

*APPRAISAL REPORT*

of a water and wastewater easement and temporary construction easement to be situated on ±10.030 acres located at the Terminus of Diamond Path (private road), W of Cross Creek Dr (520 Diamond Path), Hays County, Texas

Parcel:	24
Project Name:	South Regional Water Reclamation Project
Property Owner:	Patrick J. Zielbauer and Jenna Kolle Zielbauer
CAD Parcel Number:	R144145
Legal Description:	Land in the Benjamin F. Mims, Survey No. 8, A-13, Hays County, Texas

*Submitted To:*

Erin Newberry, SR/WA, R/W-NAC, R/W-RAC  
Sr. Real Estate Services Agent  
HDR  
613 NW Loop 410, Ste. 700  
San Antonio, TX 78216

*Prepared By:*

*ATRIUM REAL ESTATE SERVICES*  
510 C Bridle Path  
Dripping Springs, TX 78620

Effective Date of Appraisal:  
December 9, 2020





December 15, 2020

Erin Newberry, SR/WA, R/W-NAC, R/W-RAC  
Sr. Real Estate Services Agent  
HDR  
613 NW Loop 410, Ste. 700  
San Antonio, TX 78216

RE: Appraisal report of the water and wastewater easement and temporary construction easement to be situated on ±10.030 acres located at the Terminus of Diamond Path (private road), W of Cross Creek Dr (520 Diamond Path), Hays County, Texas.

Parcel: 24  
Project Name: South Regional Water Reclamation Project  
Property Owner: Patrick J. Zielbauer and Jenna Kolle Zielbauer  
CAD Parcel Number: R144145  
Legal Description: Land in the Benjamin F. Mims, Survey No. 8, A-13, Hays County, Texas

Dear Erin Newberry, SR/WA, R/W-NAC, R/W-RAC:

As requested, an appraisal has been completed on the above referenced property. The purpose of the appraisal is to estimate the market value of the fee simple interest of the subject whole property and the recommended compensation for the water and wastewater easement and temporary construction easement. The following appraisal and final estimate of value have been based upon the inspection of the property and upon research into various factors which influence value. The effective date of this appraisal was December 9, 2020.

The analysis and results of the investigation are submitted in the accompanying report which has been prepared in conformity with the requirements of the *Code of Professional Ethics and the Standards of Professional Appraisal Practice* of the APPRAISAL INSTITUTE, the *Uniform Standards of Professional Appraisal Practice* as promulgated by the APPRAISAL FOUNDATION, as well as the requirements of the STATE OF TEXAS for State-Certified General Real Estate Appraisers.

MARKET VALUE/RECOMMENDED COMPENSATION ESTIMATES - The market value of fee simple interest in the subject property, as well as the recommended compensation estimate for the proposed acquisition, as of December 9, 2020, was as follows:

RECOMMENDED COMPENSATION SUMMARY		
Whole Property Value (Land only)	\$524,288	
Water And Wastewater Easement (±0.410 acres)		\$10,716
Remainder Before the Acquisition	\$513,572	
Remainder After the Acquisition	\$556,370	
Damages/(Enhancements)		(\$42,798)
Temporary Construction Easement (±0.460 acres)		\$5,771
Special Compensation/Cost to Cure		\$0
Total Recommended Compensation		\$16,487

Page 2  
December 15, 2020

ATRIUM REAL ESTATE SERVICES appreciates the opportunity to be of service to you. Should you have any questions, or if we can be of further assistance, please contact our office.

Respectfully submitted,

ATRIUM REAL ESTATE SERVICES

A handwritten signature in blue ink that reads "Lory R. Johnson". The signature is written in a cursive, slightly slanted style.

Lory R. Johnson, MAI, SR/WA  
President  
Texas Certified Appraiser #TX-1321640-G

## CERTIFICATION OF THE APPRAISER

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The undersigned do hereby certify that, to the best of my 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 my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. I have performed appraisal services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, 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 and the Standards of Professional Appraisal Practice* of the APPRAISAL INSTITUTE. The report also conforms to the *Uniform Standards of Professional Appraisal Practice* as promulgated by the APPRAISAL FOUNDATION, as well as the requirements of the STATE OF TEXAS for State-Certified General Real Estate Appraisers.
- Lory R. Johnson, MAI, SR/WA and Loryn Johnson have made a personal inspection of the property that is the subject of this report.
- Loryn Johnson provided significant real property appraisal assistance to the persons signing this certification.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, Lory R. Johnson, MAI, SR/WA has completed the continuing education program for Designated Members of the Appraisal Institute.
- this appraisal report sets forth all limiting conditions (imposed by the terms of the assignment or by the undersigned) affecting the analyses, opinions, and conclusions expressed herein.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- the market data contained within this report, has been accumulated from various sources and, where possible, personally examined and verified as to details, motivation, and validity.

ATRIUM REAL ESTATE SERVICES



Lory R. Johnson, MAI, SR/WA  
President & CEO  
Texas Certified Appraiser #TX-1321640-G  
Date Signed: December 15, 2020

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## *INTRODUCTION*

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SUBJECT PROPERTY PHOTOGRAPHS



AERIAL PHOTOGRAPH

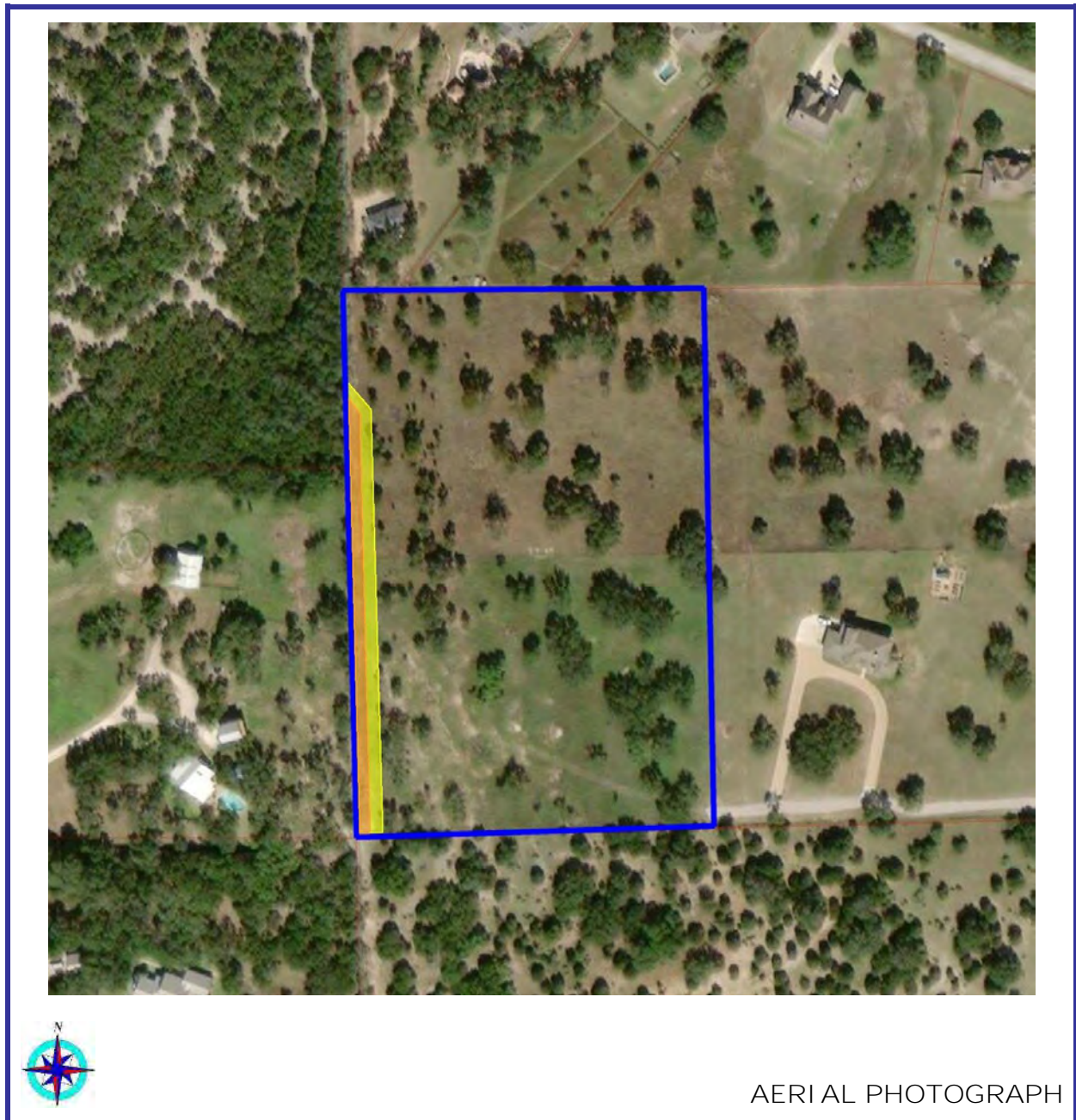
Source: Google Maps

Blue: Subject property boundary (estimated by appraiser)

Orange: Proposed water and wastewater easement acquisition (estimated by appraiser)

Yellow: Proposed temporary construction easement (estimated by appraiser)

SUBJECT PROPERTY PHOTOGRAPHS



AERIAL PHOTOGRAPH

Source: Google Maps

Blue: Subject property boundary (estimated by appraiser)

Orange: Proposed water and wastewater easement acquisition (estimated by appraiser)

Yellow: Proposed temporary construction easement (estimated by appraiser)



INTRODUCTION

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SUBJECT PROPERTY PHOTOGRAPHS



Subject property

Date photo taken:  
12/9/2020

Subject property



Date photo taken:  
12/9/2020



Subject property

Date photo taken:  
12/9/2020

SUBJECT PROPERTY PHOTOGRAPHS



Subject property

Date photo taken:  
09/30/2020

Subject property



Date photo taken:  
09/30/2020



Subject property

Date photo taken:  
09/30/2020

SUBJECT PROPERTY PHOTOGRAPHS



Proposed easement area

Date photo taken:  
09/30/2020

Proposed easement area



Date photo taken:  
09/30/2020



Gated entrance to Diamond Path

Date photo taken:  
09/30/2020

EXECUTIVE SUMMARY

Parcel #:	24																						
Property Owner:	Patrick J. Zielbauer and Jenna Kolle Zielbauer																						
Property Location:	Terminus of Diamond Path (private road), W of Cross Creek Dr (520 Diamond Path), Hays County, Texas																						
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	Whole Property	Remainder After																					
Highest & Best Use-As if Vacant:	Residential.	Residential.																					
Highest & Best Use As Improved:	Residential.	Residential.																					
Shape:	Rectangular.	Rectangular.																					
Topography:	Generally level.	Generally level.																					
Floodplain %:	0%	0%																					
Utilities:	Electric and water available, septic required.	All utilities available.																					
Additional Public Services:	Fire, emergency medical services, and police protection are provided by Hays County.																						
Zoning:	Dripping Springs ETJ - Not zoned																						
Easements/Encumbrances:	<p>A 10' easement for installation and maintenance of utilities and drainage facilities along all property lines (V.888 P.85, V.5004 P.283), building setbacks including 100' from the front property line, 50' from any side street, 50' from any side lot line and barns and outbuildings must be built to the rear of the main house within 100' of the rear property line (V.888 P.85, V.5004 P.283) and two 20' electric utility easements to Pedernales Electric Cooperative with one located in the western portion of the property and the other located along the southern property boundary (V.4801 P.59, V.5004 P.334). A 35' access easement provides ingress/egress to the subject to Cross Creek Dr and Kirby Springs Dr through adjacent tracts (V.5001 P.306). A public utility easement to Dripping Springs Water Supply Corporation (V.5001 P.314) is also listed in the title, but appears to be associated with a larger parent tract and is not included in the subject property. No restrictions or easements negatively impact the developability of the property. No additional adverse easements or encumbrances noted.</p>																						

*INTRODUCTION*

Improvements (Whole):	Under construction for a single family residence.
Appraisal Issues:	<p>The subject property is under construction for a single family residence. No site improvements are impacted.</p> <p>Per the restrictive covenants listed in V.888 P.85 of the Official Public Records of Hays County, Texas the subject property is restricted to residential purposes only. The proposed easement is located on the western property line completely within the 50' building setback, partially within a 10' easement for installation and maintenance of utilities and a 20' electric utility easement and is not considered to impact the developability of the site. The subject remainder land will be of adequate size and shape for development to its highest and best use after the acquisition. This size and shape is considered to be within acceptable comparisons to the development in the area. Per the client (07/2020), the remainder property will be allowed access to organized sewer in the future when the property is developed. As such, the remainder is considered to be enhanced.</p> <p>A cost to cure is not necessary.</p>
Effective Date of the Appraisal:	December 9, 2020
Date of the Report:	December 15, 2020
Appraiser:	Lory R. Johnson, MAI, SR/WA

RECOMMENDED COMPENSATION SUMMARY		
Whole Property Value (Land only)	\$524,288	
Water And Wastewater Easement (±0.410 acres)		\$10,716
Remainder Before the Acquisition	\$513,572	
Remainder After the Acquisition	\$556,370	
Damages/(Enhancements)		(\$42,798)
Temporary Construction Easement (±0.460 acres)		\$5,771
Special Compensation/Cost to Cure		\$0
Total Recommended Compensation		\$16,487

INTRODUCTION

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DATE OF VALUE

The property was inspected on September 30, 2020 and December 9, 2020, with the latter date serving as the effective date of the appraisal.

OWNER CONTACT

INSPECTION SUMMARY	
Date of inspection:	September 30, 2020 December 9, 2020 (from ROW)
Letter sent to:	Patrick J. Zielbauer and Jenna Kolle Zielbauer 520 Diamond Path Dripping Springs, TX 78620
Date of Atrium intro letter:	November 19, 2020
Owner rep at inspection:	On September 30, 2020 Stephanie Collins, the listing agent for the property, and Jenna Zielbauer, the then prospective new owner of the property and now current owner of the property. On December 9, 2020 there was no owner representative present.
Comments:	A letter was sent to the owner. Stephanie Collins, listing agent for the property, accompanied the appraisers on the inspection on September 30, 2020. Jenna Zielbauer, the then prospective new owner of the property also accompanied appraisers on September 30, 2020. A letter was sent on November 19, 2020 to Patrick and Jenna Zielbauer after they purchased the property. No response was received and the property was inspected from the ROW on December 9, 2020.
Atrium appraisers:	Lory R. Johnson, MAI, SR/WA Loryn Johnson

PURPOSE/INTENDED USE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the fee simple interest of the subject whole property and the recommended compensation for the water and wastewater easement and temporary construction easement. The definitions of these value estimates are included herein. The client is HDR, and the intended users of this report is HDR and City of Dripping Springs. Use of this report by others is not intended by the appraisers. This report is intended only for use in estimation of recommended compensation and it is understood that the opinions expressed in this report may be utilized for litigation purposes.

PERSONAL PROPERTY

The value conclusions contained within this report do not include any items considered to be personal property. Please refer to the following chart for any items noted as personal property, which have not been valued herein. Those improvements considered to be part of the real estate have been listed in the improvement description section.

PERSONAL PROPERTY	
Type:	Description:
None	None

## SCOPE OF WORK

As outlined, the purpose of this appraisal is to estimate the market value of the fee simple interest of the subject whole property and the recommended compensation for the water and wastewater easement and temporary construction easement. Ownership information, a title commitment and a survey for the proposed acquisition size was provided. Using this information as well as additional information secured from the County Deed Records and the Central Appraisal District, the size of the property and its legal description were established. All information provided is assumed to be correct and has been considered in the following valuation analysis.

The property is under construction for a single family residence. The subject property is under construction for a single family residence. No site improvements are impacted.

Per the restrictive covenants listed in V.888 P.85 of the Official Public Records of Hays County, Texas the subject property is restricted to residential purposes only. The proposed easement is located on the western property line completely within the 50' building setback, partially within a 10' easement for installation and maintenance of utilities and a 20' electric utility easement and is not considered to impact the developability of the site. The subject remainder land will be of adequate size and shape for development to its highest and best use after the acquisition. This size and shape is considered to be within acceptable comparisons to the development in the area. Per the client (07/2020), the remainder property will be allowed access to organized sewer in the future when the property is developed. As such, the remainder is considered to be enhanced.

A cost to cure is not necessary.

