

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Tract No.	PID P00091284; Parcel 335 (TCE)
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	0.00 Acre
Temporary Easement Area	<u>0.2301 Acre (10,024 square feet)</u>
Land Area – After	37.61 Acres (1,638,292 square feet)
Effective Date of Value	May 13, 2025
Date of Report	May 20, 2025

VALUATION	Total
Whole Property Value	\$3,276,584
Value of Part to be Acquired – Total	\$ 0
Remainder Value Before Acquisition	\$3,276,584
Remainder Value After Acquisition	<u>\$3,276,584</u>
Temporary Construction Easement Value	\$ 9,622
Damages	\$ 0
Cost to Cure	<u>\$ 0</u>
Total Compensation	\$ 9,622

VALUE CONCLUSIONS

Appraisal Premise	Interest Appraised	Date of Value	Value
Total Compensation	Fee Simple Estate	May 13, 2025	\$9,622