion that the subject whole property could have sold on the effective date had it been professionally marketed at a market asking price for the preceding 12 months.

This letter of transmittal and the pages which follow constitute our report. Should you have any questions, or if we can be of further assistance, please contact our office.

We certify that, to the best of our knowledge and belief:

- The statements of fact 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 our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have not performed services as an appraiser or in any other capacity involving the subject within the three years prior to accepting this assignment.
- We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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, 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 requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- We have made a personal onsite inspection of the property that is the subject of this report.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- As of the date of this report, Paul Hornsby and Melany Adler have completed the continuing education program for Designated Members of the Appraisal Institute.

PAUL HORNSBY & COMPANY,


Paul Hornsby, MAI, SRA
Texas Certified Appraiser No. 1321761-G


Melany Adler, MAI
Texas Certified Appraiser No. 1338187-G



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ASSIGNMENT SPECIFIC ASSUMPTIONS

1. The subject currently has access to a 6" Manville Water Supply Corporation line in the right of way of Weiss Lane. There is a 16" Manville Water Supply Corporation line approximately 5,000 feet north of the subject, just north of E Pflugerville Parkway. Plans are in place to extend a 16" Manville water line along Weiss Lane from Kelly Lane to E Pecan Street and on to Cameron Road and the Austin Executive Airport. It is assumed that water will be available in sufficient capacity to develop the subject with a commercial use in the reasonably foreseeable future. Absent this condition, our value opinions could change.
2. The landowner installed the existing water line from the meter at the southeast corner of the site as well as buried electrical service to the residence from the power pole located just north of the residence. It is an assumption of this appraisal that these utility services will be reconnected as part of the project. Absent this assumption our value opinions could change.
3. The value of a number of mature trees located within the acquisition has been included in the value of the part to be acquired. The trees appear to have been strategically placed and it is an assumption of this appraisal that the trees are part of landscaping originally planted by the property owner as a buffer for the residence. Absent this assumption, our value opinions could change.

ORDINARY ASSUMPTIONS

1. It is assumed that there are no easements or encroachments as of the effective date of this appraisal unless noted within the report.
2. It is assumed that there are no hidden or unapparent conditions of the property, sub-soils, or structures which would render them more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover such factors.
3. It is assumed that all necessary permits have been obtained and that there has been full compliance with all applicable federal, state, and local environmental regulations and laws unless non-compliance is stated, defined, and considered in the appraisal report.
4. It is assumed that all applicable zoning and use regulations and restrictions are complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
5. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed. I have no knowledge of the existence of such materials on or in the property, and am not qualified to detect such substances. The presence of substances such as asbestos, radon gas, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimates are predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
6. Unless otherwise noted, it is assumed that the property is free of any environmental issues, including endangered species or their habitat (i.e., caves) which might preclude development or otherwise affect the value of the property. No responsibility is assumed regarding the presence or absence of such features and the client is urged to retain an expert in these fields, if desired, as the appraiser is not qualified to discover such conditions.

LIMITING CONDITIONS

1. The legal description furnished our firm is assumed to be correct. We assume no responsibility for matters legal in character, nor render any opinion as to the title, which is assumed to be good. The property has been appraised as if under responsible ownership and competent management.
2. We have made no survey and assume no responsibility in connection with such matters therefore, reference to a sketch, plat, diagram, or survey appearing in the report is only for the purpose of assisting the reader to visualize the property. The firm believes that the information contained in this report, although obtained from public record and other reliable sources and, where possible, carefully checked, is reliable, but assumes no responsibility for its accuracy.
3. The construction and condition of the property mentioned in the body of this report are based on observation and no engineering study has been made which could discover any possible latent defects. No certification as to any of the physical aspects could be given unless a proper engineering study is made.
4. We are not required to give testimony or attendance in court by reason of this appraisal with reference to the property in question, unless arrangements have been previously made.
5. Possession of this report or a copy thereof does not carry with it the right of publication. It may not be used for any purpose by anyone other than the addressee without the previous written consent of the appraiser(s).
6. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author(s), particularly as to valuation and conclusions, the identity of the appraiser or firm with which they are connected, or any reference to the Appraisal Institute, the SRA, CRE or the MAI designation.
7. The appraiser's liability regarding the statements and conclusions reported herein is limited to the fee charged for the assignment.

HYPOTHETICAL CONDITION

The appraisal of the whole property was undertaken with no consideration of project influence, and the appraisal of the remainder excluded non-compensable elements. This methodology is consistent with Texas law and incorporated herein. Absent this condition, our value opinions could change.

SUMMARY OF IMPORTANT CONCLUSIONS

Property Name: Bohls - Parcel 13

Location: 16314 Weiss Ln. (northwest corner of Weiss Lane and E Pecan Street)

Legal description: 51.715 acres out of the William Caldwell Survey No. 66, Abstract No. 162, Travis County, Texas

Assessor's Parcel Number: 825327

Property Rights Appraised: Fee simple interest

Site Data:

Size: ±51.715 acres

Zoning: Agriculture/Conservation (A)

Utilities: All available

Shape: Mainly rectangular

Easements: The title commitment notes several public utility easements: a Lone Star Gas Company pipe line easement (V 3077, P 1317), a Manville Water Supply Corporation water line easement (V 4822, P 1491) and two Texas Power & Light Company easements (V 5178, P 1850 and V 6419, P 2318). None of the easements adversely impact the subject.

Topography: The site exhibits minor slope to the north and south primarily along Wilbarger Creek on the north side of the site. There is a gallery forest associated with the creek and its flood plain area. The balance of the site is relatively level, open farm land.

Floodplain: Approximately 40% of the tract lies within the 100-year flood plain.

Highest and Best Use: Future commercial development at the hard corner with high-density residential development on the balance of the tract.

Purpose of Appraisal: To provide market value opinions of: (1) the fee simple interest in the whole property; (2) proposed acquisitions; (3) remainder before and after the acquisitions; and, (4) damages or enhancements, if any, to the remainder.

Effective Date of the Appraisal: September 2, 2016

Date of the Report: October 26, 2016

Value Opinions:

Value Conclusion and Just Compensation Summary		
	<u>Market Value</u>	<u>Just and Adequate Compensation</u>
Value of the Whole Property	\$2,482,320	
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DESCRIPTIONS AND ANALYSES

SUBJECT PHOTOGRAPHS



Northwest across the whole property

Date of Photo: September 2, 2016



North along the west boundary of the whole property; transmission lines are on adjacent property

Date of Photo: September 2, 2016



Southwest across the interior of the whole property

Date of Photo: September 2, 2016



Facing south from the northeast corner of the whole property

Date of Photo: September 2, 2016



South at fee acquisition

Date of Photo: September 2, 2016



North at fence, gravel and gate located within the acquisition

Date of Photo: September 2, 2016



South at fee acquisition left of flag;
primary improvements are on the right

Date of Photo: September 2, 2016



South at fee acquisition

Date of Photo: September 2, 2016



North along fee acquisition (the whole
property is on the left and Weiss Lane is on
the right)

Date of Photo: September 2, 2016



Carport area to be reconfigured. Portable building to be moved.

Date of Photo: September 2, 2016



Carport to be reconfigured.

Date of Photo: September 2, 2016



Northwest at the residence

Date of Photo: September 2, 2016



West along E Pecan Street

Date of Photo: September 2, 2016



North along Weiss Lane

Date of Photo: September 2, 2016



South along Weiss Lane

Date of Photo: September 2, 2016

September 2, 2016

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to provide market value opinions of: (1) the fee simple interest in the whole property; (2) proposed acquisition; (3) remainder before and after the acquisition; and, (4) damages or enhancements, if any, to the remainder.

IDENTIFICATION OF THE SUBJECT

The whole property consists of ±51.715 acres. Approximately 40% of the tract lies within the 100-year flood plain. (FEMA FIRM Travis County, Texas Panel 48453C0290J effective August 18, 2014)

Recognizing the subject's hard corner at Weiss Lane and E Pecan Street, and the increasing trend in high density residential development nearby, the most probable use of the whole property is future commercial development at the hard corner with high-density residential development on the balance of the tract. Common uses for such tracts proximate to the subject include high density residential as well as the mixed-use tracts such as the future 130 Commerce Center located at the east corner of SH 130 and E Pecan. The hard corner at Weiss Lane and E Pecan Street is suitable for more intense commercial development while the balance of the site would support a less intensive, high-density residential use. These two economic units are appraised in the acquisition section of this report.

The fee acquisition consists of ±2.9095 acre (±126,736 SF) located along the Weiss Ln. and Kelly Lane frontage. The acquisition depth from the existing right-of-way ranges from ±32.00 ft along the south boundary to an estimated 94' along the north boundary. The fee acquisition is not considered an independent economic entity as it is best used in conjunction with the remainder.

	Property Component Summary			
	Land Area	Land Area	Weiss Ln.	E Pecan Street
Whole Property	±51.715 acres	±2,252,705 SF	±2,544.46 ft	±871.29 ft
Fee Acquisition Whole Property	±2.910 acres	±126,736 SF	±2,544.46 ft	±32 feet
Remainder After Acquisition	±48.806 acres	±2,125,969 SF	±2,541.69 ft	±839.29 ft

CLIENT, INTENDED USE AND USERS OF THE APPRAISAL

The client is the City of Pflugerville. The City of Pflugerville, Travis County Transportation and Natural Resources, and the client's counsel are the sole intended users of the report. Use of this report by others is not intended. This report is intended to assist the client in its internal decision-making process and acquisition of the property interests appraised. This report is not intended for any other uses.

PROPERTY RIGHTS APPRAISED

The property rights appraised are fee simple interest and an easement estate. Fee simple estate is "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."¹

An easement is an interest in real property that transfers use, but not ownership, of a portion of an owner's property.²

¹ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010), 78.

² Appraisal Institute, *The Appraisal of Real Estate*, 14th ed. (Chicago: Appraisal Institute, 2010), 74.

DEFINITION OF MARKET VALUE

"Market Value is 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."³

LEGAL DESCRIPTION

51.715 acres out of the William Caldwell Survey No. 66, Abstract No. 162, Travis County, Texas

OWNER OF RECORD AND HISTORY OF THE PROPERTY

The owners of record are James R. Bohls and Barbara Bohls. The whole property represents an assemblage of parcels over the 1982 to 1995 period. There have not been any sales, listings or offers to purchase reported for the subject within the last three years.

Please note that this information is included only to satisfy the requirements of USPAP. It is not intended as a guarantee to the chain of title, and a title search should be performed by a title company should a definitive abstract be desired.

AD VALOREM TAXES

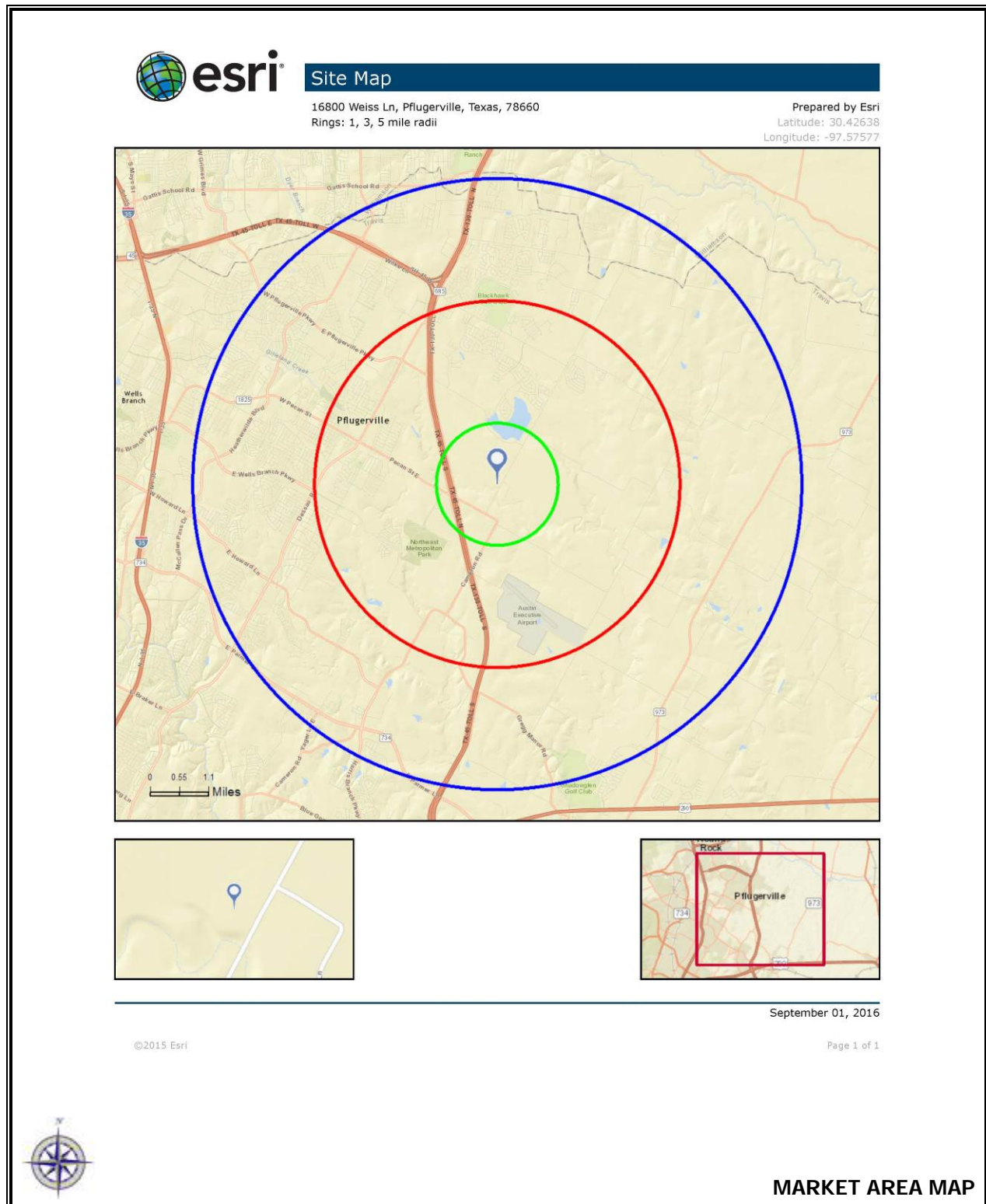
The subject is taxed by five jurisdictions that imposed a collective rate of \$2.710981 per \$100 of valuation. The Travis Central Appraisal District's 2016 estimate of land market value is \$1,568,250 or \$30,325/acre. Improvements are appraised at \$208,757, with a total market estimate of \$1,777,007. The land tax assessment is substantially less due to agricultural use designation.

SCOPE OF WORK

To complete the assignment, a number of steps were undertaken. The most salient of these are listed below.

- The property was inspected along its perimeter and onsite by Melany Adler on September 2, 2016. The property owners were present for the duration of the inspection. Paul Hornsby performed an off-site inspection.
- The neighborhood was inspected from numerous roads, and trends in residential and commercial development were noted.
- We reviewed documents and maps specific to the subject property such as deed records, tax plat, flood plain map, topographical maps, and aerial photographs.
- A highest and best use analysis was performed to determine the physically possible uses, legally permissible uses, financial feasibility and maximally productive use of the property.

- The three traditional valuation techniques were considered for the valuations. The sales comparison approach is used to value the land component. The property is improved with a residence and several outbuildings which are not directly impacted by the acquisition. The carport attached to the east side of the residence will be approximately 5.7' feet from the proposed right-of-way. Access to the carport will require a redesign of the on-site circulation and a relocation of the driveway. Alterra Design Group has been consulted and has provided a plan and associated cost to cure. The cost approach was used to appraise the improvements within the acquisition as well as the cost to cure. The Income Approach was not applicable as only the land and site improvements in the acquisition were appraised.
- Land-sale data were confirmed from county deed records, conversations with various real estate brokers and real estate professional active in the market; and three internet-based sale and listing services by subscription: Austin/Central Texas Realty Service (MLS); Xceligent; CoStar Group; and, Loopnet. Sales research was inclusive of a date of sale range from September 2012 through the effective date and limited to Travis County. The sales were inspected from perimeter roadways and were confirmed with parties directly involved with the transactions (buyer, seller or brokers and associates) or persons having special knowledge of the same.
- Valuations were performed for the whole property, fee acquisition, remainder before the acquisition, and remainder after the acquisition, which provided a basis for our compensation estimate.





Executive Summary

16800 Weiss Ln, Pflugerville, Texas, 78660
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.42638
Longitude: -97.57577

	1 mile	3 miles	5 miles
Population			
2000 Population	82	8,238	37,478
2010 Population	65	15,111	77,566
2016 Population	88	22,004	96,944
2021 Population	138	26,752	113,442
2000-2010 Annual Rate	-2.30%	6.25%	7.54%
2010-2016 Annual Rate	4.97%	6.20%	3.63%
2016-2021 Annual Rate	9.42%	3.99%	3.19%
2016 Male Population	50.0%	49.2%	48.8%
2016 Female Population	50.0%	50.8%	51.2%
2016 Median Age	31.9	34.5	33.3

In the identified area, the current year population is 96,944. In 2010, the Census count in the area was 77,566. The rate of change since 2010 was 3.63% annually. The five-year projection for the population in the area is 113,442 representing a change of 3.19% annually from 2016 to 2021. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 31.9, compared to U.S. median age of 38.0.