In analyzing the area economy, data from the various sources was obtained. In addition, we inspected the subject property and surrounding properties, analyzed the area and subject neighborhood, formulated an opinion regarding the highest and best use, made a search for comparable sales and listings, and all other available pertinent information used in developing an opinion of value. This data is based upon research into the County market. In all cases, the data is verified with buyer, seller, landlord, tenant, agent, and/or broker, and cross-checked through public records.

The valuation of the subject property will be completed in two phases. First, the overall market value of the property will be estimated. The final step will be to estimate the appropriate recommended compensation for the water and wastewater easement and temporary construction easement.

In the valuation analysis of the subject property, the Cost, Sales Comparison and Income Capitalization Approaches to value were considered. The property is effectively vacant land (construction of SFR not impacted). As such, the Sales Comparison Approach (land only) has been developed to estimate the land value. The Cost Approach, Sales Comparison Approach-As Improved and the Income Approach were not considered applicable and have not been developed.

In the valuation of the remainder property, the Cost, Sales Comparison and Income Capitalization Approaches to value were considered. The property is effectively vacant land (construction of SFR not impacted). As such, the Sales Comparison Approach (land only) has been developed to estimate the land value. The Cost Approach, Sales Comparison Approach-As Improved and the Income Approach were not considered applicable and have not been

developed.

This Appraisal 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. As such, it presents only summary discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated herein. The appraiser is not responsible for unauthorized use of this report.

The appraisal was undertaken jointly by Loryn Johnson and Lory R. Johnson, MAI, SR/WA who performed initial research, inspection and comparable data selection. Lory R. Johnson, MAI, SR/WA provided input with respect to appraisal methodology, data selection, analytical processes and report review. The final report is the result of this collaborative effort.

#### PROPERTY RIGHTS APPRAISED

The property rights appraised are the fee simple interest in the whole subject property as well as the water and wastewater easement and temporary construction easement associated with the acquisition. Fee simple estate is an 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.<sup>1</sup> An easement is defined as being: **"...an interest in real property that transfers use, but not ownership, of a portion of an owner's property. Easements permit a specific portion of a property to be used for identified purposes..."**<sup>2</sup>

#### DEFINITION OF MARKET VALUE

Market value, as used in this appraisal report, is defined as being: "The price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."<sup>3</sup>

#### DEFINITION OF RECOMMENDED COMPENSATION

Just compensation or Recommended compensation, as used in this appraisal report, is defined as being: **"...the amount of loss for which a property owner is compensated when his or her property is taken...should put the owner in as good a position as he or she would be if the property had not been taken..."**<sup>4</sup>

#### LEGAL DESCRIPTION

The following legal description was obtained from the County Deed Records and is assumed to be correct. It has not been verified by legal counsel nor has an independent survey of the parcel been commissioned. Therefore, it is suggested that the legal description be verified before being used in a legal document or conveyance.

Land in the Benjamin F. Mims, Survey No. 8, A-13, Hays County, Texas.

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<sup>1</sup> *The Appraisal of Real Estate, 14<sup>th</sup> Edition*, (Chicago: Appraisal Institute, 2013) pg. 5.

<sup>2</sup> *The Dictionary of Real Estate Appraisal, 5th ed.*, 75

<sup>3</sup> *City of Austin vs. Cannizzo, et al.*, 267 S. W.2d 808,815 (1954)

<sup>4</sup> *The Dictionary of Real Estate Appraisal, 5th ed.*, 106.



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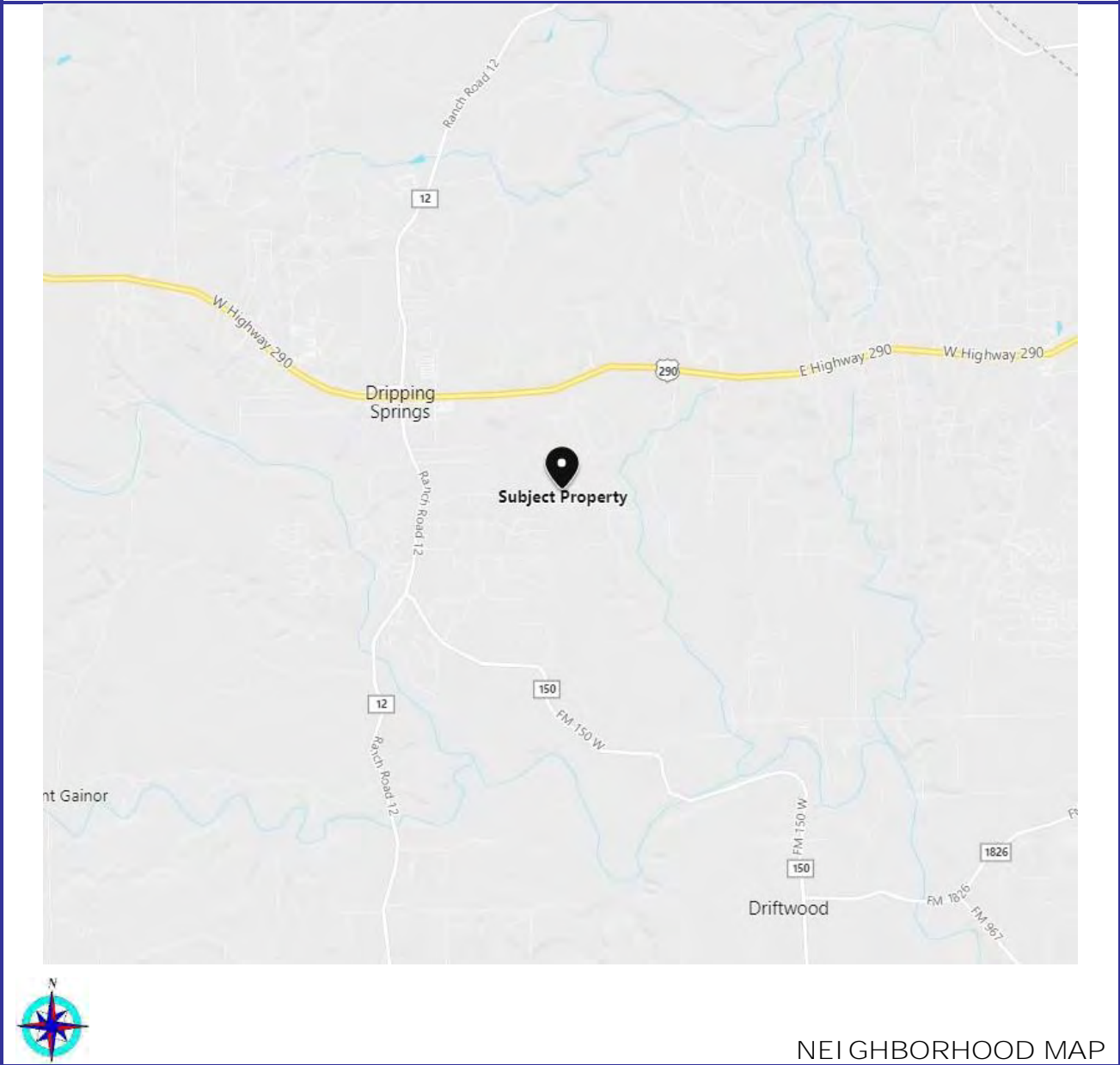
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*DESCRIPTIONS*

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NEIGHBORHOOD DESCRIPTION



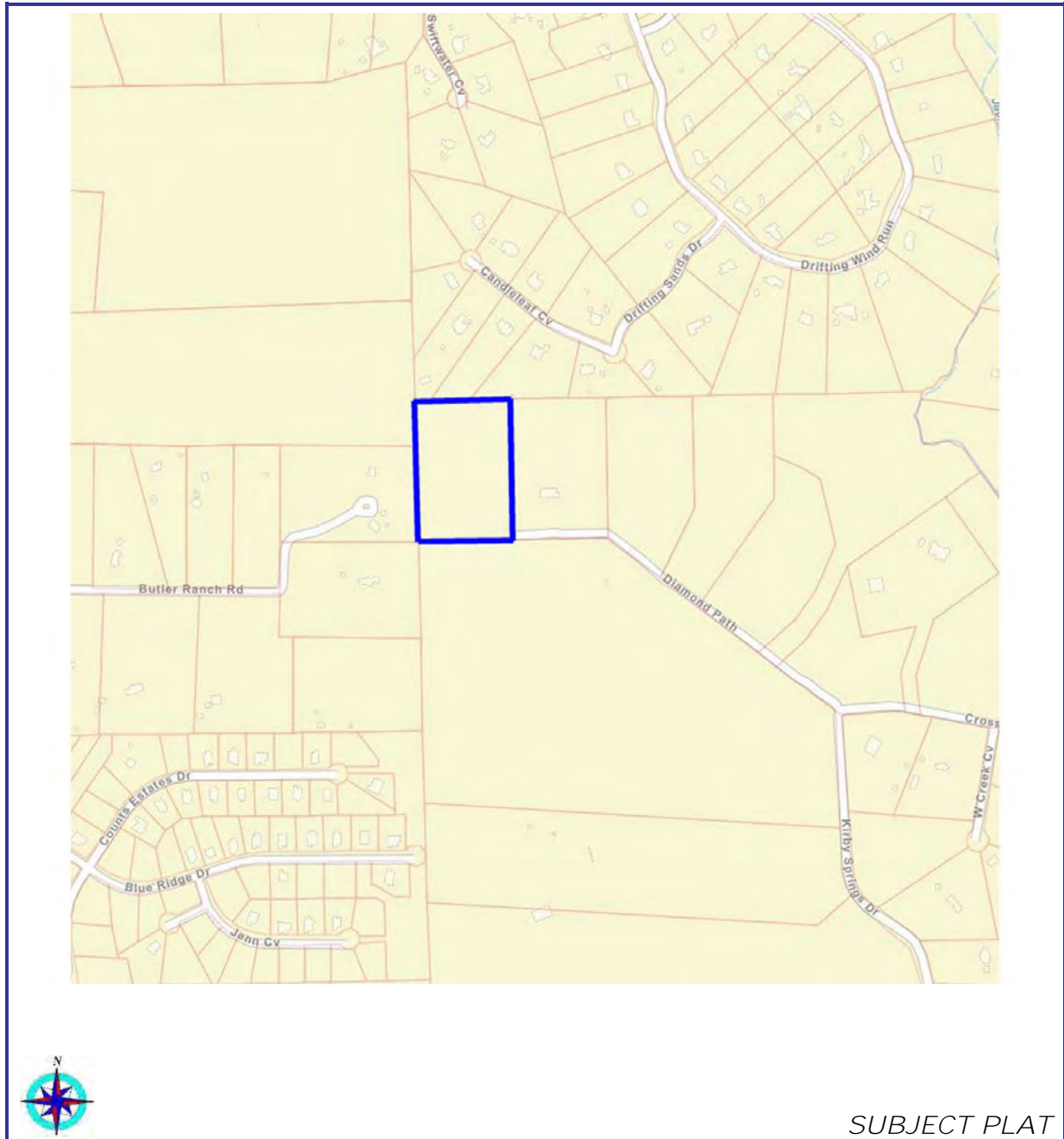
NEIGHBORHOOD MAP

The subject property is located at the Terminus of Diamond Path (private road), W of Cross Creek Dr (520 Diamond Path), Hays County, Texas. The subject neighborhood can best be defined as the City of Dripping Springs and the surrounding area.

Ranch Road 12 provides the main north-south route and US Hwy 290 provides the main east-west route to and through the neighborhood. Various other FM and county roads provide secondary access to the neighborhood area and surrounding areas. Onion Creek runs east-west through the neighborhood area and provides recreational/aesthetic qualities to the area.

Overall land uses in the neighborhood are predominantly commercial uses along the major arterials with a mix of residential and agricultural on secondary roads. The neighborhood has a number of vacant tracts available for development.

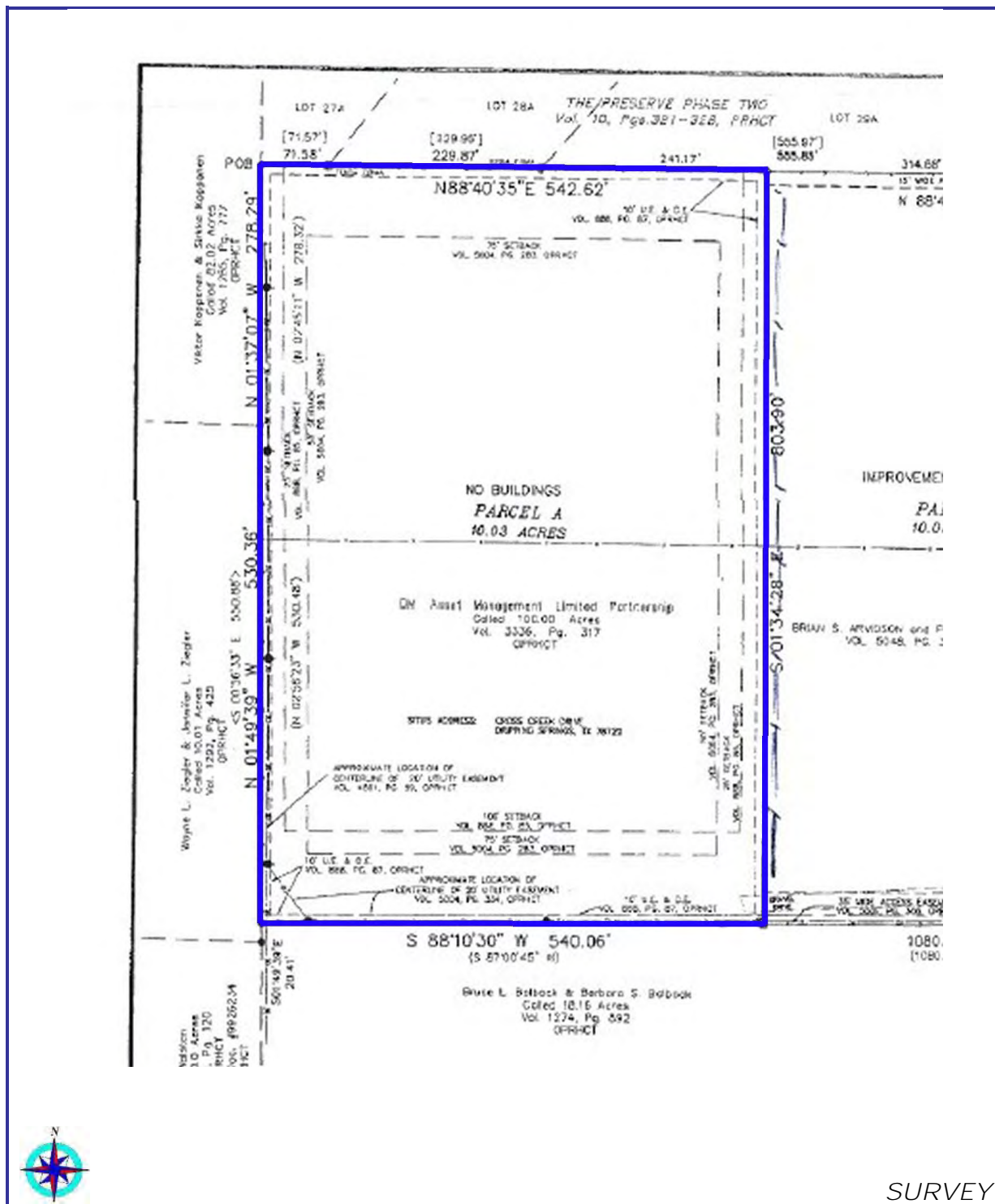
SITE DESCRIPTION



Source: Hays County Appraisal District

Blue: Subject property boundary (estimated by appraiser)

SITE DESCRIPTION



Source: Owner representative provided (09/2020)  
 Blue: Subject property boundary (estimated by appraiser)

SITE DESCRIPTION

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Source: Google Earth/Earthpoint  
Blue: Subject property boundary (estimated by appraiser)

