SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Tract No.	PID P00091281; Parcel 332 (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	0.1016 Acre (4,424 square feet)
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	$3,276,584
Temporary Construction Easement Value	$ 4,247
Damages	$ 0
Cost to Cure	$ 0
Total Compensation	$ 4,247

VALUE CONCLUSIONS

Appraisal Premise	**Interest Appraised**	**Date of Value**	**Value**
Total Compensation	Fee Simple Estate	May 13, 2025	$4,247