Households

	1 mile	3 miles	5 miles
2000 Households	28	2,672	11,908
2010 Households	25	5,093	25,286
2016 Total Households	32	7,175	31,092
2021 Total Households	50	8,652	36,234
2000-2010 Annual Rate	-1.13%	6.66%	7.82%
2010-2016 Annual Rate	4.03%	5.64%	3.36%
2016-2021 Annual Rate	9.34%	3.81%	3.11%
2016 Average Household Size	2.75	3.07	3.11

The household count in this area has changed from 25,286 in 2010 to 31,092 in the current year, a change of 3.36% annually. The five-year projection of households is 36,234, a change of 3.11% annually from the current year total. Average household size is currently 3.11, compared to 3.06 in the year 2010. The number of families in the current year is 24,049 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$75,000	\$98,688	\$77,124
2021 Median Household Income	\$76,763	\$102,127	\$85,119
2016-2021 Annual Rate	0.47%	0.69%	1.99%
Average Household Income			
2016 Average Household Income	\$86,274	\$102,824	\$91,832
2021 Average Household Income	\$86,114	\$108,974	\$99,506
2016-2021 Annual Rate	-0.04%	1.17%	1.62%
Per Capita Income			
2016 Per Capita Income	\$29,567	\$33,017	\$29,853
2021 Per Capita Income	\$29,701	\$34,737	\$32,204
2016-2021 Annual Rate	0.09%	1.02%	1.53%

Current median household income is \$77,124 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$85,119 in five years, compared to \$59,476 for all U.S. households.

Current average household income is \$91,832 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$99,506 in five years, compared to \$84,021 for all U.S. households.

Current per capita income is \$29,853 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$32,204 in five years, compared to \$32,025 for all U.S. households.

Housing			
2000 Total Housing Units	31	2,758	12,249
2000 Owner Occupied Housing Units	25	2,482	10,774
2000 Renter Occupied Housing Units	2	190	1,133
2000 Vacant Housing Units	4	86	342
2010 Total Housing Units	28	5,306	26,457
2010 Owner Occupied Housing Units	22	4,292	19,169
2010 Renter Occupied Housing Units	3	801	6,117
2010 Vacant Housing Units	3	213	1,171
2016 Total Housing Units	34	7,434	32,250
2016 Owner Occupied Housing Units	28	5,958	22,967
2016 Renter Occupied Housing Units	4	1,217	8,126
2016 Vacant Housing Units	2	259	1,158
2021 Total Housing Units	53	8,834	37,113
2021 Owner Occupied Housing Units	44	7,181	26,833
2021 Renter Occupied Housing Units	6	1,472	9,401
2021 Vacant Housing Units	3	182	879

Currently, 71.2% of the 32,250 housing units in the area are owner occupied; 25.2% are renter occupied; and 3.6% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 26,457 housing units in the area - 72.5% owner occupied, 23.1% renter occupied, and 4.4% vacant. The annual rate of change in housing units since 2010 is 9.20%. Median home value in the area is \$189,901, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.09% annually to \$210,639.

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

September 01, 2016



MARKET AREA ANALYSIS

As of second quarter 2016, the Austin MSA continues to show momentum in all property types. The single family and multi-family sectors continue to experience healthy sales and rental activity. Home builders remain in lot-acquisition and development mode as single family construction is abundant, yet unable to meet pent-up demand. The multi-family market continues to have strong occupancies and rents despite significant development over the last three years. Tracking the strong residential markets, the office, retail and industrial markets also reflect healthy occupancy and rents despite recent additions to supply.

Employment

The following tables show employment statistics and changes in the Austin MSA. The employment gains show improvement beginning in 2010.

	Changes From Previous Year							
	2008	2009	2010	2011	2012	2013	2014	2015
Total Civilian Employment	0.4%	0.3%	1.3%	4.9%	4.7%	5.1%	4.8%	3.4%
Non-agricultural employment	1.6%	-3.1%	1.5%	3.7%	5.4%	5.1%	5.0%	6.0%

	Year End 2015	2nd Q 2015	1st Q 2016	2nd Q 2016	Trailing Year Change	YTD Change	Quarterly Change
Total Civilian Employment	1,050,800	1,021,700	1,063,300	1,067,200	4.5%	1.6%	0.4%
Non-agricultural employment	984,600	949,600	984,500	1,008,800	6.2%	2.5%	2.5%
Unemployment	3.0%	3.3%	3.1%	2.9%			

Summary

With a trailing year 6.2% non-agricultural employment growth, Austin continues to fare better than most cities in the nation. The 6.0% 2015 job growth was higher than in any year since 1999, and reflects a robust economy.

NEIGHBORHOOD ANALYSIS

The subject neighborhood is located in northeast Travis County, a high growth area of the Austin MSA. Historical land uses have primarily been residential and agricultural. However, the rate of commercial/retail development along major roadways has been very high over the last 5 to 10 years. The majority of the nearby growth has been in and proximate to the City of Austin, City of Pflugerville and the City of Round Rock.

Linkage

Interstate Highway 35, US 290 East, SH 130 and SH 45 provide the primary access to the neighborhood. Traffic volumes along those arterials have risen dramatically over the last 5 to 10 years and steady growth continues. Traffic congestion during the morning and afternoon rush hours has become the norm.

Development/Population Trends

Most of the neighborhood falls within the corporate limits of the City of Austin, City of Pflugerville and City of Round Rock and their respective extraterritorial jurisdictions. Therefore, most development plans are subject to their respective development codes and zoning ordinances.

The neighborhood's predominant development is residential. The following chart illustrates more recent and future additions to the housing market proximate to the subject.

ID	NAME	RESIDENTIAL UNITS COMPLETED BY YEAR									PROPOSED TO BE BUILT	TOTAL BUILT	REMAINDER TO BE BUILT	ACRES
		Prior to 2008	2008	2009	2010	2011	2012	2013	2014	2015				
1	Reserve at West Creek	66	19	31	83	35	44	91	144	66	604	579	25	163.0
2	Villages of Hidden Lakes	715	65	26	83	47	35	48	43	42	1,285	1,104	181	345.8
3	Falcon Pointe	556	73	32	120	84	105	141	162	140	1,705	1,413	292	704.4
4	Commons at Rowe Lane	78	34	18	58	60	73	50	51	59	915	481	434	291.0
5	Avalon	72	55	11	62	29	46	49	80	136	1,500	540	960	546.4
6	Spring Trails	39	50	15	45	21	54	31	79	45	405	379	26	161.9
7	Highland Park	385	37	44	36	28	58	82	73	99	1,272	842	430	470.7
8	Blackhawk	436	78	17	92	55	63	52	56	45	3,501	894	2,607	939.2
9	Sorento	0	0	0	0	0	0	0	1	67	944	68	876	365.1
10	Carmel	0	0	0	0	0	0	0	0	0	2,317	0	2,317	723.0
11	Blackhawk Far East	0	0	0	0	0	0	0	0	0	637	0	637	201.0
12	Verona	0	0	0	0	0	0	0	0	0	324	0	324	148.3
13	Carrington Court	0	0	0	0	0	0	0	0	10	133	10	123	19.2
14	Belair	0	0	0	0	0	0	0	0	0	519	0	519	147.0
15	Penley Park	0	0	0	0	0	0	0	0	6	161	6	155	49.8
16	Huntington Park	0	0	0	0	0	0	0	0	0	128	0	128	20.8
17	Kuempel Townhomes	0	0	0	0	0	0	0	0	0	18	0	18	3.0
18	The Commons (Pacana)	0	0	0	0	0	0	0	0	0	1,250	0	1,250	45.9
19	Walden Square	0	0	0	0	0	0	0	0	0	62	0	62	14.2
20	Emerson Apartments	0	0	0	0	0	0	0	0	0	384	0	384	19.4
21	Townes on 10th	0	0	0	0	0	0	0	0	0	93	0	93	9.4
22	Mansions at Stone Hill Ph 2	0	0	0	0	0	0	0	0	0	399	0	399	23.2
23	Swenson Farms Condos Ph 1 & 2	0	0	0	0	0	0	0	0	0	136	0	136	37.1
	TOTALS	2,347	411	194	579	359	478	544	689	715	18,692	6,316	12,376	5,448.5

In addition, the rate of commercial/retail projects over the last ten years has been high. Their locations follow typical location criteria where higher densities are at and proximate to major intersections where access and visibility to high traffic counts prevail. Stone Hill Town Center in the southwest corner of SH 45 and SH 130 is the most notable new addition to the subject's immediate market.

The growth in the supply of real estate product over the last five to ten years is in response to the demand from a significant increase in nearby population size. That change is reflective of the near-term history of population size change in the City of Pflugerville.

Public Services

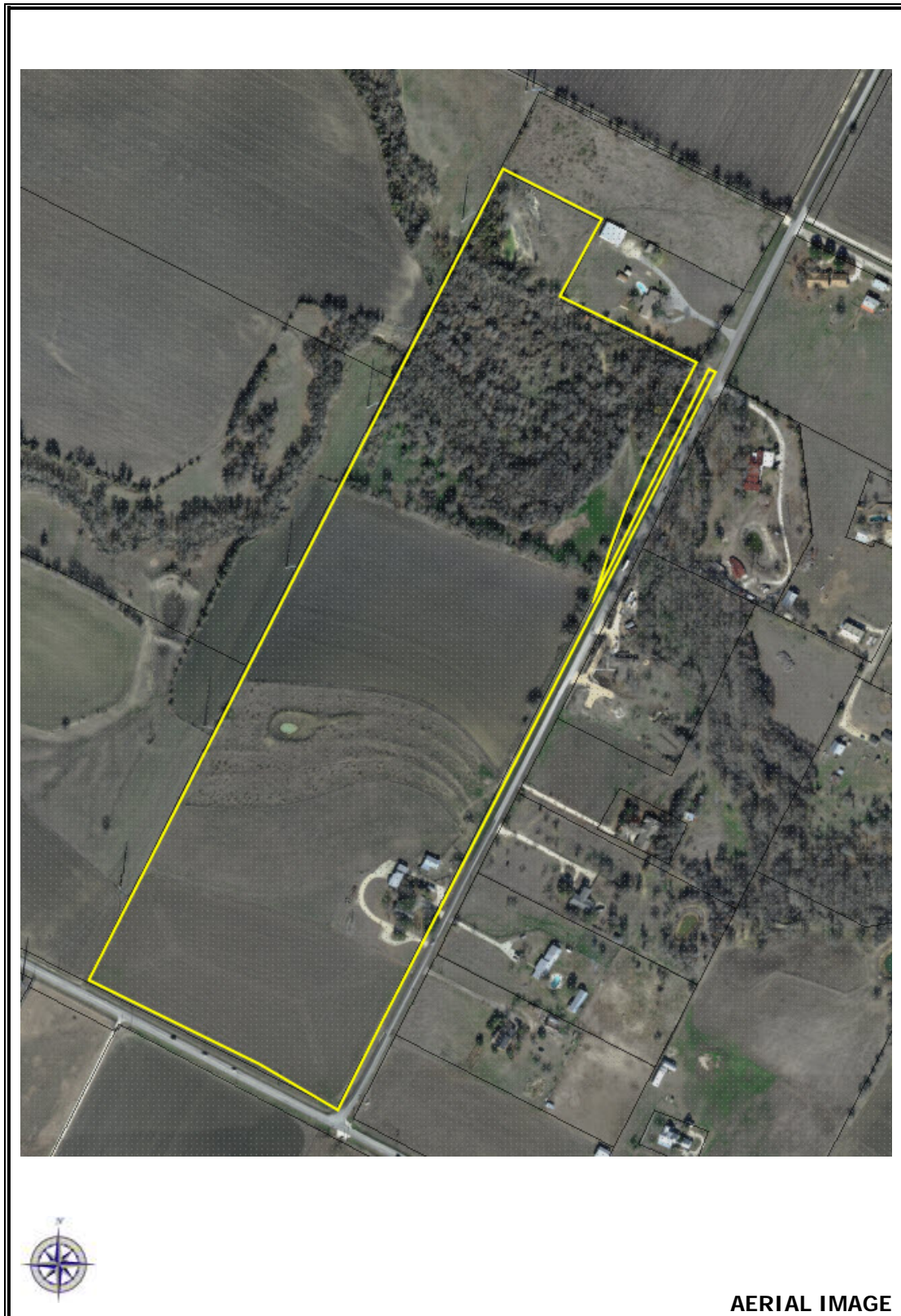
Police protection is provided by the noted municipalities and Travis County. Fire protection and emergency medical services are provided by those entities, as well. Emergency services are provided by the Travis County. Austin ISD, Pflugerville ISD, and Round Rock ISD serve the majority of the educational needs of the area. Pflugerville ISD is currently constructing a new high school campus located diagonally from the subject, across Weiss Ln.

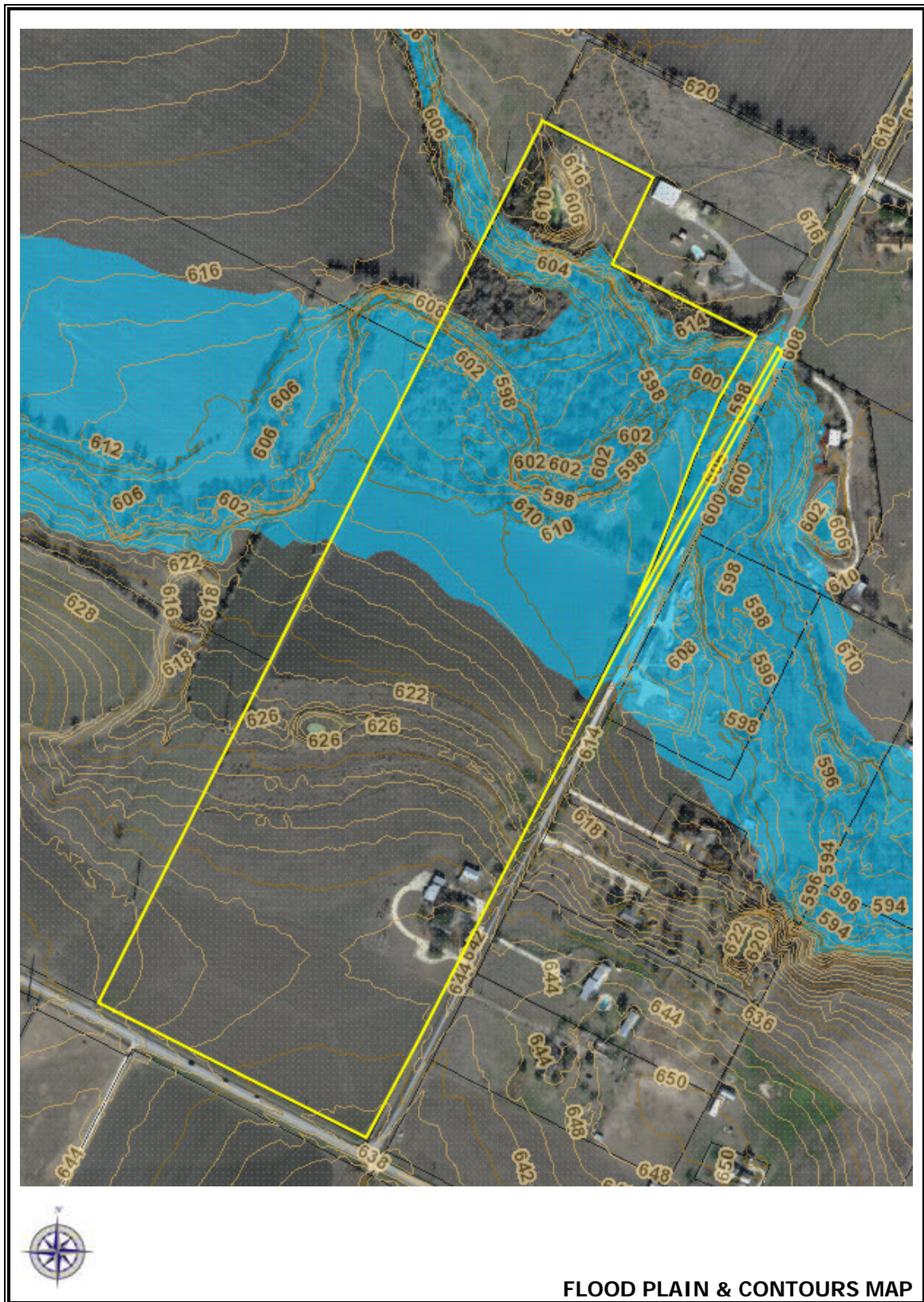
Water and wastewater services are provided primarily by the noted municipalities, water supply corporations and Municipal Utility Districts. Electric utility services are provided by the noted municipalities and private electricity providers. Telephone land-line infrastructure is primarily by AT&T.