SITE DESCRIPTION



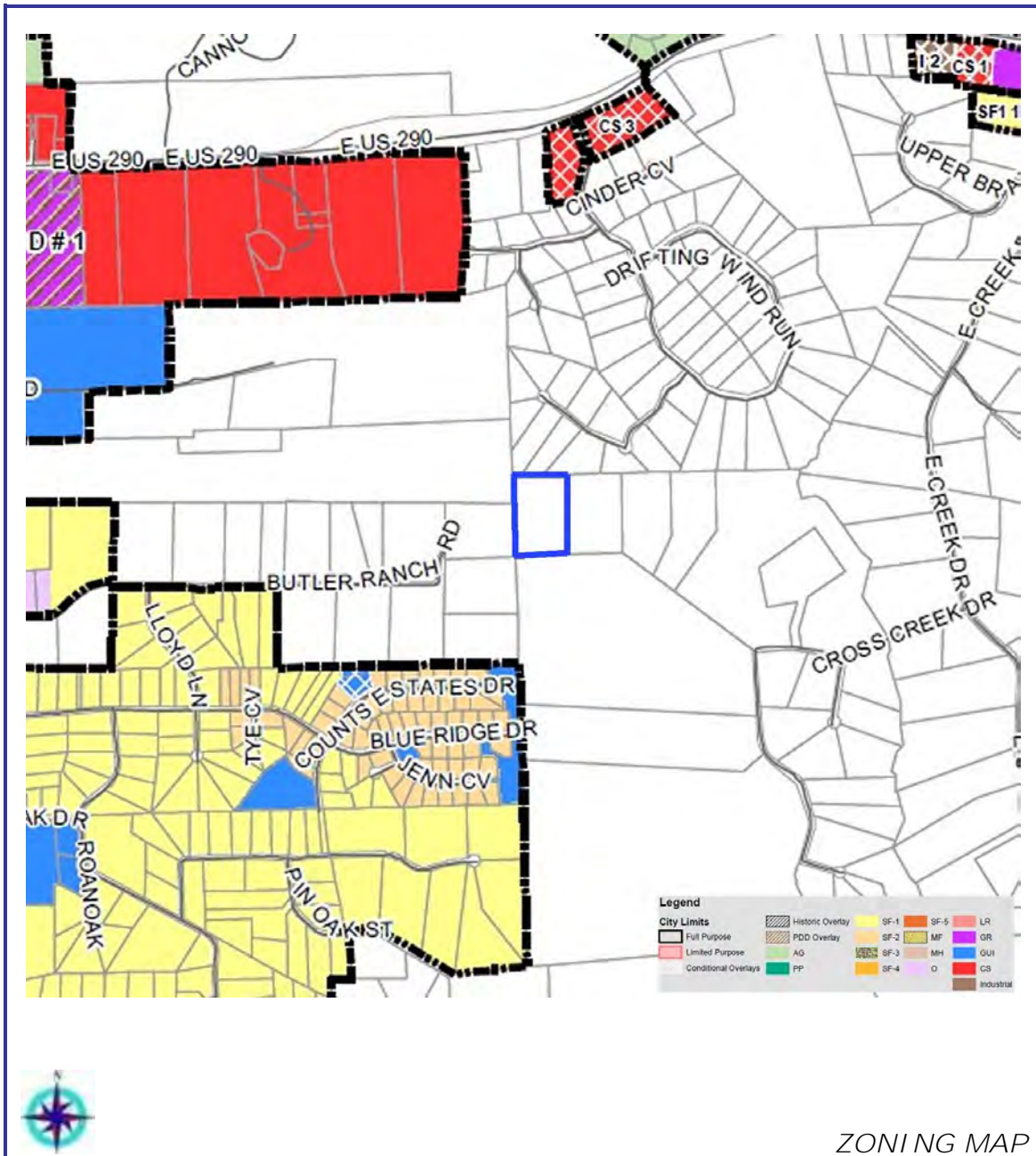
Source: Google Earth/FEMA  
Blue: Subject property boundary (estimated by appraiser)

SITE DESCRIPTION



Source: US Fish and Wildlife Service – National Wetlands Inventory  
Blue: Subject property boundary (estimated by appraiser)

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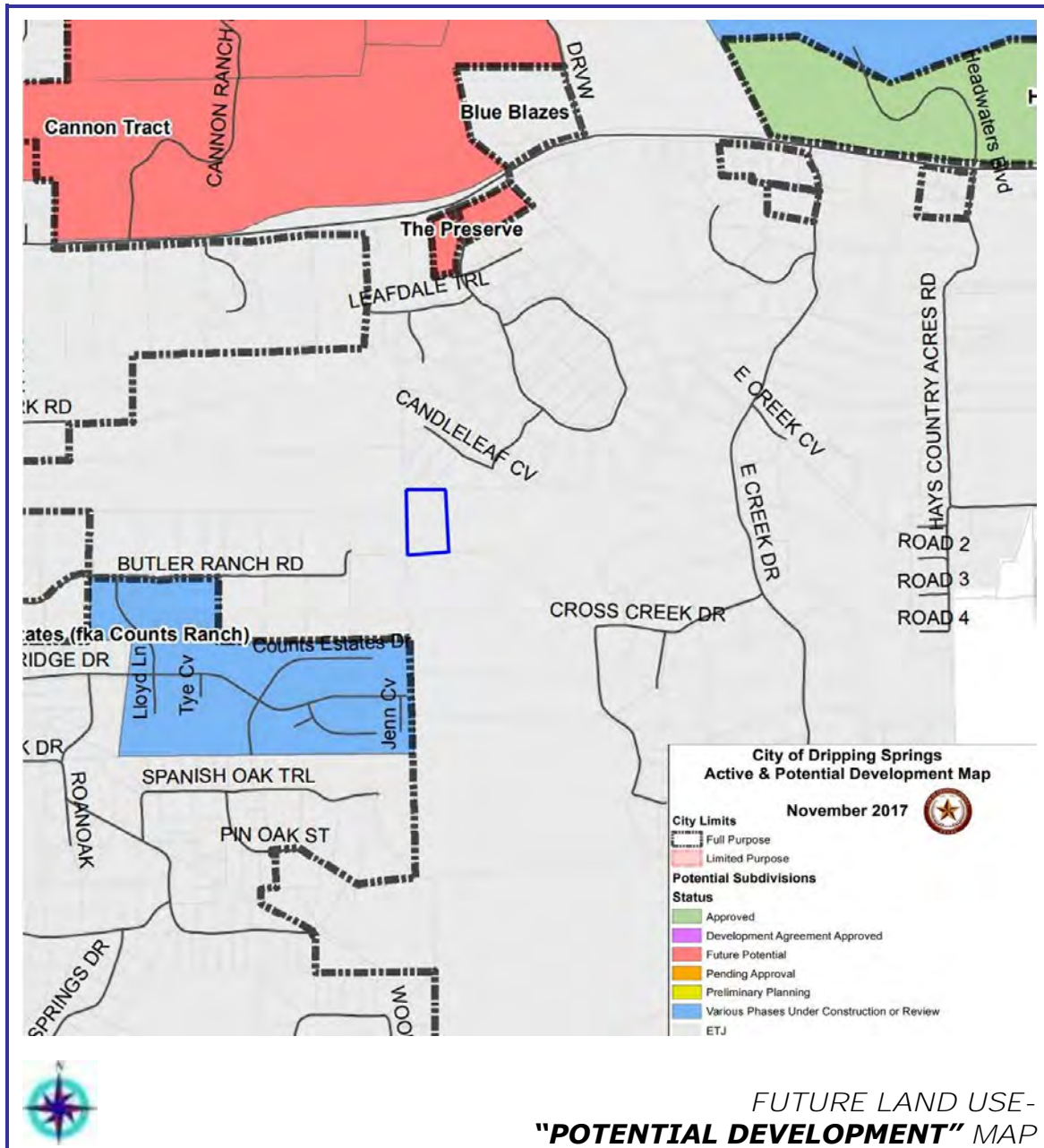


ZONING MAP

Source: City of Dripping Springs  
 Blue: Subject property boundary (estimated by appraiser)

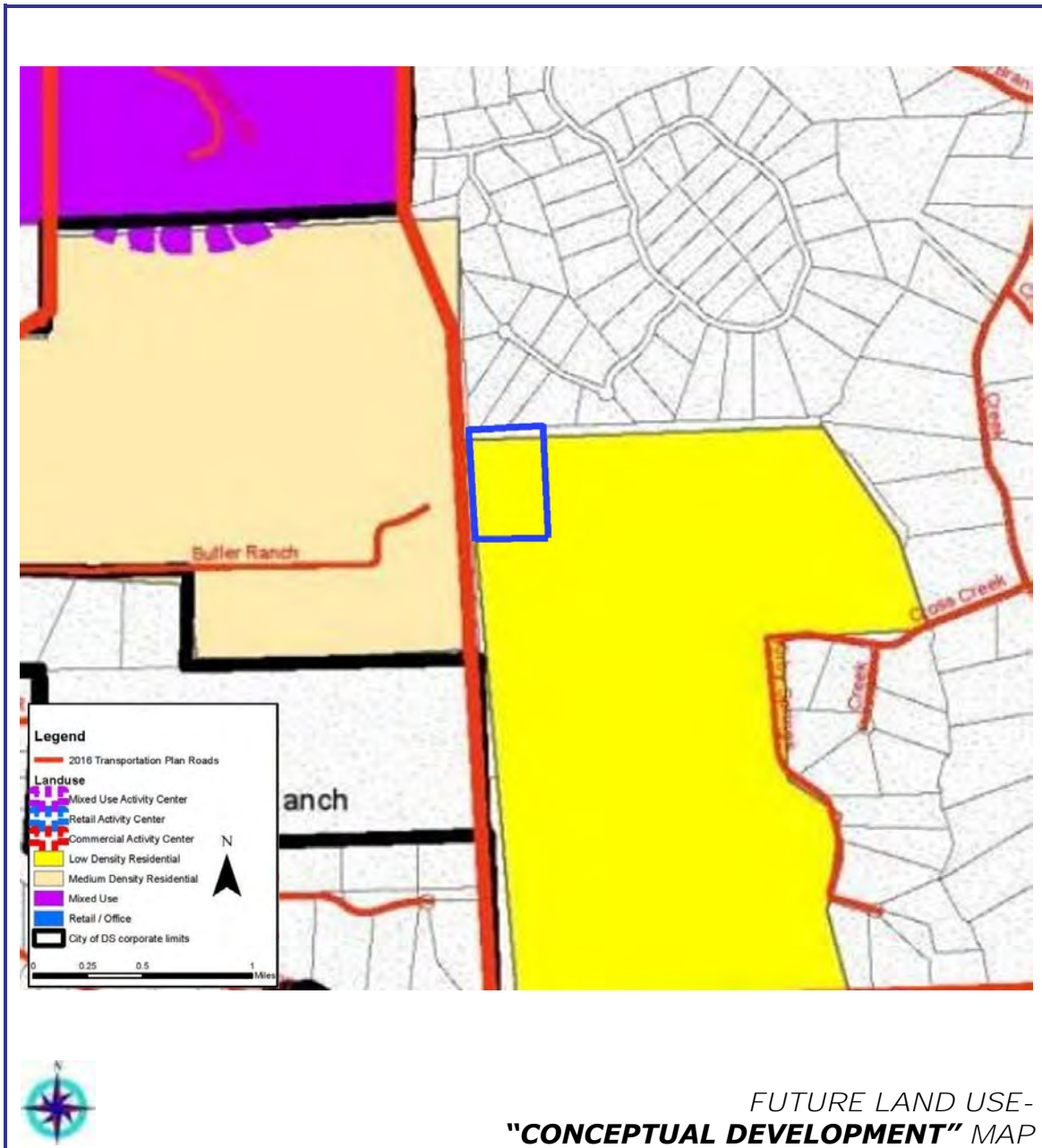


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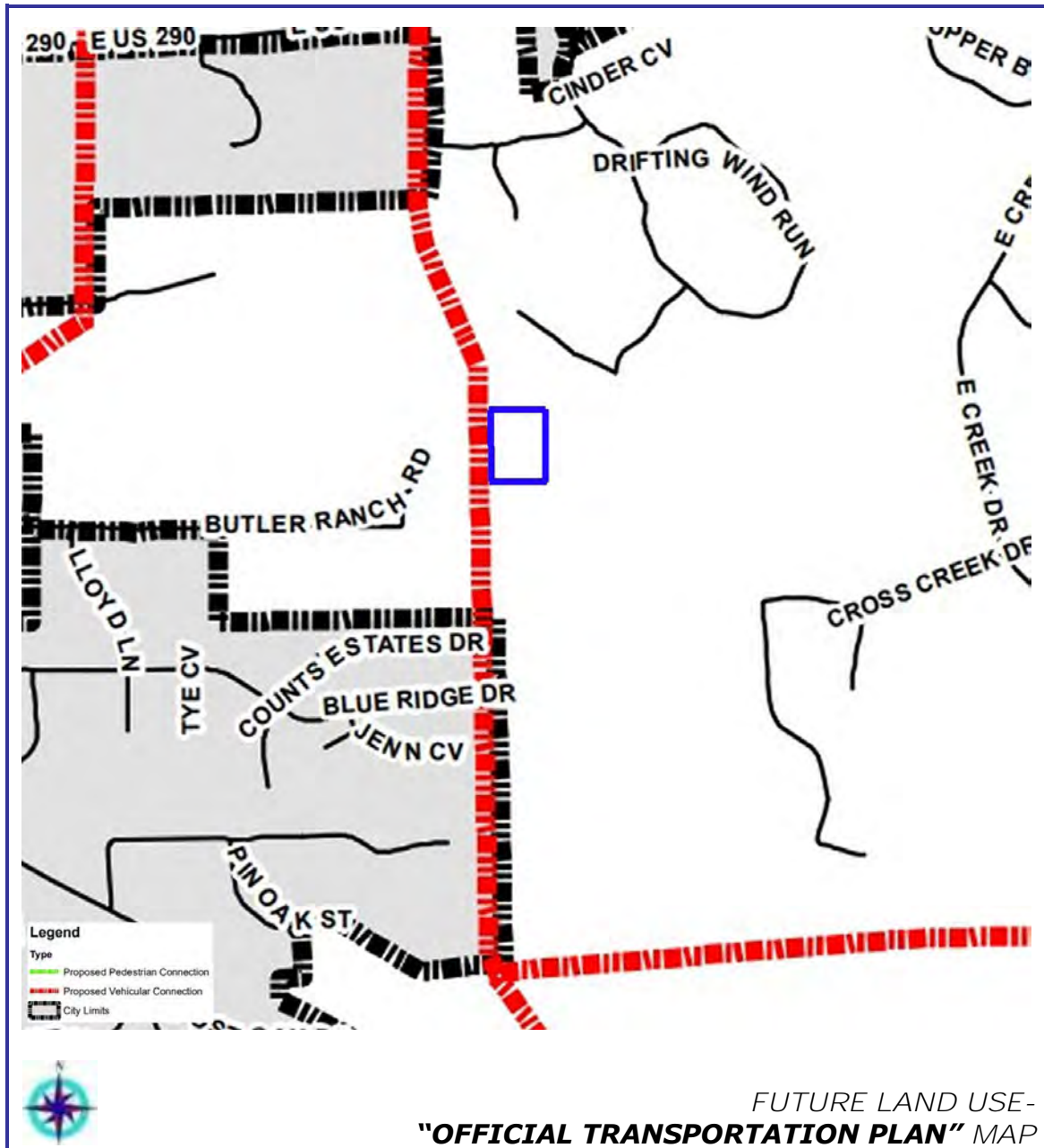
Source: City of Dripping Springs  
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Source: City of Dripping Springs  
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*SITE DESCRIPTION*

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Temporary Construction Easement	±0.460 acres	±20,038 SF																					
Whole Property Size (Per Field Notes):	±10.030 acres.																						
Whole Property Size (Per CAD):	±10.030 acres.																						
Shape:	Rectangular.																						
Frontage:	Diamond Path:	±20 feet																					
Current Roadway Design:	Diamond Path: Private, gated access easement with mix of dirt and gravel base. Per the City of Dripping Springs Official Transportation Plan Map, dated July 9, 2019 a planned road is along the western border.																						
Access/Visibility:	Accessible via Diamond Path. Adequate visibility from roadway(s).																						
Topography:	Generally level																						
Subsoil Conditions and Drainage:	An engineering study to determine the soil and subsoil conditions has not been furnished. Upon inspection of the subject and surrounding improvements, soil conditions appear adequate to support development of the subject property with adequate engineering.																						
Floodplain:	Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel # and date:	48209C0115F, Hays County, Texas and Incorporated Areas dated September 2, 2005.																					
	FEMA Zone:	Zone X, an area determined to be outside the 100 year floodplain																					
	Floodplain %:	0%																					
Wetlands:	According to the National Wetlands Inventory compiled by the US Fish and Wildlife Service, the site does not contain wetlands.																						
Jurisdiction:	Dripping Springs ETJ and Hays County																						
Utilities:	Electric and water available, septic required.																						
	Water:	Dripping Springs Water Supply Corp																					
	Electricity:	Pedernales Electric Cooperative, Inc																					
	Sewer:	None																					
	Septic:	Septic required																					

