

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Tract No.	PID P00091278; Parcel 329
Owner	City of League City
Property Location	East line of Maple Leaf Drive, north of Muldoon Parkway
Property Tax ID Number	514545
Current Property Use	Industrial use as a wastewater treatment plant
Highest and Best Use - Before	Industrial use as a wastewater treatment plant
Highest and Best Use - After	Industrial use as a wastewater treatment plant
Property Rights Appraised	Fee Simple Estate
Land Area - Before	37.61 Acres (1,638,292 square feet)
Part to be Acquired -	<u>0.0687 Acre (2,995 square feet)</u>
Land Area – After	37.5413 Acres (1,635,297 square feet)
Effective Date of Value	February 7, 2025
Date of Report	March 11, 2025

VALUATION	Total
Whole Property Value	\$3,276,584
Value of Part to be Acquired	<u>\$5,990</u>
Remainder Value Before Acquisition	\$3,270,594
Remainder Value After Acquisition	<u>\$3,270,594</u>
Damages	\$0
Cost to Cure	<u>\$0</u>
Total Compensation	\$5,990

VALUE CONCLUSIONS

Appraisal Premise	Interest Appraised	Date of Value	Value
Total Compensation	Fee Simple Estate	February 7, 2025	\$5,990