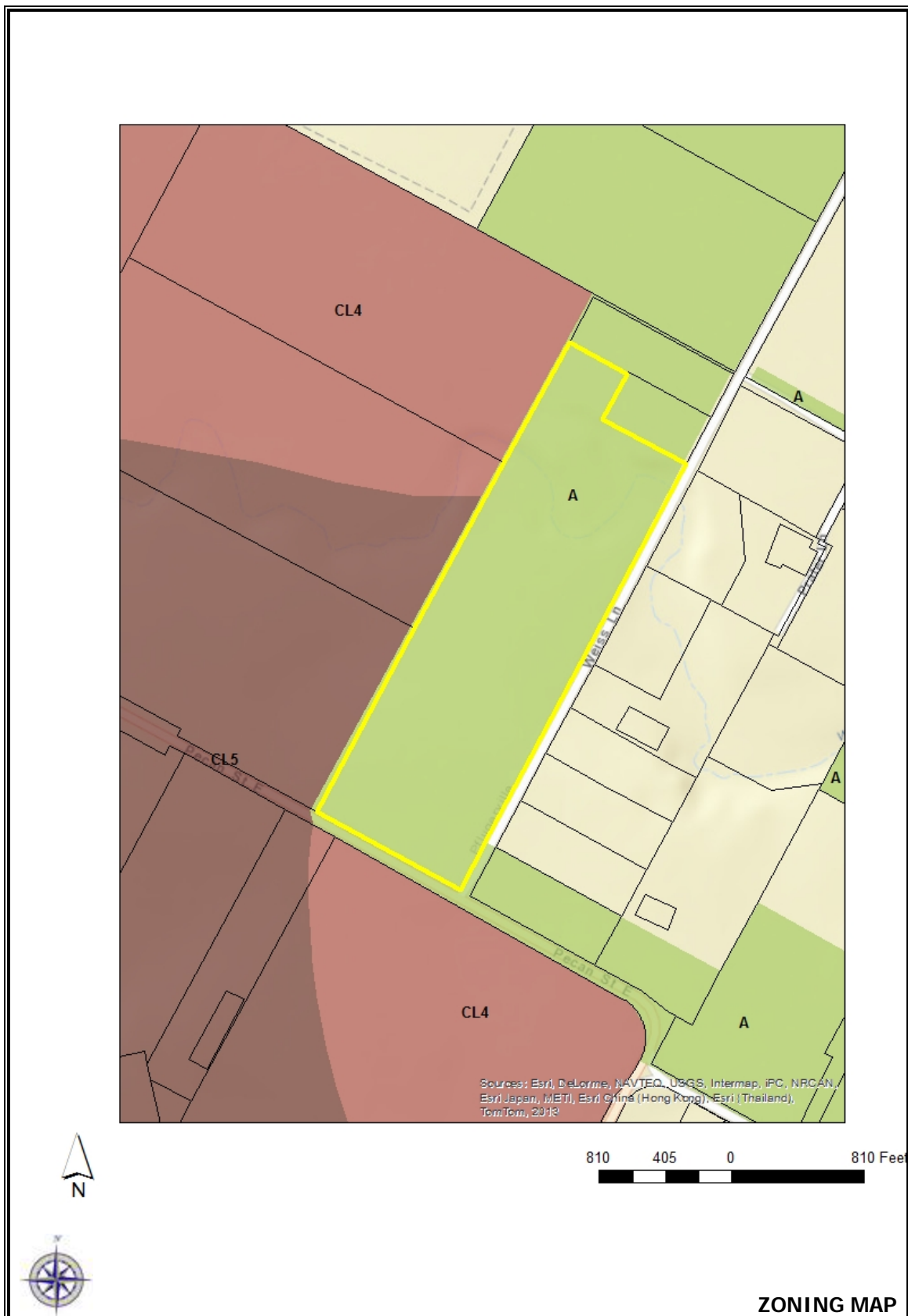
Summary

Market trends for the neighborhood are positive. The subject is located in the Austin MSA market with good proximity to recreational and support facilities. Nearby employment centers, schools and relatively affordable housing continues to drive a high level of demand for residential and commercial/retail land uses. While their demand is expected to remain high over the long term, the rate of development will be held somewhat in check by constraints associated primarily with the rate of delivery of transportation and utility infrastructure.

SITE DESCRIPTION AND ANALYSIS







Location:	16314 Weiss Ln. (northwest corner of Weiss Lane and E Pecan Street)
Map Reference:	Mapsco Page 469 J
Gross Site Area:	±51.715 acres; ±2,252,705 SF
Shape:	Mainly rectangular. The site's shape is highly irregular along the northern portion of the Weiss Lane frontage. This is the result of a prior fee acquisition which bisected the property leaving a small strip along the frontage.
Frontage and Roadway Design Whole Property:	±2,544.46 feet; Weiss Ln.; two-lane, two-way undivided asphalt-paved rural road ±871.29 feet; E Pecan Street; two-lane, two-way undivided asphalt-paved rural road
Access/Visibility:	There are two existing drives on the Weiss Lane frontage. The driveways lead to the residence.
Subsoil Conditions and Drainage:	An engineering study to determine the soil and subsoil conditions was not provided. The soil and subsoil conditions are assumed to be typical of those found in this area. We are not qualified to render an opinion as to the quality of the soils or feasibility for development. Upon inspection of the subject and surrounding improvements, soil conditions appear adequate to support development of the subject property with adequate engineering. The opinions of value stated herein are contingent upon the soils providing a stable base for improvements.
Topography:	The site exhibits minor slope to the north and south primarily along Wilbarger Creek on the north side of the site. There is a gallery forest associated with the creek and its flood plain area. The balance of the site is relatively level, open farm land.
Flood Plain:	Approximately 40% of the tract lies within the 100-year flood plain.. (FEMA FIRM Travis County, Texas Panel 48453E0290J effective August 18, 2014) The flood plain is associated with Wilbarger Creek.
Watershed:	Wilbarger Creek

Environmental/Toxic Waste: We were not provided an environmental site assessment for the subject, and we did not observe during our inspection any evidence of recognized environmental conditions such as hazardous waste and/or toxic materials. We have no knowledge of the existence of any such substances on the property; however, we are not qualified to detect hazardous waste and/or toxic materials. An expert in these fields should be consulted for opinions on these matters. The appraisal is predicated on the assumption that no environmental hazards or special resources exist within or on the subject property.

Utilities: Water service is currently available. The subject currently has access to a 2" Manville Water Supply Corporation line in the right of way of Weiss Lane. This line size is sufficient only for a low-density residential use such as a single family residence. There is a 16" Manville Water Supply Corporation line approximately 5,000 feet north of the subject, just north of E Pflugerville Parkway. Plans are in place to extend a 16" Manville water line along Weiss Lane from Kelly Lane to E Pecan Street and on to Cameron Road. It is assumed that water will be available in sufficient capacity to develop the subject with a commercial use in the reasonably foreseeable future.

There is a 24" wastewater force main in the right of way of Weiss Lane. According to officials with the City of Pflugerville, access to this force main is not allowed due to the high pressure. A wastewater line will be available serving the high school under construction in the near future. However, this line is far removed from the subject. According to engineers, the line will leave the high school tract at its southeast corner and extend south to Wilbarger Creek. A gravity line could then be extended up Wilbarger Creek towards Weiss Lane at a distance of approximately 3,500'. A line would then need to be extended north along Weiss Lane to service the subject property.

A proposed lift station servicing the subject area is planned for approximately 15 years in the future. Gravity lines from the subject and nearby properties will feed to this proposed lift station. This project will also require wastewater extension costs.

A lift station does exist north of Hidden Lakes Crossing, but it serves areas only to the north and cannot be extended south.

As such, no immediate wastewater service is available, but water is available for development in the foreseeable future.

Political Boundaries: City of Pflugerville, Travis County, State of Texas

Zoning/Entitlements: Agriculture/Conservation (A): this designation is applicable to agricultural and environmentally sensitive lands, but is also applicable as an interim designation for those tracts that will likely undergo development in the near term. There are no development entitlements.

Deed Restrictions: None noted by provided title commitment or deed research.

Easements/Encumbrances	The title commitment notes several public utility easements: a Lone Star Gas Company pipe line easement (V 3077, P 1317), a Manville Water Supply Corporation water line easement (V 4822, P 1491) and two Texas Power & Light Company easements (V 5178, P 1850 and V 6419, P 2318). None of the easements adversely impact the subject.		
Encroachments:	None noted		
School District	Pflugerville ISD		
Public Services:	The City of Pflugerville and Travis County are the primary providers for police and fire protection services and emergency medical services.		
Adjacent Properties:	North:	Rural residence	
	South:	E Pecan Street and vacant land	
	East:	Weiss Lane and vacant land	
	West:	Future 130 Commerce Center East development (currently vacant land)	
Improvements:	The property is improved with a residence, several outbuildings and associated agricultural site improvements. The carport attached to the east side of the residence will be approximately 5.7' feet from the proposed right-of-way. Access to the carport will require a redesign of on-site circulation. Alterra Design Group has been consulted and has provided a plan and associated cost to cure.		

HIGHEST AND BEST USE ANALYSIS**AS IF VACANT**

Highest and best use is defined as "The reasonably probable use that produces the most benefits and highest land value at any given time."

Based on the information presented in the preceding sections of this report, the following analysis considers each of the factors of highest and best use in relation to the whole property. The most pertinent elements are summarized below.

- The property has an interim zoning designation and is not restricted to a particular land use.
- The tract is located at the corner of Weiss Lane and E Pecan Street with good access and visibility.
- It is located in the City of Pflugerville where high density residential development is extending south along and east of Weiss Lane. The land at the hard corner is more conducive to a higher intensity commercial use. The size and location of the balance of the tract are conducive for residential development.
- The subject currently has access to a 2" Manville Water Supply Corporation line in the right of way of Weiss Lane. There is a 16" Manville Water Supply Corporation line approximately 5,000 feet north of the tract, just north of E Pflugerville Parkway. Plans are in place to extend a 16" Manville water line along Weiss Lane from Kelly Lane to E Pecan Street and on to Cameron Road. It is assumed that water will be available in sufficient capacity to develop the subject in the reasonably foreseeable future. Wastewater is not immediately available. Septic systems would be required. Low density residential development is achievable through the use of septic systems. Higher density development would become possible once developers extend wastewater service to the area.
- Existing easements are not adverse to development.

Low intensity commercial development is the highest and best use for the hard corner, with low density residential development on the balance of the property. Higher density development would become feasible once developers extend wastewater service to the area.

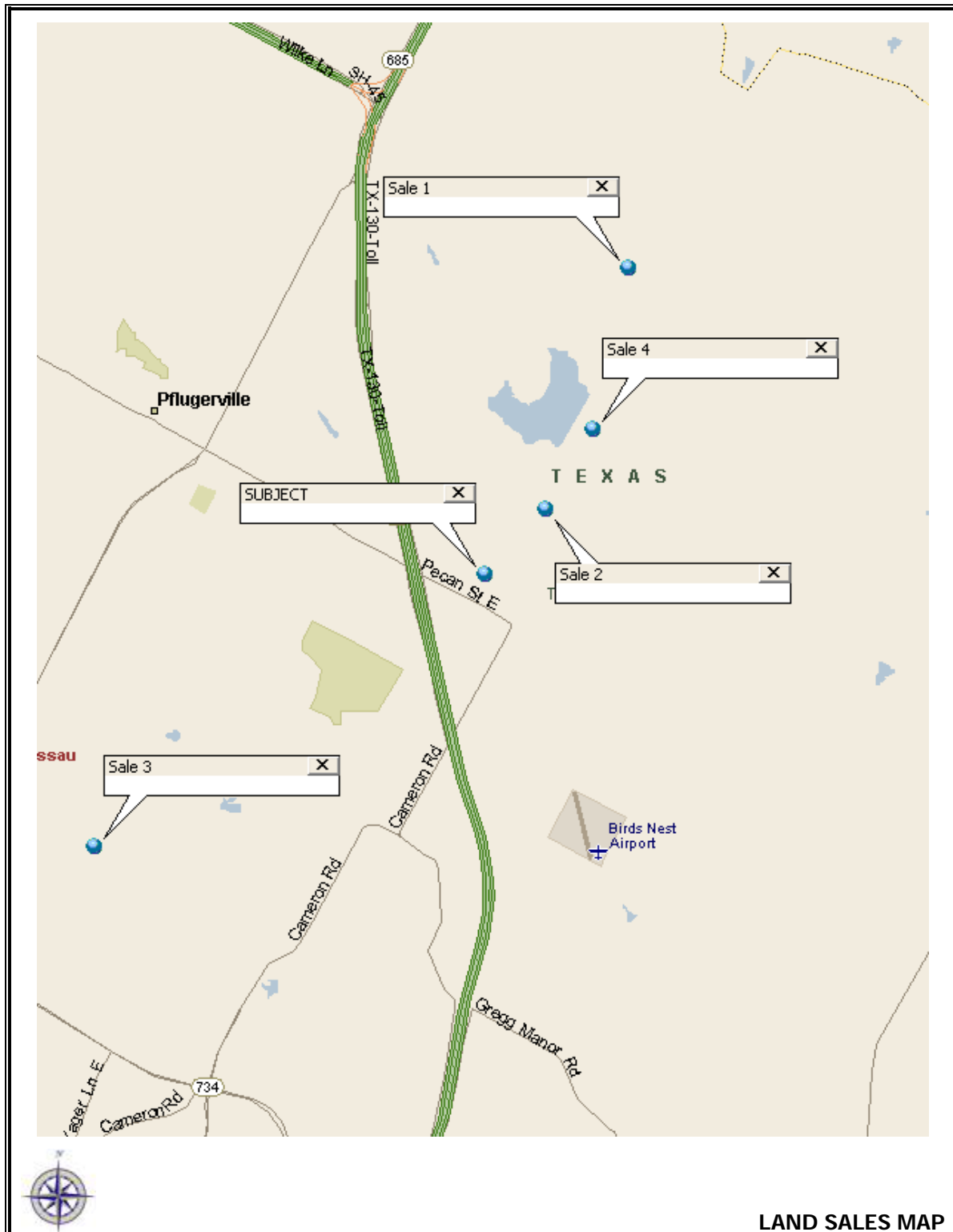
AS IMPROVED

The subject is improved with a single family residence, outbuildings, and attendant site improvements associated with agricultural use. The highest and best use as improved is continued use in the current capacity until the tract is re-developed.

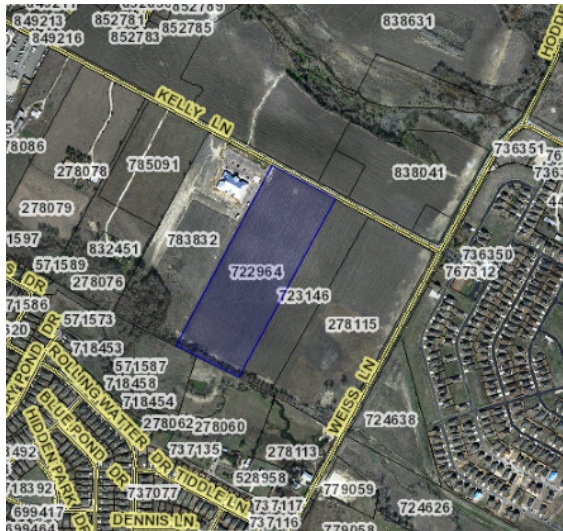
VALUATION OF THE PROPERTY

SALES COMPARISON APPROACH – VACANT LAND

The Sales Comparison Approach was used to estimate the value of the whole property. Detailed sale descriptions follow.



Land Sale No. 1



Property Identification

Property Type

Vacant land

Address

Kelly Ln., Pflugerville, Texas 78660

Location

Southwest side of Kelly Ln. just west of Weiss Ln.

Map Reference

Mapscot 439 L

Sale Data

Grantor

KM Avalon, Ltd.

Grantee

Robert P. Johnson

Sale Date

November 4, 2014

Document No.