*SITE DESCRIPTION*

	Gas:	None
Additional Public Services:	Fire, emergency medical services, and police protection are provided by Hays County.	
Zoning:	Not zoned - Dripping Springs ETJ.	
Future Land Use:	The City of Dripping Springs has a Conceptual Future Land Use Map in the Comprehensive Plan 2016 dated 11/15/2016 which identifies <b>the subject property as "Low Density Residential". The City of Dripping Springs also has a "potential development" map dated 11/2017.</b> The potential development map does not identify a use for the subject. As of December 9, 2020 the property is under construction for a single family residence.	
Land Use Restrictions:	Per the restrictive covenants listed in V.888 P.85 of the Official Public Records of Hays County, Texas the subject property is restricted to residential purposes only. Deed and title examination by a competent attorney is recommended should any questions arise regarding restrictions.	
Easements/ Encumbrances:	A 10' easement for installation and maintenance of utilities and drainage facilities along all property lines (V.888 P.85, V.5004 P.283), building setbacks including 100' from the front property line, 50' from any side street, 50' from any side lot line and barns and outbuildings must be built to the rear of the main house within 100' of the rear property line (V.888 P.85, V.5004 P.283) and two 20' electric utility easements to Pedernales Electric Cooperative with one located in the western portion of the property and the other located along the southern property boundary (V.4801 P.59, V.5004 P.334). A 35' access easement provides ingress/egress to the subject to Cross Creek Dr and Kirby Springs Dr through adjacent tracts (V.5001 P.306). A public utility easement to Dripping Springs Water Supply Corporation (V.5001 P.314) is also listed in the title, but appears to be associated with a larger parent tract and is not included in the subject property. No restrictions or easements negatively impact the developability of the property. No additional adverse easements or encumbrances noted.	
Environmental/Toxic Waste:	Any environmental issues, including endangered species and endangered species natural habitats, which would pertain to the subject property are unknown. Typically, real estate appraisers are not qualified nor are they experts in detecting hazardous materials, radiological materials, archeological resources, etc.; therefore, an expert in these fields should be consulted for opinions on these matters. This report assumes no environmental hazards or special resources exist within or on the subject property.	
History/Current Listing:	Grantor:	Casey Anthony Collins, Trustee of the Abba Trust Dated July 15, 2012
	Grantee:	Patrick J. Zielbauer and Jenna Kolle Zielbauer
	Date of Transaction:	October 27, 2020

*SITE DESCRIPTION*

	Recording Info:	Doc # 20048995
	Comments: Per Stephanie Collins, listing agent, the property sold for \$512,500. A copy of the contract was provided.	
	Grantor:	Casey Anthony Collins and Stephanie Dawn Collins
	Grantee:	Casey Anthony Collins, Trustee of the Abba Trust Dated July 15, 2012
	Date of Transaction:	May 22, 2018
	Recording Info:	Doc #18017891
	Comments: Additional information regarding this transaction was not disclosed and it appears to be a non arms length transaction.	
	Grantor:	Casey Anthony Collins, Trustee of the Abba Trust
	Grantee:	Casey Anthony Collins and Stephanie Dawn Collins
	Date of Transaction:	February 20, 2018
	Recording Info:	Doc #18006012
	Comments: Additional information regarding this transaction was not disclosed and it appears to be a non arms length transaction. No additional transactions have occurred in the past 5 years.	
Surrounding Properties:	North:	Residential
	South:	Vacant land
	East:	Residential
	West:	Vacant land and residential
Real Estate Taxes:	Taxing jurisdictions per CAD: (R144145)	Appraisal District North Hays Co ESD #1 Hays Co Fire ESD #6 Hays County Special Road Dripping Springs ISD
	2020 CAD land value:	\$417,060 (\$0.95/SF based on the CAD size of ±10.030 acres)
	2020 CAD improvement value:	\$0
	2020 Total assessed value:	\$1,250 (with Ag valuation)

*IMPROVEMENT DESCRIPTION*

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Improvement:	As of the effective date, the property is under construction for a single family residence. The subject property is under construction for a single family residence. No site improvements are impacted. The site improvements impacted by the acquisition (if any) are listed below.		
	Improvement	Description	Size
	None	N/A	N/A
Proximity to ROW:	N/A		

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*ANALYSIS OF DATA*

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Highest and Best Use can be defined as: "The reasonably probable and legal use of vacant land or an improved property, that is physically possible, appropriately supported, financially feasible, and that results in the highest value."<sup>5</sup>

The highest and best use involves consideration of land use as though vacant, and as improved. The potential uses of the subject are affected by the real estate economic forces of the area and neighborhood. The available uses are restricted by four criteria including physically possible, legally permissible, financially feasible and maximally productive.

#### Highest and Best Use, As If Vacant

##### Physically Possible

The first constraint is dictated by the physical attributes of the property itself. The subject property is located at the Terminus of Diamond Path (private road), W of Cross Creek Dr (520 Diamond Path), Hays County, Texas. The subject contains ±10.030 acres. It is generally level. The shape is rectangular. According to available maps, 0% of the site is in the floodplain. According to the National Wetlands Inventory compiled by the US Fish and Wildlife Service, the site does not contain wetlands. The subject property has electric and water available, septic required. Therefore, based on the physical characteristics of the site, there appear to be no significant detriments to the site.

##### Legally Permissible

Legal restrictions, as they apply to the subject are private restrictions such as easements, and public restrictions such as zoning. Per the restrictive covenants listed in V.888 P.85 of the Official Public Records of Hays County, Texas the subject property is restricted to residential purposes only. With respect to easements and encumbrances, a 10' easement for installation and maintenance of utilities and drainage facilities along all property lines (V.888 P.85, V.5004 P.283), building setbacks including 100' from the front property line, 50' from any side street, 50' from any side lot line and barns and outbuildings must be built to the rear of the main house within 100' of the rear property line (V.888 P.85, V.5004 P.283) and two 20' electric utility easements to Pedernales Electric Cooperative with one located in the western portion of the property and the other located along the southern property boundary (V.4801 P.59, V.5004 P.334). A 35' access easement provides ingress/egress to the subject to Cross Creek Dr and Kirby Springs Dr through adjacent tracts (V.5001 P.306). A public utility easement to Dripping Springs Water Supply Corporation (V.5001 P.314) is also listed in the title, but appears to be associated with a larger parent tract and is not included in the subject property. No restrictions or easements negatively impact the developability of the property. No additional adverse easements or encumbrances noted.

In consideration of zoning, the subject property is not zoned. The City of Dripping Springs has a Conceptual Future Land Use Map in the Comprehensive Plan 2016 dated 11/15/2016 which **identifies the subject property as "Low Density Residential"**. The City of Dripping Springs also has a **"potential development"** map dated 11/2017. The potential development map does not identify a use for the subject. As of December 9, 2020 the property is under construction for a single family residence.

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<sup>5</sup> *The Appraisal of Real Estate, 14<sup>th</sup> Edition*, (Chicago: Appraisal Institute, 2013), p.333.

<sup>4</sup> *The Appraisal of Real Estate, 14<sup>th</sup> Edition*, (Chicago: Appraisal Institute, 2013), p.33.

## HIGHEST & BEST USE

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Also considered within the context of Legally Permissible is conformity with surrounding **properties**. "Conformity is the appraisal principle that holds that real property value is created and sustained when the characteristics of a property conform to the demands of its market."<sup>4</sup> As discussed in the *Neighborhood Description* section, residential, agricultural and commercial properties are predominant throughout the neighborhood. The subject is under construction for a single family residence. Surrounding development is predominately a mixture of agricultural and residential uses.

In summary, due to its location, compatibility and surrounding uses, the legally permissible component of the highest and best use analysis is considered to point toward residential.

### Financially Feasible and Maximally Productive

This section requires that the forces of supply and demand be in balance, and that the property developed will provide sufficient income to return profit to the land. The most reasonable use of the site that generates the highest return to the land is residential.

### Highest and Best Use Conclusion, As If Vacant

Considering all of the factors which influence highest and best use, it is our opinion that the highest and best use of the subject site, if vacant, is residential.

### Highest and Best Use Conclusion, As Improved

As previously noted, the property is under construction for a single family residence. As such, the highest and best use, as improved is residential.

In estimating the value of real property, there are three recognized approaches or techniques that, when applicable, can be used to process the data considered significant to each into separate value indications. In all instances the experience of the appraisers, coupled with objective judgment, plays a major role in arriving at the conclusions of indicated value from which the final estimate of value is made.

The three approaches are commonly known as:

**The Cost Approach** - An estimate of the present reproduction cost of the improvements, less accrued depreciation, plus land value. Depreciation includes all loss in value of the improvements due to physical deterioration, functional obsolescence, and economic obsolescence.

**The Sales Comparison Approach** - Comparison with similar properties that have sold in the market. This Approach can be applied to land alone or to improved properties.

**Income Capitalization Approach** - Capitalization of the net income that the property can produce. This Approach is applicable only to income producing properties.

#### Whole Property

In the valuation analysis of the subject property, the Cost, Sales Comparison and Income Capitalization Approaches to value were considered. The subject is effectively vacant land (construction of SFR not impacted). As such, the Sales Comparison Approach (land only) has been developed to estimate the land value. The Cost Approach, Sales Comparison Approach-As Improved and the Income Approach were not considered applicable and have not been developed.

#### Part to be Acquired

The Part to Be Acquired is considered to be a pro-rata share of the whole.

#### Remainder Before

The Remainder Before is a mathematical calculation of the Whole Property less the Part to Be Acquired.

#### Remainder After

In the valuation analysis of the remainder after property, the Cost, Sales Comparison and Income Capitalization Approaches to value were considered. The subject is effectively vacant land (construction of SFR not impacted). As such, the Sales Comparison Approach (land only) has been developed to estimate the land value. The Cost Approach, Sales Comparison Approach- As Improved and the Income Approach were not considered applicable and have not been developed.

First, the overall market value of the property will be estimated. The final step will be to estimate the appropriate recommended compensation for water and wastewater easement and temporary construction easement.

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*THE SALES COMPARISON APPROACH*

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## *THE SALES COMPARISON APPROACH*

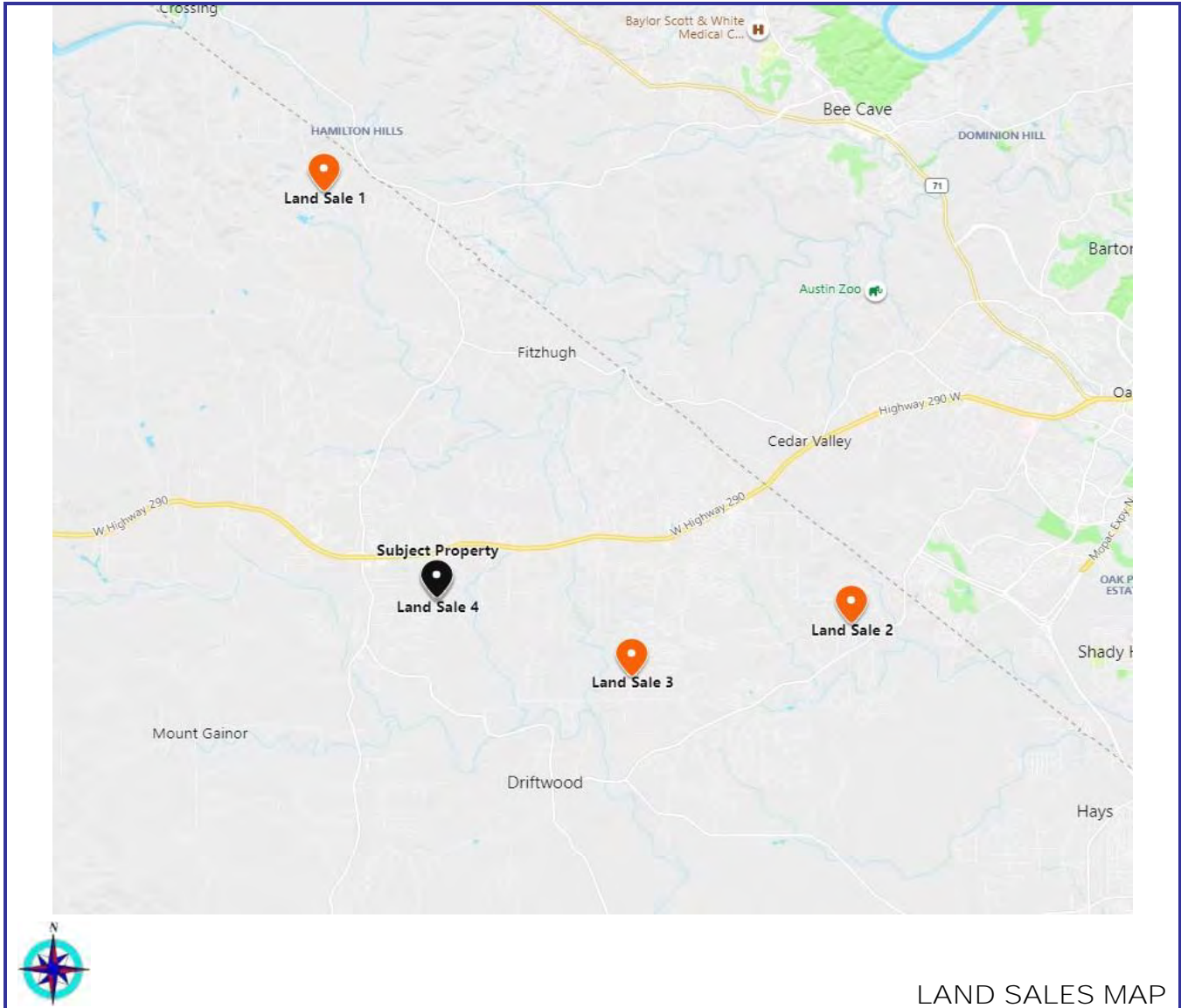
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The Sales Comparison Approach will be utilized to estimate the fee simple value of the subject site. This approach is considered the most valid indicator in estimating the market value of unimproved land not typically leased in the marketplace. In valuing property via this approach, as many land sales as possible are gathered and the most comparable are used for comparison. Since properties are seldom identical, the comparable sales must be adjusted to the subject for differences in time, location, and physical characteristics to indicate a value for the subject tract.

When valuing real estate via the Sales Comparison Approach, the subject and comparables must be broken down into units of comparison. Units of comparison for vacant land include price per front foot, price per lot, price per acre (buildable or total), price per square foot (buildable or total) and price per buildable unit. The method of comparison is based on the method typically used to purchase vacant tracts in a given area. The price per SF and acre appears prevalent in the area. However, for valuation purposes the \$/SF will be considered to apply to the SF due to the acquisition.

In undertaking our research efforts, a diligent search was made of the subject's neighborhood for properties that had sold or that were under contract. Our research included searching for vacant land tracts that exhibited similar characteristics. Included on the following page is a summary of the documented land sales that have been used in estimating the value of the subject. A location map has also been included.

