

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Tract No.	PID P00093060; Parcel 340E
Owner	City of League City
Property Location	Southeast line of FM 646, southwest of Interstate Highway 45 Frontage Road
Property Tax ID Number	428871
Current Property Use	Drainage infrastructure in conjunction with Bay Colony Northpointe Subdivision
Highest and Best Use - Before	Drainage infrastructure in conjunction with Bay Colony Northpointe Subdivision
Highest and Best Use – After	Drainage infrastructure in conjunction with Bay Colony Northpointe Subdivision
Property Rights Appraised	Fee Simple Estate and Easement
Land Area - Before	17.61 Acres (767,372 square feet)
Part to be Acquired - Easement Area	<u>0.0571 Acre</u> (2,486 square feet)
Remainder Area – After (Unencumbered by Drainage Easement)	17.5529 Acres (764,886 square feet)
Remainder Area – After (Encumbered by Drainage Easement)	0.0571 Acre (2,486 square feet)
Effective Date of Value	May 13, 2025
Date of Report	May 29, 2025

VALUATION

	Total
Whole Property Value	\$3,069,488
Value of Part to be Acquired – Total	<u>\$ 9,845</u>
Remainder Value Before Acquisition	\$3,059,643
Remainder Value After Acquisition (Unencumbered by Drainage Easement)	\$3,059,544
Remainder Value After Acquisition (Encumbered by Drainage Easement)	<u>\$ 99</u>
Remainder Value After Acquisition	\$3,059,643
Cost to Cure	\$ 0
Damages	<u>\$ 0</u>
Total Compensation	\$ 9,845

VALUE CONCLUSIONS

Appraisal Premise	Interest Appraised	Date of Value	Value
Total Compensation	Fee Simple Estate	May 13, 2025	\$9,845