2014166945

Property Rights

Fee simple

Conditions of Sale

Typical

Financing

Cash to seller

Verification

Bill Blood (broker), 512-472-2100; Nov. 13, 2015, CRS

Sale Price

\$1,000,000

Land Data

Zoning

Agriculture/Conservation (A)

Topography

Level

Utilities

All available

Shape

Rectangular

Flood Info

Approximately 20% in flood hazard area

Land Sale No. 1 (Cont.)**Land Size Information**

Gross Land Size	19.81 Acres or 862,924 SF
Front Footage	Approximately 555 LF along south line of Kelly Lane

Indicators

Sale Price/Gross Acre	\$50,480
Sale Price/Gross SF	\$1.16

Legal Description

19.81 acres, more or less, being all that certain tract or parcel of land situated in Travis County, Texas, out of the Edward Flint Survey Number 11, Abstract Number 277, and being a portion of that tract described as 40 acres, more or less, in that document to KM Avalon, Ltd., a Texas limited partnership, recorded in Document No. 2005118426, Official Public Records of Travis County, Texas

Remarks

The site was marketed for an extended period, 1411 days. The sale price is equal to the list price. The intended use is for seniors housing. Nearby land uses are mainly vacant land and high density residential subdivisions



Property Type
Address
Location
Tax ID
Map Reference

Vacant land
Weiss Ln., Pflugerville, Travis County, Texas
East side of Weiss Lane between E. Pecan St. and Jesse Bohls Rd.
271685 and 706150
469 Y

Grantor
Grantee
Sale Date
Deed Book/Page
Property Rights
Financing
Verification

Timmerman Farms, Ltd., et.al.
 Board of Trustees Of The Pflugerville Independent School District
 November 19, 2014
 2014175132, 2014175133, 2014175134
 Fee Simple
 Cash to seller
 Kenneth Adix, Chief Financial Officer, Pflugerville ISD(512-594-0053); 11/16, CRS

Sale Price	\$7,498,000
Cash Equivalent	\$7,498,000

Zoning
Topography
Utilities
Shape
Flood Info

ETJ
Generally level
All available
Rectangular
No flood hazard area

Land Sale No. 2 (Cont.)**Land Size Information**

Gross Land Size 149.96 Acres or 6,532,258 SF

Indicators

Sale Price/Gross Acre \$50,000

Sale Price/Gross SF \$1.15

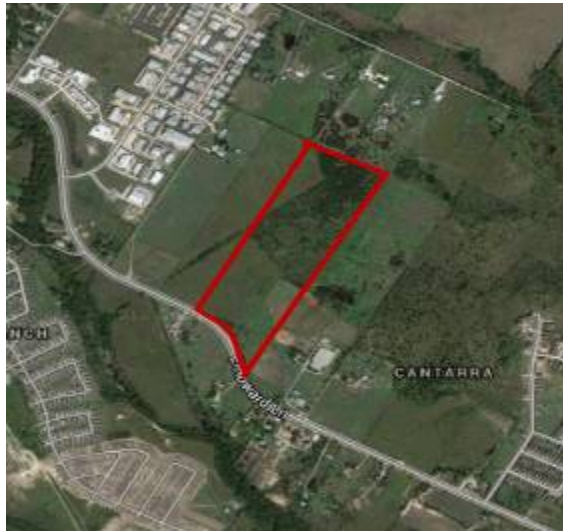
Legal Description

Being all of that certain tract or parcel of land containing 149.96 acres, more or less, situated in the Joseph Wehl Survey No. 802, Travis County, Texas, and being the remainder of that called 172.85 acres described in Volume 4232, Page 2153 of the Deed Records of Travis County, Texas. Said remainder tract being conveyed in deed recorded under Document No. 2004240368 of the Official Public Records of Travis County, Texas, herein call Tract 2. Saving and excepting therefrom: being 1.00 acre of land located in the Joseph Wehl Survey No. 802, In Travis County, Texas, said 1.00 acre being a portion of that certain call 66 1/3 acre tract conveyed to Theodore and Marlene Timmerman by deed recorded in Volume 4232, Page 2153 of the Deed Records of Travis County, Texas.

Remarks

The site was purchased for a new Pflugerville high school. The school district first approved the purchase of the property in 2012 for approximately \$40,000/acre. That offer was subsequently withdrawn. The 2014 increase in purchase price at \$50,000 was approved by the district. It was believed that the 2015 purchase price reflected the improvement in market conditions over the approximate two-year period, which is an approximate 1.0%/month increase. Surrounding and nearby land uses are primarily agricultural and single family residential, rural and high density.

Land Sale No. 3

**Property Identification**

Record ID	2750
Property Type	Land
Address	2700 E Howard Ln, Pflugerville, Travis County, Texas 78653
Location	North side of E. Howard Ln. just east of Immanuel Rd.
Tax ID	258904
Map Reference	497 H Mapsco

Sale Data

Grantor	Carol Nadine Hildebrandt Patrick
Grantee	2700 Howard Lane Investment, LLC
Sale Date	November 27, 2013
Document No.	2013212648
Property Rights	Fee simple
Conditions of Sale	Typical
Financing	Seller financing at undisclosed terms
Verification	Patricia Estes (broker); 512-217-9930, August 06, 2014, KAG

Sale Price	\$1,450,000
Cash Equivalent	\$1,350,000 (See Remarks)

Land Data

Zoning	None: Austin 2-Mile ETJ
Utilities	All available
Shape	Rectangular
Flood Info	Not in a floodplain
Current/Intended Use	Vacant land/residential

Land Sale No. 3 (Cont.)**Land Size Information**

Gross Land Size 39.536 Acres or 1,722,188 SF

Indicators

Sale Price/Gross Acre \$34,146

Sale Price/Gross SF \$0.78

Legal Description

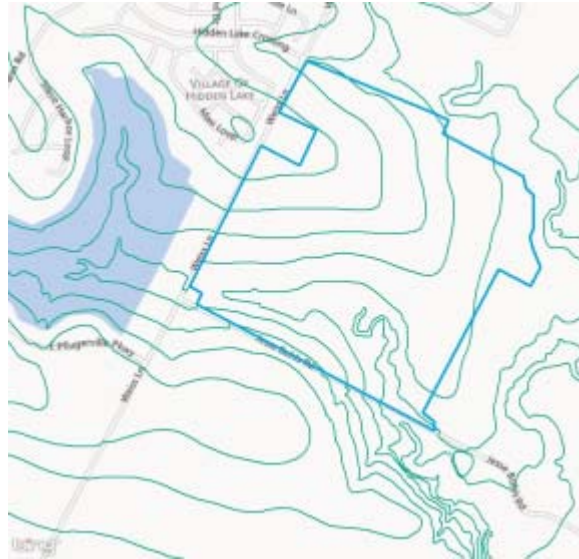
Being a 39.536 tract of land, out of the Samuel Cushing Survey No. 70, Abstract No. 164, situated in Travis County, Texas, same being a portion of that called 69.913 acre tract of land described in a Special Warranty Deed to Carol Nadine Hildebrandt Patrick of record in Volume 10837, Page 574, Real Property Records of Travis County, Texas, described therein as said 69.913 acres, save and except a 30 Acre tract conveyed to Donald W. Patrick by Deed recorded in Volume 7935, Page 427, Deed Records of Travis County, Texas, and save and except that certain tract of land conveyed to Travis County for right of way purposes by General Warranty Deed recorded in Document No. 2007157876, Official Public Records of Travis County, Texas.

Remarks

The property is just west of the Canterra residential subdivision and east of light industrial development on Immanuel Road. Howard Lane has been extended east along the Gregg Lane right of way and improved to a four-lane collector. East Howard Lane will be extended to the east of Cameron Road to SH 130. Rural residential and agricultural uses predominate on surrounding and nearby properties. However, the high-density Canterra subdivision is just to the east of this site. The number of days on the market were 814, and it sold at 84.3% of the list price.

The sale was purchased to develop a residential subdivision. There is a 16" water line along Howard Lane and a pump station nearby that is available to tap into for wastewater. The sale was purchased via owner financing where the buyers paid an additional \$100,000 at closing in order to use the owner financing. There was an older house on the property that the new owners planned to tear down. It did not contribute any value.

Land Sale No. 4

**Property Identification**

Record ID	2289
Property Type	Land, Subdivision Residential
Location	Northeast corner of Weiss Ln & Jessie Bohls Dr
Tax ID	271682, 271709, 706141, 724672, 746010, 765270, 765271
Longitude, Latitude	W-97.567350, N30.438090
Map Reference	469B
TxDOT HBU	Single & multi-family development
MSA	Austin-Round Rock-San Marcos

Sale Data

Grantor	130 Cactus Investment, LP
Grantee	Sorento Holdings 2012 LLC
Sale Date	September 28, 2012
Deed Book/Page	2012164042
Financing	Seller financing
Date of Inspection	2/4/2013
Verification	Doug Moss (Moss Real Estate Partners); 512-567-5003, February 04, 2013; Other sources: RECON, Confirmed by CLS
Sale Price	\$12,450,000
Cash Equivalent	\$12,450,000

Land Sale No. 4 (Cont.)**Land Data**

Zoning	Pflugerville ETJ
Topography	Level
Utilities	All available
Shape	Irregular
Flood Info	+/- 12% in the 100 year flood plain
Improvements	None
Current/Intended Use	Single & multi-family development

Land Size Information

Gross Land Size	356.583 Acres or 15,532,755 SF
Front Footage	Weiss Lane; Jesse Bohls Road;

Indicators

Sale Price/Gross Acre	\$34,915
Sale Price/Gross SF	\$0.80

Legal Description

Tract 1: 119.023 and Tract 2: 237.56 acres of land out of the John C. Bray Survey No. 10, Abstract No 73, Travis County, Texas.

Remarks

The property was purchased for 961 single family lots and 86 acres of multi-family development. The buyer paid \$8,000,000 cash to seller and financed \$4,450,000 on a five year note or due upon receipt of MUD reimbursables. Approximately 12% floodplain encumbers the site.

Site Valuation – Whole Property

In order to estimate the market value of the subject site, the sales comparison approach was utilized. The methodology of this approach involves abstracting comparable data from the subject market area and comparing the data to each other and to the subject site. The primary unit of comparison abstracted from the market data and applied to the subject parcel is the sale price per SF of land area.

The following table summarizes the sales.

LAND SALES SUMMARY									
No.	Property Location	Transaction Type	Date	Zoning	Land Size (Acres)	W & WW Utilities	Intended Use	Sale Price	Price per SF
1	Southwest side of Kelly Ln. just west of Weiss Ln.	Sale	11/4/2014	Ag./Conservation (A)	19.8	All Available	Seniors Housing	\$1,000,000	\$50,480
2	East side of Weiss Lane between E. Pecan St. and Jesse Bohls Rd.	Sale	11/19/2014	ETJ - Pflugerville	149.96	All Available	School	\$7,498,000	\$50,000
3	North Side of E. Howard Ln. just east of Immanuel Rd.	Sale	11/27/2013	ETJ - Austin	39.5	All Available	Residential Development	\$1,350,000	\$34,146
4	NEC Weiss Lane & Jessie Bohls Dr	Sale	9/28/2012	ETJ-Pflugerville	356.6	All Available	SFR and MF development	\$12,450,000	\$34,915
Subject	16314 Weiss Ln. (northwest corner of Weiss Lane and E Pecan Street)	---	---	Ag./Conservation (A)	51.715	All available	---	---	---

Each sale was compared to the subject for the following elements of comparison, and sale prices were adjusted where necessary to indicate value.

Property Rights

Each sale included the conveyance of fee simple interest subject to easements and other restrictions. Therefore, adjustments were not necessary.

Terms of Sale/Financing

Sales 1 and 2 were based upon cash-to-seller transactions, which were rated as cash equivalent. Sale 3 included a premium for seller financing, which is reflected by the cash equivalent price included in the detailed sale description above. Therefore, an adjustment was not applied. Sale 4 included 36% seller financing on a five-year note. Other terms were not disclosed. Given the relatively small percentage financed and short term, no adjustment was considered warranted.

Conditions of Sale

All sales were arms-length transactions, and atypical conditions of sale were not noted. Therefore, adjustments were not applied.

Market Conditions

Market conditions for residential sites in the subject's neighborhood over the period of the sales and to the effective date indicate an increasing trend. A purchase offer for Sale 2 was made in 2012 for approximately \$40,000/acre, which was subsequently withdrawn. The same buyer purchased the property for \$50,000/acre in 2014. The increase in purchase price from 2012 to 2014 indicates an approximate 1.0%/month change in market conditions over the two-year period, which is consistent with reported trends in the Pflugerville market. Therefore, adjustments were applied to the sales at a rate of 1.0%/month.

Location/Access

The subject is generally located in the Pflugerville submarket on the east side of SH 130. It is located at the northwest corner of Weiss Lane and E Pecan Street. All sales are located similarly to the subject within the East Pflugerville SH 130 Corridor.

Sale 1 is surrounded by more significant development but lacks the hard corner frontage and access. Collectively it is slightly inferior and is adjusted slightly upward. Sale 2 also lacks the hard corner, dual road frontage and access, and is adjusted upward. In addition to the lack of a hard corner and dual access, Sale 3, is located in an area of less demand and lower pricing for residential uses. The sale was adjusted upward 30%. Sale 4 is also located at a hard corner. It is similar and is not adjusted.

Size

Typically, there is an inverse relationship between unit price and size, as larger properties generally sell for less per acre than smaller tracts. We adjusted the sales approximately 10% per each doubling in size versus the subject.

Shape

The site's shape is highly irregular along the northern portion of the Weiss Lane frontage. This is the result of a prior fee acquisition which bisected the property leaving a small strip along the frontage. Noadjsutments are required.

Zoning/Entitlements

The subject is zoned Agriculture/Conservation (A) by the City of Pflugerville. Sale 1 was also zoned A-Agricultural and not adjusted. Sales 2, 3 and 4 were not zoned and are in an ETJ. They are also similar and not adjusted.

Utilities

Water service is currently available. The subject currently has access to a 2" Manville Water Supply Corporation line in the right of way of Weiss Lane. This line size is sufficient only for a low-density residential use such as a single family residence. There is a 16" Manville Water Supply Corporation line approximately 5,000 feet north of the subject, just east of E Pflugerville Parkway. Plans are in place to extend a 16" Manville water line along Weiss Lane from Kelly Lane to E Pecan Street and on to Cameron Road. It is assumed that water will be available in sufficient capacity to develop the subject with a commercial use in the reasonably foreseeable future.

There is a 24" wastewater force main in the right of way of Weiss Lane. According to officials with the City of Pflugerville, access to this force main is not allowed due to the high pressure. A wastewater line will be available serving the high school under construction in the near future. However, this line is far removed from the subject. According to engineers, the line will leave the high school tract at its southeast corner and extend south to Wilbarger Creek. A gravity line could then be extended up Wilbarger Creek towards Weiss Lane at a distance of approximately 3,500'. A line would then need to be extended north along Weiss Lane to service the subject property.

A proposed lift station servicing the subject area is planned for approximately 15 years in the future. Gravity lines from the subject and nearby properties will feed to this proposed lift station. This project will also require wastewater extension costs.

A lift station does exist north of Hidden Lakes Crossing, but it serves areas only to the north and cannot be extended south.

As such, no immediate wastewater service is available, but water is available for development in the foreseeable future.

All sales have water and sewer available for immediate development. Given the holding period for water availability and the lack of a public wastewater service, the sales are considered superior and adjusted downward. An adjustment of -15 is applied to each sale.

Topography/Flood Plain

The subject's topography varies from relatively level to a slight slope over the north portion of the property, with approximately 40% flood encumbrance. The flood plain also isolates an additional 3 acres at the northwest corner of the site such that 46% of the site is effectively encumbered. For residential development, the creek amenity associated with the flood plain partially offsets the encumbrance. We have adjusted the sales based on a 50% contribution to the encumbered land versus the unencumbered land. Approximately 20% of Sale 1 lies within the 100-year floodplain. Sale 1 is considered superior and adjusted downward -13%. Sales 2 and 3 are not encumbered and are adjusted downward 23%. Sale 4 has 12% flood plain which bisects the southern portion of the tract. It is superior and adjusted downward 17%.

The following table summarizes the adjustments applied to the sales.

ADJUSTMENT GRID				
Subject	1	2	3	4
Transaction Type	---	Sale	Sale	Sale
Transaction Date	---	11/4/2014	11/19/2014	11/27/2013
Size (Ac.)	±51.715 Acres	19.810	149.960	39.536
Actual Sale Price	---	\$1,000,000	\$7,498,000	\$1,350,000
Unit Price/SF		\$50,480	\$50,000	\$34,146
Property Rights		0%	0%	0%
Terms of Sale/Financing		0%	0%	0%
Conditions of Sale		0%	0%	0%
Market Conditions		+22%	+21%	+33%
Adjusted \$/SF		\$61,586	\$60,500	\$45,414
Location		+10%	+20%	+30%
Size		-10%	+15%	0%
Zoning/Entitlements		0%	0%	0%
Utilities		-15%	-15%	-15%
Topography/Flood Plain		-13%	-23%	-23%
Net Adjustment		-28%	-3%	-8%
Indicated Unit Value		\$44,342	\$58,685	\$41,781

Conclusion of Land Sales Analysis

In estimating the fee simple value of the site via this approach, four sales were considered. The data were analyzed and adjusted, suggesting a value range for the subject property between \$41,781/SF and \$58,685/SF, with a mean and median of \$48,777/SF and \$47,320/SF, respectively. Therefore, relying on the central tendency of the data, we have reconciled to a value of \$48,000/SF.