THE SALES COMPARISON APPROACH



LAND SALES MAP

LAND SALES SUMMARY				
#	LOCATION	DATE OF SALE	\$/SF	LAND SIZE (ACRES)
1	NL of Julieanne Cv, W of Bell Springs Rd (280 Julieanne Cv), Hays County, TX	09/18/20	\$1.08	±10.000 acres
2	EL of Kemp Hills Dr, N of Rio Bravo Ln, Hays County, TX	03/27/20	\$1.09	±10.000 acres
3	EL of Sawyer Ranch Rd, N of Darden Hill Rd (16265 Sawyer Ranch Rd), Hays County, TX	04/05/19	\$1.22	±9.980 acres
4 (subject)	Terminus of Diamond Path (private road), W of Cross Creek Dr (520 Diamond Path), Hays County, TX	10/27/20	\$1.17	±10.030 acres
Subject	Terminus of Diamond Path (private road), W of Cross Creek Dr (520 Diamond Path), Hays County, Texas			±10.030 acres

Source: Atrium Real Estate Services 12/2020

THE SALES COMPARISON APPROACH

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LAND SALE NO. 1

Property Identification

Record ID 2711  
Property Type Residential  
Address NL of Julieanne Cv, W of Bell Springs Rd (280 Julieanne Cv),  
Hays County, TX  
Tax ID R13674

Sale Data

Grantor Walking W Ranch, L.L.C.  
Grantee Peter Ringquist and Jennifer Ringquist  
Sale Date September 18, 2020  
Deed Book/Page 20041752  
Financing Cash to seller  
Deed Reviewed 10/6/2020 LKJ; Inspected 10/7/2020 LRJ/LKJ  
Verification Jeff Coffman, Listing agent (512) 964-6640, October 6, 2020;  
Confirmed by: LKJ  
  
Sale Price \$469,900

Land Data

Zoning None  
Topography Generally level  
Utilities Electricity available, private well and septic needed  
Shape Irregular  
Flood Info 0% of the site is in 100-year floodplain  
Easements No adverse easements  
Improvements Vacant at time of sale  
Intended/Current Use Residential/Vacant

Land Size Information

Gross Land Size 10.00 acres or 435,600 SF  
Front Footage Julieanne Cv: secondary roadway

Indicators

Sale Price/Gross Acre \$46,990  
Sale Price/Gross SF \$1.08

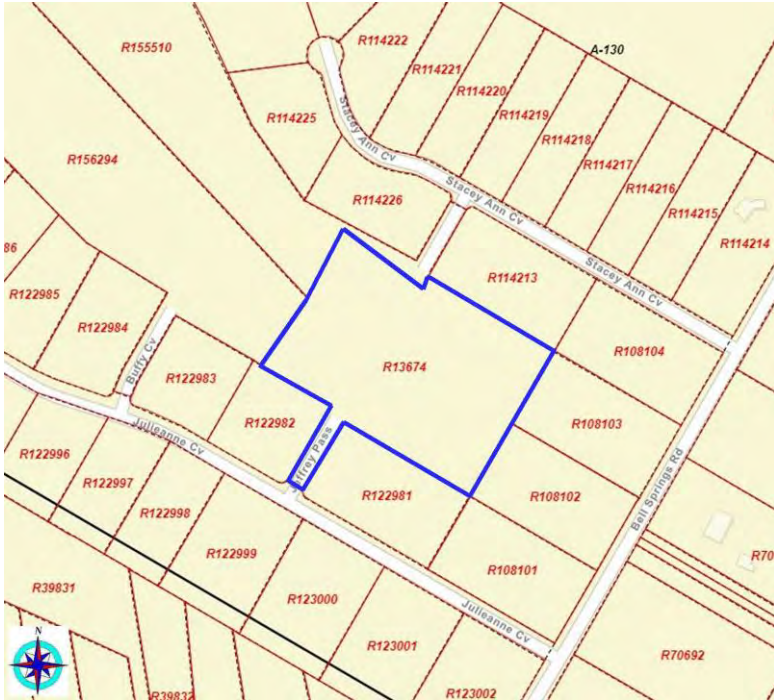
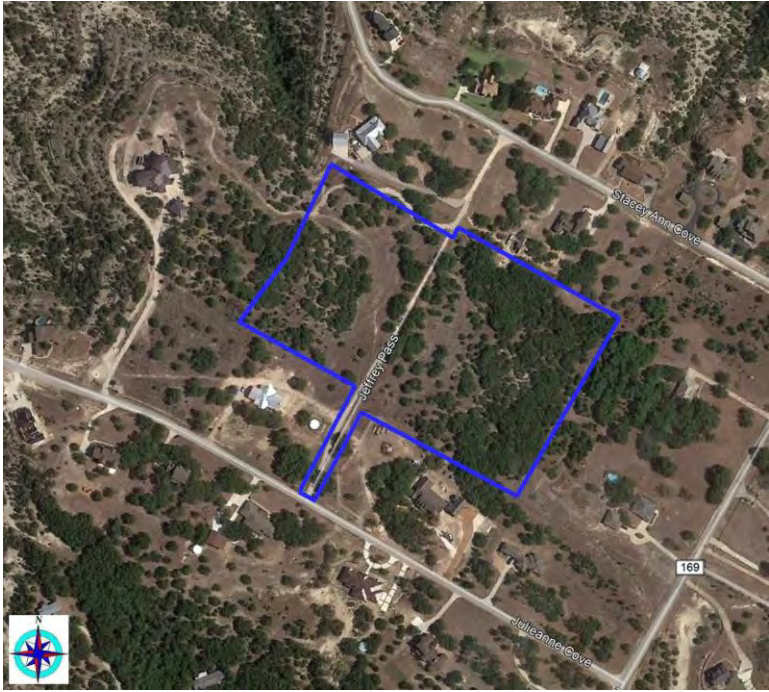
Legal Description

Land out of the Hinton Curtis Survey Number 46, Abstract Number 130, Hays County, Texas

Remarks

The site was vacant at the time of sale. The site has electricity available, private well and septic needed. There are deed restrictions associated with the property stating that the property may only be utilized for residential purposes (V.5393 P.332). According to the National Wetlands Inventory, as compiled by the US Fish and Wildlife, none of the property is within the wetlands. None of the site is located within the 100-year floodplain. A driveway permit on the southwest side of the property was obtained before the time of sale to provide access to the county road Julieanne Cove. As of October 2020, the site vacant.

LAND SALE NO. 1 (cont.)





THE SALES COMPARISON APPROACH

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LAND SALE NO. 2

Property Identification

Record ID 2712  
Property Type Residential  
Address EL of Kemp Hills Dr, N of Rio Bravo Ln, Hays County, TX  
Tax ID R161078

Sale Data

Grantor Oliver Milhomme  
Grantee Jeffrey Scott Chambers and Jennifer Leigh Chambers  
Sale Date March 27, 2020  
Deed Book/Page 20012495  
Financing Cash to seller  
Deed Reviewed 10/6/2020 LKJ; Inspected 10/7/2020 LRJ/LKJ  
Verification David Raesz, Listing agent (512) 801-1223, October 9, 2020;  
Confirmed by: LKJ

Sale Price \$475,000

Land Data

Zoning None  
Topography Generally level  
Utilities Electricity available, private well and septic needed  
Shape Rectangular  
Flood Info 0% of the site is in 100-year floodplain  
Easements No adverse easements  
Improvements Vacant at time of sale  
Intended/Current Use Residential/Vacant

Land Size Information

Gross Land Size 10.00 acres or 435,600 SF  
Front Footage Kemp Hills Dr: secondary roadway

Indicators

Sale Price/Gross Acre \$47,500  
Sale Price/Gross SF \$1.09

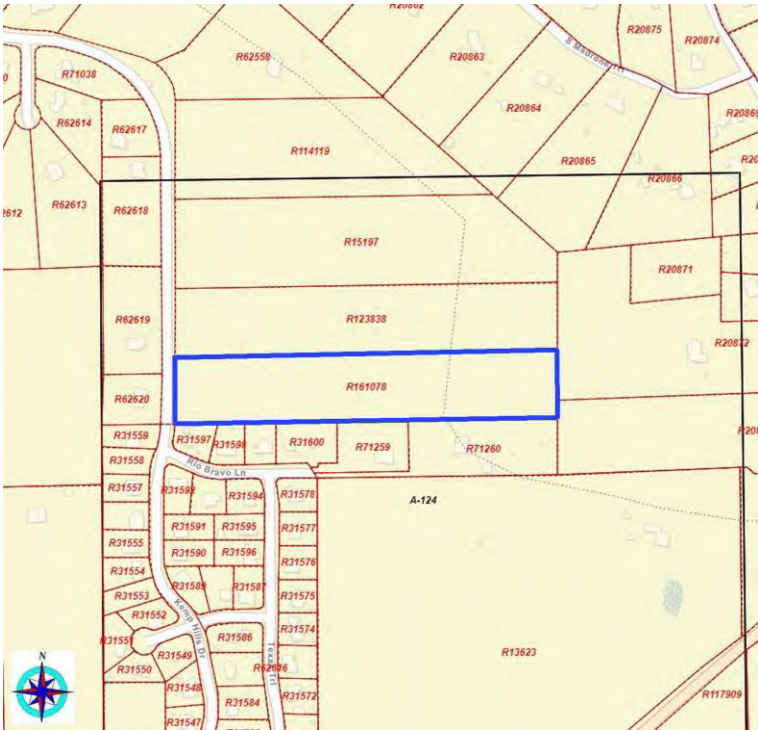
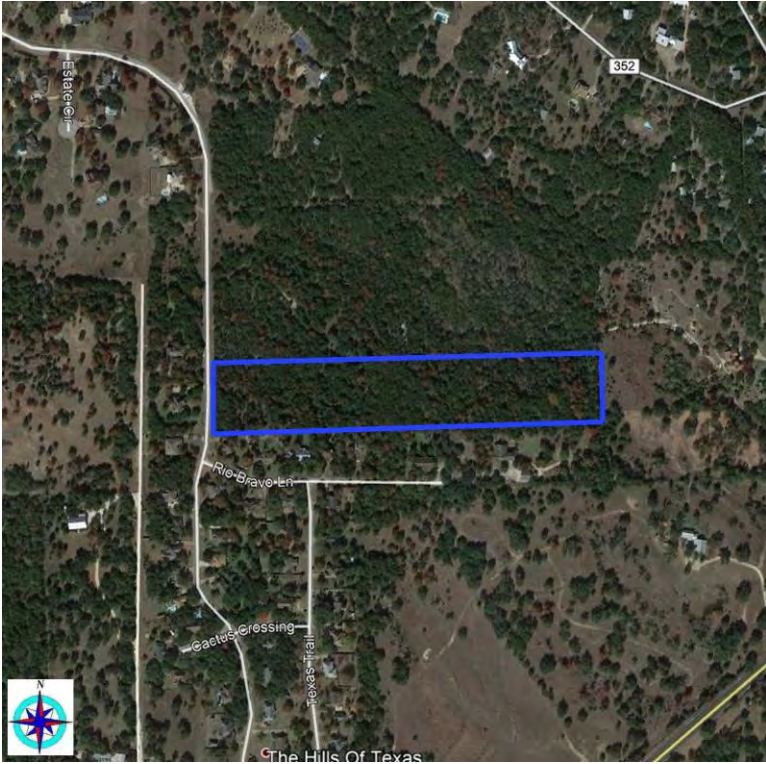
Legal Description

Land out of the Richard Hailey Survey No. 35, Abstract No. 224, Hays County, Texas

Remarks

The site was vacant at the time of sale. The site has electricity available, private well and septic needed. There are deed restrictions associated with the property stating that the property may only be utilized for residential purposes (V.3219 P.385). According to the National Wetlands Inventory, as compiled by the US Fish and Wildlife, none of the property is within the wetlands. None of the site is located within the 100-year floodplain. As of October 2020, the site vacant.

LAND SALE NO. 2 (cont.)



## THE SALES COMPARISON APPROACH

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### LAND SALE NO. 3

#### Property Identification

Record ID	2713
Property Type	Residential
Address	EL of Sawyer Ranch Rd, N of Darden Hill Rd (16265 Sawyer Ranch Rd), Hays County, Texas
Tax ID	R63286

#### Sale Data

Grantor	Marilyn Mussett Rhodes
Grantee	Justin Hrabovsky and Tavia Hrabovsky
Sale Date	April 5, 2019
Deed Book/Page	19012232
Financing	Cash to seller
Deed Reviewed	10/6/2020 LKJ; Inspected 10/7/2020 LRJ/LKJ
Verification	Bonnie Rose, Listing agent (512) 626-7673, October 9, 2020; Confirmed by: LKJ

Sale Price	\$530,000
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#### Land Data

Zoning	None
Topography	Generally level
Utilities	Electricity and water available, septic needed
Shape	Rectangular
Flood Info	0% of the site is in 100-year floodplain
Easements	No adverse easements
Improvements	Vacant at time of sale
Intended/Current Use	Residential/Residential

#### Land Size Information

Gross Land Size	9.98 acres or 435,600 SF
Front Footage	Sawyer Ranch Rd: secondary roadway

#### Indicators

Sale Price/Gross Acre	\$53,106
Sale Price/Gross SF	\$1.22

#### Legal Description

Land located in the Fannie A. D. Darden Survey, Abstract No. 664, and being out of Tract 3, **Settler's Ranch**, Hays County, Texas

#### Remarks

The site was vacant at the time of sale. The site has electricity and water available, septic needed. There are deed restrictions associated with the property stating that the property may only be utilized for residential purposes (V.1275 P.250). According to the National Wetlands Inventory, as compiled by the US Fish and Wildlife, none of the property is within the wetlands. None of the site is located within the 100-year floodplain. As of October 2020, the site contains a single family residence.

LAND SALE NO. 3 (cont.)



## THE SALES COMPARISON APPROACH

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### LAND SALE NO. 4

#### Property Identification

Record ID 2707  
Property Type Residential  
Address Terminus of Diamond Path (private road), W of Cross Creek Dr  
(520 Diamond Path), Hays County, TX  
Tax ID R144145

#### Sale Data

Grantor Casey Anthony Collins, Trustee of the Abba Trust dated July  
15, 2012  
Grantee Patrick J. Zielbauer and Jenna Kolle Zielbauer  
Sale Date October 27, 2020  
Deed Book/Page 20048995  
Financing Cash to seller  
Deed Reviewed 12/10/2020 LKJ; Inspected 9/30/2020 and 12/9/2020 LRJ/LKJ  
Verification Stephanie Collins, Listing agent (512) 740-1046, September 2,  
2020; MLS # 5517178; Confirmed by: SMG  
Sale Price \$512,500

#### Land Data

Zoning None - Dripping Springs ETJ  
Topography Generally level  
Utilities Electricity and water available, septic needed  
Shape Basically rectangular  
Flood Info 0% of the site is in 100-year floodplain  
Easements No adverse easements; access easement at SL of site  
Improvements Vacant at time of sale  
Intended/Current Use Residential/SFR under construction

#### Land Size Information

Gross Land Size 10.03 acres or 436,907 SF  
Front Footage Diamond Path: secondary roadway

