

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

<b>Tract No.</b>	PID P00087299; Parcel 315
<b>Owner</b>	City of League City
<b>Property Location</b>	Southeast line of FM 646, south of Brookport Drive
<b>Property Tax ID Number</b>	428871
<b>Current Property Use</b>	Vacant Land
<b>Highest and Best Use - Before</b>	Detention facility in conjunction with Bay Colony Northpointe Subdivision
<b>Highest and Best Use – After</b>	Detention facility in conjunction with Bay Colony Northpointe Subdivision
<b>Property Rights Appraised</b>	Fee Simple Estate and Easement
<b>Land Area - Before</b>	17.61 Acres (767,372 square feet)
<b>Part to be Acquired – Easement Area</b>	<u>1.848 Acres (80,515 square feet)</u>
<b>Land Area – After (Unencumbered by Drainage Easement)</b>	15.762 Acres (686,857 square feet)
<b>Land Area – After (Encumbered by Drainage Easement)</b>	1.848 Acres (80,515 square feet)
<b>Effective Date of Value</b>	November 24, 2025
<b>Date of Report</b>	November 25, 2025

<b>VALUATION</b>		<b>Total</b>
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)		\$ 2,747,428
Remainder Value After Acquisition (Encumbered by Drainage Easement)	<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**

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