±51.715 Acres	x \$48,000/AC	=	\$2,482,320
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VALUATION AND HIGHEST AND BEST USE OF THE ACQUISITION

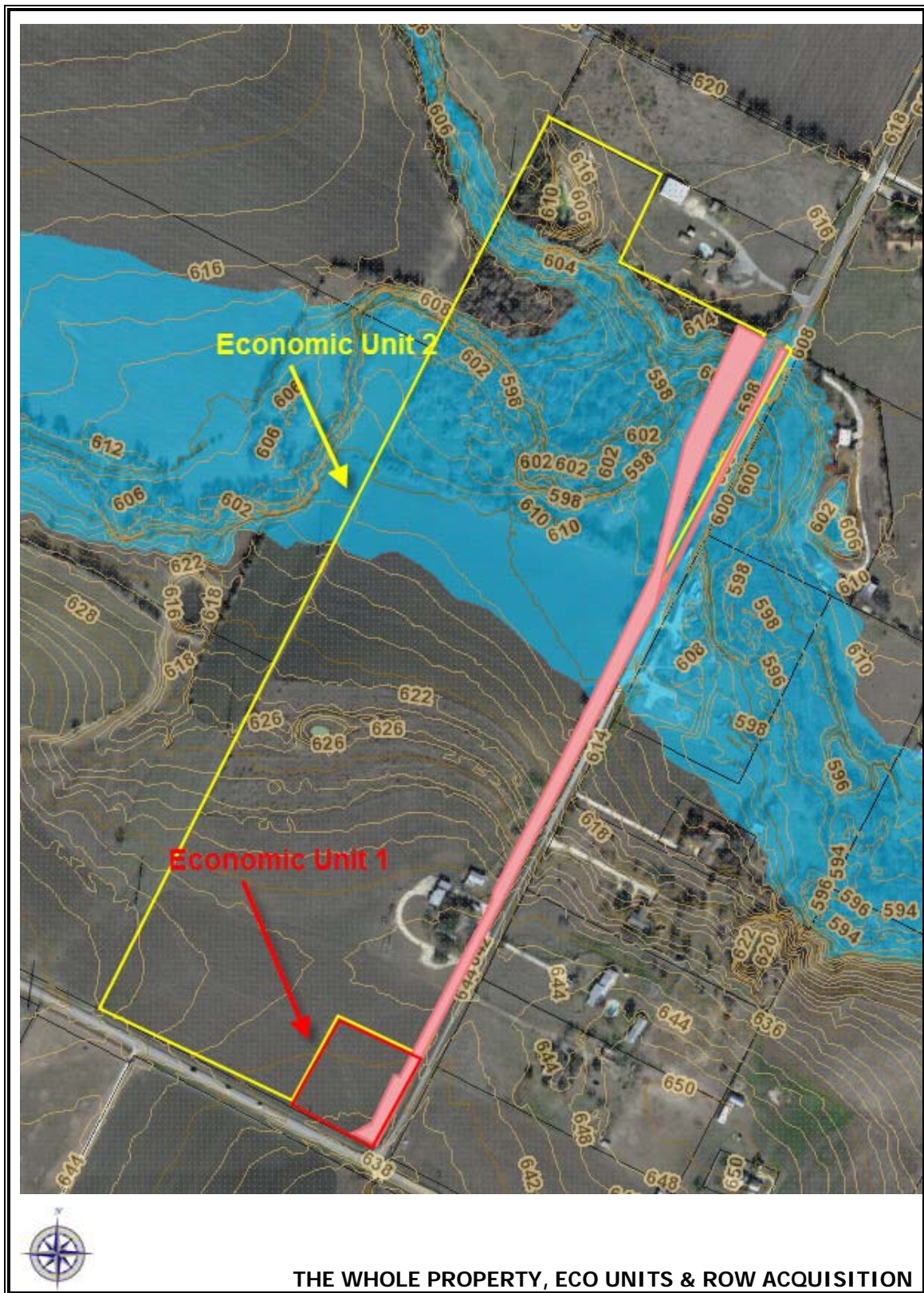
The Weiss Lane road project will provide for a widening of the roadway in the vicinity of the subject. Improvements within the acquisition will include pavement and a right-of-way buffer. Bridge improvements across Wilbarger Creek along the northern Weiss Lane frontage of the property are also a part of the project.

The fee acquisition consists of ± 2.9095 acre ($\pm 126,736$ SF) located along the Weiss Ln. frontage. The acquisition depth from the existing right-of-way ranges from 32 feet along the south boundary to an estimated 94' along the north boundary.

Only the frontage along Weiss Lane is impacted by the acquisition. The hard corner at Weiss Lane and E Pecan Street is suitable for more intense commercial development while the balance of the site would support a less intensive high-density residential use. In order to value the acquisition we have identified two economic units. Economic Unit 1 comprises ± 2.066 acres. It is located at the hard corner and is more conducive to a commercial use. The balance of the tract (Economic Unit 2) is more suitable for a less intensive, high-density residential use. Given the small size and irregular shapes of the acquisitions, they are not considered independent economic entities as they are best used in conjunction with their respective remainders.

The components of the acquisition are as outlined below.

Property Component Summary				
	Land Area	Land Area	Weiss Ln.	E Pecan Street
Whole Property	± 51.7150 acres	$\pm 2,252,705$ SF	$\pm 2,544.46$ ft	± 871.29 ft
Economic Unit 1	± 2.0661 acres	$\pm 90,000$ SF	± 300.00 ft	± 300 feet
Economic Unit 2	± 49.6490 acres	$\pm 2,162,705$ SF	$\pm 2,244.46$ ft	± 571.29 ft
Fee Acquisition Whole Property	± 2.9095 acres	$\pm 126,736$ SF	$\pm 2,544.46$ ft	± 32.00 ft
Fee Acquisition Economic Unit 1	± 0.3196 acres	$\pm 13,921$ SF	± 300.00 ft	± 32 feet
Fee Acquisition Economic Unit 2	± 2.5899 acres	$\pm 112,815$ SF	$\pm 2,244.46$ ft	± 0.00 ft
Remainder After Acquisition	± 48.8055 acres	$\pm 2,125,969$ SF	$\pm 2,541.69$ ft	± 839.29 ft



ROW Acquisition in Pink, Eco Unit in Red, Whole Property in Yellow

Valuation – Acquisition Economic Unit 1

To estimate the market value of the acquisition at the hard corner two recent sales located at Kelly Lane and Weiss are considered. The sales are detailed on the following pages. Improvements within the acquisition are addressed in the following section of this report.

Land Sale No. 1

**Property Identification**

Record ID	3334
Address	Pflugerville, Parker County, Texas 78660
Location	NWC Kelly Lane and Weiss Lane
Tax ID	864919
Longitude, Latitude	W-97.556860, N30.454568
Map Reference	439Q

Sale Data

Grantor	735 Henna, LLC
Grantee	Frank Ismail
Sale Date	March 06, 2015
Deed Book/Page	2015032529
Financing	Cash to seller
Verification	Jon Strelec; 512-657-0717, September 23, 2016; Confirmed by MMA

Sale Price	\$490,000
Cash Equivalent	\$490,000

<u>Land Data</u>		Land Sale No. 1 (Cont.)
Zoning		None-Pflugerville ETJ
Topography		Level
Utilities		All available
Shape		Square
Flood Info		None noted
Current/Intended Use		Vacant/retail
<u>Land Size Information</u>		
Gross Land Size		1.250 Acres or 54,450 SF
Front Footage		233 ft Kelly Lane; 233 ft Weiss Lane;
<u>Indicators</u>		
Sale Price/Gross Acre		\$392,000
Sale Price/Gross SF		\$9.00

Legal Description

1.25 acres out of 16.6069 acres in the Edward Flint Survey No. 11, Travis County, Texas.

Remarks

The site was purchased for a c-store.

Land Sale No. 2

**Property Identification**

Record ID 3335
Address Pflugerville, Travis County, Texas 78660
Location NS Kelly Lane just west of Weiss Lane
Tax ID 864919
Longitude, Latitude W-97.558578, N30.455477
Map Reference 439L

Sale Data

Grantor 735 Henna, LLC
Grantee Overman Properties VII, LLC
Sale Date July 15, 2015
Deed Book/Page 2015112350
Financing Cash to seller
Verification Jon Strelec; Seller; 512-657-0717, September 23, 2016; Confirmed by MMA

Sale Price \$614,537
Cash Equivalent \$614,537

Land Data

Zoning None-Pflugerville ETJ
Topography Level
Utilities Water and WW with extension
Shape Nearly square
Flood Info None noted
Current/Intended Use Vacant/day care

Land Size Information

Gross Land Size	1.703 Acres or 74,183 SF
Front Footage	264 ft Kelly Lane;

Land Sale 2 (Cont.)**Indicators**

Sale Price/Gross Acre	\$360,856
Sale Price/Gross SF	\$8.28

Legal Description

1.7030 acres out of 16.6069 acres in the Edward Flint Survey No. 11, Travis County, Texas.

Remarks

The site was purchased for a day care center. Water and wastewater will come from the intersection at Weiss and Kelly.

ECONOMIC UNIT 1/ACQUISITION									
No.	Property Location	Transaction Type	Transaction Date	Zoning	Land Size (Acres)	W & WW Utilities	Intended Use	Sale Price	Price per SF
1	NWC of Weiss Lane & Kelly Lane	Sale	3/6/2015	ETJ - Pflugerville	1.250	All available	Single Family Residence	\$490,000	\$9.00
2	NS Kelly Lane west of Weiss Lane	Sale	7/15/2015	ETJ - Pflugerville	1.703	WW avail, water w/ extension	Day Care Center	\$614,537	\$8.28
Subject	16314 Weiss Ln. (northwest corner of Weiss Lane and E Pecan Street)	---	---	Ag./Conservation (A)	2.066	All available in the reasonably foreseeable future	---	---	---

Given that the sales are located at the northern extent of the immediate neighborhood, they are considered to reflect particularly reliable value indications for the acquisition. An adjustment grid for the commercial economic unit is presented below.

ECONOMIC UNIT ADJUSTMENT GRID			
	Subject	1	6
Transaction Type	---	Sale	Sale
Transaction Date	---	3/6/2015	7/15/2015
Size (Ac.)	±2.066 Acres	1.250	1.703
Actual Sale Price	---	\$490,000	\$614,537
Unit Price/SF		\$9.00	\$8.28
Property Rights		0%	0%
Terms of Sale/Financing		0%	0%
Conditions of Sale		0%	0%
Market Conditions		+18%	+14%
Adjusted \$/SF		\$10.62	\$9.00
Location		-20%	-10%
Size		-5%	0%
Zoning/Entitlements		0%	0%
Utilities		-15%	-15%
Topography/Floodplain		0%	0%
Net Adjustment		-40%	-25%
Indicated Unit Value		\$6.37	\$6.75

Relying on the central tendency of the data, we have reconciled to a value of \$6.55/SF.

Valuation – Acquisition Economic Unit 2

The balance of the whole property is identified as Economic Unit 2. This portion of the site comprises ±49.649 acres and wraps the hard corner at E Pecan Street. In valuing Economic Unit 2, the same sales were used as in the whole property. With the exception of the lack of the hard corner but with consideration for dual access, and a slightly higher ratio of flood encumbrance, all adjustments are the same as in the whole. The adjustment grid is presented below.

ADJUSTMENT GRID					
Subject		1	2	3	4
Transaction Type	---	Sale	Sale	Sale	Sale
Transaction Date	---	11/4/2014	11/19/2014	11/27/2013	9/28/2012
Size (Ac.)	±49.649 Acres	19.810	149.960	39.536	356.583
Actual Sale Price	---	\$1,000,000	\$7,498,000	\$1,350,000	\$12,450,000
Unit Price/SF		\$50,480	\$50,000	\$34,146	\$34,915
Property Rights		0%	0%	0%	0%
Terms of Sale/Financing		0%	0%	0%	0%
Conditions of Sale		0%	0%	0%	0%
Market Conditions		+22%	+21%	+33%	+47%
Adjusted \$/SF		\$61,586	\$60,500	\$45,414	\$51,325
Location		0%	+10%	+20%	-10%
Size		-10%	+15%	0%	+30%
Zoning/Entitlements		0%	0%	0%	0%
Utilities		-15%	-15%	-15%	-15%
Topography/Floodplain		-14%	-24%	-24%	-18%
Improvements		0%	0%	0%	0%
Net Adjustment		-39%	-14%	-19%	-13%
Indicated Unit Value		\$37,567	\$52,030	\$36,785	\$44,653

The adjusted sales range from \$36,785/acre and \$52,030/acre with a mean and median of \$42,759/acre and \$41,110/acre, respectively. Relying on the central tendency we have reconciled to a value for the acquisition within Economic Unit 2 of \$42,000/acre.

The small size and shallow depth of the acquisition areas preclude their use as independent economic units. Therefore, the highest and best use of the areas is in conjunction with their respective remainders. The calculations for the acquisition areas are as follows.

Valuation Summary of Acquisition Areas				
Fee Acquisition Economic Unit 1	±13,921 SF	x	\$6.55/SF	= \$91,183
Fee Acquisition Economic Unit 2	±2.5899 acre	x	\$42,000/Acre	= \$108,776
Total Fee Acquisition	±126,736 SF			\$199,959

VALUATION OF THE REMAINDER BEFORE THE ACQUISITION

The value of the remainder before the acquisition is calculated as the value of the whole property minus the value of the acquisition.

Value of Remainder Before Acquisition	
Whole Property	\$2,482,320
Fee Acquisition	(\$199,959)
Value of Remainder Before Acquisition	\$2,282,361

IMPROVEMENTS WITHIN THE ACQUISITION

In addition to the land value, we have estimated the value of the site improvements located within the acquisition area. The value of the improvements within the acquisition is calculated based on Marshall Valuation Service cost estimates as well as local quotes for all of the fencing from Empire Fence Company. All costs include 5% soft costs and 10% entrepreneurial incentive.

Estimated Cost Schedule-Improvements Within the Acquisition						
Bohls - Parcel 13						
Improvement	No. of Units	\$/Unit	Cost	Dep. %	Depreciated Value	
Gravel driveway	1,433 SF	\$1.25	\$ 1,791	50%	\$	896
5-strand barbed wire including H-posts and creek crossing	2,246 LF	\$7.48	\$ 16,789	40%	\$	10,073
Cattle panel fencing	142 LF	\$16.10	\$ 2,286	40%	\$	1,372
2-strand straight wire electric fencing	633 LF	\$4.00	\$ 2,532	30%	\$	1,772
Exposed aggregate concrete driveway	1,527 LF	\$6.00	\$ 9,162	30%	\$	6,413
16' gate	3 EA	\$185.00	\$ 555	20%	\$	444
12' gate	1 EA	\$152.00	\$ 152	20%	\$	122
Trees*	6 EA	\$3,695.00	\$ 22,170	0%	\$	22,170
Sod	6,368 EA	\$1.08	\$ 6,877	0%	\$	6,877
Irrigation	2,719 EA	\$1.33	\$ 3,616	30%	\$	2,531
Total Estimated Cost			\$ 55,437		\$	50,139

*Purdue University, Landscape Tree Appraisal

VALUATION OF THE REMAINDER AFTER THE ACQUISITION

The valuation of the remainder after the acquisition takes into consideration any severance damage accruing to the remainder as a result of the condemnation. Per state law, I have excluded from consideration any remainder damages resulting from "...diversion of traffic, inconvenience of access, impaired visibility, and temporary construction inconvenience." I was further advised that "...injuries to a remainder that may result from factors other than the 'effect of the acquisition' and 'the use to which the part taken is to be put' or, injuries resulting from activities occurring away from the subject on lands either already owned by the State or acquired from others are non-compensable." Additionally, "...matters that occur as a consequence of a change in the highway to a controlled access highway are 'shared by the entire area through which it runs.'...and these are non-recoverable community damages."

The intended use of the acquisition is for widening and improvement of Weiss Lane. Improvements within the acquisition include pavement, a drainage swale and grass buffer along Weiss Lane. Additionally, bridge improvements across Wilbarger Creek will be constructed along the northern portion of the subject's Weiss Lane frontage.

The highest and best use of the whole property and the remainder after the acquisition are the same and the land value remains the same as the remainder before the acquisition. With the exception of the redesign of the carport access and a relocation of the driveway, there are no other material changes to the remainder after the acquisition that would be expected to affect the intended use of the site or improvements.

The remainder improvements are not damaged by proximity to the proposed right-of-way as the proximate space (the carport) is non-habitable. However, the carport access redesign provides only two parking spaces while the whole property provided three carport spaces. Therefore, damage from the lesser utility of the carport is indicated. The cost to construct the three-car carport is estimated using MVS at \$21,400. Subtracting depreciation estimated at 30% results in a depreciated value of \$14,980. Given that the utility is reduced by 33%, we have estimated damage to the remainder at \$4,943. This estimate is consistent with the value additional carport parking spaces contribute when appraising residences by the sales comparison approach. This estimate is included as damages to the remainder.