#### Indicators

Sale Price/Gross Acre \$51,097  
Sale Price/Gross SF \$1.17

#### Legal Description

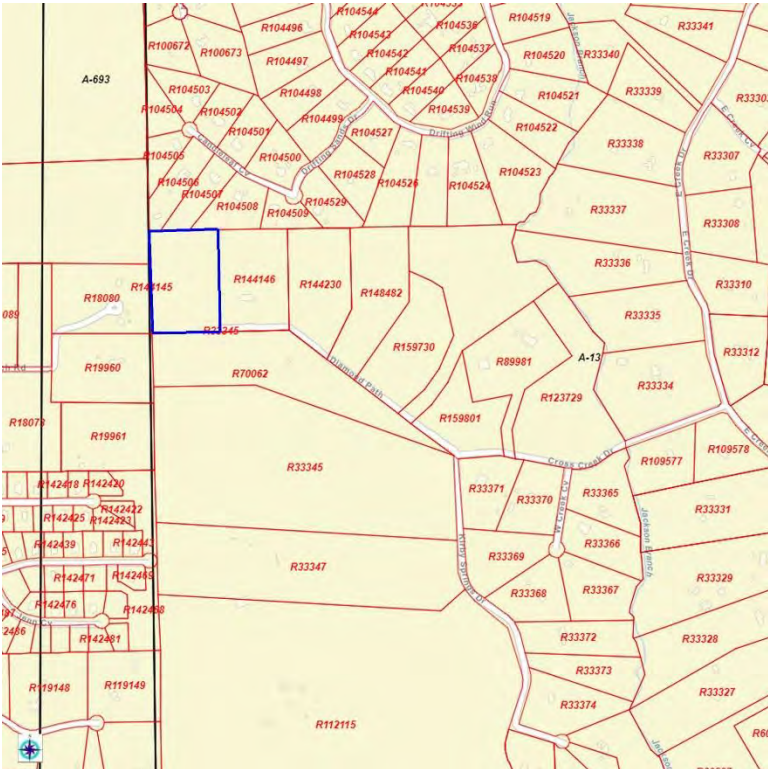
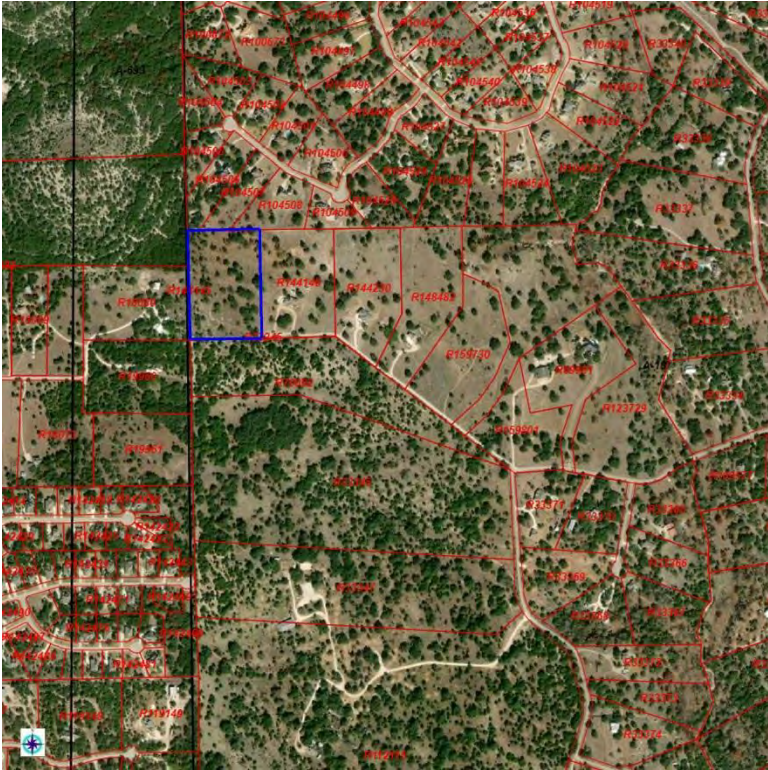
10.03 acres out of the Benjamin F. Mims Survey No. 8, A-13 and an easement for access created and described in V.5001 P.306, Hays County, Texas

#### Remarks

According to MLS #5517178, and the listing agent Stephanie Collins, the property sold for \$512,500 on October 27, 2020. A copy of the contract was provided. The listing agent has a familial relation with seller, but she indicated this did not impact the sales price. The site has electricity and water available, septic needed. There are deed restrictions associated with the property stating that the property is only to be used for a single family residential (V.888 P.85). According to the National Wetlands Inventory, as compiled by the US Fish and Wildlife, none of the property is within the wetlands. None of the site is located within the 100-year floodplain. **The site is located in a private, gated subdivision and is accessed via a 35' access easement.** As of September 2020, the site is vacant.

THE SALES COMPARISON APPROACH

LAND SALE NO. 4 (cont.)



THE ADJUSTMENT PROCESS

In order to narrow the range of sale prices indicated by the comparable sales, adjustments will be made to the sales for differing characteristics. The adjustment process will begin with a discussion of the property rights.

Property Rights Conveyed - The transaction price of a sale is always based on the real property interest conveyed. In this instance, an adjustment for this attribute is not considered necessary.

Terms of Sale/Financing - The sales gathered for this report reflected cash to seller transactions or those where the financing terms were reported to be at market. Therefore, an adjustment for cash equivalency is not necessary.

Conditions of Sale - The sales reflected properties that **are concluded to be arm's length** transactions. No adjustments for conditions of sale appear to be warranted.

Market Conditions/Time - The sale comparables utilized in the present analysis ranged in date of sale from 04/05/19 to 10/27/20. Considering the general market conditions, it appears that no adjustment for this characteristic is warranted. As of mid- March 2020, a global virus pandemic (COVID-19) is impacting many sectors of the US economy. At this time, there is no market evidence to support a market conditions adjustment related to this issue.

Location - The following table summarizes the location ratings:

LOCATION RATINGS		
Sale	Location	Rating
1	NL of Julieanne Cv, W of Bell Springs Rd (280 Julieanne Cv), Hays County, TX	Similar/0
2	EL of Kemp Hills Dr, N of Rio Bravo Ln, Hays County, TX	Similar/0
3	EL of Sawyer Ranch Rd, N of Darden Hill Rd (16265 Sawyer Ranch Rd), Hays County, TX	Similar/0
4 (subject)	Terminus of Diamond Path (private road), W of Cross Creek Dr (520 Diamond Path), Hays County, TX	Similar/0
<i>Subject</i>	Terminus of Diamond Path (private road), W of Cross Creek Dr (520 Diamond Path), Hays County, Texas	X

Based on the general location characteristics of the properties, an adjustment for location does not appear necessary.

Physical Characteristics:

Included in the physical characteristics adjustments are various categories including size of properties, improvements on the property, frontage, entitlements, easements, topography, utilities, flood plain, zoning, etc. The following summarizes those characteristics which require adjustment.

*THE SALES COMPARISON APPROACH*

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Size: The size of the property is ±10.030 acres while the sales range in size from ±9.980 acres to ±10.030 acres. Considering the variations in the properties, an adjustment for size does not appear necessary.

SIZE RATINGS		
Sale	Size	Rating/Doubling
1	±10.000 acres	Similar/0.0
2	±10.000 acres	Similar/0.0
3	±9.980 acres	Similar/0.0
4 (subject)	±10.030 acres	Similar/0.0
<i>Subject</i>	±10.030 acres	-----

Floodplain /Topography – The subject tract is generally level. 0% of the site is within the floodplain. According to the National Wetlands Inventory compiled by the US Fish and Wildlife Service, the site does not contain wetlands. All sales have generally level topography and do not contain floodplain or wetlands. As such, no adjustment is necessary.

Zoning/restrictions: The subject property is not zoned. All sales have a similar highest and best use and no adjustment is necessary.

Utilities: The subject property has electric and water available, septic required. Sales 1 and 2 have electricity available and well/septic required and are considered inferior. Sales 1 and 2 have been adjusted +10%. Sales 3 and 4 have electric and water available, septic required and have not been adjusted.

Corner/Frontage: The subject property is located at the Terminus of Diamond Path (private road), W of Cross Creek Dr (520 Diamond Path), Hays County, Texas. Considering the highest and best use of the subject and sales, no adjustment is necessary.

Other Characteristics – No additional adjustments are necessary.

The following adjustment grid illustrates the adjustments applied to the sales.



THE SALES COMPARISON APPROACH

VALUATION GRID

Representative Comparable Sales

	Subject	Comp No 1	Comp No 2	Comp No 3	Comp No 4
Grantor		Walking W Ranch, L.L.C.	Oliver Milhomme	Marilyn Mussett Rhodes	Casey Anthony Collins, Trustee of the Abba Trust dated July 15, 2012
Grantee		Peter Ringquist and Jennifer Ringquist	Jeffrey Scott Chambers and Jennifer Leigh Chambers	Justin Hrabovsky and Tavia Hrabovsky	Patrick J. Zielbauer and Jenna Kolle Zielbauer
Date of Sale	12/9/2020 Effective date	9/18/2020	3/27/2020	4/5/2019	10/27/2020
Relative Location	Terminus of Diamond Path (private road), W of Cross Creek Dr (520 Diamond Path), Hays County, TX	NL of Julieanne Cv, W of Bell Springs Rd (280 Julieanne Cv), Hays County, TX	EL of Kemp Hills Dr, N of Rio Bravo Ln, Hays County, TX	EL of Sawyer Ranch Rd, N of Darden Hill Rd (16265 Sawyer Ranch Rd), Hays County, Texas	Terminus of Diamond Path (private road), W of Cross Creek Dr (520 Diamond Path), Hays County, TX
Size (acres)	10.0300	10.0000	10.0000	9.9800	10.0300
Unit Price	\$/SF	\$1.08	\$1.09	\$1.22	\$1.17
Property Rights		0%	0%	0%	0%
Adjusted \$SF		\$1.08	\$1.09	\$1.22	\$1.17
Financing		0%	0%	0%	0%
Adjusted \$SF		\$1.08	\$1.09	\$1.22	\$1.17
Conditions of Sale		0%	0%	0%	0%
Adjusted \$SF		\$1.08	\$1.09	\$1.22	\$1.17
Market Conditions/Time		0%	0%	0%	0%
Adjusted \$SF		\$1.08	\$1.09	\$1.22	\$1.17
Location Adjustment		0%	0%	0%	0%
Physical Adjustment					
Size adjustment	436,907 SF	0%	0%	0%	0%
Flood/Topo adjustment		0%	0%	0%	0%
Zoning Adjustment		0%	0%	0%	0%
Utilities Adjustment		+10%	+10%	0%	0%
Corner/Frontage Adj.		0%	0%	0%	0%
Other Adjustment		0%	0%	0%	0%
Net Location & Physical Characteristics Adjustment		+10%	+10%	0%	0%
	Indicated Unit Value	\$1.19	\$1.20	\$1.22	\$1.17
<b>Estimated Unit Value</b>					\$1.20
<b>Estimated Total Value</b>					\$524,288

Reconciliation and Value Estimate

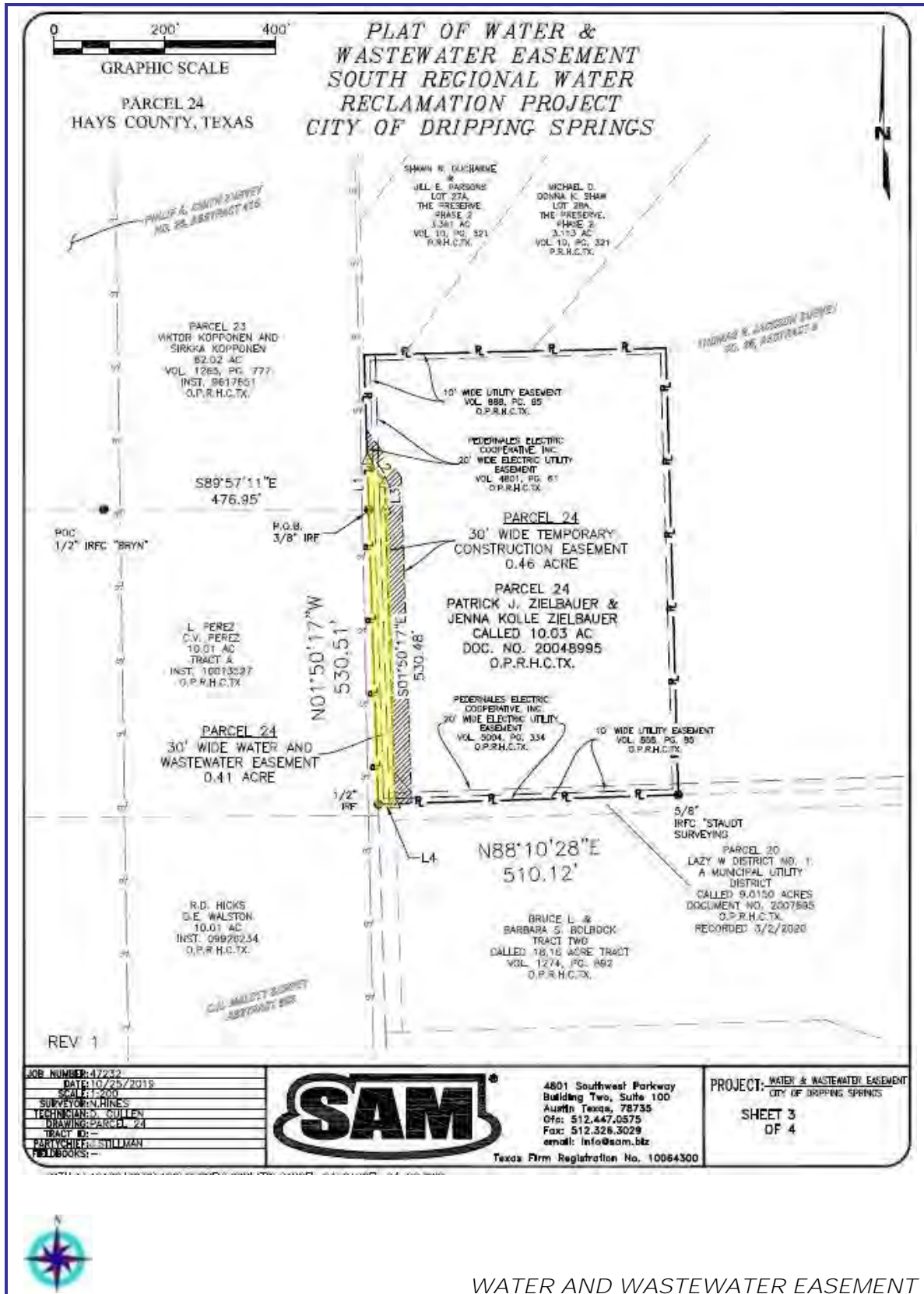
In estimating the fee simple value of the subject via this approach, data was analyzed and adjusted, suggesting a value estimate for the subject property between \$1.17/SF and \$1.22/SF. Sale 4 is the subject property. For purposes of this analysis, a reconciled indicated unit estimate of \$1.20/SF has been utilized. Therefore, the following is the estimate of the market value of the fee simple interest in the subject property, as if vacant:

$$\pm 10.030 \text{ acres } (\pm 436,907 \text{ SF}) \times \$1.20/\text{SF} = \$524,288$$

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*PART TO BE ACQUIRED, REMAINDER BEFORE AND  
REMAINDER AFTER*

---



*PART TO BE ACQUIRED, REMAINDER BEFORE AND REMAINDER AFTER*

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PROPERTY COMPONENT SUMMARY		
Component	Acres	SF
Whole Property	±10.030 acres	±436,907 SF
Water And Wastewater Easement	±0.410 acres	±17,860 SF
Remainder	±10.030 acres	±436,907 SF
Remainder Unencumbered	±9.620 acres	±419,047 SF
Temporary Construction Easement	±0.460 acres	±20,038 SF

#### Description of the Water And Wastewater Easement

The proposed water and wastewater easement contains a total area of ±0.410 acres (±17,860 SF) and is on the western line of the property. The easement is irregular in shape, has a width of ±30 feet and a length of ±583 feet. The proposed easement area is located within **a 50' building setback, partially within a 10' easement for installation and maintenance of utilities and a 20' electric utility easement.** The shapes and sizes are based on the provided description of the easement obtained from the field notes. This size will be utilized in the calculations herein and is considered to be accurate.

According to available information, the water and wastewater easement will be used in association with the South Regional Water Reclamation Project.

The subject property is under construction for a single family residence. No site improvements are impacted.

#### Highest & Best Use Analysis of the Water And Wastewater Easement

In arriving at an opinion of highest and best use, factors that affect the property are generally considered as to their effect on the highest and best use of the site, as vacant.

The physical characteristics of the permanent easement impose limitations on its development potential. Considering the narrow configuration of the acquisition area, it is our opinion that the ultimate highest and best use of the acquisition, as vacant, would be for assemblage as a part of the whole property.

#### Valuation of the Water And Wastewater Easement

Due to the limited utility of the easement area, data for similar acquisitions could not be obtained. The market for this type of acquisition typically appears to be confined to entities with the right of eminent domain. This finding was not entirely unexpected as the limited use of such a piece of land would preclude its sale as an independent economic entity except in very rare cases.

The easement area is considered to have relatively limited utility; however, the easement acquisition does result in a loss of a portion of the property owner's "bundle of rights". These rights include utilization of the surface, subsurface and air associated with a piece of real property.

In reviewing the proposed water and wastewater easement, it is estimated that 50% of the total rights are considered to be extinguished by the proposed easement.

As previously indicated, the fee simple market value of the subject has been estimated at \$1.20/SF. The land value in the part to be acquired is based on same unit value as the whole property. As discussed, it is our opinion that 50% of the bundle of rights are impacted by the easement acquisition.

PART TO BE ACQUIRED, REMAINDER BEFORE AND REMAINDER AFTER

As such, the following chart illustrates the compensation for the water and wastewater easement acquisition.

