

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Tract No.	PID P00087299; Parcel 315
Owner	City of League City
Property Location	Southeast line of FM 646, south of Brookport Drive
Property Tax ID Number	428871
Current Property Use	Vacant Land
Highest and Best Use - Before	Detention facility in conjunction with Bay Colony Northpointe Subdivision
Highest and Best Use – After	Detention facility 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>1.848 Acres</u> (80,515 square feet)
Land Area – After (Unencumbered by Drainage Easement)	15.762 Acres (686,857 square feet)
Land Area – After (Encumbered by Drainage Easement)	1.848 Acres (80,515 square feet)
Effective Date of Value	November 24, 2025
Date of Report	November 25, 2025

VALUATION	Total
Whole Property Value	\$ 3,069,488
Value of Part to be Acquired – Total	<u>\$ 318,839</u>
Remainder Value Before Acquisition	\$ 2,750,649
Remainder Value After Acquisition (Unencumbered by Drainage Easement)	
Remainder Value After Acquisition (Encumbered by Drainage Easement)	\$ 2,747,428
	<u>\$3,221</u>
Remainder Value After Acquisition	\$ 2,750,649
Damages	\$ 0
Cost to Cure	<u>\$ 0</u>
Total Compensation	\$ 318,839

VALUE CONCLUSIONS

Appraisal Premise	Interest Appraised	Date of Value	Value
Total Compensation	Fee Simple Estate	November 24, 2025	\$318,839