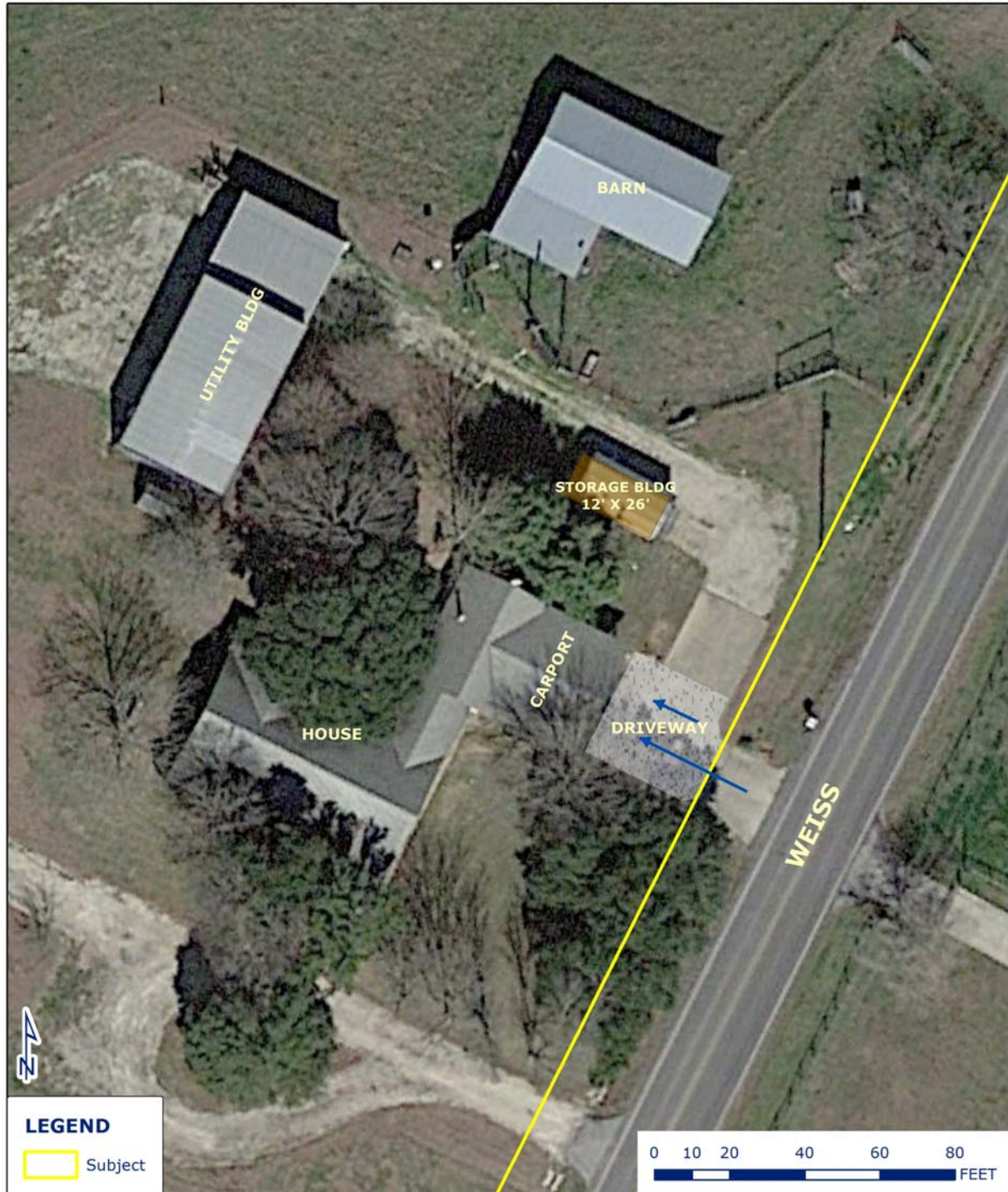
COST TO CURE

As previously noted, the property is improved with a residence, several outbuildings and associated agricultural site improvements. The carport attached to the east side of the residence will be approximately 5.7' feet from the proposed right-of-way. Access to the carport will require a redesign of the on-site circulation and relocation of the driveway. Alterra Design Group has been consulted and has provided a plan and associated cost to cure.

As depicted in the exhibit on the following page, the cure includes the following:

- replace the aggregate drive to the north side of the carport;
- remove the old driveway area and replace with sod;
- renovate the irrigation system including the new sod area; and
- relocate the portable building to the west side of the metal utility building and reconnect to electric service.

Alterra Design Group's redesign for the carport access is depicted in the following exhibit.

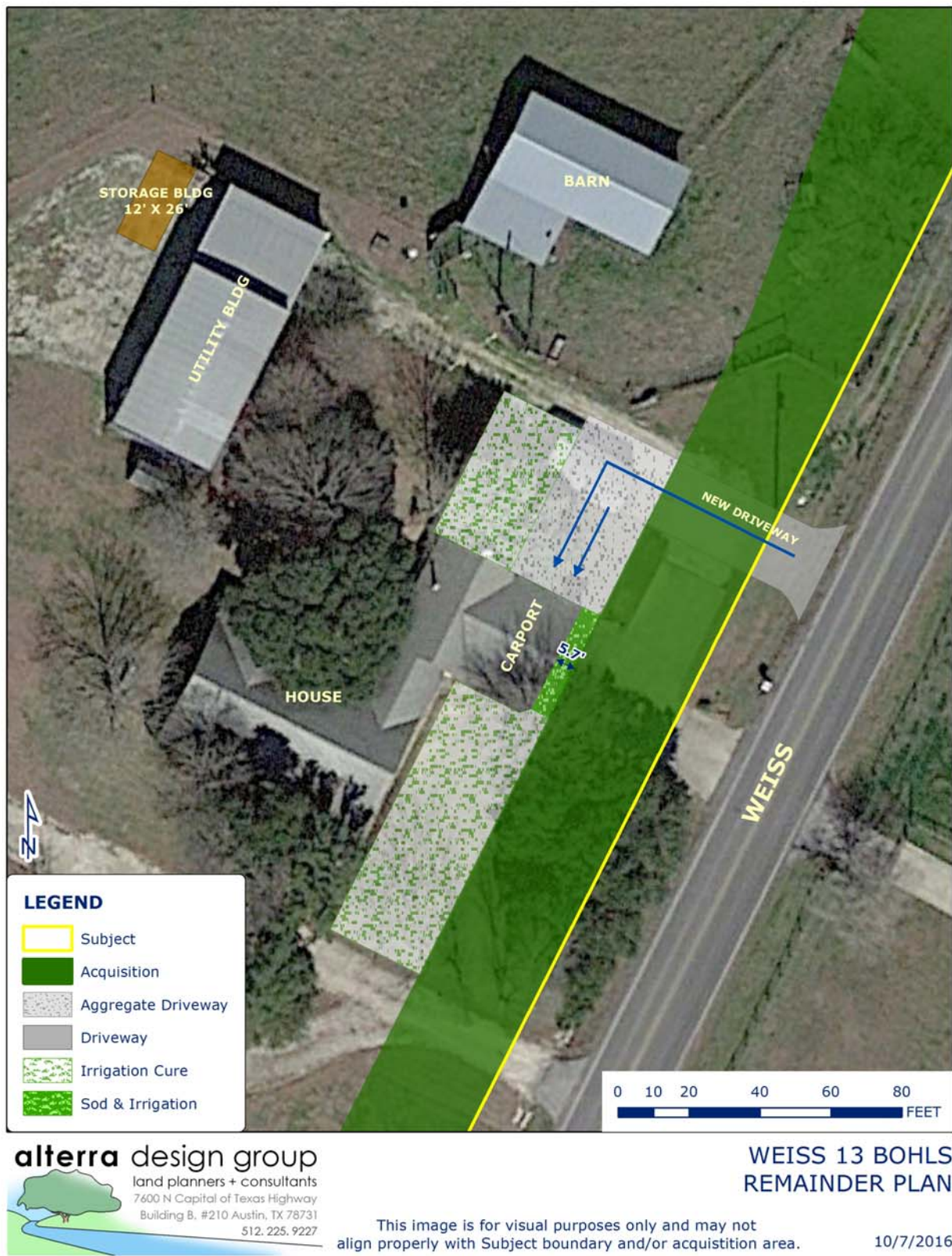


alterra design group
land planners + consultants
7600 N Capital of Texas Highway
Building B, #210 Austin, TX 78731
512. 225. 9227

WEISS 13 BOHLS
WHOLE

This image is for visual purposes only and may not
align properly with Subject boundary and/or acquisition area.

10/7/2016



Alterra Design Group's Cost to Cure:

Item No.	Item	Unit	Quantity	Unit Cost *	Total Cost (Rounded)
1	New Carport driveway, exposed aggregate**	SF	1408	\$11.28	\$15,887
2	Remove old driveway area and repair with sod	SF	171	\$9.92	\$1,696
3	Irrigation repair, includes new sod area	SF	150	\$4.24	\$636
4	Relocate Portable bldg behind Utility bldg***	EA	1	\$795.00	\$795
5	Electrical work in connection with Portable bldg	EA	1	\$637.39	\$638
Subtotal					\$19,652
Contingency			15.0%		\$2,948
Contractor Profit			10.0%		\$1,965
General Liability and Builders Risk			0.7%		\$138
Project TOTAL					\$24,703

*Unit Cost: RSMeans Q3 2016 - Location: Austin (786-787) - Includes 5% Soft Costs and 10% Entrepreneurial Incentive

**Marshall Valuation Service

In addition to the redesign costs, fencing must be replaced on the remainder. The total costs to cure are outlined below.

COST TO CURE					
Improvement	# of Units	Costs per Unit (Includes Profit)	RCN (Rounded)	Included in Part to Be Acquired	Net Cost
5-strand barbed wire including H-posts and creek crossing	2,432	\$7.48	\$18,179	(\$10,073)	\$8,106
Cattle panel fencing	92	\$16.10	\$ 2,286	(\$1,372)	\$914
2-strand straight wire electric fencing	543	\$4.00	\$2,172	(\$1,772)	\$400
16' gate	3	\$185.00	\$555	(\$444)	\$111
12' gate	1	\$152.00	\$152	(\$122)	\$30
Alterra Cost to Cure	1				\$24,703
Net Cost to Cure			\$22,637	(\$13,783)	\$34,264

SUMMARY OF CONCLUSIONS

The value conclusions for the whole property, fee acquisition, remainder before the acquisition, and remainder after the acquisition, are summarized in the following table, along with our estimate of compensation.

Value Conclusion and Just Compensation Summary		
	<u>Market Value</u>	<u>Just and Adequate Compensation</u>
Value of the Whole Property	\$2,482,320	
Fee Acquisition	\$199,959	\$199,959
Remainder Before the Acquisition	\$2,282,361	
Remainder After the Acquisition	\$2,277,418	
Damages/(Enhancements) to the Remainder	\$4,943	\$4,943
Improvements within the Acquisition		\$50,139
Cost to Cure		\$34,264
Total Compensation		\$289,305

QUALIFICATIONS OF THE APPRAISERS

QUALIFICATIONS OF PAUL HORNSBY, MAI, SRA



Experience: Since 1980, Mr. Hornsby has been a practicing real estate appraiser with an office in Austin, Texas, specializing in the valuation of complex properties and in support of litigation proceedings. Mr. Hornsby also serves as an arbitrator in real estate disputes.

Mr. Hornsby often serves in the capacity of expert witness in cases involving eminent domain, bankruptcy, general commercial litigation and ad valorem tax appeal. He is qualified as an appraisal expert in numerous county courts, state district courts, Federal District Court, U.S. Bankruptcy Court, and various commissioners' courts and appraisal district review boards. Mr. Hornsby has testified over 700 times in depositions, special commissioner's hearings and trials.

In addition to real property appraisal, Mr. Hornsby provides counseling services and separation of real estate, tangible personal property, and intangible assets. He is the owner of ph Business Advisors, a business valuation firm specializing in the appraisal of business enterprises, partnership interests, and the allocation of tangible and intangible assets. Land planning services are provided by our sister company, alterra design group (www.alterradesigngroup.com) and brokerage services by Hornsby Realty (www.hornsby-realty.com).

Licenses Designations:	and	<ul style="list-style-type: none">➤ MAI Designation - Appraisal Institute, Certificate No. 7305➤ SRA Designation - Appraisal Institute➤ State Certified General Real Estate Appraiser #TX-1321761-G➤ Texas Broker License #283369-05
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Associations Activities:	and	<ul style="list-style-type: none">➤ Board Member, Foundation Appraisers Coalition of Texas➤ Mentor, Texas Appraiser Licensing and Certification Board➤ Arbitrator in real estate disputes➤ Member, International Right of Way Association➤ Affiliate Member, Texas Association of Appraisal Districts➤ Instructor, Appraisal Institute – Uniform Standards of Professional Appraisal Practice and Business Practices and Ethics➤ Appraisal Qualifications Board (AQB) Certified USPAP Instructor➤ REALTOR - National Association of Realtors
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Education:	University of Texas at Austin, B.B.A. Degree in Finance, August 1977
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Lectures
Publications:

- and ➤ Fee (It Really Is) Simple; Texas Association of Appraisal Districts Conference, 2015
- Separating Tangible & Intangible Asset Values in a Texas Refinery: A Case Study; Appraisal Institute, 2014
 - Transmission Lines: Acquisition, Valuation and Condemnation, Austin Chapter of the Appraisal Institute and IRWA Chapter 74, 2012
 - Responding to Daubert Challenges, Eminent Domain Conference, CLE® International, 2011
 - Equality and Uniformity-Commercial Properties, Appraisal Review Board, Travis Central Appraisal District, May 2009
 - Appraisal Values in an Unsettled Economy, Graves Dougherty Heaton & Moody – Banking & Real Estate Clients, October 2008
 - Fee Simple Estate - How Many Sticks in the Bundle?, 22nd Annual Legal Seminar on Ad Valorem Taxation in San Antonio, 2008
 - Real Estate Appraisal Issues and Ethics, Eminent Domain for Attorneys in Texas, 2007
 - Contemporary Appraisal Issues, Central Texas Commercial Property Exchange, 2007
 - Capitalization Theory & Techniques, Chartered Financial Analysts, 2007
 - Material and Substantial Impairment of Access, CLE® International, 2003
 - Fee Simple Versus Leased Fee Valuation: A Study of Appraisal Models, Downtown Austin Alliance, Institute of Real Estate Management, 2001
 - Regulatory Takings, International Right of Way Association, 2000
 - The Schmidt Opinion From the Appraiser's Perspective, Office of the Attorney General, State of Texas, 1993
 - Asbestos Abatement and Lead Paint: Effects on Real Estate Value, Texas Association of Appraisal Districts, 1992
 - The Endangered Species Act and Its Impact on Property Value, Texas Savings and Loan League, 1989
 - Valuation Theory, Real Estate Symposium, University of Texas, 1984
-



QUALIFICATIONS OF MELANY ADLER, MAI

Experience: Since 1988, Ms. Adler has been a practicing real estate appraiser in Austin and Dallas, Texas specializing in the valuation of commercial properties and in support of litigation proceedings as well as expert witness testimony. Ms. Adler has been a senior appraiser at Paul Hornsby & Co. since 2002.

Licenses and Designations: ➤ MAI Designation – Appraisal Institute, Account No. 339945
➤ State Certified General Real Estate Appraiser # TX-1338187-G
➤ Texas Real Estate Broker's License # 283848

Associations and Activities: ➤ Appraisal Institute
➤ Austin Chapter of the Appraisal Institute
➤ Austin Board of Realtors
➤ National Association of Realtors
➤ Texas Association of Realtors

Major Projects/Clients: *Eminent Domain Assignments:*
Various transmission line projects throughout Texas for clients including:

- Oncor
- Lonestar Transmission
- South Texas Electric Coop
- Lower Colorado River Authority
- Rio Grande Electric Cooperative, Inc.

Right-of-WAY Acquisitions Assignments
Various projects throughout Texas for clients including:

- Texas Department of Transportation (TXDOT)
 - Grand Parkway (State Highway 99)
 - Interstate Highway 35
 - U.S. Highway 183
- North Tarrant Expressway (NTE)
- City of Round Rock
- City of Austin

Parkland Acquisitions:

- City of Austin
- City of Round Rock

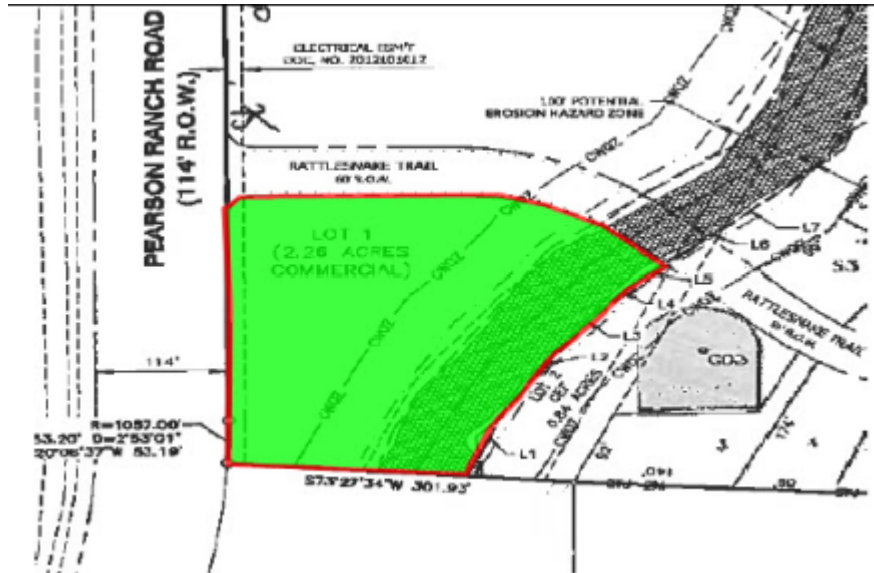
Equal & Uniform Appraisals: *Equal & Uniform Appraisal assignments for clients including:*

- Harris County Appraisal District

Formal Education: Flagler College, BA in Business Administration

ADDENDA

Pending Contract



Property Identification

Record ID	3246
Property Name	Vacant land
Address	East line of Pearson Ranch Road, Austin, Williamson County, Texas 78717
Location	Just south of Avery ranch Boulevard
Tax ID	Portion of R329313
MSA	Austin-Round Rock-San Marcos
Market Type	Suburban

Sale Data

Grantor	England Pearson LP
Grantee	Goddard School
Property Rights	Fee simple
Conditions of Sale	Typical
Financing	Cash to Seller
Verification	Joe England; June 23, 2016; Confirmed by JM

Contract Price	\$1,100,000
Cash Equivalent	\$1,100,000

Land Data

Zoning	Interim Rural Residential, None, 5-mile ETJ
Topography	Slopes from west to east
Utilities	All available

Shape	Pending Contract (Cont.)
Fencing	Triangular
Flood Info	Along Pearson Ranch road
	27% in flood zone

Easements	Typical
Improvements	None
Current/Intended Use	Vacant land/Private school

Land Size Information

Gross Land Size	2.265 Acres or 98,663 SF
Useable Land Size	1.661 Acres or 72,353 SF , 73.33%
Front Footage	200 ft Pearson Ranch Road ;

Indicators

Sale Price/Gross Acre	\$485,651
Sale Price/Gross SF	\$11.15
Sale Price/Useable Acre	\$662,253
Sale Price/Useable SF	\$15.20

Remarks

This 2.265 acre lot is under contract for sale to the Goddard School. The contract was executed on March 31, 2016. The contract allocates \$100,000 for the 0.604 acres of land in the floodplain, with \$1 million for the useable land. This equates to an allocation of 27.5% of the unit value for the dry land to the unit value of the encumbered land.