PART TO BE ACQUIRED							
	Size		\$/SF		Loss of Rights		Total
Water and wastewater easement	±17,860 SF	X	\$1.20	X	50%	=	\$10,716
Total:							\$10,716

Valuation of the Remainder Before the Acquisition

The value of the remainder before the acquisition is a mathematical calculation whereby the value of the part to be acquired is subtracted from the value of the whole property. The difference between these figures is the indication of the value of the remainder immediately before the acquisition, and this number forms the foundation upon which the determination of damages or enhancements to the remainder can be determined. The value of the subject prior to the acquisition was estimated to be \$524,288. The value of the remainder before the acquisition is therefore calculated to be \$513,572 (\$524,288 - \$10,716).

PART TO BE ACQUIRED, REMAINDER BEFORE AND REMAINDER AFTER

Description of the Remainder After the Acquisition

Comparisons Before and After the Acquisition		
Site	Whole Property	Remainder
Size:	±10.030 acres	±10.030 acres ±9.620 acres (Unencumbered)
Proposed Easement Encumbrance:		Water and wastewater easement: ±0.410 acres (±17,860 SF) (±4% of whole property)
Highest and Best Use (As Vacant):	Residential.	Residential.
Highest and Best Use (As Improved):	Residential.	Residential.
Utilities:	Electric and water available, septic required.	All utilities available.
Shape:	Rectangular.	Rectangular.
Floodplain:	0%	0%
Frontage:		
Diamond Path:	±20 feet	±20 feet
Access:	Diamond Path	Diamond Path
Access Denial:	None	None
Improvements		
Distance from ROW	N/A	N/A

The subject property is under construction for a single family residence. No site improvements are impacted.

Per the restrictive covenants listed in V.888 P.85 of the Official Public Records of Hays County, Texas the subject property is restricted to residential purposes only. The proposed easement is located on the western property line completely within the 50' building setback, partially within a 10' easement for installation and maintenance of utilities and a 20' electric utility easement and is not considered to impact the developability of the site. The subject remainder land will be of adequate size and shape for development to its highest and best use after the acquisition. This size and shape is considered to be within acceptable comparisons to the development in the area. Per the client (07/2020), the remainder property will be allowed access to organized sewer in the future when the property is developed. As such, the remainder is considered to be enhanced.

A cost to cure is not necessary.

Highest & Best Use of the Remainder After the Acquisition

In arriving at an opinion of highest and best use, factors that affect the property are generally considered as to their effect on the highest and best use of the site, as vacant.

The physical characteristics of the Remainder After impose no significant limitations on its development potential than as before. Considering all of the factors which influence highest and best use, it is our opinion that the highest & best use of the subject site, as vacant, is residential.

*PART TO BE ACQUIRED, REMAINDER BEFORE AND REMAINDER AFTER*

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Highest and Best Use Conclusion of Remainder After, As Improved

As previously noted, the subject is effectively vacant land (construction of SFR not impacted). As such, the highest and best use, as improved is residential.

Valuation of the Remainder After the Acquisition

The same sales utilized to value the Whole Property have been utilized to value the Remainder After. Please refer to the Sales Comparison Approach for the whole property for additional information regarding each comparable and the adjustments applied. Similar adjustments were utilized. The following charts illustrate the estimated value of the remainder after.

PART TO BE ACQUIRED, REMAINDER BEFORE AND REMAINDER AFTER

VALUATION GRID		Representative Comparable Sales			
	Subject	Comp No 1	Comp No 2	Comp No 3	Comp No 4
Grantor		Walking W Ranch, L.L.C.	Oliver Milhomme	Marilyn Mussett Rhodes	Casey Anthony Collins, Trustee of the Abba Trust dated July 15, 2012
Grantee		Peter Ringquist and Jennifer Ringquist	Jeffrey Scott Chambers and Jennifer Leigh Chambers	Justin Hrabovsky and Tavia Hrabovsky	Patrick J. Zielbauer and Jenna Kolle Zielbauer
Date of Sale	12/9/2020 Effective date	9/18/2020	3/27/2020	4/5/2019	10/27/2020
Relative Location	Terminus of Diamond Path (private road), W of Cross Creek Dr (520 Diamond Path), Hays County, TX	NL of Julieanne Cv, W of Bell Springs Rd (280 Julieanne Cv), Hays County, TX	EL of Kemp Hills Dr, N of Rio Bravo Ln, Hays County, TX	EL of Sawyer Ranch Rd, N of Darden Hill Rd (16265 Sawyer Ranch Rd), Hays County, Texas	Terminus of Diamond Path (private road), W of Cross Creek Dr (520 Diamond Path), Hays County, TX
Size (acres)	10.0300	10.0000	10.0000	9.9800	10.0300
Unit Price	\$/SF	\$1.08	\$1.09	\$1.22	\$1.17
Property Rights		0%	0%	0%	0%
Adjusted \$SF		\$1.08	\$1.09	\$1.22	\$1.17
Financing		0%	0%	0%	0%
Adjusted \$SF		\$1.08	\$1.09	\$1.22	\$1.17
Conditions of Sale		0%	0%	0%	0%
Adjusted \$SF		\$1.08	\$1.09	\$1.22	\$1.17
Market Conditions/Time		0%	0%	0%	0%
Adjusted \$SF		\$1.08	\$1.09	\$1.22	\$1.17
Location Adjustment		0%	0%	0%	0%
Physical Adjustment					
Size adjustment	436,907 SF	0%	0%	0%	0%
Flood/Topo adjustment		0%	0%	0%	0%
Zoning adjustment		0%	0%	0%	0%
Utilities Adjustment		+20%	+20%	+10%	+10%
Corner/Frontage Adj.		0%	0%	0%	0%
Other Adjustment		0%	0%	0%	0%
Net Location & Physical Characteristics Adjustment		+20%	+20%	+10%	+10%
Indicated Unit Value		\$1.30	\$1.31	\$1.34	\$1.29
<b>Estimated Unit Value</b>					\$1.30
Remainder unencumbered		419,047 SF	x \$1.30/SF		\$544,761
Remainder water & wastewater easement		17,860 SF	x \$1.30/SF	x 50%	\$11,609
Remainder After Value					\$556,370

Please refer to the Sales Comparison Approach (Whole Property Land Value) section for discussion of adjustments. Similar adjustments have been utilized, with the exception of the Utilities adjustment. Per the client (07/2020), the remainder property will be allowed access to organized sewer in the future when the property is developed. As such, the remainder will have all utilities available. Sales 1 and 2 are inferior and adjusted +20%. Sales 3 and 4 are inferior and adjusted +10%. As such, the remainder is considered to be enhanced.



*PART TO BE ACQUIRED, REMAINDER BEFORE AND REMAINDER AFTER*

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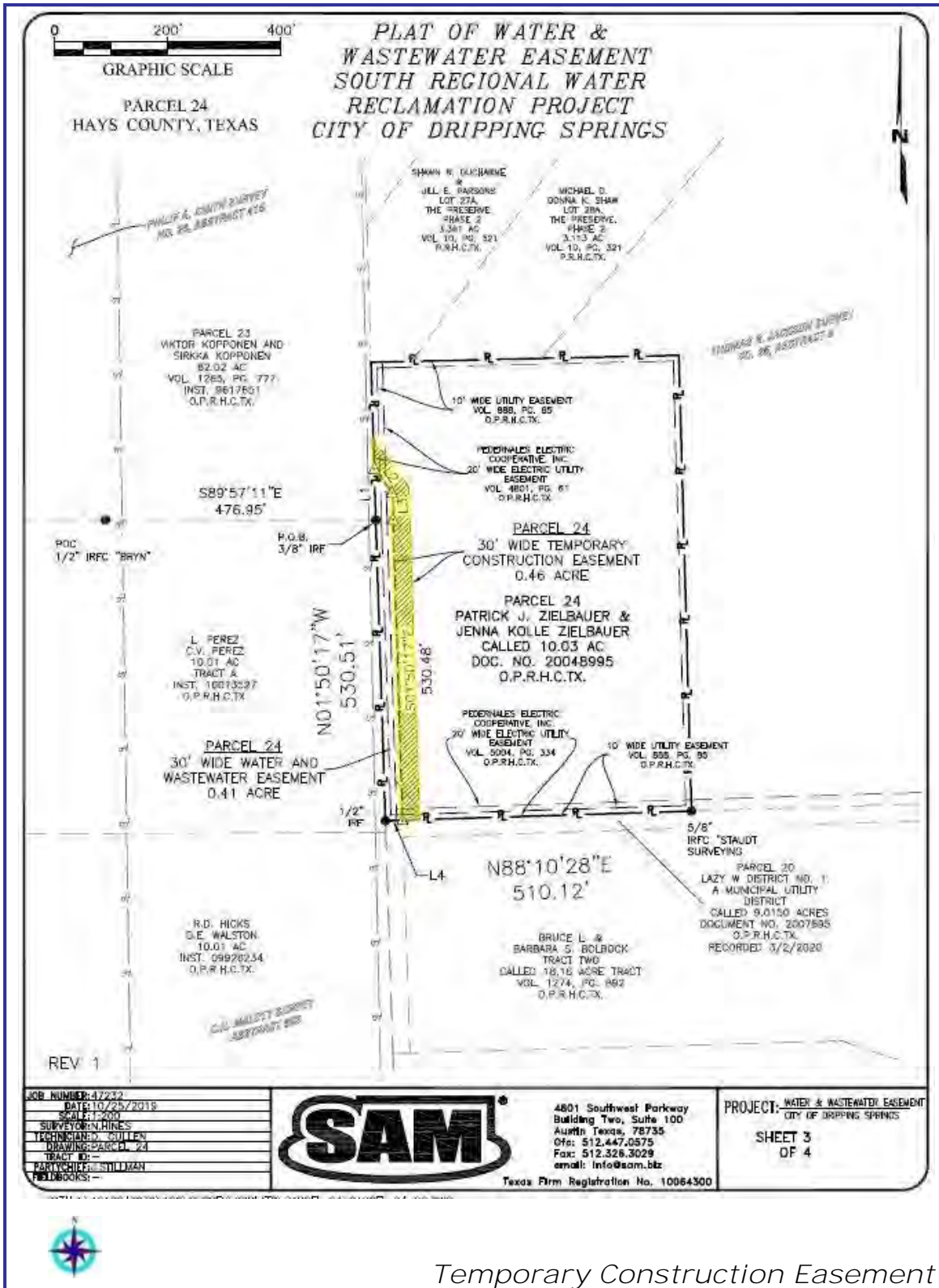
Damages or Enhancements to the Remainder

The final step in the process is to measure if the property has been damaged or enhanced due to the proposed acquisition. The measure of these items is also mathematical, whereby the value estimate of the remainder after the acquisition is subtracted from the value of the remainder before the acquisition, with the net result being either damages or enhancements. In Texas, any damages are added to the recommended compensation estimate as an additional compensable amount. Enhancements can only be netted against damages and not against the part to be acquired. The following calculations indicate that the property has been enhanced by the proposed acquisition.

DAMAGES/ENHANCEMENTS	
Value of the Remainder Before the Acquisition	\$513,572
Value of the Remainder After the Acquisition	\$556,370
Net Damages/Enhancements	(\$42,798)

Special Compensation/Cost to Cure

A cost to cure is not necessary.



Temporary Construction Easement

### Description of the Temporary Construction Easement

The proposed temporary construction easement is located along the north and east lines of the proposed water and wastewater easement. The temporary construction easement contains a total of ±0.460 acres (±20,038 SF). It is irregular in shape, has a width of ±30 feet and a length of ±583 feet.

This shape and size is based on surveys provided by the client. This size will be utilized in the calculations herein and is considered to be accurate. According to the client, the duration of the temporary construction easement will not exceed 24 months.

### Highest & Best Use Analysis of the Temporary Construction Easement

In arriving at an opinion of highest and best use, factors that affect the property are generally considered as to their effect on the highest and best use of the site, as vacant.

The physical characteristics of the temporary construction easement impose limitations on its development potential. Considering the narrow and irregular configuration of the temporary construction easement it is our opinion that the ultimate highest and best use of the temporary construction easement would be for assemblage as a part of the whole property.

### Valuation of the Temporary Construction Easement

The fee simple market value of the subject whole property has been estimated at \$1.20/SF. This unit value indication will form the basis of the estimated recommended compensation for the temporary construction easement. As previously discussed, the temporary construction easement will remain in place 24 months. A review of Realty Rates Investor Survey 4th Quarter 2020 for Land Leases revealed a range of rates from 1.17% to 15.89%.

RealtyRates.com INVESTOR SURVEY - 4th Quarter 2020*						
LAND LEASES						
Property Type	Capitalization Rates			Discount Rates		
	Min.	Max.	Avg.	Min.	Max.	Avg.
Apartments	1.46%	8.93%	5.27%	4.06%	9.43%	6.27%
Golf	1.66%	14.60%	7.77%	4.26%	15.10%	8.77%
Health Care/Senior Housing	1.82%	9.68%	5.93%	4.42%	10.18%	6.93%
Industrial	1.55%	8.80%	5.64%	4.15%	9.30%	6.64%
Lodging	1.65%	14.00%	6.31%	4.25%	14.50%	7.31%
Mobile Home/RV Park	1.17%	11.48%	6.54%	3.77%	11.98%	7.54%
Office	1.46%	8.68%	5.37%	4.06%	9.18%	6.37%
Restaurant	2.46%	14.00%	7.41%	5.06%	14.50%	8.41%
Retail	1.50%	9.93%	5.79%	4.10%	10.43%	6.79%
Self-Storage	1.50%	9.15%	6.73%	4.10%	9.65%	7.73%
Special Purpose	2.10%	15.89%	7.76%	5.49%	17.37%	8.36%
All Properties	1.17%	15.89%	6.41%	3.77%	15.10%	7.28%

\*3rd Quarter 2020 Data

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Given the depth and width of the temporary construction easement, a lease rate at the upper end of the range is considered reasonable (12.0%/year or 1%/month). Therefore, the following calculations detail the compensation estimate for the temporary construction easement.

PART TO BE ACQUIRED, REMAINDER BEFORE AND REMAINDER AFTER

VALUATION OF TEMPORARY CONSTRUCTION EASEMENT							
	Easement size		Pro rata \$/SF		% Rent		Compensation
Temporary Construction Easement	±20,038 SF	x	\$1.20	x	24%	=	\$5,771
Total:							\$5,771

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*RECONCILIATIONS & QUALIFICATIONS*

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## RECONCILIATION & QUALIFICATIONS

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In the valuation analysis of the subject property, the Cost, Sales Comparison and Income Capitalization Approaches to value were considered. Please refer to the Scope of Work and the Appraisal Process for discussions regarding the valuation approaches.

In addition, an estimate of the recommended compensation for a water and wastewater easement and temporary construction easement has been provided.

The following Table summarizes the values estimated in this appraisal as well as the total recommended compensation estimate:

RECOMMENDED COMPENSATION SUMMARY		
Whole Property Value (Land only)	\$524,288	
Water And Wastewater Easement ( $\pm 0.410$ acres)		\$10,716
Remainder Before the Acquisition	\$513,572	
Remainder After the Acquisition	\$556,370	
Damages/(Enhancements)		(\$42,798)
Temporary Construction Easement ( $\pm 0.460$ acres)		\$5,771
Special Compensation/Cost to Cure		\$0
Total Recommended Compensation		\$16,487

Please note: These value conclusions are specifically limited by the *Assumptions and Limiting Conditions*, with emphasis on the *Extraordinary Assumptions*.

## *ASSUMPTIONS & LIMITING CONDITIONS*

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This appraisal report is subject to underlying assumptions and limiting conditions qualifying the information contained in the report as follows:

The valuation estimate applies only to the property specifically identified and described in the ensuing report.

Information and data contained in the report, although obtained from public record and other reliable sources and, where possible, carefully checked, is accepted as satisfactory evidence upon which rests the final expression of property value.

No legal survey has been commissioned by the appraisers; 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.

It is assumed that all information known to the client and relative to the valuation has been accurately furnished and that there are no undisclosed leases, agreements, liens, or other encumbrances affecting the use of the property.

Ownership and management are assumed to be competent and in responsible hands.

No responsibility beyond reason is assumed for matters of a legal nature, whether existing or pending.

Information identified as being furnished or prepared by others is believed to be reliable, but no responsibility for its accuracy is assumed.

Any appraiser, by reason of this appraisal, shall not be required to give testimony as an Expert Witness in any legal hearing or before any court of law unless justly and fairly compensated for such services.