DESCRIPTION OF 0.4752 OF ONE ACRE

DESCRIPTION OF 0.4752 OF ONE ACRE OR 20,698 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT TRACT DESCRIBED AS 5.00 ACRES (EXHIBIT “B”) IN A DEED TO JAMES R. BOHLS, OF RECORD IN VOLUME 10591, PAGE 53, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT TRACT DESCRIBED AS 5.10 ACRES IN A DEED TO JAMES R. BOHLS, UNDIVIDED 1/2 INTEREST, OF RECORD IN VOLUME 8404, PAGE 470, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND IN A DEED TO JAMES R. BOHLS, UNDIVIDED 1/2 INTEREST, OF RECORD IN VOLUME 8593, PAGE 231, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.4752 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” iron rod set with a plastic cap at the west corner of this tract, same being in the southwest line of said 5.00 acre James R. Bohls tract, the existing northeast right-of-way line of East Pecan Street, and the proposed northwest right-of-way line of Weiss Lane, from which a 1/2” iron rod found at the west corner of said 5.00 acre James R. Bohls tract and the south corner of that tract described as 281.80 acres in a deed to Cactus Commercial South, L.P., of record in Document No. 2014095553, Official Public Records, Travis County, Texas, same being in the existing northeast right-of-way line of East Pecan Street, bears N62°24’20”W 782.17 feet, and said point of beginning having State Plane Coordinates (Texas Central Zone, NAD83, U.S. Feet, Combined Grid to Surface Scale Factor of 1.00010) grid value of N=10,127,104.41 E=3,164,507.48;

THENCE, with the northwest line of this tract and the proposed northwest right-of-way line of Weiss Lane, crossing said 5.00 acre James R. Bohls tract, the following two (2) courses, numbered 1 and 2:

- 1) **N72°03’33”E 62.07 feet** to a 1/2” iron rod set with a plastic cap;
- 2) **N26°45’44”E 212.92 feet** to a 1/2” iron rod set with a plastic cap in the northeast line of said 5.00 acre James R. Bohls tract and the southwest line of said 5.10 acre James R. Bohls tract;

THENCE, continuing with the northwest line of this tract, the proposed northwest right-of-way line of Weiss Lane, the northeast line of said 5.00 acre James R. Bohls tract, and the southwest line of said 5.10 acre James R. Bohls tract, **S62°24’20”E 13.00 feet** to a 1/2” iron rod set with a plastic cap;

THENCE, continuing with the northwest line of this tract and the proposed northwest right-of-way line of Weiss Lane, crossing said 5.10 acre James R. Bohls tract, **N26°45'44"E 254.59 feet** to a 1/2" iron rod set with a plastic cap at the north corner of this tract, same being in the northeast line of said 5.10 acre James R. Bohls tract and the southwest line of that tract described as 1.59 acres in a deed to James R. Bohls and wife, Barbara Bohls, of record in Volume 4997, Page 223, Deed Records, Travis County, Texas;

THENCE, with the northeast line of this tract and said 5.10 acre James R. Bohls tract and the southwest line of said James R. and Barbara Bohls tract, **S62°30'21"E 32.00 feet** to a 1/2" iron rod found at the east corner of this tract and said 5.10 acre James R. Bohls tract and the south corner of said James R. and Barbara Bohls tract, same being in the existing northwest right-of-way line of Weiss Lane;

THENCE, with the southeast line of this tract, said 5.10 acre James R. Bohls tract, and said 5.00 acre James R. Bohls tract and the existing northwest right-of-way line of Weiss Lane, **S26°45'44"W** passing at 254.64 feet a calculated point at the south corner of said 5.10 acre James R. Bohls tract and the east corner of said 5.00 acre James R. Bohls tract, from which a 1/2" iron rod found bears N62°24'20"W 0.83 feet, continuing 257.22 feet for a total distance of **511.86 feet** to a calculated point at the south corner of this tract and said 5.00 acre James R. Bohls tract, same being in the existing northeast right-of-way line of East Pecan Street;

THENCE, with the southwest line of this tract and said 5.00 acre James R. Bohls tract and the existing northeast right-of-way line of East Pecan Street, **N62°24'20"W 89.12 feet** to the PLACE OF BEGINNING and containing 0.4752 of one acre, or 20,698 square feet, more or less, contained within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (CORS96). The Combined Grid to Surface Scale Factor is 1.00010) and was established by GPS observations.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591

TBPLS Firm# 10095500

PRELIMINARY

08/16/16

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

2016/Descriptions/Weiss Lane/0.4752 ac

TCAD # 0267500133

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.4752 AC. OR 20,698 SQ. FT. OF LAND OUT OF
THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162,
TRAVIS COUNTY, TEXAS.

RE: TRAVIS COUNTY

SCALE 1" = 50'

EAST PECAN STREET
(R.O.W. VARIES)

CACTUS COMMERCIAL
SOUTH, L.P.
DOC. 2014095553
O.P.R.T.C.
(281.80 AC.)

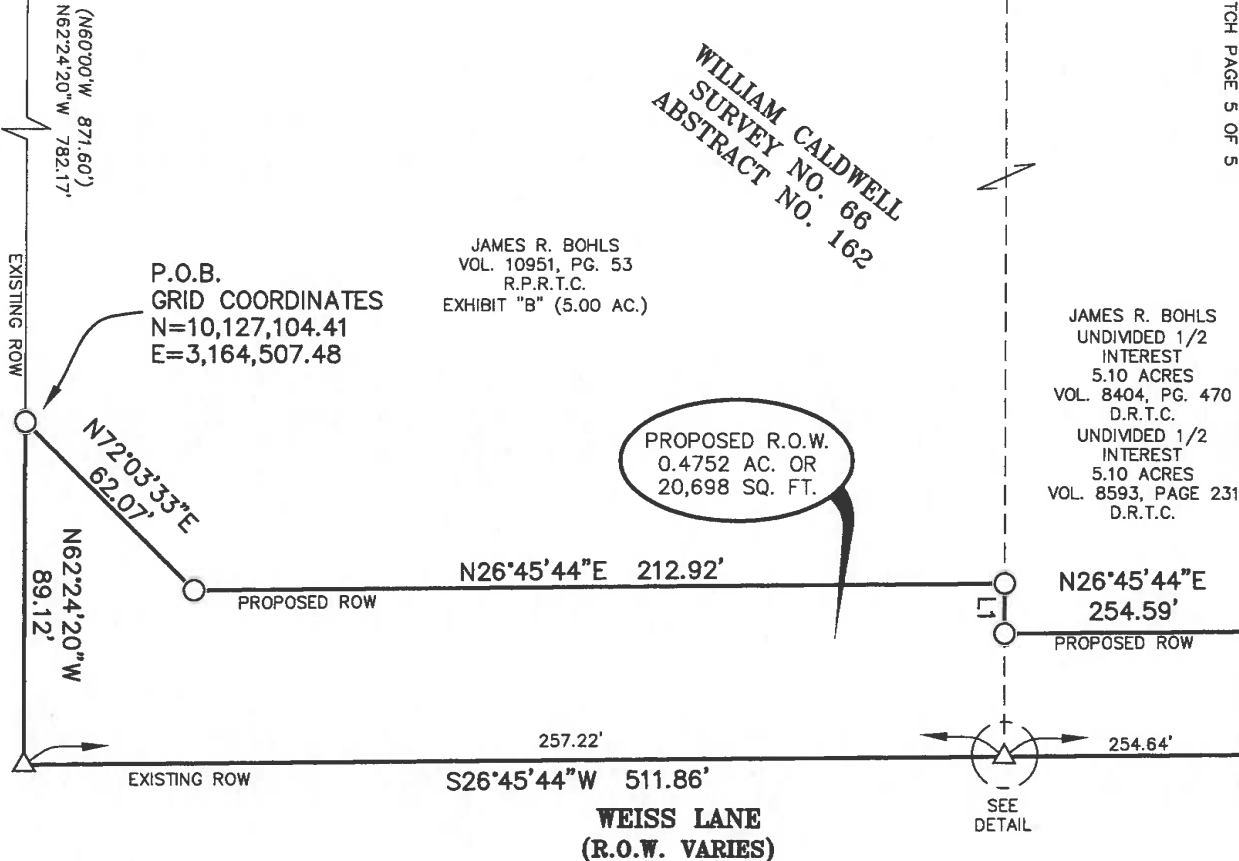
LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°24'20"E	13.00
L2	S62°30'21"E	32.00

WILLIAM CALDWELL
SURVEY NO. 66
ABSTRACT NO. 162

JAMES R. BOHLS
VOL. 10951, PG. 53
R.P.R.T.C.
EXHIBIT "B" (5.00 AC.)

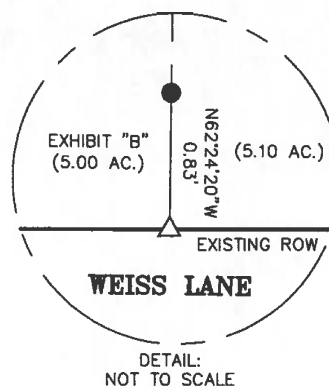
P.O.B.
GRID COORDINATES
N=10,127,104.41
E=3,164,507.48

JAMES R. BOHLS
UNDIVIDED 1/2
INTEREST
5.10 ACRES
VOL. 8404, PG. 470
D.R.T.C.
UNDIVIDED 1/2
INTEREST
5.10 ACRES
VOL. 8593, PAGE 231
D.R.T.C.



LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED
(UNLESS OTHERWISE NOTED)
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD SET WITH
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY



SURVEYED BY: PAGE 4 OF 5

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.4752 AC. OR 20,698 SQ. FT. OF LAND OUT OF
THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162,
TRAVIS COUNTY, TEXAS.

RE: TRAVIS COUNTY

SCALE 1" = 50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°24'20"E	13.00
L2	S62°30'21"E	32.00

WILLIAM CALDWELL
SURVEY NO. 66
ABSTRACT NO. 162

JAMES R. BOHLS
UNDIVIDED 1/2 INTEREST
5.10 ACRES
VOL. 8404, PG. 470
D.R.T.C.
UNDIVIDED 1/2 INTEREST
5.10 ACRES
VOL. 8593, PAGE 231
D.R.T.C.

JAMES R. BOHLS
AND WIFE, BARBARA BOHLS
VOL. 4997, PG. 223
D.R.T.C.
(1.59 AC.)

PROPOSED R.O.W.
0.4752 AC. OR
20,698 SQ. FT.

N26°45'44"E 254.59'

PROPOSED ROW

254.64'

S26°45'44"W 511.86'

EXISTING ROW

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED
(UNLESS OTHERWISE NOTED)
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD SET WITH
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

NOTES:

1. THE COORDINATE SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS
ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS.
THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00010. ALL DISTANCES
SHOWN ARE SURFACE DISTANCES.

08/16/16

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: This copy of this plat is not valid unless an original signature
through an original seal appears on its face. There is a description to
accompany this plat.

TCAD# 0267500133

M:\LJA~15-043~Weiss Lane-Pflugerville\DWG\Parcels\James R Bohls Parcel-Rev

REVISED: 08/16/16
ISSUED: 07/12/16

SURVEYED BY: PAGE 5 OF 5

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

JOB NO.: 15-043

DESCRIPTION OF 0.1853 OF ONE ACRE

DESCRIPTION OF 0.1853 OF ONE ACRE OR 8,073 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT TRACT DESCRIBED AS 1.59 ACRES IN A DEED TO JAMES R. BOHLS AND WIFE, BARBARA BOHLS, OF RECORD IN VOLUME 4997, PAGE 223, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.1853 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” iron rod found at the south corner of this tract and said James R. and Barbara Bohls tract and the east corner of that tract described as 5.10 acres in a deed to James R. Bohls, undivided 1/2 interest, of record in Volume 8404, Page 470, Deed Records, Travis County, Texas, and in a deed to James R. Bohls, undivided 1/2 interest, of record in Volume 8593, Page 231, Deed Records, Travis County, Texas, same being in the existing northwest right-of-way line of Weiss Lane, from which a 1/2” iron rod found at the west corner of that tract described as 5.00 acres (Exhibit “B”) in a deed to James R. Bohls, of record in Volume 10591, Page 53, Real Property Records, Travis County, Texas, and the south corner of that tract described as 281.80 acres in a deed to Cactus Commercial South, L.P., of record in Document No. 2014095553, Official Public Records, Travis County, Texas, same being in the existing northeast right-of-way line of East Pecan Street, bears S26°45’44”W 511.86 feet and N62°24’20”W 871.29 feet, and said point of beginning having State Plane Coordinates (Texas Central Zone, NAD83, U.S. Feet, Combined Grid to Surface Scale Factor of 1.00010) grid value of N=10,127,520.17 E=3,164,816.82;

THENCE, with the southwest line of this tract and said James R. and Barbara Bohls tract and the northeast line of said 5.10 acre James R. Bohls tract, **N62°30’21”W 32.00 feet** to a 1/2” iron rod set with a plastic cap at the west corner of this tract, same being in the proposed northwest right-of-way line of Weiss Lane;

THENCE, with the northwest line of this tract and the proposed northwest right-of-way line of Weiss Lane, crossing said James R. and Barbara Bohls tract, **N26°45’44”E 252.31 feet** to a 1/2” iron rod set with a plastic cap at the north corner of this tract, same being in the northeast line of said James R. and Barbara Bohls tract and the southwest line of that tract described as 34.96 acres in a deed to James Robert Bohls, of record in Volume 12431, Page 1410, Real Property Records, Travis County, Texas;

THENCE, with the northeast line of this tract and said James R. and Barbara Bohls tract and the southwest line of said James Robert Bohls tract, **S62°30'21"E 32.00 feet** to a calculated point at the east corner of this tract and said James R. and Barbara Bohls tract and the south corner of said James Robert Bohls tract, same being in the existing northwest right-of-way line of Weiss Lane;

THENCE, with the southeast line of this tract and said James R. and Barbara Bohls tract and the existing northwest right-of-way line of Weiss Lane, **S26°45'44"W 252.31 feet** to the PLACE OF BEGINNING and containing 0.1853 of one acre, or 8,073 square feet, more or less, contained within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (CORS96). The Combined Grid to Surface Scale Factor is 1.00010) and was established by GPS observations.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591

TBPLS Firm# 10095500

PRELIMINARY

08/16/16

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

2016/Descriptions/Weiss Lane/0.1853 ac

TCAD # 0267500133

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.1853 AC. OR 8,073 SQ. FT. OF LAND OUT OF
THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162,
TRAVIS COUNTY, TEXAS.

RE: TRAVIS COUNTY

SCALE 1" = 50'

CACTUS COMMERCIAL
SOUTH, L.P.
DOC. 2014095553
O.P.R.T.C.
(281.80 AC.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°30'21"W	32.00
L2	S62°30'21"E	32.00

WILLIAM CALDWELL
SURVEY NO. 66
ABSTRACT NO. 162

JAMES R. BOHLS
UNDIVIDED 1/2 INTEREST
5.10 ACRES
VOL. 8404, PG. 470
D.R.T.C.
UNDIVIDED 1/2 INTEREST
5.10 ACRES
VOL. 8593, PAGE 231
D.R.T.C.

JAMES R. BOHLS
AND WIFE, BARBARA BOHLS
VOL. 4997, PG. 223
D.R.T.C.
(1.59 AC.)

EAST PECAN STREET
(R.O.W. VARIES)

(N60°00'W 871.60')
(N62°24'20"W 871.29')

JAMES R. BOHLS
VOL. 10951, PG. 53
R.P.R.T.C.
EXHIBIT "B" (5.00 AC.)

EXISTING ROW

P.O.B.
GRID COORDINATES
N=10,127,520.17
E=3,164,816.82

S26°45'44"W 511.86'

WEISS LANE
(R.O.W. VARIES)

EXISTING ROW

PROPOSED R.O.W.
0.1853 AC. OR
8,073 SQ. FT.

N26°45'44"E 252.31'
PROPOSED ROW

S26°45'44"W 252.31'

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED
(UNLESS OTHERWISE NOTED)
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD SET WITH
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

SURVEYED BY: PAGE 3 OF 4

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

SKETCH TO ACCOMPANY DESCRIPTION
OF 0.1853 AC. OR 8,073 SQ. FT. OF LAND OUT OF
THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162,
TRAVIS COUNTY, TEXAS.

RE: TRAVIS COUNTY

SCALE 1" = 50'

WILLIAM CALDWELL
SURVEY NO. 66
ABSTRACT NO. 162

MATCH PAGE 3 OF 4

JAMES R. BOHLS
AND WIFE, BARBARA BOHLS
VOL. 4997, PG. 223
D.R.T.C.
(1.59 AC.)

JAMES ROBERT BOHLS
VOL. 12431, PG. 1410
R.P.R.T.C.
(34.96 AC.)

PROPOSED R.O.W.
0.1853 AC. OR
8,073 SQ. FT.

N26°45'44"E 252.31'

PROPOSED ROW

S26°45'44"W 252.31'

WEISS LANE
(R.O.W. VARIES)

EXISTING ROW

LINE TABLE

LINE	BEARING	LENGTH
L1	N62°30'21"W	32.00
L2	S62°30'21"E	32.00

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- ⊙ 1/2" IRON ROD FOUND CAPPED
(UNLESS OTHERWISE NOTED)
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD SET WITH
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

NOTES:

1. THE COORDINATE SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS
ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS.
THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00010. ALL DISTANCES
SHOWN ARE SURFACE DISTANCES.

PRELIMINARY

08/16/16

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: This copy of this plat is not valid unless an original signature
through an original seal appears on its face. There is a description to
accompany this plat.

TCAD# 0267500133

M:\LJA~15-043~Weiss Lane-Pflugerville\DWG\Parcels\James R and Barbara Bohls Parcel-Rev

REVISED: 08/16/16
ISSUED: 07/12/16

SURVEYED BY: PAGE 4 OF 4

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

JOB NO.: 15-043

DESCRIPTION OF 2.249 ACRES

DESCRIPTION OF 2.249 ACRES OR 97,965 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT TRACT DESCRIBED AS 34.96 ACRES IN A DEED TO JAMES ROBERT BOHLS, OF RECORD IN VOLUME 12431, PAGE 1410, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 2.249 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at an exterior ell corner of this tract and the remainder of said James Robert Bohls tract, the east corner of that tract described as 0.560 of one acre in a deed to Travis County, Texas, of record in Document No. 2016057138, Official Public Records, Travis County, Texas, and the south corner of that tract described as 0.159 of one acre (Exhibit "A") to Travis County, Texas, of record in Document No. 2016031283, Official Public Records, Travis County, Texas, same being in the existing northwest right-of-way line of Weiss Lane, from which a 1/2" iron rod with cap found at the east corner of said 0.159 of one acre Travis County tract and the south corner of that tract described as 0.033 of one acre (Exhibit "B") in said Travis County deed recorded in said Document No. 2016031283, bears N27°02'39"E 283.30 feet, and said point of beginning having State Plane Coordinates (Texas Central Zone, NAD83, U.S. Feet, Combined Grid to Surface Scale Factor of 1.00010) grid value of N=10,129,339.38, E=3,165,723.16;

THENCE, with a northeast line of this tract and the remainder of said James Robert Bohls tract and the existing northwest right-of-way line of Weiss Lane, **S62°52'21"E 9.91 feet** to a calculated point at the east corner of this tract and the remainder of said James Robert Bohls tract;

THENCE, with the southeast line of this tract and remainder of said James Robert Bohls tract and the existing northwest right-of-way line of Weiss Lane, **S26°45'44"W 1,780.29 feet** to a calculated point at the south corner of this tract and the remainder of said James Robert Bohls tract and the east corner of that tract described as 1.59 acres in a deed to James R. Bohls and wife, Barbara Bohls, of record in Volume 4997, Page 223, Deed Records, Travis County, Texas, from which a 1/2" iron rod found at the south corner of said James R. and Barbara Bohls tract and the east corner of that tract described as 5.10 acres in a deed to James R. Bohls, undivided 1/2 interest, of record in Volume 8404, Page 470, Deed Records, Travis County, Texas, and in a deed to James R. Bohls, undivided 1/2 interest, of record in Volume 8598, Page 231, Deed Records, Travis County, Texas, bears S26°45'44"W 252.31 feet;

THENCE, with the southwest line of this tract and the remainder of said James Robert Bohls tract and the northeast line of said James R. and Barbara Bohls tract, **N62°30'21"W 32.00 feet** to a 1/2" iron rod set with a plastic cap at the west corner of this tract;

THENCE, with the northwest line of this tract and the proposed northwest right-of-way line of Weiss Lane, crossing the remainder of said James Robert Bohls tract, the following five (5) courses, numbered 1 through 5:

- 1) **N26°45'44"E 36.35 feet** to a 1/2" iron rod set with a plastic cap;
- 2) **N20°29'06"E 100.60 feet** to a 1/2" iron rod set with a plastic cap;
- 3) **N26°45'44"E 1,002.54 feet** to a 1/2" iron rod set with a plastic cap;
- 4) **N09°03'11"E 311.30 feet** to a 1/2" iron rod set with a plastic cap; and
- 5) **N26°12'04"E 345.36 feet** to a 1/2" iron rod set with a plastic cap at the north corner of this tract, same being in the northeast line of the remainder of said James Robert Bohls tract and the southwest line of that tract described as 3.00 acres in a deed to Helen Noneman, of record in Volume 12763, Page 313, Real Property Records, Travis County, Texas;

THENCE, with a northeast line of this tract and the remainder of said James Robert Bohls tract and the southwest line of said 3.00 acre Helen Noneman tract, **S62°52'21"E 93.65 feet** to a calculated point at an exterior ell corner of this tract and the remainder of said John Robert Bohls tract and the south corner of the remainder of said Helen Noneman 3.00 acre tract and the north corner of said 0.560 of one acre Travis County tract;

THENCE, with the perimeter of this tract, the remainder of said James Robert Bohls tract, and said 0.560 of one acre Travis County tract, the following four (4) courses, numbered 1 through 3:

- 1) **S32°19'56"W 112.25 feet** to a calculated point;
- 2) **S26°35'55"W 187.31 feet** to a calculated point;
- 3) **S20°52'27"W 466.65 feet** to a calculated point at an interior ell corner of this tract and the remainder of said James Robert Bohls tract and the south corner said 0.560 of one acre Travis County tract; and

- 4) **N26°45'44"E 762.97 feet** to the PLACE OF BEGINNING and containing 2.249 acres, or 97,965 square feet, more or less, contained within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (CORS96). The Combined Grid to Surface Scale Factor is 1.00010) and was established by GPS observations.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591

TBPLS Firm# 10095500

PRELIMINARY

08/16/16

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

2016/Descriptions/Weiss Lane/2.249 ac

TCAD # 0267500133

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.249 AC. OR 97,965 SQ. FT. OF LAND OUT OF
THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162,
TRAVIS COUNTY, TEXAS.

RE: TRAVIS COUNTY

SCALE 1" = 50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°52'21"E	9.91
L2	N62°30'21"W	32.00
L3	N26°45'44"E	36.35
L4	S26°45'44"W	252.31

WILLIAM CALDWELL
SURVEY NO. 66
ABSTRACT NO. 162

(N62°32'25"W 496.62')
(S60°00'E 456.70')

HELEN NONEMAN
DOC. NO. 2012194992, O.P.R.T.C.
(5.10 AC.)

HELEN NONEMAN
VOL. 12763, PG. 313
R.P.R.T.C.
(3.00 AC.)

PROPOSED R.O.W.
2.249 AC. OR
97,965 SQ. FT.

PROPOSED ROW
N26°12'04"E
345.36'

S62°52'21"E
93.65'

S32°19'56"W
112.25'

TRAVIS COUNTY
DOC. NO. 2016057138
O.P.R.T.C.
(0.560 AC.)

N26°45'44"E
762.97'

TRAVIS COUNTY
DOC. NO. 2016031283
O.P.R.T.C.
EXHIBIT "A" (0.159 AC.)

(N31°54'47"E 284.55')

EXISTING ROW

N27°02'39"E 283.30'

S26°45'44"W
1780.29'

EXISTING
ROW

P.O.B.
GRID COORDINATES
N=10,129,339.38
E=3,165,723.16

WEISS LANE
(R.O.W. VARIES)

TRAVIS COUNTY
DOC. NO. 2016031283
O.P.R.T.C.
EXHIBIT "B" (0.033 AC.)

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED
(UNLESS OTHERWISE NOTED)
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD SET WITH
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

SURVEYED BY: PAGE 4 OF 9

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.249 AC. OR 97,965 SQ. FT. OF LAND OUT OF
THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162,
TRAVIS COUNTY, TEXAS.

RE: TRAVIS COUNTY

SCALE 1" = 50'

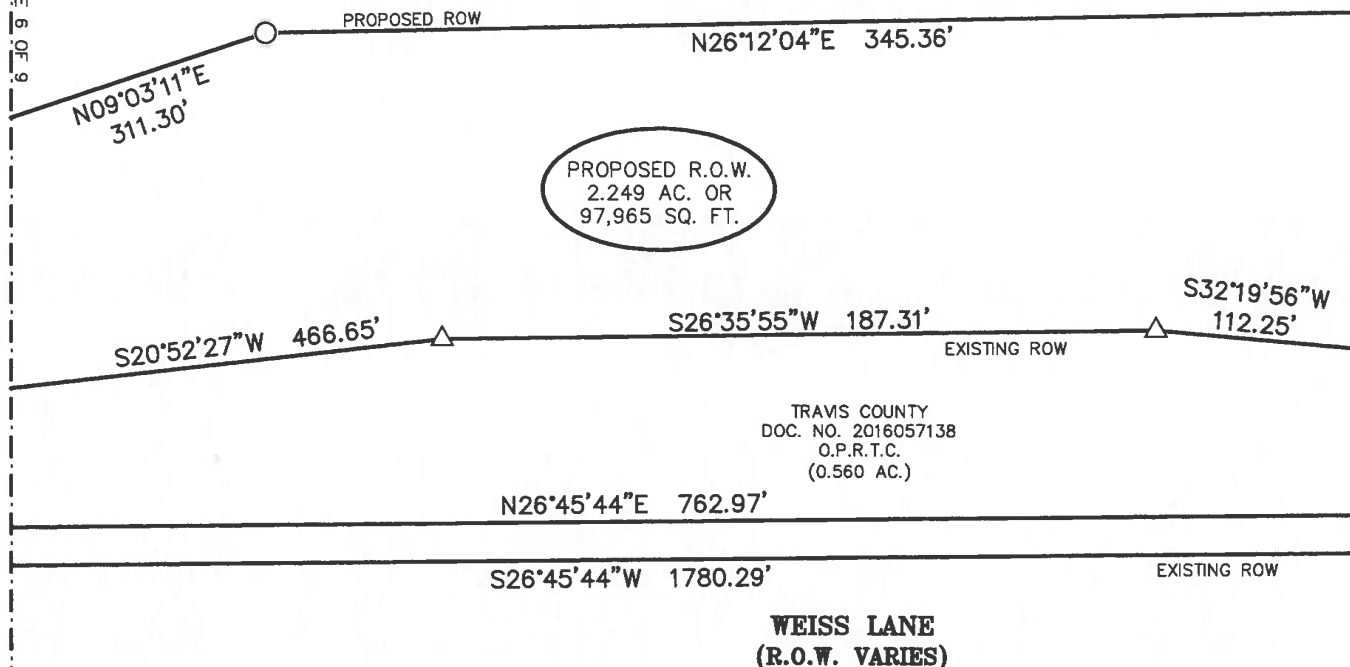
LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°52'21"E	9.91
L2	N62°30'21"W	32.00
L3	N26°45'44"E	36.35
L4	S26°45'44"W	252.31

WILLIAM CALDWELL
SURVEY NO. 66
ABSTRACT NO. 162

JAMES ROBERT BOHLS
VOL. 12431, PG. 1410
R.P.R.T.C.
(34.96 AC.)

MATCH PAGE 4 OF 9

MATCH PAGE 6 OF 9



LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED
(UNLESS OTHERWISE NOTED)
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD SET WITH
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

SURVEYED BY: PAGE 5 OF 9

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

WILLIAM CALDWELL
SURVEY NO. 66
ABSTRACT NO. 162

MATCH PAGE 5 OF 9

LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°52'21"E	9.91
L2	N62°30'21"W	32.00
L3	N26°45'44"E	36.35
L4	S26°45'44"W	252.31

MATCH PAGE 7 OF 9

N26°45'44"E 1002.54'

PROPOSED ROW

N09°03'11"E 311.30'

PROPOSED R.O.W.
2.249 AC. OR
97,965 SQ. FT.

S20°52'27"W 466.65'

N26°45'44"E 762.97'

TRAVIS COUNTY
DOC. NO. 2016057138
O.P.R.T.C.
(0.560 AC.)

S26°45'44"W 1780.29'

EXISTING ROW

**WEISS LANE
(R.O.W. VARIES)**

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED
(UNLESS OTHERWISE NOTED)
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TRAVIS COUNTY

SURVEYED BY: PAGE 6 OF 9

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

SKETCH TO ACCOMPANY DESCRIPTION
OF 2.249 AC. OR 97,965 SQ. FT. OF LAND OUT OF
THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162,
TRAVIS COUNTY, TEXAS.

RE: TRAVIS COUNTY

SCALE 1" = 50'

WILLIAM CALDWELL
SURVEY NO. 66
ABSTRACT NO. 162

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JAMES ROBERT BOHLS
VOL. 12431, PG. 1410
R.P.R.T.C.
(34.96 AC.)

MATCH PAGE 6 OF 9

PROPOSED ROW

N26°45'44"E 1002.54'

PROPOSED R.O.W.
2.249 AC. OR
97,965 SQ. FT.

S26°45'44"W 1780.29'

EXISTING ROW

WEISS LANE
(R.O.W. VARIES)

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TRAVIS COUNTY

SURVEYED BY: PAGE 7 OF 9

McGRAY & McGRAY
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RE: TRAVIS COUNTY

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JAMES ROBERT BOHLS
VOL. 12431, PG. 1410
R.P.R.T.C.
(34.96 AC.)

WILLIAM CALDWELL
SURVEY NO. 66
ABSTRACT NO. 162

MATCH PAGE 9 OF 9

MATCH PAGE 7 OF 9

PROPOSED ROW

N26°45'44"E 1002.54'

PROPOSED R.O.W.
2.249 AC. OR
97,965 SQ. FT.

S26°45'44"W 1780.29'

EXISTING ROW

WEISS LANE
(R.O.W. VARIES)

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TRAVIS COUNTY

SURVEYED BY: PAGE 8 OF 9

McGRAY & McGRAY
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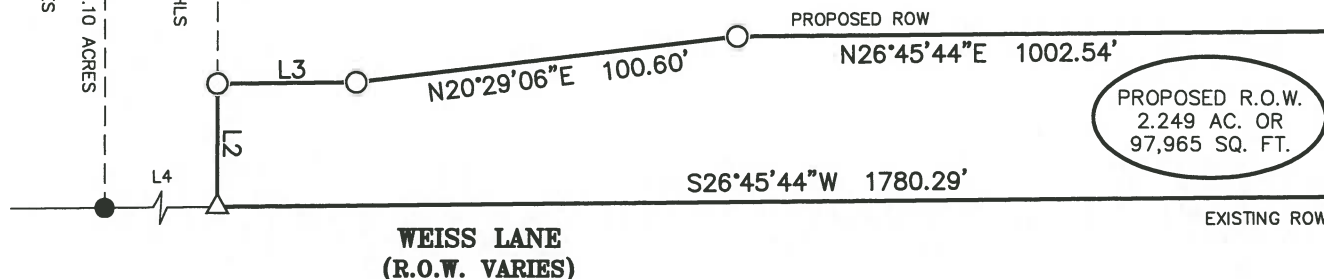
JAMES ROBERT BOHLS
VOL. 12431, PG. 1410
R.P.R.T.C.
(34.96 AC.)

WILLIAM CALDWELL
SURVEY NO. 66
ABSTRACT NO. 162

MATCH PAGE 8 OF 9

JAMES R. BOHLS UNDIVIDED 1/2 INTEREST 5.10 ACRES
VOL. 8404, PG. 470, D.R.T.C.
UNDIVIDED 1/2 INTEREST 5.10 ACRES
VOL. 8593, PAGE 231, D.R.T.C.

JAMES R. BOHLS AND WIFE, BARBARA BOHLS
VOL. 4997, PG. 223, D.R.T.C.
(1.59 AC.)



PROPOSED R.O.W.
2.249 AC. OR
97,965 SQ. FT.

LEGEND

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TRAVIS COUNTY

NOTES:

1. THE COORDINATE SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS
ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS.
THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00010. ALL DISTANCES
SHOWN ARE SURFACE DISTANCES.

PRELIMINARY

08/16/16

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: This copy of this plat is not valid unless an original signature
through an original seal appears on its face. There is a description to
accompany this plat.

TCAD# 0267500133

M:\LJA~15~043~Weiss Lane-Pflugerville\DWG\Parcels\James Robert Bohls Parcel-Rev

REVISED: 08/16/16

ISSUED: 07/12/16

PAGE 9 OF 9

SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
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JOB NO.: 15-043