By reason of the purpose of this appraisal and function of the report herein set forth, the value reported is only applicable to the property rights appraised and the appraisal report should not be used for any other purpose.

Information regarding toxic wastes or hazardous materials which might affect the subject property, has not been proved; thus, the existence of toxic waste which may or may not be present in the property, has not been considered. Soil or drainage tests have not been performed, nor have soil or drainage test results been provided. Therefore, it is assumed that there are no subsoil or drainage conditions which would adversely affect the subject or their final valuation. This report assumes no soil contamination exists within or on the subject site. The valuation is subject to modification if any such potentially hazardous materials were detected by a qualified expert in these areas. The appraisers reserve the right to modify this valuation if so warranted.

One (or more) of the signatories of this appraisal report is a member (or candidate) of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member and candidate to control the use and distribution of each appraisal report signed by such member or candidate. Neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatories of this appraisal report.

## *ASSUMPTIONS & LIMITING CONDITIONS*

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No endangered species and endangered species natural habitats were evident upon site inspection. This report assumes that the subject is not encumbered by any environmental factors which would affect value. Typically, real estate appraisers are not qualified nor are they experts in detecting hazardous materials, radiological materials, archeological resources, etc., therefore, an expert in these fields should be consulted for opinions on these matters.

This appraisal report is based on the condition of local and national economies, purchasing power of money, and finance rates prevailing at the effective date of value.

### EXTRAORDINARY ASSUMPTIONS

There are no extraordinary assumptions.



## QUALIFICATIONS OF LORY R. JOHNSON, MAI, SR/WA

### ASSOCIATIONS/STATE CERTIFICATIONS

Texas Certified General Real Estate Appraiser #TX-1321640-G  
Texas Department of Transportation Pre-Certified Appraiser  
Texas Department of Transportation PREAS Appraiser Contract  
MAI Designation- Appraisal Institute, Account No. 81057  
Appraisal Institute – Austin Chapter- President 2002, Director/Officer 1999-2006  
Appraisal Institute – Austin Chapter- Chair of the Education Committee  
Appraisal Institute - Region VIII Rep/Nominations Comm., Reg Ethics & Counseling Panel  
Appraisal Institute - General Demonstration Reports Subcommittee  
Appraisal Institute – Candidate Advisor for Designation 2019  
International Right of Way Association (IRWA) SR/WA Member  
IRWA – Austin Chapter #74 – President 2010, Director/Officer 2006-2011  
IRWA – Austin Chapter #74 – Newsletter Chair/Valuation Chair  
IRWA – Austin Chapter #74 – Employer of the Year 2006  
IRWA – Austin Chapter #74 – Atrium Real Estate Services – Employee of the Year 2006  
Austin Board of Realtors Designated Member  
Texas Real Estate Broker's License #354928

### EDUCATION

Bachelor of Science Degree, Ag Economics, Texas A&M University, 1986  
Graduate courses in the Masters of Business Administration program, St. Edwards University

Numerous Appraisal Institute professional courses as well as a large variety of real estate appraisal related continuing education courses and seminars completed.

### PROFESSIONAL BACKGROUND

- \* October 1991 to present: President/CEO of Atrium Real Estate Services, a full service commercial and residential real estate appraisal and consulting company.
- \* Nov 1986 to August 1991: Appraiser w/commercial appraisal firms in Austin area.

Appraisal background consists of appraisals/appraisal reviews, market studies, cost estimates, specialized use properties, flood buyout projects, and litigation support/expert witness testimony. Appraisals for right of way/eminent domain purposes including single and multi-parcel right of way expansion and easement valuations on numerous property types and a variety of easement interests (temporary construction, conservation, ingress/egress, inundation, utility, billboard, drainage, etc.) have also been completed. Comprehensive reviews have been performed on numerous residential and commercial properties. In addition, multiple appraisals of single family residential properties associated with federal flood buy-out programs have been accomplished. Appraisal, litigation support and expert testimony in regards to consulting assignments and eminent domain have also been completed. Qualified in the State of Texas as an expert in real estate valuation.



**PROFESSIONAL APPRAISAL SERVICES**

RIGHT OF WAY • LITIGATION SUPPORT • SPECIAL PURPOSE

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*ADDENDA*

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**SAM, LLC**

4801 Southwest Parkway, Bldg. Two, Suite 100, Austin, TX 78735

Ofc 512.447.0575 Fax 512.326.3029

info@sam.biz www.sam.biz TBPLS # 10064300

**Parcel 24**  
**Legal Description**  
**City of Dripping Springs**  
**South Regional Water Reclamation Project**  
**30 Foot Wide Water and Wastewater Easement**  
**0.41 Acre (17,860 Square Foot)**

**PARCEL 24:**

BEING A 0.41 ACRE, 30 FOOT WIDE WATER AND WASTEWATER EASEMENT, SITUATED IN THE THOMAS R. JACKSON SURVEY NO. 25, ABSTRACT NO. 9, HAYS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 10.03 ACRE TRACT, DESCRIBED IN A DEED TO PATRICK J. ZIELBAUER AND JENNA KOLLE ZIELBAUER AND RECORDED IN DOCUMENT NO. 20048995, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.TX.), SAID 0.41 ACRE 30 FOOT WIDE WATER AND WASTEWATER EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod with a cap stamped "BRYN" found on the north line of a Tract A a called 10.01 acre tract, described in a deed to L. Perez, C.V. Perez, recorded in Instrument No. 16013527, O.P.R.H.C.TX., same being at the south line of a called 82.02 acre tract, described in a deed to Viktor Kopponen and Sirkka Kopponen, recorded in Volume 1265, Page 777, Instrument No. 9617651, O.P.R.H.C.TX.,

**THENCE** S 89°57'11" E, with the common line of said Tract A and 82.02 acre tract a distance of 476.95 feet, to a 3/8-inch iron rod found on the west line of said 10.03 acre tract and at the southeast corner of said 82.02 acre tract and the northeast corner of said Tract A, for the **POINT OF BEGINNING** of this 30 foot wide Water and Wastewater easement;

**THENCE** N 01°43'07" W, with the common line of said 10.03 acre tract and 82.02 acre tract a distance of 90.50 feet, to a calculated point on the common line of said 10.03 acre tract and 82.02 acre tract for an angle point of this 30 foot wide Water and Wastewater easement;

**THENCE** over and across said 10.03 acre tract, the following three (3) courses and distances:

- 1) S 36°21'21" E, a distance of 52.78 feet, to a calculated point for an angle point of this 30 foot wide Water and Wastewater easement,
- 2) S 01°43'07" E, a distance of 47.04 feet, to a calculated point for an angle point of this 30 foot wide Water and Wastewater easement,
- 3) S 01°50'17" E, a distance of 530.48 feet, to a calculated point on the south line of said 10.03 acre tract, same being the north line of a called 9.0150 acre tract, described in a deed to LAZY W DISTRICT NO. 1. a Municipal Utility District described in Document No. 2007895, O.P.R.H.C.TX., for an angle corner of this 30 foot wide Water and Wastewater easement. From which a 5/8-inch iron rod with a cap stamped "STAUDT SURVEYING" found at the southeast corner of said 10.03 acre tract, and on the north line of said LAZY W tract bears N 88°20'31" E, a distance 510.12 feet;



**THENCE** S 88°10'28" W, with the common line of said 10.03 acre tract and said LAZY W tract, a distance of 30.00 feet, to a 1/2-inch iron rod found at the southwest corner of said 10.03 acre tract, and the northwest corner of said LAZY W tract, on the east line of said Tract A, for an angle point of this 30 foot wide Water and Wastewater easement;

**THENCE** N 01°50'17" W, with the common line of said 10.03 acre tract and said Tract A, a distance of 530.51 feet to the **POINT OF BEGINNING** and containing 0.41 acres, more or less.

The bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD 83/2011. All distances shown are surface in U.S. Survey Feet and may be converted to grid by multiplying the distance by a combined scale factor of 0.999870.



A handwritten signature in blue ink that reads 'Neil Hines'.

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Neil Hines  
Registered Professional Land Surveyor  
Texas Registration Number 5642

Date: 19 November 2020



**PLAT OF WATER & WASTEWATER EASEMENT  
SOUTH REGIONAL WATER  
RECLAMATION PROJECT  
CITY OF DRIPPING SPRINGS**

PARCEL 24  
HAYS COUNTY, TEXAS



*PHILIP A. SMITH SURVEY  
NO. 26, ABSTRACT 415*

SHAWN R. DUCHARME  
&  
JILL E. PARSONS  
LOT 27A,  
THE PRESERVE,  
PHASE 2  
3.361 AC  
VOL. 10, PG. 321  
P.R.H.C.TX.

MICHAEL D.  
DONNA K. SHAW  
LOT 28A,  
THE PRESERVE,  
PHASE 2  
3.113 AC  
VOL. 10, PG. 321  
P.R.H.C.TX.

PARCEL 23  
VIKTOR KOPPONEN AND  
SIRKKA KOPPONEN  
82.02 AC  
VOL. 1265, PG. 777  
INST. 9617651  
O.P.R.H.C.TX.

*THOMAS R. JACKSON SURVEY  
NO. 26, ABSTRACT 9*

S89°57'11"E  
476.95'

POC  
1/2" IRFC "BRYN"

P.O.B.  
3/8" IRF

10' WIDE UTILITY EASEMENT  
VOL. 888, PG. 85  
O.P.R.H.C.TX.

PEDERNALES ELECTRIC  
COOPERATIVE, INC.  
20' WIDE ELECTRIC UTILITY  
EASEMENT  
VOL. 4801, PG. 61  
O.P.R.H.C.TX.

PARCEL 24  
30' WIDE TEMPORARY  
CONSTRUCTION EASEMENT  
0.46 ACRE

PARCEL 24  
PATRICK J. ZIELBAUER &  
JENNA KOLLE ZIELBAUER  
CALLED 10.03 AC  
DOC. NO. 20048995  
O.P.R.H.C.TX.

L. PEREZ  
C.V. PEREZ  
10.01 AC  
TRACT A  
INST. 16013527  
O.P.R.H.C.TX.

N01°50'17"W  
530.51'  
S01°50'17"E  
530.48'

PARCEL 24  
30' WIDE WATER AND  
WASTEWATER EASEMENT  
0.41 ACRE

PEDERNALES ELECTRIC  
COOPERATIVE, INC.  
20' WIDE ELECTRIC UTILITY  
EASEMENT  
VOL. 5004, PG. 334  
O.P.R.H.C.TX.

10' WIDE UTILITY EASEMENT  
VOL. 888, PG. 85  
O.P.R.H.C.TX.

1/2" IRF

5/8"  
IRFC "STAUDT  
SURVEYING

N88°10'28"E  
510.12'

PARCEL 20  
LAZY W DISTRICT NO. 1.  
A MUNICIPAL UTILITY  
DISTRICT  
CALLED 9.0150 ACRES  
DOCUMENT NO. 2007895  
O.P.R.H.C.TX.  
RECORDED 3/2/2020

R.D. HICKS  
D.E. WALSTON  
10.01 AC  
INST. 09926234  
O.P.R.H.C.TX.

BRUCE L. &  
BARBARA S. BOLBOCK  
TRACT TWO  
CALLED 18.16 ACRE TRACT  
VOL. 1274, PG. 892  
O.P.R.H.C.TX.

*C.H. MALOTT SURVEY  
ABSTRACT 693*

REV 1

JOB NUMBER: 47232
DATE: 10/25/2019
SCALE: 1:200
SURVEYOR: N. HINES
TECHNICIAN: D. CULLEN
DRAWING: PARCEL 24
TRACT ID: -
PARTY CHIEF: J. STILLMAN
FIELD BOOKS: -



4801 Southwest Parkway  
Building Two, Suite 100  
Austin Texas, 78735  
Ofc: 512.447.0575  
Fax: 512.326.3029  
email: info@sam.biz

PROJECT: WATER & WASTEWATER EASEMENT  
CITY OF DRIPPING SPRINGS

SHEET 3  
OF 4

Texas Firm Registration No. 10064300



PARCEL 24  
HAYS COUNTY, TEXAS

*PLAT OF WATER &  
WASTEWATER EASEMENT  
SOUTH REGIONAL WATER  
RECLAMATION PROJECT  
CITY OF DRIPPING SPRINGS*



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N01°43'07"W	90.50'
L2	S36°21'21"E	52.78'
L3	S01°43'07"E	47.04'
L4	S88°10'28"W	30.00'

**LEGEND**

- R ——— PARCEL LIMITS
- S ——— APPROXIMATE SURVEY LINE
- EXISTING ROAD
- ——— ADJOINER PROPERTY
- ..... FLYTIE
- IRON ROD FOUND (AS NOTED)
- △ CALCULATED POINT
- ⊙ TXDOT TYPE I MONUMENT
- ⚓ NAIL FOUND
- ⊙ COTTON SPINDLE FOUND
- D.R.H.C.TX. DEED RECORDS HAYS COUNTY, TEXAS
- P.R.H.C.TX. PLAT RECORDS HAYS COUNTY, TEXAS
- O.P.R.H.C.TX. OFFICIAL PUBLIC RECORDS HAYS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- P.O.C. POINT OF COMMENCEMENT
- [ - - ] PERMANENT EASEMENT
- [ / / ] TEMPORARY CONSTRUCTION EASEMENT
- [ X X ] PERMANENT ACCESS EASEMENT

PERMANENT EASEMENT AREA: 0.41 ACRES  
TEMPORARY CONSTRUCTION EASEMENT AREA: 0.46 ACRES

**NOTES:**

- ALL BEARINGS ARE GRID BEARINGS AND ARE BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (2011). ALL DISTANCES ARE REPRESENTED IN SURFACE VALUES, MEASURED IN U.S. SURVEY FEET, AND ARE BASED ON SAID HORIZONTAL DATUM. TO OBTAIN GRID DISTANCE MULTIPLY BY CSF OF 0.999870.
- RECORD INFORMATION SHOWN HEREON IS BASED UPON A PUBLIC RECORDS SEARCH PERFORMED BY HDR.
- FOR ADDITIONAL INFORMATION, SEE ATTACHED LEGAL DESCRIPTION MADE IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS PLAT.

*Neil Hines*

19 NOVEMBER 2020

NEIL HINES REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5642 – STATE OF TEXAS DATE



REV 2

JOB NUMBER: 47232
DATE: 10/25/2019
SCALE: 1:200
SURVEYOR: N. HINES
TECHNICIAN: D. CULLEN
DRAWING: PARCEL 24
TRACT ID: -
PARTY CHIEF: J. STILLMAN
FIELD BOOKS: -



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PROJECT: WATER & WASTEWATER EASEMENT  
CITY OF DRIPPING SPRINGS

SHEET 4  
OF 4



November 19, 2020

Patrick J. Zielbauer and Jenna Kolle Zielbauer  
520 Diamond Path  
Dripping Springs, TX 78620

RE: Appraisal of a proposed acquisition on the property located at 520 Diamond Path for the City of Dripping Springs South Regional Water Reclamation Project in Hays County

Parcel: 24 (Zielbauer)

Dear Property Owner:

HDR Engineering, Inc. has retained *ATRIUM REAL ESTATE SERVICES* as an independent appraiser for the above referenced project.

It is our policy to provide the owner or designated representative an opportunity to accompany the appraiser at the time of the inspection. We would like to extend to you or your designated representative the opportunity to accompany us on the inspection and to disclose any information about the property you find pertinent.

If applicable to your property, the following items would be helpful:

- Information regarding previous sale of the subject and/or current listing, contracts pending
- Surveys and/or site plans of the property
- Information regarding the general use of the property
- Information on any improvements on the property and improvements, if any, located in the proposed acquisition
- Any unique or special features about the property that should be considered

Should you have any questions, require further clarification, or wish to provide information and/or accompany us on the property inspection, please feel free to contact Lory R. Johnson, MAI, SR/WA by telephone (512) 453-7407 or by e-mail: [ljohnson@atriumrealestate.com](mailto:ljohnson@atriumrealestate.com) at your earliest convenience.

Respectfully submitted,

Atrium Real Estate Services

A handwritten signature in blue ink that reads "Lory R. Johnson".

Lory R. Johnson, MAI, SR/WA  
President  
Texas Certified Appraiser #TX-1321640-G

Atrium Reference #: GOV-20-24-05B.HDR